

Committee: Executive
Date: Monday 1 December 2008
Time: 6.30 pm
Venue Bodicote House, Bodicote, Banbury, OX15 4AA

Membership

Councillor Barry Wood (Chairman)	Councillor G A Reynolds (Vice-Chairman)	
Councillor Norman Bolster	Councillor Kieron Mallon	Councillor Nicholas Turner
Councillor Michael Gibbard	Councillor Nigel Morris	
Councillor James Macnamara	Councillor D M Pickford	

AGENDA

1. **Apologies for Absence**

2. **Declarations of Interest**

Members are asked to declare any interest and the nature of that interest that they may have in any of the items under consideration at this meeting.

3. **Petitions and Requests to Address the Meeting**

The Chairman to report on any requests to submit petitions or to address the meeting.

4. **Urgent Business**

The Chairman to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. **Minutes** (Pages 1 - 12)

To confirm as a correct record the Minutes of the meeting held on 3rd and 17th November 2008.

Strategy and Policy

6. Forward Plan (Pages 13 - 24)

6.35 pm

Report of Chief Executive

Summary

To review the Forward Plan of the key Executive decisions which will be taken over the next four months. These are the key decisions of which the Council's Executive is currently aware.

Recommendations

The Executive is recommended:

- (1) To resolve to note the Forward Plan for the period referred to above.

7. Eco-Town: Update on Current Position and Next Steps (Page 25)

6.40pm

Report of Head of Planning and Affordable Housing Policy

Summary

To consider next steps on the concept of an alternative Eco Development at North West (NW) Bicester.

Recommendations

The Executive is recommended:

To consider and decide appropriate next steps in light of more detailed information to follow.

8. Bullingdon Immigration Removal Centre at site A DSDC Bicester (Pages 26 - 30)

7.10pm

Report of Head of Development Control and Major Developments

Summary

To advise members of the proposed Bullingdon Immigration Removal Centre for the UK Border Agency. A secure Category C (5.2m Continuous security fence) 800 bed secure facility based on prison designs where detainees (illegal immigrants and failed asylum seekers) are held awaiting deportation.

Recommendations

The Executive is recommended:

To consider and note any community issues arising from the expected development of an Immigration Removal Centre (IRC) near Bicester.

9. Informal Development Principles Bryan House, Bicester (Pages 31 - 62)

7.25 pm

Report of Head of Planning and Affordable Housing

Summary

To seek approval to the publication, following public consultation, of Informal Development Principles to guide the redevelopment of the site.

Recommendations

The Executive is recommended:

- (1) To approve the publication of an Informal Development Principles document, which has been amended in response to public consultation, for the redevelopment of Bryan House, Chapel Street, Bicester.

10. Annual Review of Council Tax, Business Rates and Benefits Discretionary Powers (Pages 63 - 71)

7.35 pm

Report of Head of Exchequer

Summary

To review the reliefs currently awarded under the discretionary powers the Council has in relation to council tax, business rates and housing and council tax benefits and decide whether any changes should be made to take effect from 1 April 2009.

Recommendations

The Executive is recommended:

- (1) To note the Head of Exchequer's decision to offer 4 dates for payment by direct debit to council tax and business rate payers; the dates being 1st, 9th, 18th and 25th of each month from 1 April 2009.
- (2) To resolve to continue with the discretionary awards that it resolved to give on 3 December 2007, which are:
 - a) Not to offer any reduction for early lump sum payments, as provided for by Regulation 25 of the Council Tax (Administration and Enforcement) Regulations 1992.
 - b) Not to offer any reductions to encourage taxpayers to use particular methods of payment, as provided for by Regulation 26 of the Council Tax (Administration and Enforcement) Regulations 1992.
 - c) To continue the local scheme disregarding the whole of any War Widows Pension or War Disablement Pension when calculating entitlement to Housing Benefit or Council Tax Benefit.
 - d) To continue with the practice established in 2004/05 of reducing the Council Tax discount for second homes from 50% to 10%, except for annexes that are not otherwise exempt and are occupied by families as part of their main residence, which from 1 April 2008 have been excluded from this provision.

- e) To continue with the practice established in 2004/05 of reducing the Council Tax discount for long-term empty properties to nil.
- f) To continue with the present practice of awarding 100% rate relief to charity shops; village halls; community centres and premises used for scouting and other youth groups.
- g) To retain the existing levels of discretionary rural rate relief.

Service Delivery and Innovation

11. Draft Budget 1 and Service Plans 2009 - 2010 (Pages 72 - 76)

7.45 pm

Report of Strategic Director for Customer Service and Resources and the Chief Accountant

Summary

The Council has to adopt a budget for 2009/10 as the basis for calculating its level of Council Tax and has to base that budget on its plans for service delivery during the year, recognising any changes in service demand that may arise in future years. This is the first of three opportunities that the Executive has to shape and refine the interaction between service plans and financial matters before the final budget is presented to the Council on the 23rd February 2009.

Recommendations

The Executive is recommended:

- 1) to consider the draft budget (detailed in Appendix 1) and service plans in the context of the Council's service objectives and strategic priorities;
- 2) to endorse the proposed service priorities (detailed in Appendix 2);
- 3) to agree the approach to the overall capital programme and 09/10 expenditure profile (detailed in Appendix 3);
- 4) to provide guidance on the treatment of service growth bids (detailed in Appendix 4);
- 5) to advise of any other matters they would like taken into consideration in producing a balanced budget for the next meeting of the Executive on January ;
- 6) to endorse the draft budget and service plans as the basis for consultation;
- 7) to invite the Resources and Performance Scrutiny Board to consider the draft budgets and service plans, service priorities and service growth bids at their meeting on December 9th 2008 and submit their comments to the Executive meeting to be held on 12 January 2009.
- 8) to resolve that the Council does not participate in the Government's free swimming programme due to the fact that the Government grant is insufficient to cover the cost arising.
- 9) To approve a supplementary revenue estimate of £250,000 for the provision of disabled facility grants in the financial year ended 31st March 2009.

Value for Money and Performance

12. Annual Monitoring Report (Pages 77 - 230)

8.30 pm

Report of Head of Planning and Affordable Housing Policy

Summary

To consider the progress made on the Council's Local Development Framework (LDF) in terms of meeting milestones in the Local Development Scheme and to consider monitoring information on business development, housing, biodiversity, open space, transport, and local services for the monitoring year April 2007 to March 2008.

Recommendations

The Executive is recommended to:

- (1) endorse this report for submission to the Secretary of State by 31 December 2008 and delegate authority to the Head of Planning and Affordable Housing Policy to make any minor presentational changes in consultation with the Portfolio Holder for Planning and Housing;
- (2) note the housing delivery position described in the report;
- (3) resolve that the Council continues to bring forward proposals for the delivery of sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011, which was approved as interim planning policy for development control purposes on 13 December 2004, and that officers continue to work with the development industry, local communities and other interested parties in order to do this in the interests of sustaining housing delivery (including the provision of affordable housing) to meet the requirements of the adopted Oxfordshire Structure Plan and, upon adoption, the South East Plan.

Urgent Business

13. Urgent Business

Any other items which the Chairman has decided is urgent.

(Meeting scheduled to close at 8.45 pm)

Information about this Agenda

Apologies for Absence

Apologies for absence should be notified to democracy@cherwell-dc.gov.uk or 01295 221587 prior to the start of the meeting.

Declarations of Interest

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item. The definition of personal

and prejudicial interests is set out in Part 5 Section A of the constitution. The Democratic Support Officer will have a copy available for inspection at all meetings.

Personal Interest: Members must declare the interest but may stay in the room, debate and vote on the issue.

Prejudicial Interest: Member must withdraw from the meeting room and should inform the Chairman accordingly.

With the exception of the some very specific circumstances, a Member with a personal interest also has a prejudicial interest if it is one which a Member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest.

Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates

Members are reminded that any member who is two months in arrears with Council Tax must declare the fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

Queries Regarding this Agenda

Please contact James Doble, Legal and Democratic Services james.doble@cherwell-dc.gov.uk (01295) 221587

Mary Harpley
Chief Executive

Published on Friday 21 November 2008

Agenda Item 5

Cherwell District Council

Executive

Minutes of a meeting of the Executive held in at Bodicote House, Bodicote, Banbury, OX15 4AA, on 3 November 2008 at 6.30 pm

Present: Councillor Barry Wood (Chairman)
Councillor G A Reynolds
Councillor Norman Bolster
Councillor Michael Gibbard
Councillor James Macnamara
Councillor Kieron Mallon
Councillor Nigel Morris
Councillor D M Pickford
Councillor Nicholas Turner

Also present: Councillor Ken Atack
Councillor John Donaldson

Officers: Mary Harpley, Chief Executive and Head of Paid Service
Ian Davies, Strategic Director - Environment and Community
John Hoad, Strategic Director - Planning, Housing and Economy
Mike Carroll, Head of Improvement
Phil O'Dell, Interim head of Finance and Section 151 Officer
Liz Howlett, Head of Legal & Democratic Services and Monitoring Officer
Ed Potter, Head of Environmental Services
David Marriott, Head of Economic Developments & Estates
Tony Brummell, Head of Building Control & Engineering Services
Paul Marston-Weston, Head of Recreation & Health
David Peckford, Senior Planning Officer
James Doble, Democratic, Scrutiny and Elections Manager

Resolutions

106 **Declarations of Interest**

Councillor Turner declared a personal interest in Minute 111 as a Director of North Oxfordshire Academy

107 **Minutes**

The minutes of the meetings held on 6th and 13th October were agreed as a true and accurate record and signed accordingly.

108 **Forward Plan - December 2008 to March 2009**

The Chief Executive submitted the Forward Plan of key decisions to be taken over the next four months. The Leader of the Council requested that two items be added to the Forward Plan, namely Bullingdon Immigration Removal Centre and implications of the Sustainable Communities Act 2007.

Resolved, that for the period set out above be noted and that the items as set out above be added to the Forward Plan.

Reasons – to create a Forward Plan for the Council as required by the local Government Act 2000.

109 **Planning for Gypsies, Travellers and Travelling Show People in the South East**

The Head of Planning and Affordable Housing submitted a report to consider the Council's response to a consultation from the South East England Regional Assembly (SEERA) on 'Somewhere to Live - Planning for Gypsies, Travellers and Travelling Showpeople in the South East'

Resolved

- (1) That the report attached as Annex 1 to the minutes (as set out in the minute book) be endorsed as the Council's formal response to the South East England Regional Assembly's consultation;
- (2) That first, option B, and second, option A, as set out in paragraph 2.17 of the report attached as Annex 1 to the minutes (as set out in the minute book), be endorsed as the Council's preferred options for the distribution of new pitches for Gypsies and Travellers;
- (3) That option A, as set out in paragraph 2.18 of the report attached as Annex 1 to the minutes (as set out in the minute book), be endorsed as the Council's preferred option for the distribution of new plots for Travelling Showpeople.

Reasons - Options B and A represent the most appropriate distribution approaches for new pitches and plots for Gypsies and Travellers in Cherwell and should be endorsed. Option B would widen the locational choice at a local level and increase the opportunity for people to benefit from services and facilities in Oxford. Option A would ensure that new pitches and plots are provided to meet local needs.

110 **DEFRA Guidance on Household Waste**

The Head of Environmental Services submitted a report to update the Executive on Defra guidance on household waste and the potential implications to the Waste Collection Service.

Resolved

- (1) That the implications and possible impacts following Defra guidance on household waste be noted.
- (2) That the council lobby the Oxfordshire Waste Partnership to develop and expand the current recycling services to schools in the Cherwell District area
- (3) That the Council work with other authorities in Oxfordshire through the Oxfordshire Waste Partnership to ensure a consistent approach to the different waste categories to minimise any additional cost to the taxpayer.

Reasons - Defra guidance on household waste does present some risk to Cherwell District Council and other Oxfordshire authorities. A consistent approach to any change is needed to minimise overall waste management costs.

111 **Relocation and Future Governance arrangements for The Animation Station**

At the request of the portfolio Holder for Community, Health and Environment this item was deferred till January to allow for further consultation.

Resolved, that the relocation and future governance arrangements for the Animation Station be deferred to allow for further consultation.

112 **The Pitt Report into the July 2007 Floods and the Council's Future Policy on Land Drainage and Flood Defence**

The Head of Building Control and Engineering Services submitted a report to bring together and update the Executive on the various initiatives that were going on locally and nationally in the land drainage and flood defence fields following the publication of the Pitt Report into the 2007 Summer floods.

Resolved

- (1) That the £131,063 grant funding received from DEFRA to the Council's balance sheet accounts be allocated so that over the next three years or so it can be drawn down as and when required to fund land drainage improvements that will reduce the risk at those properties currently on the Council's flooding database.
- (2) That officers be requested to develop a programme of minor schemes funded from the grant which when implemented will incrementally remove or reduce risk to those properties on the Council's flooding database according to a priority based on benefit-cost.
- (3) That officers be authorised, in liaison with the appropriate Portfolio Holder(s), to respond proactively and constructively to the various DEFRA consultations that are likely to result from the recommendations of the Pitt Review.

Reasons - Since early July 2008 the Pitt Review which examined the difficulties caused by the 2007 floods has been published. Within the Pitt Report there are many recommendations to which Local Authorities will be expected to respond.

113 **Exclusion of the Press and Public**

RESOLVED, that, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following item(s) of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph(s) 3 of Schedule 12A of that Act.

EXEMPT

114 **Castle Quay Refurbishment Scheme**

(Exempt by virtue of paragraph 3)

The Head of Economic Development and Estates submitted an exempt report that sought an increase in the existing capital approval for the above scheme.

Resolved

- (1) That the previous decision to participate financially in the Castle Quay refurbishment scheme, be confirmed.
- (2) That the capital approval contained in the 2006/07 capital estimates of £600,000 with a supplementary estimate of £115,000 be approved.

Reasons – This decision is advantageous to the Council in protecting and enhancing the Council's interest in Castle Quay.

115 **Woodgreen Leisure Centre**

(Exempt by virtue of paragraph 3)

The Strategic Director Environment and Community submitted a report to consider the procurement process for improving and operating the Open Air Pool at Woodgreen and to decide the next steps.

The resolutions relating to this item are set out in the exempt minutes.

The meeting ended at 7.45 pm

Chairman:

Date:

Cherwell District Council

Executive

Minutes of a meeting of the Executive held in at Bodicote House, Bodicote, Banbury, OX15 4AA, on 17 November 2008 at 6.30 pm

Present: Councillor Barry Wood (Chairman)
Councillor G A Reynolds
Councillor Norman Bolster
Councillor Michael Gibbard
Councillor James Macnamara
Councillor Kieron Mallon
Councillor Nigel Morris
Councillor D M Pickford
Councillor Nicholas Turner

Also present: Councillor Mrs Catherine Fulljames
Councillor Andrew Fulljames
Councillor Daniel Sames
Councillor John Donaldson

Officers: Mary Harpley, Chief Executive and Head of Paid Service
Ian Davies, Strategic Director - Environment and Community
John Hoad, Strategic Director - Planning, Housing and Economy
Mike Carroll, Head of Improvement
Liz Howlett, Head of Legal & Democratic Services and Monitoring Officer
Karen Curtin, Chief Accountant
Philip Clarke, Head of Planning & Affordable Housing
David Marriott, Head of Economic Developments & Estates
Chris Rothwell, Head of Urban & Rural Services
Jo Smith, Communications Manager
James Doble, Democratic, Scrutiny and Elections Manager

Recommendations to Council

116 Authorisation of Staff

The Head of Safer Communities and Community Development submitted a report to authorise a new member of staff.

Resolved

- (1) Authorise Daniel Rowson for the purposes of the following legislation:-

Building Act 1984
Caravan Sites Act 1968
Clean Air Act 1956, 1968 and 1993
Clean Neighbourhoods and Environment Act 2005
Control of Pollution Act 1974
Dogs (Fouling of Land) Act 1996
Environmental Protection Act 1990
Factories Act 1961
Litter Act 1983
Offices, Shops and Railway Premises Act 1963
Prevention of Damage by Pests Act 1949

Public Health (Control of Disease) Act 1984
Refuse Disposal (Amenity) Act 1978
Sunday Trading Act 1994
Water Acts 1973 and 1989
Water Industry Act 1991

- (2) Invite the Council to authorise Daniel Rowison for the purposes of the following legislation:-

Animal Boarding Establishments Act 1963
Breeding of Dogs Act 1973
Breeding and Sale of Dogs (Welfare) Act 1999
Caravan Sites and Control of Development Act 1960
Dangerous Wild Animals act 1976
Food Hygiene (England) Regulations 2006
Food Safety Act 1990
Health Act 2007
Health and Safety at Work, etc Act 1974
Local Government (Miscellaneous Provisions) Acts 1976 and 1982
Noise and Statutory Nuisance act 1993
Official Feed and Food Controls (England) Regulations 2007
Pet Animals Act 1951
Public Health Acts 1936 and 1961
Riding Establishments Acts 1964 and 1970
Scrap Metal Dealers Act 1964
Zoo Licensing Act 1981

Reasons - This will ensure that the Council undertakes its regulatory duties in compliance with the law.

Resolutions

117 **Declarations of Interest**

Councillors Bolster, Reynolds, Turner, Mallon declared prejudicial interests with regard to Minute 119 due to them being County Councillors and the County Council holding a land interest at Gowells Farm, Bicester.

118 **Minutes**

Resolved, that the minutes of the meeting of 3 November 2008 be deferred due to not being available at this time.

119 **Proposed Eco-Town at Weston Otmoor - Update**

The Head of Planning and Affordable Housing Policy submitted a report to update the Executive and present further information on the Government publication Draft of the Planning Policy Statement on Eco Towns and the Sustainability Appraisal of the Eco Towns Programme, and the Council's involvement in the continuing assessment of the Weston Otmoor Eco-Town proposal.

Councillor Mrs Fulljames and Councillor Fulljames addressed the Executive on this issue. The Executive discussed the issue in detail and agreed the recommendations as set out in the report with the amendment that a further report be requested for the December meeting setting out the next steps that would be required with regard to this issue.

Resolved, that the contents of the Report and the supporting Appendices be noted and that a further report be requested for the December meeting setting out the next steps that would be required with regard to this issue.

Reasons - the Eco-Town process has attracted considerable comment and concern Throughout this process, the Council has maintained a watching brief on the issue.

Councillor Pickford requested that her abstention be recorded in the minutes.

120 **RAF Bicester Conservation Area**

The Head of Legal and Democratic Services submitted a report that contained a referral to the Executive from the Overview & Scrutiny Committee. Councillor Sames as Vice-Chairman of the Overview and Scrutiny Committee introduced the report.

Resolved

- (1) That it be agreed that the Overview and Scrutiny Committees belief that, having regard to the situation and historic status of RAF Bicester it should not be considered as a suitable site for housing, be fed into the consultation process for the Local Development Framework.
- (2) That the historic status of the RAF Bicester site be recognised and the commitment to ensure that the appropriate bodies ensure the historic buildings are maintained be confirmed.
- (3) That in light of resolution two above, the Portfolio Holder for Planning and Housing be requested to keep this issue within his consideration and to take action as appropriate.

- (4) That proposals such as that of Bomber Command Heritage to raise the profile of the heritage and value of the RAF Bicester site be welcomed.

Reasons – RAF Bicester is considered to be a historic site and of value to the district

121

Cherwell Rural Strategy

The Head of Urban and Rural Services submitted a report to present the initial outcomes and findings from the consultation on the Draft Cherwell Rural Strategy and to consider the adoption of the main themes for the final document.

Resolved

- (1) That the themes set out in the Draft Cherwell Rural Strategy, with the amendment to Theme C to: Provide Village Homes and Village Infrastructure, and Theme E to: Protect, Enhance & Increase Enjoyment of Cherwell's Natural & Historic Environment, for adoption in the final Cherwell Rural Strategy 2009-2014 be confirmed.
- (2) That a further report on the draft Strategy following a full analysis of the detailed responses be received

Reasons - the need for a Rural Strategy for Cherwell stems from the fact that Cherwell is predominantly rural in character and one third of the District's people live in rural communities. This is recognised in Theme 8 of the Cherwell Community Plan "Rural Focus".

122

Local Authority Business Grant Incentive Scheme

The Head of Economic Development and Estates submitted a report to advise Members as to the grant awarded to the Council under the Local Authority Business growth Incentive (LABGI) scheme, to seek guidance as to how this grant should be used, and to advise as to future proposed changes to the scheme.

Resolved

- (1) That the Council place £45,000 in a reserve account to finance up to £15,000 pa for 3 years from 2009/10 to fund the continuation of the business mentoring service currently administered by Oxfordshire Business Enterprises.
- (2) That the remaining LABGI funds received this year be placed in a reserve account, to be used to finance economic development activities and projects in future years
- (3) That £5,000 be allocated to finance a contribution towards the cost of an employer skills survey being undertaken in this area by the Learning and Skill Council this year.
- (4) That authority to allocate the remaining funds referred to in paragraph (2) above to individual projects be delegated to the Portfolio Holder for Economic Development and Estates.
- (5) That the Council respond to the Government consultation on the future of the LABGI scheme, indicating its view that the method of allocating funds in future be based on increases in NNDR contributions calculated on a sub-

regional basis, as defined by Government, divided more equally between County and District Councils.

Reasons - that the LABGI funds should be ring fenced to finance economic development activity, for the benefit of the local economy which has generated the growth, and has resulted in the grant being received.

123 **Sports Centres Modernisation - Update**

The Strategic Director – Environment and Community submitted a report to provide an update on the Sport Centre Modernisation project.

Resolved, that the current position and progress to date be noted and the approach to contingency planning endorsed.

Reasons - the sports centre modernisation programme has made good progress with only minor delays to date.

124 **2008/09 Projected Revenue & Capital Outturn at 30 September 2008 and 2009/10**

The Strategic Director – Customer Service and Resources and Chief Accountant submitted a report that summarised the Council's Revenue and Capital performance for the first 6 months of the financial year 08/09 and projections for the full 08/09 period.

Resolved

- 1) That the revenue & capital position at Sept 08 be noted.
- 2) That the projected revenue position for 08/09 and the actions taken to date to reduce the projected overspend be noted.
- 3) That it be agreed that £3,605,367 of capital schemes as part of the 08/09 budget but profiled for expenditure in 2009/10 are bought forward for utilisation in 08/09 as per the revised profiles of the accommodation review and sports centre modernisation project.
- 4) That it be agreed that £607,100 of capital schemes approved as part of the 08/09 budget are to be delayed and agree that they are carried forward for utilisation in 09/10. This delay will generate additional investment income in 2008/09.
- 5) That it be agreed that £467,833 of schemes listed as no longer required and approved as part of the 08/09 budget be deleted from the capital programme and that supplementary estimates totalling £135,328 for inclusion into the 08/09 capital programme comprising of:
 - £20,000 Data Encryption Software
 - £25,000 Service Desk Software
 - £35,328 Iclipse Software Licences
 - £27,000 Iclipse System Upgrade
 - £28,000 Banbury Visitor Management Plan

be agreed and it be noted that the net decrease of £332,505 on cashflow projections will generate additional investment income.

- 6) That the projected capital out-turn position for 2008/09 be agreed.

- 7) That no further actions be taken to further contain expenditure during this period of economic downturn at this time.

Reasons - In line with good practice budget monitoring is undertaken on a monthly basis within the Council. The revenue and capital position is reported monthly to the Corporate Management Team and formally to the Executive on a quarterly basis. This is the Q2 report for financial year 2008/09.

125

Performance Management Framework 2008/2009 - Second Quarter Progress Report

The Chief Executive and Head of Improvement submitted a report to report on the Council's performance against the Performance Management Framework for the period July – September 2008.

Resolved

- 1) That the progress made in delivering performance against the Corporate Scorecard and the other performance frameworks be noted.
- 2) That the responses to the issues raised in the 1st Quarter Report be noted.
- 3) That it be agreed that in the next Quarterly Report there will be an update on the impact of the economic downturn on:
 - a) The Council's ability to deliver the 2008/09 corporate targets of 400 new homes, including 100 units of social housing, and the creation of 200 net new jobs.
 - b) The income received through building control, planning applications, and land charges and the budget implications of rising costs (fuel costs for example).
 - c) The progress of key development projects such as Banbury Canalside, Bicester Town Centre, and South West Bicester.
- 4) That it be agreed that in the next Quarterly Report there will be an update on the following:
 - a. The time taken to process 'minor and other' planning applications.
 - b. Increasing the visitor numbers to Banbury Museum.
 - c. Addressing the 2.1% rise in overall crime figures, the failure to meet the target for reducing acquisitive crime and the timetable and process for producing the Anti Social Behaviour Strategy.
 - d. Improving the average time taken to process new benefits claims.
 - e. Reducing the amount of waste going to landfill (and implementing the Food Waste Pilot).
 - f. The progress on delivering Nightsafe Bicester.
 - g. The financial impact of the Government's Free Swimming Programme for over 60's and under 16's.
- 5) That a colour scorecard be circulated separately to the Executive with the next two PMF monitoring reports.

- 6) That Portfolio Holders and officers (assisted by the Improvement Team) be requested to consider if reports on any performance elements are required prior to the next PMF Monitoring report and that the Forward Plan be updated accordingly.

Reasons - This report shows the council continues to make significant progress on delivering its strategic priorities and in particular the promises made to the public for this year in the Council Tax Leaflet. The report highlights a wide range of achievements and areas where achievements have received external recognition. Since the last performance report the economic environment has taken a significant downturn. This is highlighted as having a potentially significant impact on the ability to deliver some key objectives, the level of income raised, and the demands made on Council services.

126 **Review of Call-in Arrangements**

The Chief Executive submitted a report to consider the proposals arising from the Overview and Scrutiny Committee review of Call-in arrangements and to make recommendations to Council (via the Executive and Standards Committee).

Resolved

- (1) That the results of the consultation on the review of Call-in and the proposals from the Overview and Scrutiny Committee be noted;
- (2) That having considered the Overview & Scrutiny Committee's preferred Call-in model the model as set out below be recommended to Standards Committee and Council, including the following amendments:
 - a) That paragraph 15g of Annex to these minutes (as set out in the minute book) be amended to reflect that portfolio holders do not make decisions at scheduled meetings.
 - b) That paragraph 17 of Annex to these minutes (as set out in the minute book) be amended to bring in 5 minute time limits on speakers and confirm that the Chief Executive will confirm the validity of the Call-in.
 - c) That the period in which a decision is available for call-in be kept as at present and not extended.

Reasons - The Leader of the Council asked the Overview and Scrutiny Committee to review the Call-in process, in light of councillors' concerns about the current arrangements following the Call-in earlier this year. This made it clear that Call-in is currently ill-defined in the constitution which gives precise guidance on the timescales and criteria for Call-in but it is vague about the practicalities of preparing for and conducting the hearing. The fact that Call-in is used so infrequently has compounded the problem as the arrangements have not been reviewed and updated, unlike those in Authorities where Call-ins are more frequent.

127 **Exclusion of the Press and Public**

Resolved, that, in accordance with Section 100A(4) of Local Government Act 1972, the press and public be excluded from the meeting for the following item(s) of business, on the grounds that they could involve the likely disclosure of exempt information as defined in paragraph(s) 3 of Schedule 12A of that Act.

EXEMPT

128 **Sports Centres Modernisation Update - Exempt Financial Appendix**

(Exempt by virtue of paragraph 3)

The Strategic Director – Environment and Community submitted an exempt financial appendix in relation to Minute 123.

Resolved, that a supplementary capital estimate of £295,154 be approved.

Reasons – To cover the risks and issues that have been reported previously to the Executive at the time of contract finalisation from the pre-commencement building surveys.

129 **Banbury Flood Alleviation Scheme**

(Exempt by virtue of paragraph 3)

The Head of Economic Development and Estates submitted an exempt report to update Members on the progress of the fundraising for the scheme, and to approve proposed agreements between the Council, the Environment Agency, and funding partners

Resolved

1) To approve the completion of agreements between the Council and funding partners as described in the report, securing contributions towards the cost of the Flood Alleviation Scheme.

2) To approve the completion of an agreement with the Environment Agency, under which the Council agrees to pay over contributions received under agreements referred to at (1) above, to the Agency.

Reasons - The Flood Alleviation Scheme (FAS) will protect a large part of the flood plain affecting Banbury.

The meeting ended at 9.07 pm

Chairman:

Date:

Executive

Forward Plan

1 December 2008

Report of Chief Executive

PURPOSE OF REPORT

To review the Forward Plan of the key Executive decisions which will be taken over the next four months. These are the key decisions of which the Council's Executive is currently aware.

This report is public

Recommendations

The Executive is recommended:

- (1) To resolve to note the Forward Plan for the period referred to above.

Executive Summary

Introduction

- 1.1 The Forward Plan is updated and rolled forward on a monthly basis. As this takes place, the programme is adjusted with further key decisions being added and others rescheduled or removed. The covering introductory note identifies the Members of the Executive by name and title, as required by the Regulations.
- 1.2 Appendix 1 is a schedule of changes to the Forward Plan since the last publication and the plan itself.

Proposals

- 1.3 The proposals is to note the Forward Plan as attached.

Conclusion

- 1.4 Acceptance of these recommendations creates a Forward Plan for the Council as required by the Local Government Act 2000.

Background Information

- 2.1 The Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 require that a forward plan be prepared by the Executive Leader. The Forward Plan sets out the planned key Executive decisions which will be taken on behalf of the Council over the next four months.
- 2.2 The definition of what constitutes a key Executive decision can be found in Article 13 of the Council's Constitution which has guided the compilation of the attached Forward Plan. In particular, determination of whether a decision is "key" has been assessed with regard to its financial significance, the impact on local people and the degree of discretion that can be exercised. The content of the Forward Plan is prescribed in the Regulations and reflected in the Council's Access to Information Procedure Rules (page P4/(b)/7 of the Constitution).
- 2.3 The Forward Plan has to be updated and rolled forward on a monthly basis, and a new forward plan produced at least 14 days prior to the first day on which it comes into effect. Any outstanding matters from the previous plan will be rolled forward into latest plan.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 The Council must by law publish a Forward Plan. Acceptance of these recommendations creates a Forward Plan for the Council as required by the Local Government Act 2000.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

- Option One** To adopt the recommendation. The Council must by law publish a Forward Plan. The only options concern its contents.
- Option Two** To propose amendments to the Forward Plan.

Consultations

- All Chief Officers** The plan has been updated in light of responses received.

Implications

- Financial:** None arising directly from this report.
Comments checked by Karen Curtin, Chief Accountant
01295 221564
- Legal:** The Council must by law publish a Forward Plan.
Comments checked by James Doble, Democratic,
Scrutiny and Elections Manager 01295 221587

Risk Management:

Risk assessment - No significant risk implications have been identified in connection with this report other than the consequences of not complying with the legal requirement to publish a Forward Plan. Each report to the Executive on the items in the Forward Plan will carry its own risk assessment.

Comments checked by Karen Curtin, Chief Accountant
01295 221564

Wards Affected

All

Corporate Plan Themes

The Forward Plan provides a framework for consideration of Council policies over the next four months.

Executive Portfolio

Councillor Barry Wood
Leader of the Council

Document Information

Appendix No	Title
Appendix 1	Draft Forward Plan
Background Papers	
None	
Report Author	James Doble, Democratic, Scrutiny and Elections Manager
Contact Information	01295 221587 james.doble@Cherwell-dc.gov.uk



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Forward Plan

January 2009 to April 2009

Cherwell District Council

Forward Plan

This Forward Plan sets out the key Executive decisions which will be taken at Cherwell District Council over the next four months. These are the key decisions of which the Council's Executive is currently aware. The Forward Plan will be updated and rolled forward on a monthly basis. As this takes place, the programme will be adjusted: further key decisions may be added, or anticipated ones may be rescheduled or removed. The schedule shows the decisions programmed to be taken during each month. A likely date of decision is shown, but it is possible that a decision may be rescheduled to a later date within that month, or to a later month. The latest position on prospective decisions can be obtained by contacting the Legal and Democratic Services Department (see contact details below).

The Schedule to this Plan sets out the key decisions by month and says whether they will be taken by the Full Executive or by one of its individual Members, or portfolio holders as they are known (see below for details of the membership of the Executive). While key decisions may be taken by officers exercising authority delegated by the Executive, it is the Council's intention that this will very much be the exception.

Key decisions are those which are financially significant (in terms of spending or savings) for the service or function concerned or which will have a significant impact on communities, usually in two or more wards in the District. For the purposes of compiling its Forward Plan the Council has decided that a decision will be financially significant

- if it is equivalent in value to more than 10% of the annual gross budget for the service unit concerned or £50,000 whichever is the lesser. If the figure is below £50,000 regard will be had to the impact on communities in deciding whether the decision is key.
- If it involves an individual capital projects with a value greater than £250,000.

In assessing impact on local people (including businesses and organisations) the following factors will be borne in mind:

- The number of users of the service in the wards affected
- Whether the impact will be short term or will last for a number of years, or be permanent.
- The nature of the impact on communities in terms of economic, social and environmental well-being.

For a decision to be key there must be a significant degree of discretion to be exercised by the decision-maker.

The forward plan lists documents which are currently available to decision makers. Generally these are also available to the public but some may have restrictions on the information given in them. Copies of public documents may be obtained on request from

James Doble,
Democratic, Scrutiny and Elections Manager
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury, Oxfordshire OX15 4AA (e-mail: democracy@cherwell-dc.gov.uk).

There will be a copying charge for each document. Comments on the matters for decision may be made to the relevant contact officer up to the date of the meeting, unless otherwise specified in the consultation details.

Cherwell District Council – Executive Members

Portfolio

Member

Communications and Public Relations (with
Special Responsibility for Climate Change)

Councillor Mallon

Community, Health and Environment

Councillor Reynolds

Customer Service and ICT

Councillor Turner

Economic Development and Estates

Councillor Bolster

Organisational Development and Improvement

Councillor Miss Pickford

Planning and Housing

Councillor Gibbard

Policy and Community Planning

Councillor Wood

Resources

Councillor Macnamara

Urban and Rural Services

Councillor Morris

Cherwell District Council Forward Plan

Key decisions to be taken by the full Executive

Likely date of decision: January 2009					
Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
Affordable Housing Issues Paper To consider an update and developments with regard to this initiative		Planning and Housing	Gillian Greaves 01295 221654		Added Nov 08 Decision Jan 09
Bicester Town Centre redevelopment To consider progress and developments with regard to this initiative		Economic Development and Estates	David Marriott 01295 221603		Added Nov 08 Decision Jan 09
GP Led Health Centre in Banbury <i>To consider the latest position regarding the provision of a GP led health centre in Banbury</i>		Community, Health and Environment	Ian Davies 01295 221698		Added Nov 08 Decision Jan 09
Bicester Hospital <i>To consider the current position regarding the procurement of new healthcare facilities in Bicester</i>		Community, Health and Environment	Ian Davies 01295 221698		Added Nov 08 Decision Jan 09
Shennington and Alkerton Conservation Area Appraisal <i>To consider the designation of a conservation area at Shennington with Alkerton.</i>		Planning and Housing	Linda Rand 01295 221845		Added Aug 08 Decision Nov 08 Delayed to Dec 08 Delayed to Jan 09

Likely date of decision: January 2009					
Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
CCTV Upgrade <i>To consider proposals for the upgrade of the Cherwell CCTV network as part of the capital programme</i>		Community, Health and Environment	Stuart Hemming 01295 227916		Added Sep 08 Decision Dec 08 Delayed to Jan 09
Sustainable Communities Act 2007 <i>To consider the implications for the Council</i>		Policy and Community Planning	Mary Harpley 01295 221573		Added Nov 08 Decision Jan 08
Animation Station Future Governance Arrangements <i>To consider the status and governance arrangements</i>		Community Health and Environment	Paul Marston-Weston 01295 227095 Nicola Riley 01295 221724		Added Jul 08 Decision Aug 08 Delayed to Sep 08 Delayed to Oct 08 Delayed to Nov 08 Deferred to Jan 09
Revenues and Benefits Service Delivery options Appraisal <i>To consider the options for the delivery of revenues and benefits.</i>		Resources	Julie Evans 01295 221595		Added Oct 08 Decision Jan 09
Council Tax Base for 2009/2010 <i>To consider the calculations undertaken and to approve the Council Tax Base for 2009/2010</i>		Resources	Steve Newman 01295 221861		Added Nov 08 Decision Jan 09

Likely date of decision: January 2009

Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
<p>Service delivery in Kidlington</p> <p><i>To consider options for delivering partners' services with our own services in Kidlington. Options derived from discussions with potential service delivery partners including County and Parish Councils, voluntary groups, Police and Health.</i></p>		Customer Service and ICT	Pat Simpson 01295 227069		Added Oct 08 Decision Dec 08 Delayed to Jan 09
<p>Service and Financial Planning</p> <p><i>Preparation for the 2009/10 service plans and budgets.</i></p>		Resources	Mike Carroll 01295 227959		Added Oct 08 Decision Jan 09
<p>Partnership Working Framework</p> <p><i>To consider an update on the Partnership Working Framework since it was last reported to Executive on 3 March.</i></p>		Resources Policy and Community Planning	Helen Couperthwaite 01295 221751		Added Oct 08 Decision Jan 09
<p>Conservation Area Appraisal Programme</p> <p>Subject of further reports to be specified as programme progresses</p> <p><i>To consider responses to the consultation draft and approval of final appraisal.</i></p>		Planning and Housing	Linda Rand 01295 221845		Added Sep 08 Decision Jan 09

Likely date of decision: January 2009					
Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
Older Persons Housing Policy <i>To consider and adopt and Older Persons Housing Strategy</i>		Planning and Housing	Gillian Greaves 01295 221654		Added Aug 08 Decision Oct 08 Delayed to Jan09

Likely date of decision: February 2009					
Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
Choice Based Lettings Scheme – Allocations Policy Amendments <i>To consider amendments to Cherwell's Allocations Policy to facilitate the implementation of a sub-regional Choice Based Lettings Scheme in partnership with Oxford City Council, South Oxfordshire District Council and Vale of White Horse District Council.</i>	Registered Social Landlords Other local voluntary and statutory agencies Applicants on Cherwell's Housing Register	Planning and Housing	Gillian Greaves 01295 221654 Marianne North 01295 227946		Added Jul 08 Decision Sep 08 Delayed to Nov 08 Delayed to Feb 09
Support Costs Allocation Policies <i>To consider revisions to the current policies</i>		Resources	Phil O'Dell 0195 227098 Karen Curtin 01295 221551		Added Jun 08 Decision Sep 08 Delayed to Oct 08 Delayed to Nov 08 Delayed to Feb 09

Likely date of decision: February 2009

Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
<p>Consultation on draft PPS on Eco Towns</p> <p><i>To agree a response from the Council to the Government's consultation on the Planning policy Statement on Eco towns (and the Sustainability Appraisal that has been prepared).</i></p>		Planning and Housing	Philip Clarke 01295 221840		Added Nov 08 Decision Feb 09
<p>Service and Financial Planning</p> <p><i>Preparation for the 2009/10 service plans and budgets.</i></p>		Resources	Mike Carroll 01295 227959		Added Oct 08 Decision Feb 09
<p>Conservation Area Appraisal Programme</p> <p>Subject of further reports to be specified as programme progresses</p> <p><i>To consider responses to the consultation draft and approval of final appraisal.</i></p>		Planning and Housing	Linda Rand 01295 221845		Added Oct 08 Decision Feb 09

Likely date of decision: March 2009

Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
<p>Conservation Area Appraisal Programme</p> <p>Subject of further reports to be specified as programme progresses</p> <p><i>To consider responses to the consultation draft and approval of final appraisal.</i></p>		Planning and Housing	Linda Rand 01295 221845		Added Nov 08 Decision Mar 09

Likely date of decision: April 2009

Subject for Decision	External Consultees/ method of consultation	Executive Portfolio	Contact Officer(s)	Documents submitted to decision-maker	History
<p>Conservation Area Appraisal Programme</p> <p>Subject of further reports to be specified as programme progresses</p> <p><i>To consider responses to the consultation draft and approval of final appraisal.</i></p>		Planning and Housing	Linda Rand 01295 221845		Added Nov 08 Decision Mar 09

Executive

Eco Towns – Potential Alternative Eco Development at North West Bicester

1 November 2008

Report of Head of Planning & Affordable Housing Policy

PURPOSE OF REPORT

To consider next steps on the concept of an alternative Eco Development at North West (NW) Bicester.

This report is public

Recommendations

The Executive is recommended to consider and decide appropriate next steps in light of more detailed information to follow.

Executive Summary

Introduction

- 1.1 At its meeting of 17 November Executive received an update report on the Government's Eco Towns Programme and its publication of Phase 2 consultation documents.
- 1.2 As a result Executive requested a further report on the next steps to be taken in preparing for a formal response to that consultation in February. In particular Executive indicated that the concept of the NW Bicester alternative "eco-development" might need to be considered in more detail.

Agenda Item 8

Executive

Bullington Immigration Removal Centre (Near Bicester)

1 December 2008

Report of Head of Development Control & Major Developments

PURPOSE OF REPORT

To advise members of the proposed Bullington Immigration Removal Centre for the UK Border Agency. A secure Category C (5.2m Continuous security fence) 800 bed secure facility based on prison designs where detainees (illegal immigrants and failed asylum seekers) are held awaiting deportation.

This report is public

Recommendations

The Executive is recommended to consider and note any community issues arising from the expected development of an Immigration Removal Centre (IRC) near Bicester.

Executive Summary

Introduction

- 1.1 The United Kingdom Border Agency (UKBA) is proposing to build a new secure, Immigration Removal Centre (IRC) on the former MoD land known as Site A, DSDC Bicester (diagonally across the B4011 from HMP Bullington).
- 1.2 The UKBA has indicated through a series of public consultations that it is likely to apply for planning permission before the end of 2008. After a presentation to members on the 5 November 2008 (Attached to the report at Appendix 1 is the UKBA briefing paper distributed at the event) a request was made to bring the matter before the Executive to allow the opportunity to identify key community issues that the council should be aware of.

The Proposal

- 1.3 UKBA are proposing a secure Immigration Removal Centre with 800 beds, principally for single males, but with flexibility within the design to convert a wing for the accommodation of single females. It is not the intention of the UKBA to detain families with children at the site. The site will be managed by

approximately 488 staff on a 3 shifts per day pattern, all year-round, all day operation.

- 1.4 The Immigration Removal Centre is proposed to occupy an area of 32500m2 and will be constructed to a security standard identical to a Category C prison. The perimeter is secured by a 5.2m security fence and detainees are not able to leave the centre during their detention. The buildings will 3 storeys in height designed to be as low key as possible, with existing landscaping retained and enhanced to provide screening. A scheme of lighting will also be submitted, designed to ensure security whilst minimising light pollution.
- 1.5 The UKBA have stated that due to the sites 24 hour operation traffic movements will be spread throughout the day, outside morning and evening peak time. A Green Travel plan will support the planning application.

Conclusion

- 1.6 It is Planning Committee's role to consider and determine the eventual planning application, but Executive can identify community issues that need to be considered more generally by the Council. One particular interest to Executive will be the comparison between this proposal and the recent, controversial, asylum centre scheme on the same site. It should be noted that the implications of the development for community issues and service provision are much reduced over the earlier scheme because the facility is secure.

Consultations

All consultations will be carried out during the planning application process and will be reported to the Planning Committee.

Implications

Financial:	None Comments checked by Eric Meadows, Service Accountant 01295 221552
Legal:	None Comments checked by Pam Wilkinson, Principal Solicitor 01295 221688
Risk Management:	None Comments checked by Rosemary Watts, Risk Management & Insurance Officer 01295 221566

Wards Affected

ALL

Corporate Plan Themes

Cherwell: A district of opportunity, A safe and healthy Cherwell

Executive Portfolio

Councillor Gibbard
Portfolio Holder for Planning & Housing

Document Information

Appendix No	Title
Appendix 1	UKBA Briefing Paper
Background Papers	
None	
Report Author	Jameson Bridgwater, Head of Development Control & Major Developments
Contact Information	01295 221810 jameson.bridgwater@Cherwell-dc.gov.uk

PROPOSED BULLINGDON IMMIGRATION REMOVAL CENTRE

The United Kingdom Border Agency (UKBA) is proposing to build an Immigration Removal Centre at site A, DSDC Bicester

Introduction & Background

The United Kingdom Border Agency (UKBA), an executive agency of the Home Office, is proposing to build a new, secure, Immigration Removal Centre (IRC) on former MoD land known as Site A, DSDC, Bicester (diagonally across the B4011 from HMP Bullingdon).

The Government is committed to a policy of a fair and robust immigration system that: allows those who have a legitimate reason to remain in the UK and; to have procedures in place to remove those not entitled to remain.

Expanding the number of removal centres is a crucial part of UKBA's plans to increase the rate

of removal of failed asylum seekers, illegal immigrants and also allowing the fast removal of those who come to the UK and break the rules. The development of an IRC at Bullingdon, which fits into a national network of such facilities, will play a key role in delivering the Government's immigration policies.

UKBA acknowledge that the plans for an Accommodation Centre on the site were not supported by the local communities surrounding the site due to, amongst other things, concerns around fear of crime. **An IRC is a secure facility based on prison designs. Unlike the arrangements for the Accommodation Centre detainees are unable to leave the IRC of their own accord.**

PERSPECTIVE VIEW ACROSS SITE



What is proposed?

- A secure IRC of 350,000 sq ft
- The centre will provide up to 800 beds, principally for single males but with the capability of converting a wing of the accommodation for single females. UKBA do not intend to detain families with children
- Detainees will be a mix of illegal immigrants and failed asylum seekers scheduled for removal from the UK as well as former foreign prisoners released from prison and awaiting deportation
- Healthcare will be provided within the IRC
- The IRC will be managed by approximately 488 staff on a 3 shifts a day pattern

Design and layout

- Design and security identical to a Category C prison
- IRC secured by a 5.2m security fence – detainees are not able to leave the Centre during their detention
- The layout and design of the buildings will be as low-key as possible. The buildings are 3 storeys, ranging in height from 16.24m to the top of the ridge of the main wings and 3.45m for the Visitors' Centre. It is proposed to be of Cotswold stone coloured brick with pitched roofs
- Retention of landscaping and new planting will provide good visual screening of the buildings from the surrounding area
- On-site lighting will not cause a nuisance due to careful design and use of light fittings that directs light downwards rather than upwards or horizontally into the sky. A lighting strategy will be a condition of any planning permission and will need to be agreed with Cherwell District Council

Highways

- The IRC will be a year-round, all day operation
- Access to the development will be provided from the B4011
- Detailed traffic surveys have been undertaken, with 15 junctions being assessed and a full Transport Assessment will accompany the planning application
- The 24 hour nature of the site means that traffic movements will be spread throughout the day and shift changeovers take place outside the morning or evening peak time
- A Green Travel Plan will be established to encourage staff and visitors to use public transport e.g. Bicester North Station where a mini-bus will collect people coming to the IRC

Timetable

Following public consultation it is proposed to submit a detailed planning application to Cherwell District Council by the end of 2008.

If planning permission is granted, work would begin on site in the late summer of 2009 and UKBA would open the IRC in early 2012.

Your views count

Let us know what you think about the proposed IRC. Please write to us at **FREEPOST COMMUNITY CONNECT** (no stamp required).



Executive

Redevelopment Of Bryan House, Chapel Street, Bicester

1 December 2008

Report of Head of Planning and Affordable Housing Policy

PURPOSE OF REPORT

To seek approval to the publication, following public consultation, of Informal Development Principles to guide the redevelopment of the site.

This report is public

Recommendations

The Executive is recommended:

- (1) To approve the publication of an Informal Development Principles document, which has been amended in response to public consultation, for the redevelopment of Bryan House, Chapel Street, Bicester.

Executive Summary

Introduction

- 1.1 This report sets out the background to the preparation of Informal Development Principles for the redevelopment of Bryan House Chapel Street, Bicester, the responses received to consultation and the amendments made to the document as a result. It recommends that the Informal development Principles should be approved as a material consideration in the determination of applications on the site.

Proposals

- 1.2 To approve the Informal Development Principles for the redevelopment of Bryan House.

Conclusion

- 1.3 That the Executive approve Informal Development Principles to guide the redevelopment of Bryan House.

Background Information

- 2.1 Bryan House, Chapel Street is owned and managed by Sanctuary Housing Association. It falls short of current standards of accommodation and the Housing Association intends to redevelop it with affordable housing to meet local needs. Chapel Street public car park is located immediately to the east of Bryan House on land cleared of housing in the mid 20th century, since which time it has created an unsightly gap in the street frontage. Part of the site is located within Bicester Conservation Area, where the Council has a duty to preserve or enhance the character or appearance of the area.
- 2.2 The Head of Planning and Affordable Housing Policy considered that the redevelopment of Bryan House opened up the opportunity to
- restore the historic Chapel Street frontage, through the redevelopment of residential accommodation by Sanctuary Housing Association on Council owned land
 - relocate public car parking on land currently owned by the Housing Association, which would then be screened between the redeveloped frontage and the redeveloped Bryan House
 - deliver Affordable Housing to meet local needs. The site will include temporary accommodation for households eligible for assistance under homelessness legislation and is required to deliver the Council's Temporary Accommodation strategy..
- 2.3 The Head of Planning and Affordable Housing Policy accordingly prepared draft Informal Development Principles setting out how this could be achieved. The document has been the subject of public consultation and the comments received are reported below.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 The draft document envisages a continuation of the Chapel Street frontage on the current Chapel Street (south) car park and part of Chapel Brook (north) car park with terraced dwellings of a scale and of traditional materials sympathetic to the street scene. A mixture of new houses and flats would be provided on the site of Bryan House with residential car parking located in a courtyard between these, utilising the existing access to Bryan House. Public car parking and parking allocated to the Willows would remain on the Chapel Brook (north) car park. No buildings other than Bryan House would be demolished and it is the intention that the number of public car parking spaces remains the same as at present. The banks of the Town Brook would be made more informal, softened with planting, and the culverted Back Ditch would also be opened up, enhancing biodiversity. The site is a tight one, highly constrained, and delivering all these objectives is not straight forward.
- 3.3 The document was subject to public consultation from 16 April to 8 May 2008. Comments received are reported at Appendix A, together with the changes that have been made to the document in response.
- 3.4 Generally the intentions of re-instating the historic street frontage and opening up the canalised water courses were welcomed by respondents. Key issues only are drawn to Members' attention below.

- 3.5 The Environment Agency initially objected to the proposal on the grounds that the site lay within the notional flood plain of the River Bure. However, the production of a Flood Risk Assessment and lengthy negotiations resulted in the EA accepting that the site would not flood and the EA has now withdrawn its objection on fluvial matters. The details of the requirement for a dry access, a safe overland flood route, ground floor levels and the submission of a sequential test with an application for the site have been included in the amended Informal Development Principles.
- 3.6 The family of the owner / occupier of 70 Chapel Street expressed concerns about loss of daylight to the kitchen window in the gable of the property. The Head of Planning and Affordable Housing Policy has visited the property with the family. It is considered by HPAHP and the family that the loss of one new dwelling, pulling the development further away from the gable of no 70, the retention of car parking immediately adjacent to no 70 together with a reduction of height of the nearest new dwelling from 2 1/2 storeys to 2 storeys would be an acceptable compromise.
- 3.7 The owner / occupier of an adjacent property, Monks Retreat, was also present at the meeting and expressed concerns about loss of privacy. There are no windows to the property that would be affected, other than a conservatory, and it is loss of privacy to the garden that is of concern. The occupant considers that the measures outlined above, including a restriction on living rooms to the ground floor in proximity to his property floor would also adequately address his concerns.
- 3.8 Sanctuary Housing Association initially expressed its concern that requiring the retention of public car parking reduces the capacity of the site. However, following the production of an indicative master plan by the Head of Planning and Affordable Housing, included in the document, the Association appears satisfied with the capacity and has instructed its architect to proceed on that basis.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

- | | |
|---------------------|--|
| Option One | Approve the amended informal Development Principles as a material consideration in the determination of planning applications on the site. |
| Option Two | Approve the Informal Development Principles with further amendments. |
| Option Three | Not to approve the document. |

Consultations

Letters were sent to

- the Housing Services Manager, Sanctuary Housing Association,
- the Association's architect,
- Oxfordshire County Council,
- Mouchel Parkman on behalf of the County Council,

- Bicester Town Council,
- Bicester Historical Society,
- the Environment Agency,
- The Vale Housing Association re The Willows,
- The Manager, The Willows,
- numbers 1, 4, 6, 8, 10, 12, 14, 38, 40, 42, 70, 84 Chapel Street,
- Tresco, The Bungalow, Manick, Upards, Chapel Street,
- 1, 2, 3, 4 Chapel Mews,
- The Manager Saxon Court,
- The Manager St Edburgs, 29 Old Place Yard,
- 1, 2, 3, 4 Priory Terrace,
- Bassett Lodge, The Mill, The Old Priory and Priory Lodge, Priory Lane.

Responses were received from

- Sanctuary Housing Association and its architect,
- The Vale Housing Association,
- Oxfordshire County Council,
- The Environment Agency,
- Bicester Historical Association,
- Priory Lane Residents Association,
- neighbours at 70 Chapel Street and 4 Priory Terrace.

The consultation responses are listed at Appendix A, together with the changes that have been made to the document as a result.

Implications

Financial:	<p>There are no financial implications for this authority arising from this report. If the number of car parking spaces remains approximately the same, revenue should not change.</p> <p>Comments checked by Eric Meadows, Accountant 01295 221552.</p>
Legal:	<p>Transfer of land ownership between the Council and Sanctuary Housing Association will be required. There are no other legal implications for this authority arising from this report.</p> <p>Comments checked by Sue Christie, Assistant Solicitor 01295 221690</p>
Risk Management:	<p>The approval of the Informal Development Principles assists the Head of Planning Control and Major Developments in ensuring a high quality proposal, which preserves and enhances Bicester Conservation Area.</p> <p>Comments checked by Rosemary Watts, Risk Management and Insurance Officer 01295 221566,</p>

Wards Affected

Bicester Town

Corporate Plan Themes

Theme 6: Protect and Enhance the Local Environment
Theme 10: Focus on Cherwell's People

Executive Portfolio

Councillor Michael Gibbard
Portfolio Holder for Planning and Housing

Document Information

Appendix No	Title
Appendix A	Consultation responses and amendments made to the document
Appendix B	Informal Development Principles document
Background Papers	
None	
Report Author	Linda Rand, Design and Conservation Team Leader
Contact Information	01295 221845 Linda.Rand@Cherwell-dc.gov.uk

**APPENDIX A
CONSULTATION
RESPONSES**

Respondent	Comment	Response
Sanctuary Housing Association	<p>We welcome the clear principles contained in the document including the concept of integral parking for the town houses on Chapel Street and opening up the waterways. We endorse the statements about quality of design and the need to reflect local vernacular.</p> <p>Allowing also for the 9 spaces allocated to the Willows, this leaves only 13 spaces to serve the new Sanctuary development.</p> <p>We have not carried out any assessment of the buildability of these spaces if the banks of the brook need to be regarded.</p> <p>When we first examined this site we were hopeful of providing around 35 units, but the amount of public car parking to be retained limits the number of properties that can be built. Therefore could either a reduction in public spaces or a reduction in residential parking standards be considered?</p> <p>Provision of a LAP will require an area approximately 16m x 16m and would also impact on site capacity. We would be willing to</p>	<p>Noted.</p> <p>What needs to be compared here is the capacity of the proposed site with the capacity of Bryan House without the public car park. The public car parking spaces are convenient and the Head of Urban and Rural Services requires their retention.</p> <p>The Head of Planning and Affordable Housing Policy has prepared a layout for the site which provides 43 public car parking spaces (including 9 for the Willows), 24 dwellings and 100% residential car parking provision plus 4 visitor spaces. This has been accepted as a suitable scheme in principle by the Housing Association and their architect has been instructed to work up a scheme based upon this layout.</p> <p>The layout includes provision of a LAP, subject to the approval of the Environment</p>

	<p>offer a financial contribution to off-site provision.</p> <p>There may be management concerns related to locating public car parking spaces in the middle of a residential environment.</p>	<p>Agency</p> <p>Given the requirement to retain public car parking on the site, the proposed layout ensures that it is to be clearly defined as a discrete and identifiable area. Its relationship with housing is the same as at present.</p>
<p>Environment Agency</p>	<p>Initially the Environment Agency objected to the proposal on the grounds that the site lies within the notional flood plain of the River Bure and may therefore be liable to flood. However, following the preparation of a Flood Risk Assessment by BTP Hyder, the EA now accepts that the revised modelling shows the site will not flood subject to some minor modifications of the watercourse. It has withdrawn its objection on fluvial matters subject to</p> <ul style="list-style-type: none"> • The provision of dry access route to all the development • The provision of a safe overland flood route in the event that the design storm is exceeded • Finished floor levels being above the top water level during the extreme (design) event of 69.64m AOD • The applicant submitting a sequential test with the planning application. The EA has accepted that it will be possible to demonstrate that this is the only site available. • The applicant submitting a Flood Risk Assessment with the planning application. Most of the work required for this has already been undertaken and the EA accepts that fluvial matters have been demonstrated as adequate and that it will be possible to demonstrate that non fluvial matters (for example sewerage and ground water) will not cause flooding. 	<p>The document has been amended to require dry access, a safe overland flood route, finished floor levels above 69.64m AOD, the applicant to undertake a sequential test and to submit a FRA with the application.</p>

	<p>If this is done all the tests within PPS25 will be satisfied hydraulically and as far as the Environment Agency are concerned there will be no impediment to this redevelopment.</p> <p>There are a number of other benefits including the opening up of the Back Brook and the de-canalisation of the Town Brook (River Bure) through the site and the introduction of soft banks and planting.</p>	
<p>Vale Housing Association</p>	<p>2.2.4 There are 9 spaces covenanted to residents of The Willows and these must be retained, be secure and be in a position agreeable to the Housing Association</p> <p>2.3.7 Fig 3 fails to show the existing bridge access point from the existing public car park into The Willows.</p> <p>3.3.3 The Housing Association would not like to see a pedestrian route through to Priory Lane adjacent to The Willows as this would have a significant impact upon the privacy, security and peace of the elderly residents.</p> <p>3.4.2 The Housing Association objects to an elevation that would be higher than The Willows as this would considerably overshadow The Willows and cause loss of sunlight and create potentially oppressive views.</p> <p>3.13.1 Whilst applauding the inclusion of a children's play area, this should not be located near to the Willows as this may well be of concern to the residents</p>	<p>The text has been amended accordingly</p> <p>The layout has been redrawn.</p> <p>The route is well used by local people at present. In the interests of permeability it is desirable to retain a route. The indicative layout shows a pedestrian route in the centre of the site away from the Willows.</p> <p>The document and layout have been amended to make clear that adjacent development should be no higher than The Willows.</p> <p>The layout indicates a LAP 30 metres from the nearest flat at The Willows.</p>

	<p>3.9.4 The provision of dwellings with integral garages on Chapel Street could result in the street scene being dominated by garage doors and front doors, which is not reflective of the typical narrow Victorian terraces in this part of the street.</p>	<p>This point was appreciated and carefully considered before including in the document. However requiring additional car parking on the interior of the site would severely prejudice the capacity of the site and also result in large areas of parking. With an average dwelling width of 5m half the building frontage will be taken up by garage doors. The document has been amended to emphasise that active and attractive front elevations result.</p>
<p>Head of Urban Rural Services</p>	<p>No objection assuming that the needs of the pay and Display parking are fully incorporated. I would hope that the scheme is able to replace the same number of spaces and, if possible, for these to be provided before the existing ones are taken out of use.</p> <p>Consideration will need to be given to the legal process for car park Orders: consultation, advertising and dealing with any objections.</p> <p>Full account will need to be taken of proper signage and ticketing machines in accessible locations and the costs of locating these.</p> <p>The Society is very much in favour of the consultation document proposals and think the project would enhance the present appearance of a rather 'run down' and neglected area close to the town centre. It would also help to restore the historic vistas that formed the urban landscape of Chapel Street. We support fully the use of traditional materials in the construction of proposed dwellings as this would restore, be it in a modern context, the characteristic building styles and construction materials</p>	<p>The text of the document has been amended to refer to these points.</p>
<p>Bicester Historical Society</p>		<p>Noted.</p>

	<p>associated with the history and heritage of the town.</p> <p>We urge strongly that every opportunity be taken to carry out appropriate and detailed archaeological surveys of the site as indicated in Appendix A. The important monastic influence upon this area of the town warrants renewed investigation since initial investigations were carried out some decades previously. Techniques and methods have moved on in the mean time!</p>	
<p>Neighbour at 70 Chapel Street</p>	<p>Objects to development that would result in loss of light to the kitchen of no 70 Chapel St</p>	<p>The Planning and Affordable Housing Manger has met the family and this has resulted in agreement over revised text that retains car parking for the first 8m immediately north of the gable window and restricts the height of adjacent housing to 2 storeys.</p> <p>The neighbour at Monks Retreat also objected to overlooking of his garden. Agreement has been reached and the text has been amended, in addition to the above changes, to restrict living rooms to the ground floor only of new dwellings closest to Monks Retreat.</p> <p>Noted</p>
<p>Priory Lane Residents Association</p>	<p>The association is pleased to see the opportunity to restore the historic line of development along Chapel Street, improve the appearance and ecology of the River Bure, together with an appropriate pattern of development on the edge of the Conservation Area.</p> <p>3.1.3 Is <i>Priory Cottages</i> referring to Priory Terrace?</p>	<p>Document amended accordingly.</p>

	<p>We agree that the building line should follow that established by Priory Terrace. Priory Terrace sits slightly below the level of Priory Lane and the new development should not exceed 2½ storeys.</p> <p>2.3.8 We support the requirement for a footpath link through the site as a number of Priory Lane residents already benefit from customary access here.</p> <p>We strongly support visual and environmental improvement of the watercourses but recommend that the unsightly bridge parapets and guard rails be replaced with more attractive designs.</p> <p>We support the re-instatement of the lost street frontage, it is vital to ensure that easily accessible and convenient bin storage is provided to avoid bins being left permanently on the footway, as happens at numbers 4 8 Chapel Street.</p> <p>The exposed gable wall adjacent to the retained trees and the ill assorted collection of parking notices and ticket machines do not enhance the conservation area and provision should be made for appropriate new signs and some cosmetic treatment to the gable.</p>	<p>The layout proposes two storey development adjacent Priory Terrace and the text has been amended to refer to this specifically and the lower ground level and to emphasise the need not to exceed the height of adjacent properties.</p> <p>Noted.</p> <p>This aspiration has been included within the text.</p> <p>Paragraph 3.11 has been enlarged to emphasise this point.</p> <p>This is matter for the Council not the developer. The point raised has been passed to the Head of urban and Rural Services.</p>
<p>Ellis Meech, 4 Priory Terrace</p>	<p>We are extremely keen to purchase land to the rear of our property as a garden.</p>	<p>The master plan in the document allows for this land to be available to the owners of 4 Priory Terrace. If The developer does not require the land he will be encouraged to make it available to the owners of 4 Priory Terrace.</p>

**Redevelopment of Bryan House
Chapel Street, Bicester**

Informal Development Principles



December 2008

Planning and Affordable Housing Policy

Cherwell District Council

Bodicote House

Bodicote

Banbury

Oxfordshire

OX15 4AA

1 INTRODUCTION

1.1 The purpose of this document

- 1.1.1 Bryan House, Chapel Street, Bicester is owned and managed by Sanctuary Housing Association. It falls short of current standards for accommodation and is to be demolished and replaced by affordable housing to meet local needs. Chapel Street public car park is located immediately to the east of Bryan House on land vacated by cleared dwellings in the mid 20th century, since which time it has created a gap in the frontage of Chapel Street. It is owned and managed by Cherwell District Council and provides a total of 43 short stay places.
- 1.1.2 There is the opportunity to look at the future of these two sites together, so that the Chapel Street frontage can be restored through the development of residential accommodation, and the public car parking be provided on land to the rear, between this and the redevelopment of Bryan House. Sanctuary Housing Association is seeking to construct social rented apartments and family homes to meet local needs on the site.
- 1.1.3 The purpose of this document is to set out the planning context, constraints to development and what the Local Planning Authority considers appropriate in terms of amount and character of redevelopment, to inform a high quality redevelopment within the conservation area.

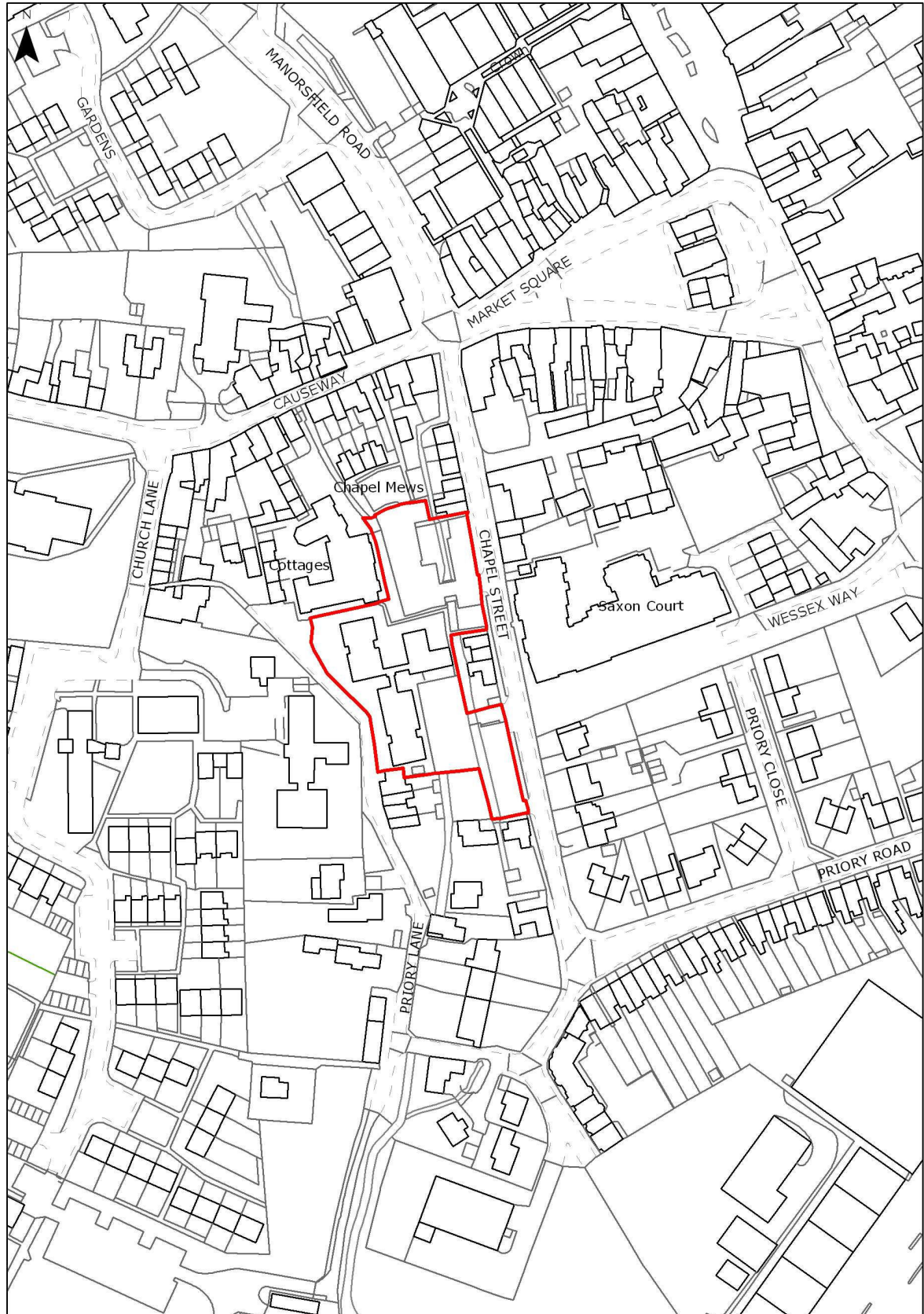
1.2 Planning Policy context

- 1.2.1 Part of the site, that between the River Bure and Chapel Street and also Chapel Brook car park in the north of the site, is located within Bicester Conservation Area.
- 1.2.2 The Development Plan comprises the Draft South East Regional Spatial Strategy, the saved policies of Oxfordshire County Structure Plan 2016 and the saved policies of the adopted Cherwell Local Plan 1996. A list of relevant policies is listed at Appendix B. The northern part of the site is identified in the adopted Local Plan as being suitable for shopping / business use and is covered by Policy S14 in that Plan, which links this redevelopment to the provision of a town centre link road, a proposal that has now been dropped.
- 1.2.3 The Non Statutory Cherwell Local Plan 2011 was approved by the Council as interim planning policy for development control purposes in December 2004 and, although of limited weight, relevant policies are listed at Appendix B also. The entire site is identified in Policy H1 of the Non-Statutory Plan as being suitable for Affordable Housing. Other relevant guidance is listed at Appendix C.

1.3 The status of this document

- 1.3.1 This Development Principles document has been prepared by the District Council's Design and Conservation Team as informal guidance in relation to land at Chapel Street, Bicester. It has been the subject of public consultation and has been amended in response to comments received and subsequently approved by the Council's Executive. The document therefore carries some weight as a material consideration in the determination of planning applications on the site.
- 1.3.2 It will not have the status of a Supplementary Planning Document, as to do so would require its preparation to be identified in the Council's Local Development Scheme, the preparation of a Sustainability Appraisal, public consultation in accordance with the Council's adopted Statement of Community Involvement, and the process could take up to 12 months. The purpose of this document is to respond quickly to provide guidance on the potential redevelopment of the area and to guide the application of Development Plan Policy when planning applications for the site are considered.

1.3.3 The document is issued without prejudice to the detailed consideration of any planning application on the site.



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0 10 20 Metres

Fig 1: The site

2 THE SITE

2.1 Site context

2.1.1 The site is located south west of Bicester Market Square between Chapel Street and Priory Lane within the medieval historic core of the town. Priory Lane marked the boundary of the medieval priory and is an area of archaeological interest. A letter from the County Archaeologist is attached at Appendix A. The eastern section of the site, east of Town Brook, is located within Bicester Conservation Area. Although there is recent development immediately to the west, north and east in the form of Older Persons Care Homes and a retirement home respectively, these are later incursions; the context is historically one of small scale, fine grained urban form, comprising 2 - 3 storey stone cottages, some now with commercial uses at ground floor along Causeway and Market Square and virtually all listed Grade II. Two buildings opposite the site are Grade II listed: the former Old Chapel, and 1 Chapel Street. Numbers 1 – 4 Priory Terrace are unlisted buildings that make a positive contribution to the conservation area.



Existing public car park in front of the Willows, existing trees and canalised watercourse

2.2 Site description

- 2.2.1 The site is 0.4736 hectares in extent in total, comprising 0.2087 hectares of land currently occupied by Bryan House and 0.2687 hectares of land currently occupied by public car parking.
- 2.2.2 The site is relatively flat and low lying, ranging between 68.43 AOD and 70.09 AOD. The River Bure runs north – south through the site in two channels, Town Brook, which is heavily canalised, and Back Brook to the west, which is culverted
- 2.2.3 Once Bryan House is demolished there will be no features of note on this part of the site, aside from the River channels, an historic stone wall along its western boundary with Priory Lane and three mature trees established adjacent to the River Bure in Chapel Brook Car park each with a with significant canopy spread.
- 2.2.4 The public car parking comprises two areas: Chapel Brook contains 29 spaces east of The Willows (which includes 9 spaces covenanted to The Willows) and Chapel Street car park further south contains 14 spaces, totalling 43 spaces.



Listed buildings on Chapel Street and Priory Terrace on Priory Lane

2.3 Site Constraints

2.3.1 **Existing car park:** The Council is willing to make its public car parking areas available for development subject to the same number of spaces being re-provided in the centre of the site. Therefore approximately 43 car parking spaces, including 9 covenanted to The Willows (in a location convenient to residents and acceptable to the Housing Association) will need to be accommodated on the site in addition to those associated with the proposed development.

Ideally the development should be phased to enable the provision of the public car parking spaces to be provided before the existing ones are taken out of use, however the difficulties of this on a tight site, whilst also needing to accommodate a builders' compound, are acknowledged. Phasing should also allow for the due legal processes for consultation, advertising and dealing with any objections. Full account will need to be taken of proper signage and ticketing machines in accessible locations and the costs of locating these.

2.3.2 **River Bure:** The presence of the Town Brook and Back Brook, which are both classified as main rivers, running through the site poses a significant constraint. Town Brook is contained within unattractive concrete banks and Back Brook is culverted underground. There is an opportunity here to improve upon the existing situation and to enhance the visual and ecological value of both water courses by de-canalising and softening the banks of the Town Brook and de-culverting and opening up Back Ditch.

2.3.3 **Flood Risk Assessment:** The Council commissioned a Flood Risk Assessment to accurately assess the flood plain in this area, since the site is indicated on the Environment Agency's Flood Plain map as being located within Flood Zone 3. The results of modelling show that for the 1:100 year flood event including climate change flood flows in both channels remain in bank and do not cause any land adjacent to the channels to be flooded and therefore the site lies within Flood Zone 1 where PPS25 table D1 states all land uses would be acceptable. The report makes the following recommendations:

- A lateral overflow weir and relief culvert is proposed from Town Brook to Back brook across the site with the level of the weir at 69.1 AOD. This will reduce the risk of flooding both on site and further down stream.
- Finished floor levels should be set at 69.64 AOD, at least 300mm above the flood water level calculated for a conservative flood event (in excess of 1:100 with an allowance for climate change).
- No off site compensation is required.

The Environment Agency has accepted the conclusions of the FRA.

2.3.4 **Requirements of the Environment Agency:** The EA requires the following:

- The provision of dry access route to all the development
- The provision of a safe overland flood route in the event that the design storm is exceeded
- Finished floor levels being above the top water level during the extreme (design) event of 69.64m AOD
- The applicant submitting a sequential test with the planning application. The EA has accepted that it will be possible to demonstrate that this is the only site available for this use.
- The applicant submitting a Flood Risk Assessment with the planning application. Most of the work required for this has already been undertaken and the EA accepts that fluvial matters have been demonstrated as adequate and that it will be possible to demonstrate that non fluvial matters (for example sewerage and ground water) will not cause flooding

- Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the main river..

If this is done, all the tests within PPS25 will be satisfied hydraulically and as far as the Environment Agency are concerned there will be no impediment to this redevelopment.

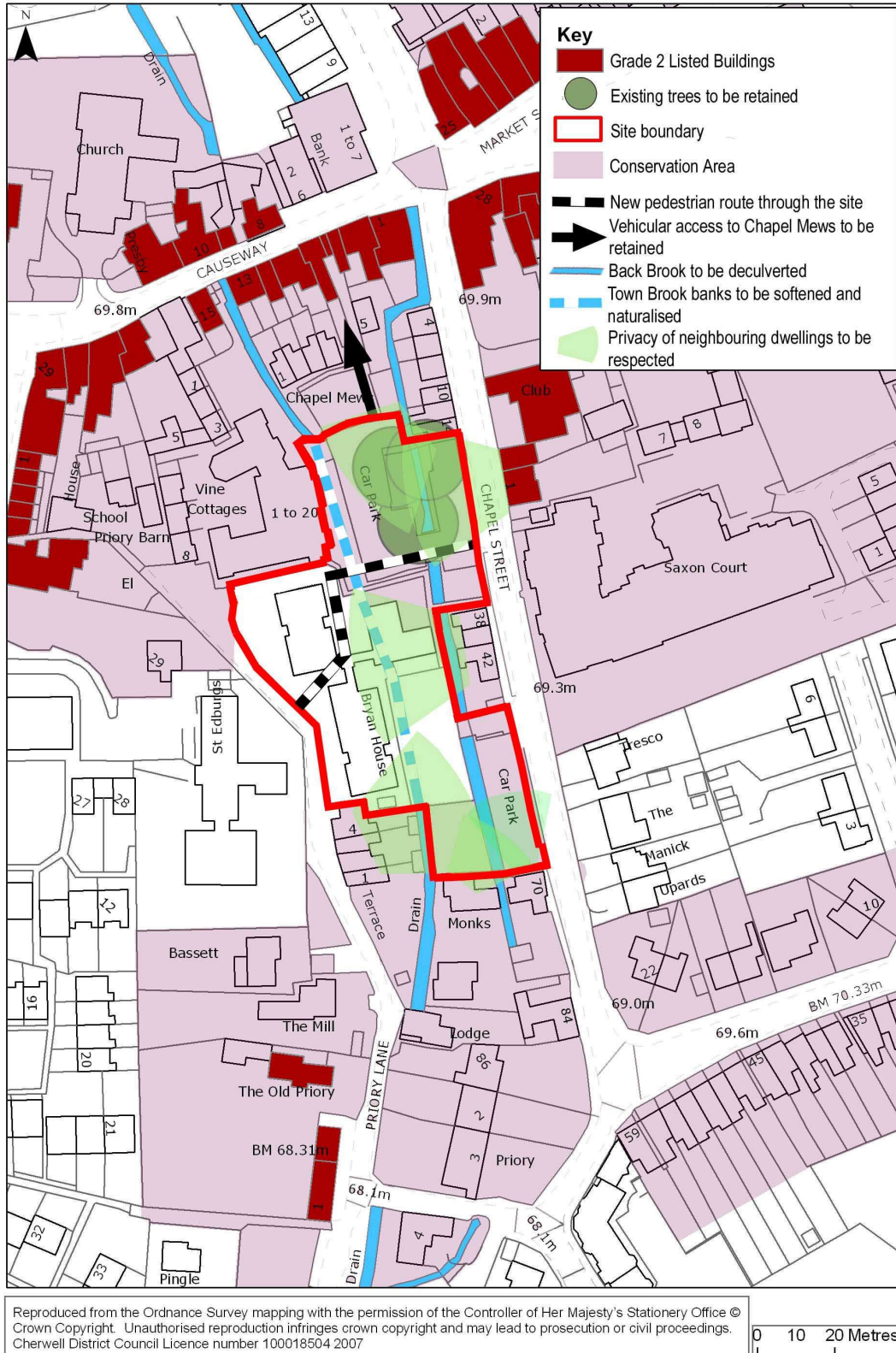


Fig 2 Site constraints

- 2.3.5 **Existing Trees:** The mature willow and horse chestnut trees in the north of the site make a positive contribution to the character and appearance of the conservation area and must be retained. Their canopy spread and associated tree root protection zone effectively rule out redevelopment of the part of the car park to the north of the northern access and it is therefore suggested that this should be retained as public car parking.
- 2.3.6 **Historic context:** The location within and adjacent to the conservation area and opposite two listed buildings, means that the council will be seeking development that preserves and enhances the character and appearance of the area and which does not cause harm to the setting of the listed buildings. A high standard of design, materials and workmanship will be expected. A staged programme of archaeological investigations will be required in advance of development.
- 2.3.7 **Access across the site:** the vehicular and pedestrian access to The Willows Older Persons Home and Vine Cottages is currently via the public car park and this must be retained, with a direct pedestrian route defined across the retained car parking to the main entrance. Vehicular access to Chapel Mews also needs to be retained.
- 2.3.8 **Neighbour amenity:** There are a number of existing dwellings close to the site boundary and the amenity of existing residents must not be adversely affected in terms of loss of internal or external privacy, daylight or sunlight.
- Number 70 Chapel Street has a window in the north facing gable, which provides the principal source of day light and the only source of direct light to the kitchen – dining room. A minimum of 8 metres of undeveloped land should be retained directly in front of this window. This may be used for car parking associated with the proposed new dwellings on Chapel Street. The original suggestion was that integral garaging would be appropriate along Chapel Street but, if off street parking can be provided here for 2 -3 dwellings, this number of dwellings, comprising those closest to number 70, should be reduced in scale to 2 storey by virtue of not needing to accommodate a garage at ground floor.
 - The pedestrian access to Monks Retreat should be retained, demarcated by a low fence, trip rail or wall. In order to minimise over looking of the garden to the north of this property, the 2 or 3 new dwellings constructed immediately to the east should be restricted to 2 storeys in height and should not have living rooms at upper floors.
 - Rooms at The Willows face south towards Bryan House. New development on the approximate footprint of Bryan House should not be wider or taller than the existing building, so as to not worsen any existing overshadowing, nor should any windows of habitable rooms face towards The Willows.
 - A sun path analysis of emerging development proposals for a variety of times of year and times of day will be required to demonstrate the impact on neighbouring properties.
- 2.3.9 **St Edburg's Older Persons Home:** The redevelopment of the site of St Edburg's Older Persons Home, which is located directly west of Priory Lane, is being promoted by Oxfordshire County Council. The District Council has prepared a brief to guide the redevelopment and this seeks a limit to the height of buildings fronting Priory Lane to three storeys in addition to the fact that the existing ground level is lower within the site than along Priory Lane. Redevelopment of the Bryan House site should respect the recommended scale for the land on the west of Priory Lane. Additionally this Council is seeking a new footpath link from the redevelopment of St Edburg's Older Persons Home onto Priory Lane and this should be continued through the Bryan House site to Chapel Street approximately on the route indicated on the indicative master plan to minimise nuisance to residents of the Willows.

3 DEVELOPMENT OPPORTUNITIES

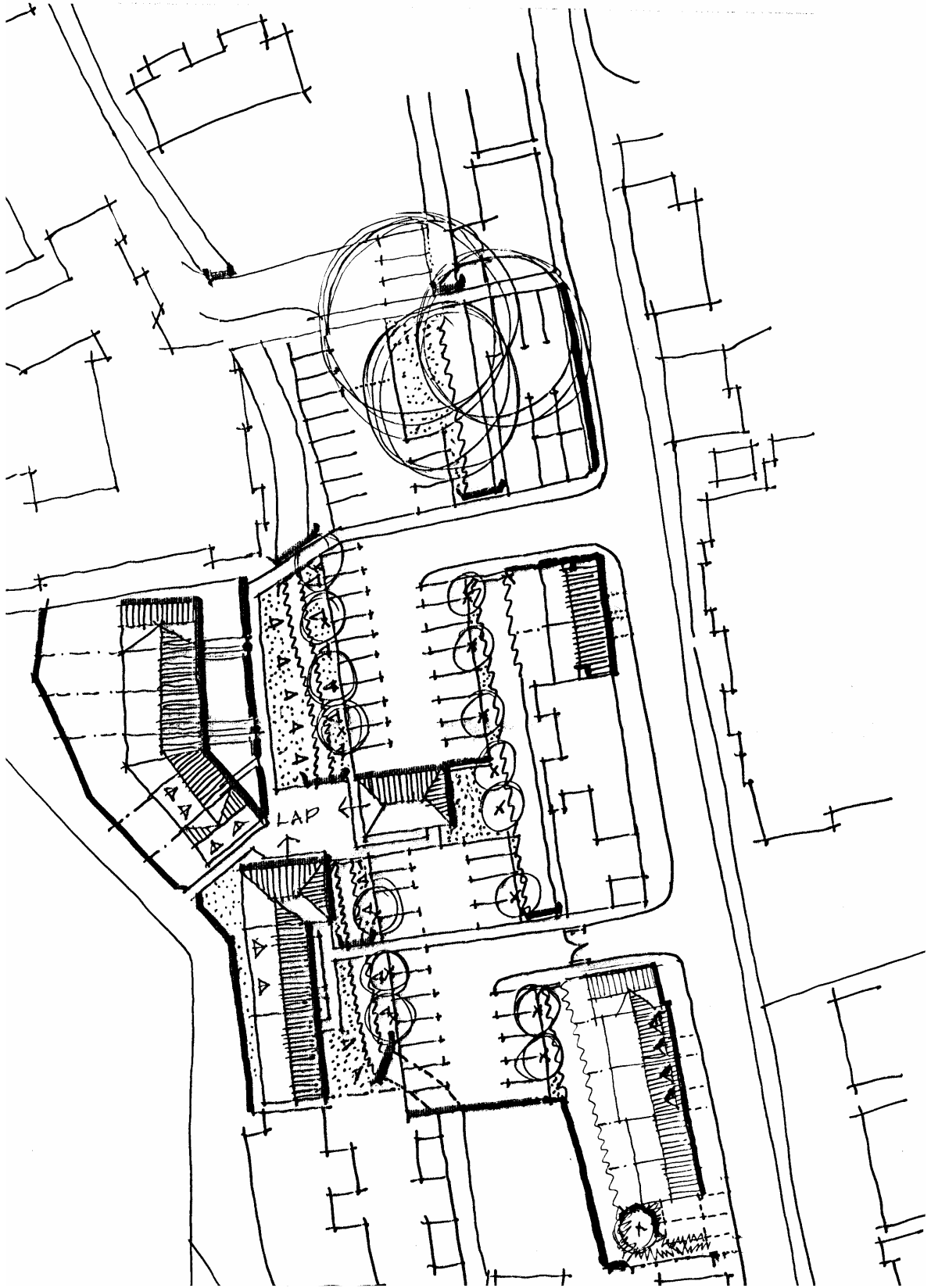


Fig 3 Indicative master plan

3.1 Potential for new development

- 3.1.1 A pre-requisite of the environment Agency's approval to redevelopment is betterment in terms of the existing water courses. The EA has agreed that the Town Brook be de-canalised and its banks softened and that the Back Brook be de-culverted and that its alignment may be modified to suit the layout of the development.
- 3.1.2 It is proposed that the frontage of Chapel Street should be rebuilt between numbers 42 and 70, leaving a minimum of 8m of undeveloped land immediately north of the gable of no 70, and also north of number 38, whilst allowing for the existing vehicular entrances to remain.
- 3.1.3 The building line established by Priory Terrace on Priory Lane should also be continued to the north.
- 3.1.4 It is proposed that the public car parking be located between these two development zones, and between the two opened river courses. Forty three spaces will be required for public car parking, including 9 for The Willows, and it is recommended that these should be predominantly located in the north of the site closest to the town centre. Car parking for the dwellings fronting Chapel Street should include integral garaging for 21/2 storey dwellings in the northern part of this terrace and grouped off street parking immediately north of number 70 Chapel Street for the remainder. Car parking for the new dwellings on the site of Bryan House should be unallocated and grouped in a discrete area, physically separate from the public car parking and with barrier access to prevent misuse by the public. Ninety degree parking spaces are illustrated in Figure 3, however chevron parking would also be acceptable, as this would reduce the overall width required by almost 2 metres, so assisting with softening the river banks. It would however require a one way flow of traffic and so would make it more difficult to separate out the public from the private parking whilst re-using the existing entrances and so this is not the preferred option.

3.2 Development form

- 3.2.1 The development along Chapel Street should effectively knit back the eroded streetscape and should address Chapel Street, with pedestrian and vehicular access on this elevation. The building line should be as close to the back of footway as the sight-lines from garages will allow (see paragraph 3.3 below). Dwellings could have small private rear space overlooking the watercourse or could be dual fronted with dwellings (either houses, duplex units or apartments) alternating access from east and west elevations, subject to pedestrian access here being acceptable to the EA.
- 3.2.2 Development along the western boundary should have an aspect onto Priory Lane and some active frontages, although it is acknowledged the primary entrances to this block will be from the east.
- 3.2.3 There should be surveillance of all car parking from both areas of development.

3.3 Access

- 3.3.1 Due to the central and sustainable location of this development it is to be hoped that the majority of trips to and from the site will be by foot.
- 3.3.2 No vehicular access should be obtained from the un-adopted Priory Lane. The existing vehicular access points from Chapel Street should be retained and re-used to avoid additional expenditure in the provision of new crossings of the River Bure. However, the existing unsightly bridge parapets and guard rails should be replaced with more sympathetic designs.

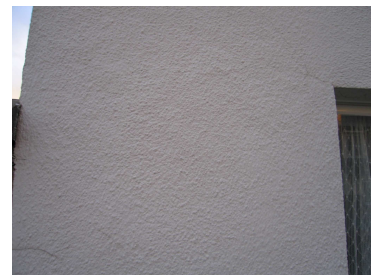
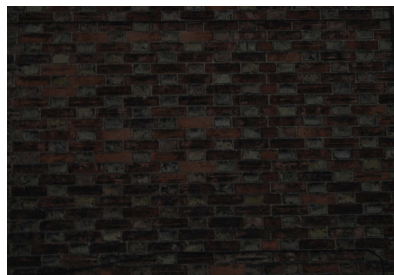
- 3.3.3 A direct pedestrian route should be created from Priory Lane to Chapel Street using the northerly car park entrance, approximately along the alignment shown on the Indicative master plan. Other pedestrian routes should be provided into the site from Chapel Street adjacent to the vehicular entrances.

3.4 Height, scale and massing

- 3.4.1 The established scale and massing of existing buildings in the vicinity, being predominantly 2 – 3 storeys but with diminishing ceiling heights at 2nd floor or with dormer windows set within the roof space, should be respected in the new development.
- 3.4.2 The eaves and ridge height of the new development should not exceed that of existing neighbouring development and should vary to generate interest in the street scene. It is suggested that along the Chapel Street frontage 2 storeys is appropriate closest to number 70 and 2.5 storeys further north. The acceptability of scale and massing will need to be assessed through photo-montages from verified view points to be agreed. Along the Priory Lane frontage it is suggested that 2 storey development should predominate, rising to a potential 2.5 – 3 storeys before dropping down to 2 storeys adjacent to The Willows, subject to verified photo-montages illustrating an acceptable impact.
- 3.4.3 The shallow depth of about 7m of adjacent traditional building typologies restricts the span of roofs and, where pitched roofs are proposed, these should accord with this typology. Any additional depth required should be provided through projecting external rear wings.

3.5 Local distinctiveness

- 3.5.1 Bicester has a very distinctive local palette of building materials. The local light cream - grey cornbrash limestone is brought to narrow courses. The traditional protective lime wash has, in the main, been superseded by render, mainly in pale creams and greys, and the majority of buildings in the centre of the town are now rendered. Warm red brick is also found and is used to give definition to window and door openings and for rear extensions as well as for entire buildings. The burnt headers of the local red brick are also evident, laid in Flemish bond in solid 9” brick walls and this gives an attractive chequer-board effect.



Locally distinctive materials

- 3.5.2 The traditional thatched roofs have been almost entirely replaced with Welsh slate and plain clay tile, with more modern inappropriate man-made materials appearing since the mid 20th century.
- 3.5.3 It is important, in this Conservation Area location, that this locally distinctive palette of materials is reflected in the materials used in the new development. Contemporary materials may be acceptable, provided that these respect the established colour palette and are sensitively employed. Reconstituted stone is not considered appropriate here, where it will be viewed in close proximity to natural stone. Materials should not be mixed vertically within an elevation and the rear and side elevation should be treated the same as the front elevation.



Locally distinctive styles of fenestration

3.6 Design

3.6.1 There is no expectation that the design of adjacent buildings be replicated on the site. However, high quality architecture is expected, whether this is contemporary, drawing inspiration from and re-interpreting local building traditions and materials, or whether it is accurate reproduction of the local vernacular. Policy D4 of the Non-Statutory Cherwell Local Plan specifically advises against pastiche architecture, and seeks design that demonstrates an understanding and respect for the sense of place and architectural language of the area. Poor quality pastiche will not be acceptable. Whichever design approach is chosen, the rationale for the amount of development, the layout, scale, landscape and appearance will need to be explained and justified in the accompanying Design and Access Statement. When considering whether to approve any application on the site, regard will be had to the conservation area location and to the setting of the statutory and locally listed buildings. The question “Is it good enough to approve?” will be asked, not “Is it bad enough to refuse?”

3.6.2 The pattern of fenestration in traditional vernacular buildings demonstrates a high volume of solid to void, a vertical alignment, with either double, balanced side-hung casements or vertical sliding sashes. Window openings tend to diminish in scale as they rise up the building. Small dormer windows are found, generally launched off the purlin, within the main body of the roof. Modern pre-fabricated dormers tend to be overly heavy and clumsy in both construction and appearance. Semi dormers flush with the face of the elevation are less frequently found and false dormers, where only the apex breaks the eaves, are not appropriate.

3.6.3 Lintols and sills are usually expressed. In vernacular buildings these can be timber and tile or brick respectively. In more polite and later architecture, stone predominates or rubbed brick lintols and bull-nose brick cills. A characteristic feature of vernacular buildings in particular is the use of local red brick to form window and door openings, giving a crisper definition than the cornbrash can achieve.

3.6.4 Within the conservation area timber windows will be expected and will be encouraged in preference to UPVc units in other parts of the site.

3.7 Housing types

This is a town centre site and, in accordance with PPS3, density should maximise the development potential of this previously developed land in a sustainable location, subject to amenity, visual and other constraints. Sanctuary Housing Association will be seeking to develop social rented dwellings that meet the requirements of the Council’s Local Housing Needs Survey to include apartments and family homes. It is recommended that family homes, some with integral garaging be constructed fronting Chapel Street and a mix of family homes and apartments to enable some dual aspect to Priory Lane on the site of Bryan House.

3.8 Code for Sustainable Homes

Being close to the town centre the site is accessible by public transport. The Council will expect development on this site to achieve at least Level 3 of the Code for Sustainable Homes.

The Council has adopted supplementary Planning Guidance called *Building in Harmony with the Environment, published in 1998*, that seeks to encourage sustainable construction. In particular the Council will encourage:

- The use of durable materials with long life and low maintenance
- Locally sourced building materials where possible
- Recycling of materials arising from the demolition of existing buildings, including on site crushing of masonry for use as hard core, where appropriate.
- Grey water recycling
- Water butts
- Utilising natural lighting and ventilation.
- Low energy heating sources and electrical fittings.
- Flexible buildings to facilitate future alternative uses and lifestyles
- High levels of insulation
- Specifying condensing boilers.

3.9 Parking standards and accommodating the parked car

3.9.1 Oxfordshire County Council parking standards require, for central areas, a maximum of 1 space per dwelling for dwellings with up to 2 bedrooms and for dwellings with more than 2 bedrooms, spaces on merit. There is no scope for additional parking on adjacent streets and it is not desirable for residents to utilise public car parking spaces as these would then not be available for shoppers; therefore the number of parking spaces sought will be given careful consideration, depending upon the size and tenure of the units.

3.9.2 Recent research has revealed that for owner occupied houses and flats in Bicester car ownership ranges from 0.6 – 1.75 and for rented houses and flats 0.4 – 1.0 vehicles per dwelling, depending upon the number of habitable rooms. It is the intention that this empirical data is used to formulate new locally responsive parking standards. In the interim, having regard to the outcomes relative to proposed dwelling types, size, location and tenure, it is appropriate for a standard of one space per dwelling to be applied to this site, as there is convenient public car parking available for visitors.

3.9.3 It is recommended that the properties fronting Chapel Street should be served by a mixture of integral garaging in the north and off plot parking spaces accessed from Chapel Street adjacent to 70 Chapel Street. *Manual For Streets* indicates visibility splays of 2.4 x 40m for 30mph, and the Highway Authority advises that these could be reduced subject to the outcomes of a speed survey. It is recommended that the area in front of the garaging should be the minimum acceptable to the highway authority, to encourage the use of the garage for car parking so that they do not obstruct the footway. To avoid the need for vehicles to block the highway whilst the garage door is opened, remote opening mechanisms will be required.

3.9.4 The dimensions of garages should be sufficient to allow car doors to be opened comfortably within the garage, for cycles to be stored along side the parked car, for 3 wheeled refuse bins to be stored along side the car and for space at the rear to be used for other storage. For this reason internal minimum dimensions of 3.5m by 6.6m will be required. Due to the conservation area location, timber doors will be sought.

3.9.5 It is recommended that car parking associated with the dwellings to the west of the site should be in a specially identified area within the central car parking area, gated or in some other way visually and physically separated from the public car parking, to ensure it is not abused by members of the public. Ideally the spaces should be unallocated to ensure maximum efficiency of use. They should be well overlooked by dwellings. The Indicative master plan suggests separation into two courtyards by a central two storey block of flats.

3.9.6 Research into visitor and delivery patterns revealed that an extra allowance of an unallocated 0.25 spaces per dwelling should cater for this, but in this central location, with public parking within the site itself, visitor parking within the public car park will be considered acceptable.

3.10 Secured by Design

The development should be designed to minimise crime and anti-social behaviour and so developers should discuss their proposals with the Thames Valley Police Crime Reduction Design Advisor at an early stage. Key principles to be followed include:

- Clearly defined public and private areas, with public areas well overlooked
- Active frontages to the public domain
- No through vehicular route
- Internal pedestrian routes that are well overlooked and lit
- Secure parking areas, overlooked and lit.

3.11 Accommodating meters, wheeled refuse bins, satellite dishes, external storage and bicycles

3.11.1 External meter cupboards should not be located on the front elevation of the buildings but mounted at ground level, within a recessed porch, recessed garage access or on a side elevation.

3.11.2 The Council operates an ambitious recycling scheme that requires 3 wheeled refuse bins per dwelling.

- For all new houses provide suitable storage at each property for three 240 litre wheeled bins (one for the collection of dry recyclables, one for residual waste and one for the collection of garden waste material). For those dwellings fronting Chapel Street it is essential that this is accommodated with easy access from or within the garage to prevent bins being left out on the footway.
- For apartments the developer must provide a suitable bin storage area. The bin storage area should contain space for two 240 litre wheeled bins per apartment (one for the collection of dry recyclables and one for residual waste). A bin storage area should contain bins for no more than five apartments thus a maximum of 10 bins, (bin dimensions: 0.6m wide x 0.8m depth x 1.1m height per bin). Space to accommodate these unobtrusively must be designed in to the scheme from the outset. It is suggested that the most convenient way of achieving this would be a brick built screened area for the bins and a covered store for bicycles to be provided within the car parking area so that they can be accessed from within the public car park.

3.11.3 Due to the restricted space available adjacent to the watercourse and the EA's requirement to keep open access to it, as well as the potential visual impact on the public car parking, the Council will be seeking a restrictive covenant to prevent the erection of gardens sheds, washing lines and other structures on the east bank of the River Bure within private curtilages

- 3.11.4. Due to the location within a Conservation Area, satellite dishes will not be allowed on elevations fronting the public domain. Ideally these should be located within the roof space and for apartments communal dishes could be provided by the Housing Association.

3.12 Landscape Infrastructure

- 3.12.1 An arborecultural survey will be required that plots the location, canopy spread, height, girth, species and condition of the three existing trees together with recommendations regarding remedial works. The existing trees should be retained and there should be a presumption against any building or ground works including hard surfacing, services, drainage and walls within 2 m of their canopy spread. Due to the conservation area location the Council will require 6 weeks notice of any works to trees. All trees are to be protected by stout protective fencing in accordance with BS5837 prior to commencement of any development, including site infrastructure, on site.
- 3.12.2 New landscape planting should avoid encroaching on or overshadowing existing or proposed dwellings or adjacent gardens. Planting within or adjacent to parking spaces should avoid species that cause dripping sap to damage vehicles.
- 3.12.3 Every opportunity should be taken to increase the biodiversity of the site, particularly along the watercourses. The banks of Town Ditch must be softened and Back Ditch must be opened up and its alignment could be adjusted to make best use of the site. The banks should be softened and include the planting of appropriate species.

3.13 Open space and children's play areas

- 3.13.1 A Local Area for Play will be required within the site. This area should be overlooked by the dwellings it serves and be located to not cause nuisance to residents of The Willows. Normally LAPs are required to consist of an activity zone of 11 sq m and a buffer zone of a minimum 5m depth; however a smaller area may also be acceptable provided that it can be demonstrated to be fit for purpose and not cause nuisance. Fixed equipment is not always needed; the Council has accepted games inlaid into the adopted surface elsewhere. A seat and a litter bin should be provided. Further information can be found in the Council's published Supplementary Planning Guidance *The Provision of Open Space in New Residential Development: LA Guidance Note. July 2004.*
- 3.13.2 Provision for older children's play can be made off site so a financial contribution will be required towards the cost of provision and maintenance of improvements to other facilities.
- 3.13.3 Financial contributions will also be required towards the provision and maintenance of off site sports and recreation facilities.

3.14 Public Art

The Council operates a public art policy that seeks the inclusion public art in the design of major developments. This could take the form of street furniture, play equipment, lighting or a bespoke sculpture or it could be integral to the design of a landmark building visible from the public domain.

3.15 Other planning considerations

In addition to on site provision of affordable housing and a Local Area of Play, developer contributions may be sought, *inter alia*, towards:

- Community facilities
- Youth facilities
- Ecumenical worship facilities
- Sports and recreation facilities

- Children's play facilities
- Primary health care facilities
- Nursery, primary and secondary education facilities
- Library facilities
- Off site highway and transport improvements.

Appendix A

Linda Rand
Design and Conservation Team Leader
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon OX15 4AA

Archaeological Services
Central Library
Westgate
Oxford, OX1 1DJ
Fax: 01865 810187
Tel: 01865 810185

Email: Richard.Oram@oxfordshire.gov.uk

My Ref: RO/0933

17th September 2007

Please ask for:

Richard Oram

Planning Archaeologist

Dear Linda,

Chapel Street, Bicester

We have been previously consulted on an application for this site on 16th March 2005 under the application number 05/00412/OUT. On this we recommended a staged programme of archaeological investigation starting with an evaluation to see what survives and in what areas. I have summarised the archaeological background below.

The site of proposed development is located within the core of the medieval settlement of Bicester. It lies close to St Egburg's Church, which dates to the early medieval period although documentary evidence shows that there was a church on the site during at least the later Anglo Saxon period. It is highly probable that it was a Minster church in the Anglo Saxon period. This site is also within the eastern side of the site of the Austinian priory that was founded between 1182 and 1185. Whilst not being an extensive monastic house it supported a Prior and eleven canons until its dissolution in 1536.

The area of the Bryan House site was the subject of limited archaeological investigations in September 1968, ahead of extension work to the TA Centre, which formerly occupied the site, which uncovered a large, medieval dated, wall, (D. A. Hinton, *Oxoniensia* XXXIV 1969:22). This was assumed to be the north wall of the north transept of the Priory's church. It is possible that other aspects of the Priory and its immediate environs will be encountered in the proposed building works.

To the north of the site is the Causeway that linked the medieval centres of Kings End and Market End appears to be at least C14th in origin. Evaluation and subsequent excavation by John Moore Heritage Service, immediately to the north of the proposal area around Vine Cottages (NGR SP 5841 2228) (PRN 16212), did not refute this and indicated that the land between the site and the causeway was low lying and marshy until it was deliberately levelled in the early post medieval period. From this it is likely that the Causeway was a raised track-way between the two settlements across this marshy lowland.

On the east side of Chapel Street an evaluation undertaken by Wessex Archaeology at the Kings Arms site revealed Anglo Saxon activity along the street frontage (NGR SP 5851 2223) (PRN 16137). The extent of this activity westwards is unclear but it is quite probable that it extended westwards on either side of the River Bure and was associated with the

Minster church. The presence therefore of medieval and earlier burials should not therefore be discounted within the grounds of Bryan House.

Excavations carried out on the rear of properties to the north of the site, on the Causeway, produced high status Roman pottery as well as flue and roof tiles. Possibly related to a high status Roman building somewhere in the near vicinity (NGR SP 5843 2231) (PRN 16268). It is possible therefore that the development of the proposal site could encounter archaeological remains of Roman date.

The areas immediately around Bryan House are likely to have been disturbed during the development of both the TA Centre and Bryan House and along the immediate edge of Chapel Street but large aspects of the two car parks appear to have been undeveloped as well as areas within the previous developments. I would therefore be looking to have a condition requiring a staged programme of archaeological investigation to be completed prior to the development.

If you have any questions then please do not hesitate to contact me.

Yours Sincerely

Richard

Richard Oram
Planning Archaeologist

Appendix B

Relevant Policies

Oxfordshire County Structure Plan 2016

G1
G2
EN4
H3
H4

Saved policies of Adopted Cherwell Local Plan 1996

H1
H4
H5
H17
C22
C23
C26
C28
C30
C31

Policies of the Non-Statutory Cherwell Local Plan 2011

D1
D2
D3
D4
D5
D9
D10a

EN40
EN44
EN45
EN45a
EN46
EN47

Appendix C

Other Guidance

Development in the Historic Environment
English Heritage 1995

Building In Context: New development in historic Areas
English Heritage CABE 2001

PPS 1

PPS 3

PPG15

By Design Urban Design in the Planning system: towards better practice
DETR, CABE 2000

Urban Design Compendium Volumes 1 and 2
English Partnerships, Housing Corporation 2007

Secured By Design:
Thames Valley Police

Bicester Conservation Area Appraisal
Cherwell District Council 1998

Executive

Annual Review of Council Tax, Business Rates and Benefits Discretionary Powers

1 December 2008

Report of Head of Exchequer

PURPOSE OF REPORT

To review the reliefs currently awarded under the discretionary powers the Council has in relation to council tax, business rates and housing and council tax benefits and decide whether any changes should be made to take effect from 1 April 2009.

This report is public

Recommendations

The Executive is recommended:

- (1) To note the Head of Exchequer's decision to offer 4 dates for payment by direct debit to council tax and business rate payers; the dates being 1st, 9th, 18th and 25th of each month from 1 April 2009.
 - (2) To resolve to continue with the discretionary awards that it resolved to give on 3 December 2007, which are:
 - a) Not to offer any reduction for early lump sum payments, as provided for by Regulation 25 of the Council Tax (Administration and Enforcement) Regulations 1992.
 - b) Not to offer any reductions to encourage taxpayers to use particular methods of payment, as provided for by Regulation 26 of the Council Tax (Administration and Enforcement) Regulations 1992.
 - c) To continue the local scheme disregarding the whole of any War Widows Pension or War Disablement Pension when calculating entitlement to Housing Benefit or Council Tax Benefit.
 - d) To continue with the practice established in 2004/05 of reducing the Council Tax discount for second homes from 50% to 10%, except for annexes that are not otherwise exempt and are occupied by families as part of their main residence, which from 1 April 2008 have been excluded from this provision.
 - e) To continue with the practice established in 2004/05 of reducing the Council Tax discount for long-term empty properties to nil.
 - f) To continue with the present practice of awarding 100% rate relief to charity shops; village halls; community centres and premises used for scouting and other youth groups.
 - g) To retain the existing levels of discretionary rural rate relief.
-

Executive Summary

Introduction

- 1.1 There are various discretionary powers contained within the Council Tax, Housing Benefit and Business Rates legislation, all of which are reviewed annually.
- 1.2 Any resolution to amend a discretionary power relating to Council Tax must be made before the Council Tax for the next financial year is set. Similarly, with Business Rates, it is important to establish the criteria that will apply for all classes of discretionary relief prior to annual billing taking place.

Proposals

- 1.3 To improve the service we offer our council tax payers the Head of Exchequer plans to increase the number of dates when council tax payers can pay by direct debit from 2 per month to 4 per month and for Business Rates payers from 1 to 4 per month.
- 1.4 There are no proposals to amend any of the discretionary powers in relation to council tax, business rates or housing and council tax benefit. For further information in relation to the current use of these discretionary powers please see the Background Information that forms part of this report.

Conclusion

- 1.5 As a billing authority this Council has various discretionary powers that it is required to consider in relation to Council Tax, Council Tax and Housing Benefits and Business Rates. It is good practice to review the effects of the previous decisions made in relation to the exercise of these discretionary powers on a regular basis. This ensures that the discounts and reliefs previously approved are still effective and provides the opportunity for Members to consider any representations received for variations to the existing discretionary schemes.

Background Information

2.1 Due Date for Monthly Instalments in 2009/2010

The Scheme of Reference and Delegation authorises the Head of Exchequer to determine the due date(s) for payment of Council Tax and Business Rates monthly instalments. For several years, the due date for both has been 1st of the month, although Council Tax payers paying by direct debit also have the option of paying on 18th of the month.

70% of Council Tax payers now pay by direct debit. Of these, 49.43% pay on 18th of the month. However, given the current global credit crisis, extra payment dates for direct debit payers are to be introduced on the 9th and 25th of the month. Business rates payers will also be offered the full range of direct debit dates. Currently 56% of business rate accounts are paid by direct debit, all on the 1st of the month.

For all other methods of payment it is intended that instalments will remain payable on the 1st of each month, commencing on 1st April, or as soon as practical thereafter.

2.2 Council Tax Discretionary Powers

2.2.1 Reductions for Lump Sum Payments

Discretionary powers allow billing authorities to offer a percentage discount for early payment of the full year's council tax bill. To qualify for the discount the taxpayer must pay the full year's bill, less any discount, before the first instalment falls due. A discount must also be available for accounts issued during the financial year in respect of new occupiers, providing payment in full is received before the date on which the first instalment would otherwise become due.

Some people already pay their council tax in one lump sum at the start of the year. Offering a discount might encourage a few others to pay this way, but it is unlikely that the numbers would be anywhere near sufficient to make this worthwhile as the administration costs would be likely to outweigh any financial advantage.

For these reasons there are no proposals to offer reductions of this nature.

2.2.2 Reductions for Non-Cash Payments

The Council's preferred method of payment is direct debit, this being by far the most economical and reliable of the options available. The numbers paying by this method have increased steadily over recent years. Although there are now facilities to pay over the internet or the automated telephone service by debit/credit card and at Post Offices and Paypoint agents, these do not appear to have adversely affected the numbers paying by direct debit.

The regulations permit the operation of a discount scheme to encourage tax payers to use non-cash methods of payment, such as direct debit. However, it is anticipated that little would be gained from offering a discount of this nature. If anything, it would simply result in greater expense, as a result of cost and administration implications.

For these reasons it is recommended that discounts of this nature are not offered.

2.2.3 Council Tax Benefit

On 1 December 1992, (Minute F67/92 refers), the Council resolved to amend its scheme to disregard all income from a person's war disablement or war widow's pension, when calculating their net weekly income for Housing Benefit or Council Tax benefit purposes.

The cost to the Council of this local scheme has remained at a similar level for the last 2 years and, on the basis of the estimate for the current year, there will be a drop in expenditure this year in relation to housing benefit.

Local Scheme	Total nos of cases	Housing Benefit	Council Tax Benefit	Total cost of local scheme
2006/07	39	£38,447	£16,021	£54,468
2007/08	37	£35,939	£15,221	£51,390
2008/09* *(estimated)	30	£28,600	£15,500	£44,100

This local scheme provides valuable assistance for the claimants concerned. Any reduction in the amount to be disregarded could result in hardship for some claimants, therefore continuation of the local scheme is recommended.

2.3 Council Tax Discounts

- 2.3.1 In 2004/05 the government introduced a discretionary power for billing authorities to reduce the discount awarded for second homes from 50% to 10%. This council resolved to apply this reduction, which has remained in force since 1 April 2004.
- 2.3.2 Although this change generates only a small amount of additional income for the authority, it is nevertheless beneficial, as it is for the other precepting authorities.
- 2.3.3 Also in 2004/05 the government gave billing authorities the discretion to reduce the discount given for long-term empty properties to nil, where this had previously stood at 50%. Again this authority resolved to implement this change and, again, this has resulted in a small amount of extra income, both for this authority and other precepting authorities.
- 2.3.4 As well as providing additional income, this is also a means of discouraging property owners from keeping dwellings unoccupied.
- 2.3.5 In 2007/08 a locally defined discount was introduced for separately banded annexes occupied by the same household as the main dwelling. When this discount was approved, in December 2007, there were 35 such annexes. As at 31 October 2008 the number qualifying for this discount has increased to 53. This increase has resulted in additional discount of £5,897 being awarded.
- 2.3.6 The increase in this locally defined discount is due to further annexes that meet the criteria being identified since December 2007. Given that some increase was likely and that the majority of qualifying properties have now been identified there is no recommendation to vary the level of discount for 2009/2010.

2.4 Business Rate Relief

2.4.1 The rating legislation provides for relief to be given in certain circumstances. In addition to those properties for which 80% mandatory relief is awarded, the Head of Exchequer has the delegated authority to consider applications for discretionary relief under the Scheme of Reference and Delegation. For several years it has been the Council's policy to award such relief as follows:

(a) 80% discretionary relief to be granted where a property qualifies for discretionary relief;

(b) An additional 20% discretionary relief to be granted to village halls, community centres, charity shops, scouting and other youth groups. In all cases the properties concerned will already qualify for either mandatory or discretionary relief.

2.4.2 The cost to the Council for providing this relief varies depending on the type of relief awarded. A breakdown of the Council's expenditure for providing relief in the current financial year is shown in the following table.

Details of Rate Relief Awarded – 2008/09				
	Amount of relief	% to be met by CDC	Cost to CDC	Number of cases
Discretionary	£74,228	25%	£18,557	48
Mandatory	£1,524,407	0%	£0	210
Top-up	£56,582	75%	£42,437	88
Rural discretionary	£17,163	25%	£4,291	5
Rural mandatory	£57,385	0%	£0	52
Rural top-up	£57,385	25%	£14,346	52
Total			£79,631	

2.4.3 From the above table it can be seen that for the current year the total cost to the authority of providing relief is £79,631, which is £4,638 more than in 2007/8. Although there has been an increase of 5.8% over the last year, the amount of relief awarded over recent years has, overall, been relatively unchanged. The table below shows the levels of relief for the previous 4 years.

Costs of Rate Relief 2004/05 to 2007/08				
	2004/05	2005/06	2006/07	2007/08
Discretionary	£26,480	£21,480	£22,143	£24,015
Mandatory	£0	£0	£0	£0
Discretionary Top-up	£33,155	£30,651	£29,898	£33,712
Rural Discretionary	£4,187	£3,561	£3,754	£3,996
Rural Mandatory	£0	£0	£0	£0
Rural Top-up	£12,233	£11,758	£12,153	£13,270
Total	£76,055	£67,450	£67,948	£74,993

2.4.4 It can be seen that the most costly item is discretionary top-up relief so, if the authority were minded to try and reduce its expenditure in any way, this is the area most likely to achieve any significant savings. However, this would entail reducing the relief awarded to the classes of property shown in paragraph 2.4.1 (b) above.

2.4.5 In the discretionary powers report in 2003/4 a breakdown was provided of the component parts of this cost and it was evident that by far the largest single item of expenditure was for charity shops. That situation has not changed. So unless the additional relief was withdrawn from charity shops, there would be no appreciable saving and, even then, the difference to the authority would be very small.

2.4.6 There is a similar situation with The Rural Rate Relief Scheme, which provides for mandatory and/or discretionary relief to be awarded where certain conditions are satisfied. The authority has only to fund 25% of either the discretionary rural rate relief or the rural top-up, so the actual cost of assisting those rural businesses that receive relief is relatively small. For this reason there are no recommendations to change the current practice.

	Amount of relief	% to be met by CDC	Cost to CDC	Number of cases
Rural discretionary	£17,163	25%	£4,291	5
Rural mandatory	£57,385	0%	£0	52
Rural top-up	£57,385	25%	£14,346	52

Key Issues for Consideration/Reasons for Decision and Options

The following options have been identified. The approach in the recommendations is believed to be the best way forward.

- Option One** To offer additional direct debit dates on 9th and 25th of the month for Council Tax payers and additional dates of 9th, 18th and 25th to Business Rate payers. This will help local residents and businesses during the global credit crisis to manage their budgets and cash flow whilst maintaining their payments of Council Tax and Business Rate.
- Option Two** To make no change to the current instalment arrangements and miss out on the opportunity to encourage more council tax and business rate payers to pay by direct debit.

Consultations

None No consultation has been undertaken with specific regard to the exercising of these powers as they provide the same or better discounts and reliefs than our neighbouring authorities and no challenges have been received, to date, in relation to the levels of discount or relief available.

Implications

Financial: The proposed budget provision for discretionary rate relief of £88,911 for 2009/10 allows for an increase in excess of the rate of inflation as expenditure in 2008/09 to date has already exceeded the budget provision. See paragraph 2.4.2 of the Background Information in this report for expenditure to date.

The introduction of the new rate of discount for property annexes occupied by the family as part of their main residence has had little effect on the taxbase and will have a minimal impact on the amount of council tax charged per Band D equivalent.

Comments checked by Denise Westlake, Service Accountant for CS and R, 01295 221559

Legal: There are no changes being recommended that have any legal implications.

Comments checked by Pam Wilkinson, Principal Solicitor 01295 221688

Risk Management: There are risks arising from the use of discretionary powers in relation to the collection of Business Rates and Council Tax, in that decisions made can affect both the levels of income collected and the timing of payments received, with potential resultant cash flow implications. In the current global financial crisis, there is a risk that by not offering people greater flexibility for their payments they may fall behind with instalments which in turn will affect the Authority's cash flow.

Comments checked by Rosemary Watts, Risk Management & Insurance Officer, 01295 221566.

Wards Affected

'All'

Corporate Plan Themes

An accessible, value for money Council.

Executive Portfolio

Councillor James Macnamara
Portfolio Holder for Resources

Document Information

Appendix No	Title
Appendix [X]	None
Background Papers	
None	
Report Author	Mr A Taplin, Local Taxation and Recovery Manager Mr R A Cox, Business Rates Manager
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Agenda Item 11

Executive

Draft Budget 1 and Service Plans 2009 - 2010

1 December 2008

Report of Strategic Director for Customer Service and Resources and the Chief Accountant

PURPOSE OF REPORT

The Council has to adopt a budget for 2009/10 as the basis for calculating its level of Council Tax and has to base that budget on its plans for service delivery during the year, recognising any changes in service demand that may arise in future years. This is the first of three opportunities that the Executive has to shape and refine the interaction between service plans and financial matters before the final budget is presented to the Council on the 23rd February 2009.

This report is public

Recommendations

The Executive is recommended:

- 1) to consider the draft budget (detailed in Appendix 1) and service plans in the context of the Council's service objectives and strategic priorities;
- 2) to endorse the proposed service priorities (detailed in Appendix 2);
- 3) to agree the approach to the overall capital programme and 09/10 expenditure profile (detailed in Appendix 3);
- 4) to provide guidance on the treatment of service growth bids (detailed in Appendix 4);
- 5) to advise of any other matters they would like taken into consideration in producing a balanced budget for the next meeting of the Executive on January ;
- 6) to endorse the draft budget and service plans as the basis for consultation;
- 7) to invite the Resources and Performance Scrutiny Board to consider the draft budgets and service plans, service priorities and service growth bids at their meeting on December 9th 2008 and submit their comments to the Executive meeting to be held on 12 January 2009.
- 8) to resolve that the Council does not participate in the Government's free swimming programme due to the fact that the Government grant is insufficient to cover the cost arising.
- 9) To approve a supplementary revenue estimate of £250,000 for the provision of disabled facility grants in the financial year ended 31st March 2009.

Executive Summary

- 1.1 The budget will form the financial expression of the Council's service delivery plans for 2009/10; the allocation of resources against agreed service priorities is necessary in order to achieve its strategic priorities.
- 1.2 There is a statutory requirement for the Council to set a balanced budget by 11 March 2009 and the draft budget is part of that process.
- 1.3 The agreement of the draft budget and service priorities and the guidance on the treatment of service growth bids, will allow the Select Committees to carry out their scrutiny role in respect of the service and financial planning process and resource allocation decisions.
- 1.4 The re-profiling of the capital programme enables us to improve effectiveness in delivering the commitments.

Disabled Facility Grants

- 1.5 The Committee will recall that as a result of performance review during 2007/08 problems were identified in delivering a fully effective Disability Facilities Grants service. This was largely due to the failure of our partnership arrangements with other Districts and the contract provider of our Home Improvement Agency (HIA) service. As a result the Portfolio Holder introduced new management/staffing arrangements, including bringing the HIA service in house under Head of Housing Services. These internal changes coincided with a growth in demand but also a variable rate of referrals made to us by OCC. A significant backlog was cleared in 2007/08 but demand is once again creating a significant waiting list for referrals.
- 1.6 The service has progressed on the basis of a need to address referrals quickly and improve the flow of grant payments and completed works. This has been successful and an excellent service is now being delivered to meet this important need. The 2007/08 budget of £625,000 was supplemented by £244,000 of additional capital rolled forward from the previous year and a significant total spend of £782,000 was achieved with further grants of £243,000 approved but not paid.
- 1.7 The 2008 - 09 capital allocation of £625,000. was based on the previous years budget but grant approvals have proceeded on the assumption that the previous year's capital underspend (comprising £87,000 from the DFG budget and additional funds from the discretionary grants budget) could be made available. Spend is now at a level where a further capital sum is required. This position should now be formalised in the capital programme with a request to approve a supplementary estimate of £250,000.
- 1.8 This year's experience of the new arrangements has allowed a more accurate level of spend to be planned for the 2008 - 09 budget year. That spend level reflects the current staff capacity of the service. It should be noted that the council has moved from underperformance in terms of utilising available capital, to a position where a higher level of spend is sustainable, but the level of demand has now grown to the point it is necessary to make more difficult decisions on how much Cherwell capital should be allocated in future. The

grant system is mandatory, but Government contributions to the scheme are capped. This means that as it becomes necessary to limit Council capital funding the growing demand for the service can only be managed through a waiting list system. This point has not yet been reached, but this is an underlying issue for the future capital programme.

Free Swimming Initiative

- 1.9 The Executive at its meeting on 1 September, considered a report on participating in the Government's free swimming programme for the Over 60s and Under 15s. It concluded that it would submit expressions of interest for both schemes but that prior to any commitment, to consider the financial implications as part of the 2009/10 budget setting process. The additional costs of offering free swimming under the terms of the Government scheme are estimated to be £84,000 in 2009/10 as a consequence of Government funding only part of the actual cost. This cost increases to £162,000 per annum from 2011/12 when the Government's two year grant is withdrawn.
- 1.10 Given that the budget guidelines do not allow for growth and the significant challenges the Council faces in setting a balanced budget, no allowance has been included in the draft budget for the Council to commit to the Government's free swimming programme.

Background Information

2.1 Service Plans

Draft service plans have been prepared alongside the draft budget and have benefited from the new approach (detailed in Appendix 2) and include early consultation feedback and robust peer and member challenge.

Copies of the Service Plans for 2009/10 are available on the Council's intranet site <http://intranet/improvement/draftserviceplans.cfm>.

2.2 The Status of the Budget

The revenue budget as presented has been left, quite deliberately, with a funding gap. This type of gap is not unusual at this stage in the process and it can be covered by considering the actions listed in Appendix 2. The funding gap in the draft budget as presented is approximately £0.7m and it is important that Members are aware of this potential deficit before they commit funding against particular priorities and/or divert funding from low priority services.

As in previous years, the final allocation of central Government Grant and the amount available for distribution from the Collection Fund will be confirmed later in the process.

2.3 Service Plans and Budget Guidelines

The Executive agreed the service plans guidelines on 12 May 2008 and the budget guidelines at its meeting on 6 October 2008 after considering the medium term financial

forecast and underlying financial strategy.

Key Issues for Consideration/Reasons for Decision and Options

- 3.1 This report present the Council's draft 2009/10 Revenue and Capital Budget, Service Plans and considers 2 items in relation to 2008/09 revenue and capital implications.

The following options have been identified. The approach in the recommendations is believed to be the best way forward

- Option One** To review draft revenue and capital budget to date and consider actions arising.
- Option Two** To approve or reject the recommendations above or request that Officers provide additional information.

Consultations

Corporate Management Team 19/11/08

Implications

Financial: Financial Effects – the significant financial effects of the budget are identified in Appendix 1. Any decisions made in relation to ongoing expenditure or income in the budget for 2009/10 will have repercussions in future years when current forecasts indicate the financial environment is likely to become increasingly difficult. The Council has a statutory duty to set a balanced budget and could incur the intervention of the Secretary of State if it failed to do so.

Consideration of this item will fall within the provisions of Section 106 of the Local Government Finance Act 1992, and Members affected by those provisions should declare accordingly and refrain from voting on the matter.

Efficiency Savings – Our Medium Term Financial Strategy requires efficiency savings and we have a NI target of 3.1% in 2009/2010. The draft budget presented includes a significant level of qualifying efficiencies which will be collated and reported to the February Executive meeting. Comments checked by Phil O`Dell, Interim Head of Finance, 01295 227098.

Legal: There is a statutory requirement for the Council to set a balanced budget by 11 March 2009 and the draft budget is part of that process.

Comments checked by Liz Howlett, Head of Legal and

Democratic Services, 01295 221686.

Risk Management:

The significant risks and assumptions associated with the draft budget are outlined in Appendix 1 and a risk provision has been considered. On a broader front, if due consideration is not given to matching scarce financial resources carefully against properly assessed service priorities, the Council may fail in achieving its strategic priorities and in its duty to demonstrate value for money.

Comments checked by Phil O'Dell, Interim Head of Finance, 01295 227098.

Wards Affected

All

Corporate Plan Themes

An Accessible and Value for Money Council

Executive Portfolio

Councillor James Macnamara
Portfolio Holder for Resources

Document Information – TO FOLLOW

Appendix No	Title
Appendix 1	Draft Revenue 2009/10 Budget and Analysis
Appendix 2	Service Plans and Service Priorities
Appendix 3	Draft 2009/10 Capital Programme
Appendix 4	Draft 2009/10 Growth Bids
Background Papers	
2008/09 Budget Booklet 2008/09 Capital Programme Medium Term Financial Strategy Budget Guidelines	
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Executive

Local Development Framework – Annual Monitoring Report

1 December 2008

Report of The Head of Planning and Affordable Housing Policy

PURPOSE OF REPORT

To consider the progress made on the Council's Local Development Framework (LDF) in terms of meeting milestones in the Local Development Scheme and to consider monitoring information on business development, housing, biodiversity, open space, transport, and local services for the monitoring year April 2007 to March 2008.

This report is public

Recommendations

The Executive is recommended to:

- (1) endorse this report for submission to the Secretary of State by 31 December 2008 and delegate authority to the Head of Planning and Affordable Housing Policy to make any minor presentational changes in consultation with the Portfolio Holder for Planning and Housing;
- (2) note the housing delivery position described in the report;
- (3) resolve that the Council continues to bring forward proposals for the delivery of sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011, which was approved as interim planning policy for development control purposes on 13 December 2004, and that officers continue to work with the development industry, local communities and other interested parties in order to do this in the interests of sustaining housing delivery (including the provision of affordable housing) to meet the requirements of the adopted Oxfordshire Structure Plan and, upon adoption, the South East Plan.

Executive Summary

- 1.1 An Annual Monitoring Report has been prepared for the period 1 April 2007 to 31 March 2008 and is presented at Appendix 1 to this report.

- 1.2 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development) (England) Regulations 2004 require the Council to produce an Annual Monitoring Report (AMR). Upon approval by the Executive, the AMR will form part of the District's Local Development Framework (LDF). This is the fourth time that the Council has produced an Annual Monitoring Report under the provisions of the new planning system.
- 1.3 The AMR reviews progress on preparing the Council's Local Development Framework (LDF) in terms of meeting milestones in the Local Development Scheme (the LDF programme) during this monitoring period. It also provides monitoring information on business development, housing, biodiversity, open space, transport and local services in Cherwell.
- 1.4 This information, along with information from previous years, will be used to inform policy making for the LDF. Information collected after adoption of a Development Plan Document, such as the Core Strategy, will be used to assess whether policies in the LDF are achieving the desired results and whether they require review. As the Council does not have any adopted Development Plan Documents the 2008 Monitoring Report is not proposing any changes to policy.
- 1.5 The Report has been prepared with reference to government guidance, including *Local Development Frameworks Monitoring: A Good Practice Guide (2005)*.
- 1.6 The Council is required to submit the Annual Monitoring Report to the Secretary of State by 31 December 2008. It will be made publicly available but is not subject to consultation.

Background Information

- 2.1 The purpose of the Annual Monitoring Report is to:
 - i. review progress in the preparation of Local Development Documents (LDDs) against the timetable and milestones in the Local Development Scheme (LDS);
 - ii. provide an analysis of the monitoring results collected using the Government's 'Core Output Indicators';
 - iii. set out a framework for monitoring policies, to assess their performance and to identify where review is required;
 - iv. set out the actions for future Monitoring Reports.

Local Development Framework Progress

- 2.2 Chapter 4 of the Annual Monitoring Report provides an update on progress in producing local development documents (LDDs) in accordance with the

Council's Local Development Scheme. The last year has seen three events which have affected progress on the Local Development Framework (LDF):

- i. the publishing of new planning guidance from Government (a revision to PPS12) which sets out how the LDF, and in particular the Core Strategy should be prepared. This has required us to amend the process by which the Core Strategy is being prepared which has in turn required us to undertake further technical work;
- ii. staffing changes. The team has been under resourced for part of the year with the departures of the previous Service Head and the LDF Team Leader;
- iii. the eco-town proposal. This has required additional work which has diverted resources away from LDF work. It has also generated uncertainty over the levels of growth that the LDF will be required to find.

2.3 The first of these events was particularly significant in that the Council is now required to identify 'strategic allocations' within the Core Strategy, and furthermore is not now required to undertake a 'preferred option' stage. As a response to this, the Executive in August 2008 approved a report which proposed a series of 'reasonable alternative directions of growth and strategic sites' A major public consultation was undertaken on this between September and November and it is hoped that the outcome of this can be reported back to councillors in the early spring of next year.

2.4 The changes to the programme for the Core Strategy will have a knock on impact upon other Local Development Documents (LDDs) in the Council's programme. These will need to be discussed with the Government Office for the South East and it is hoped to seek member approval for any changes to the Local Development Scheme in the early new year.

Monitoring Results - Housing

2.5 The Annual Monitoring Report contains a comprehensive review of housing delivery and housing land supply (see Chapter 5 and Tables in Appendix 5). The key findings and conclusions are:

- housing completions for 07/08 were 455 (see Tables 27 to 31). This is lower than annualised Structure Plan requirements (approximately 623 dwellings per annum) but higher than the projected target of 414 set in last year's Monitoring Report;
- since 1 April 2001, the start of the plan period of the adopted Oxfordshire Structure Plan 2016, total net housing completions have been 4430. This is 64 dwellings more than the six year Structure Plan requirement of 4366 (see Table 36);
- total housing land supply from 2001-2016 is estimated to be 9994 dwellings which is 644 dwellings more than the Structure Plan requirement of 9350. The District is therefore in a position to meet total

Structure Plan requirements without new sites being identified in new Development Plan Documents (DPDs) (Table 36). It is also well placed to begin meeting the requirements of the emerging South East Plan (670 dwellings per annum) (Table 37);

- the District has a 5.2 year rolling supply of deliverable housing land in relation to adopted Structure Plan targets for the five-year period 2008-2013. This increases to a 5.6 year supply for the period 2009-2014 (Table 36). When assessed against the requirements of the emerging South East Plan (not yet adopted), the figure falls temporarily below 5 years to 4.8 (2008-2013) before rising to 5.3 years for 2009 to 2014 (Table 37). It is then projected, under both Structure Plan and emerging South East Plan requirements, that at least a five-year rolling supply of deliverable housing land can be maintained until a drop below five years in 2012/13.
- the percentage of new housing (net) built on previously developed land in 07/08 was 58%. For gross completions (i.e. not allowing for losses) the figure was 60%. This equals the national annual target (see Table 31);
- the average density for all new dwellings in 07/08 was 47 dwellings per hectare (dph) which is lower than the 54 dph recorded in 06/07 but higher than the figure of 32 dph recorded in 05/06) (Table 31);
- net affordable housing completions in 07/08 were 133 compared to the minimum average annual target of 100 dwellings set by the Housing Strategy (Table 34). Gross completions (i.e. including acquisitions and not allowing for losses) were 160 (Table 33). In 06/07 gross and net figures were 166. The total net supply since 2001 is now 729, an average of 104 per annum (an increase from last year's average of 99 per annum).

2.6 Planning Policy Statement 3: *Housing* (PPS3) states that where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, they should consider favourably planning applications for housing, having regard to policies and considerations in PPS3. Monitoring results show that the District does have in excess of a five-year rolling supply of deliverable housing land when measured against adopted Structure Plan requirements and that this can be maintained until a fall just below 5 years in 2012/13. By this time new deliverable sites will have been allocated in new Development Plan Documents in 2010 and 2011.

2.7 Although when assessed against emerging South East Plan requirements the rolling supply dips to just below 5 years in 08/09, it is expected to subsequently rise above 5 years in 09/10 and again be maintained until a drop in 2012/13. It should also be noted that, as required by PPS3, these figures make no allowance for small, unidentified windfalls (i.e. unanticipated housing). Any such windfalls completed in addition to projected completions during the remainder of 08/09 would assist in increasing the current rolling supply.

- 2.8 PPS3 states that in monitoring and managing land supply, policies and proposed management actions should reflect the degree to which actual performance varies from expected performance, as indicated in housing trajectories. Where actual performance, compared with the trajectories, is within acceptable ranges (to be defined by Local Planning Authorities), for example within 10-20%, and future performance is still expected to achieve the rates set out in the trajectories, there may be no need for specific management actions at that time. The rolling supply in 08/09, when measured against the unadopted South East Plan, is within 0.2 of a year of 5 years (i.e. a 4% deviation). In view of this and the fact that the projected supply makes no allowance for small, unidentified windfalls, and, because rolling supply is expected to subsequently rise in 09/10, it is considered that there is no need to take any specific action. Indeed, it is considered that the overall land supply position for deliverable sites is good in the context of current market conditions. It even allows for another 2 years of relatively low completions, reflecting current market conditions, with approximately 356 expected in 08/09 and about 376 in 09/10.
- 2.9 Nevertheless, the fact that the rolling supply has fallen from last year's figure of 6.8 to 5.2 this year under Structure Plan requirements (due to delays on major sites and the present national economic conditions) emphasises that it remains important that the Council continues to bring forward the sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011 in order to sustain delivery.

Monitoring Results - Other Key Findings

- 2.10 The results for other subject areas include:

Business Development and Town Centres

- 20,465m² (gross) of business development was completed in Cherwell during 2007-8 (3,956m² net)
- 11,585m² (gross) of 'town centre uses' development was completed in Cherwell during 2007-8 (7,437m² net)
- No land identified in the Council's Employment Land Review was lost to 'non employment uses' this monitoring period
- Total employment land availability in Cherwell is now 100.38 hectares.

Environmental Quality

- No planning applications have been granted permission contrary to Environment Agency advice on flooding and/or water quality grounds
- There has been an increase in the area of County Wildlife Site (CWS) within the District with Stoke Wood (36.5 hectares) and Balscote Quarry (6.2 hectares) being designated and a large area of the CWS at Horley being removed. There are now 983 hectares of County Wildlife Site in Cherwell.
- There has also been an increase in the area of 'priority habitat' within Cherwell (areas of national priority for biodiversity and conservation action) from 1,343.7 hectares to 2,620.9 hectares.
- There has been an increase in the percentage of Sites of Special Scientific Interest (SSSIs) in Oxfordshire reaching Natural England's

target for being in a 'favourable' or 'unfavourable but recovering' condition, but a decrease in this percentage for SSSIs within Cherwell.

- 8 planning applications for renewable energy have been permitted this monitoring period, and 2 refused.
- There are no open spaces within the District managed to 'Green Flag Award' standard, as no applications for this Award have been made during this monitoring period.

Car Parking and Transport

- A number of the non-residential schemes completed during this monitoring period exceeded the maximum car parking standards (standards used to limit parking for sustainability reasons on developments over a certain size threshold).
- Accessibility to key services by public transport from new housing developments built over the monitoring year is below the County average. This is likely to be low because of the high proportion of development completed within rural areas during 07-08, further away from services and facilities and where there is less public transport provision.

Policy Monitoring Framework & Actions for Future AMRs

- 2.11 The information presented in this Monitoring Report will be used to assist Service delivery and to inform policy making through the Local Development Framework (LDF). Work on housing delivery has shown that there is a continued need to bring forward the sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011 in the interests of maintaining delivery to required levels.
- 2.12 Future Monitoring Reports will continue to report on the Core Output Indicators as required. Additional information may be included in response to other Government requirements and local circumstances. Work on the Core Strategy other LDF documents may highlight other policy areas where new or revised monitoring arrangements will be important.
- 2.13 The monitoring framework needs to be developed using local indicators and targets closely linked to key LDF policies to help us assess the effectiveness and impact of those policies. Further information is set out in Chapter 6 of the Monitoring Report.

Key Issues for Consideration/Reasons for Decision and Options

Endorsing Options

- 3.1 The Council is required to submit the Annual Monitoring Report to the Secretary of State by 31 December 2008. It is also our intention, following usual practice, to publish the document on the Council's website. Housing delivery needs to be sustained to meet the requirements of the adopted Structure Plan and, subsequently (upon adoption), the South East Plan.

Option One	To endorse the Annual Monitoring Report, note the housing delivery position, and continue to bring forward proposals for the delivery of sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011.
Option Two	To endorse the Annual Monitoring report with alternative resolutions.

Consultations

Cllr Michael Gibbard Informed

Implications

Financial: The cost of completing the work on the Annual Monitoring Report (AMR) and on-going monitoring will be met from the 2008/09 and subsequent revenue budgets.

Comments checked by Eric Meadows, Accountant 01295 221552.

Legal: The Council is required to submit the AMR to the Secretary of State by 31 December 2008

Comments checked by Sue Christie, Assistant Solicitor 01295 221687

Risk Management: Failure to submit the AMR to the Secretary of State by 31 December 2008 would result in the Council not meeting its statutory obligations with the potential consequences of intervention by the Secretary of State, legal challenges, and damage to the reputation of the Council.

Comments checked by Rosemary Watts, Risk Management and Insurance Officer 01295 221566

Wards Affected

All

Corporate Plan Themes

- Theme 2: Improve Health
- Theme 3: Improving Education and Life-Long Learning
- Theme 4: Promote prosperity and a sustainable economy
- Theme 5: Secure more affordable housing
- Theme 6: Protect and Enhance the Local Environment

Theme 8: Rural perspective
 Theme 9: Urban Perspective
 Theme 10: Focus on Cherwell's People

Executive Portfolio

Councillor Michael Gibbard
 Portfolio Holder for Planning and Housing

Document Information

Appendix No	Title
Appendix 1	<i>Annual Monitoring Report 2008</i>
Background Papers	
<i>Government Guidance - Local Development Frameworks Monitoring: A Good Practice Guide (2005)</i>	
Report Author	David Peckford, Senior Planning Officer (Housing Delivery) Chris Thom, Planning Officer (AMR) Amy Smart, Assistant Planning Officer (AMR)
Contact Information	David Peckford - 01295 221841 david.peckford@cherwell-dc.gov.uk Chris Thom - 01295 221849 chris.thom@cherwell-dc.gov.uk Amy Smart - 01295 221850 amy.smart@cherwell-dc.gov.uk

Alternative Formats

This document can be made available electronically or in alternative formats including Braille, audio tape and other languages on request. Please write to Cherwell District Council, Bodicote House, Bodicote, Banbury, Oxon OX15 4AA. Alternatively, telephone 01295 227001 or textphone (minicom) 01295 221572.

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਓ। 01295 227001

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔
01295 227001

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Chapter 1 Introduction

Purpose of the AMR

- 1.1** This Annual Monitoring Report (AMR) reviews progress on preparation of the Council's Local Development Framework (LDF) and provides monitoring information on business (employment generating) development and town centres, housing, environmental quality, and car parking and transport for the period 1 April 2007 to 31 March 2008. It is the fourth AMR that the Council has produced for submission to the Secretary of State under the provisions of the new planning system.
- 1.2** The AMR has been prepared with reference to Government guidance including '*Local Development Framework Monitoring: A Good Practice Guide*' (2005)⁽ⁱ⁾. The purpose of the AMR is to:
- review progress made in terms of Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS);
 - provide monitoring results using the updated 'Core Output Indicators' (COIs) for 2008 as required and defined by the Government;
 - set out a framework for monitoring policies, to assess their performance and to identify where review is required;
 - set out actions for future AMRs.
- 1.3** The AMR forms part of the Local Development Framework but is not a Local Development Document and does not itself establish policy. The AMR is not a consultation document but your input into the information and evidence contained within this report would be welcomed (please see the contact details overleaf).

Content of this AMR

- 1.4** **Chapter 2** of the AMR presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.5** **Chapter 3** explains the Council's monitoring framework which will be used to monitor the effectiveness of future LDF policies.
- 1.6** **Chapter 4** summarises progress on the Local Development Framework since the publication of the last AMR in December 2007.
- 1.7** **Chapter 5** sets out the monitoring results in detail using the new 'Core Output Indicators' for 2008 on business development and town centres, housing, environmental quality, car parking and transport, and local services. It also presents findings using indicators previously identified as 'Core Output Indicators' but now removed from that list in the Core Output Indicator Update 2/2008.⁽ⁱⁱ⁾
- 1.8** **Chapter 6** explains how we intend to develop the monitoring framework alongside progress on the Local Development Framework, so that the implementation of LDF policies can be assessed.
- 1.9** As the Council does not yet have adopted Local Development Framework policies, there are no LDF policies for the AMR to review at this time. As the LDF progresses, future AMRs will consider whether new policies are meeting objectives and enabling targets to be met, whether they are having unintended

i Available at <http://www.communities.gov.uk>. Other relevant guidance considered includes the DCLG's 'Using Evidence in Spatial Planning' (March 2007) at <http://www.communities.gov.uk/publications/planningandbuilding/spatialplanspracticelessons>

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

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

More Information

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

Chapter 2 Key Findings

- 2.1** This chapter sets out the key findings of the Annual Monitoring Report for 2007-8. Further details on the monitoring results and the methodologies used are presented in Chapter 5.
- 2.2** The key findings and outcomes for the 2007-8 monitoring period are as follows:

Progress on the Local Development Framework

- Core Strategy Development Plan Document (DPD): progress on preparing the evidence base and consultation on “reasonable alternative for directions of growth and strategic sites” (September – November 2008)
- Delivery DPD: consultation on Bicester and Central Oxfordshire Site Allocations DPD (May 2007) and supplementary consultation on Site Allocations (covering all the district) (February 2008)

Business Development and Town Centres

- 20465m² (gross) of business development was completed in Cherwell during 2007-8 (3956m² net)
- 11585m² (gross) of 'town centre uses' development was completed in Cherwell during 2007-8 (7437m² net)
- No land identified in the Employment Land Review was lost to 'non employment uses' this monitoring period
- Total employment land availability in Cherwell is now 100.38 hectares (ha).

Housing

- Housing completions for 07/08 were 455 (net)
- Total housing land supply for 2001-2016 is estimated to be 9994 dwellings which is 644 dwellings more than the Structure Plan requirement of 9350
- The District has a 5.2 year rolling supply of deliverable housing land in relation to adopted Structure Plan targets for the five-year period 2008-2013. This increases to a 5.6 year supply for the period 2009-2014
- The percentage of new housing (gross) built on previously developed land in 07/08 was 60%
- The average density for all new dwellings in 07/08 was 47 dwellings per hectare (dph)
- Net affordable housing completions in 07/08 were 133 compared to the minimum average annual target of 100 dwellings set by the Housing Strategy

Environmental Quality

- No applications have been granted contrary to Environment Agency advice on flooding and/or water quality grounds
- There has been an increase in the area of County Wildlife Site (CWS) within the District with Stoke Wood (36.5ha) and Balscote Quarry (6.2ha) being designated, and a large area of the CWS at Horley removed. There is now 983ha of County Wildlife Site in Cherwell.
- There has also been an increase in the area of 'priority habitat' within Cherwell (areas of national priority for biodiversity and conservation action) from 1343.7ha to 2620.9ha

- There has been an increase in the percentage of Sites of Special Scientific Interest (SSSIs) in Oxfordshire reaching Natural England's target for being in a 'favourable' or 'unfavourable but recovering' condition, but a decrease in this percentage for SSSIs within Cherwell.
- 8 planning applications for renewable energy have been permitted this monitoring period, and 2 refused.
- There are no open spaces within the District managed to 'Green Flag Award' standard, as no applications for this Award have been made during this monitoring period.

Car Parking and Transport

- A number of the non residential schemes completed during this monitoring period exceeded the maximum car parking standards, standards used to limit parking for sustainability reasons on developments over a certain size threshold.
- Accessibility to key services by public transport from new housing developments built over the monitoring year is below the County average. This is likely to be low because of the high proportion of development completed within rural areas during 07-08, further away from services and facilities and where there is less public transport provision.

Chapter 3 Monitoring Framework

- 3.1** This chapter describes the Council's monitoring framework established so far (the monitoring framework will be finalised as work on the LDF progresses). The framework is based on an objectives-targets-indicators approach, which has already been adopted in preparing the emerging South East Plan and for regional monitoring. The monitoring framework will allow LDF policies to be monitored, using indicators and targets to ensure they are meeting the LDF objectives.

Objectives

- 3.2** The draft objectives for Cherwell's Local Development Framework were identified in the Core Strategy Issues and Options Paper (February 2006) in order to meet the vision for Cherwell for 2026 and to address the key issues within the District. ⁽ⁱⁱⁱ⁾ These draft objectives are set out in Appendix 4. Work on the vision for Cherwell, the key issues, and the objectives will evolve as work on the LDF progresses. Targets and indicators will be used to determine whether these objectives are being achieved.

Types of Indicators Used

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

Core Output Indicators

- 3.4** This AMR uses the Core Output Indicators (COIs) as recommended in the Government's Core Output Indicators Update 2/2008. The COIs are used across regional and local levels, and measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. They cover topics such as business development and town centres, housing and environmental quality.
- 3.5** The Core Output Indicators Update 2/2008 removed some of the indicators that we have been required to report on in previous AMRs, and also added some new ones. The update was published in July 2008, after the end of the 2007-2008 monitoring year, and whilst we have been able to implement many of the changes retrospectively there are some changes which we will need to incorporate for the 2009 AMR including reporting on the number of housing completions reaching CABE's 'Building for Life' criteria. ^(v) In this AMR we have continued to report on the COIs that were removed in the 2008 Update, as they still provide information which will be useful in formulating LDF policies.

'Updated' Core Output Indicators

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

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

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

v More information is available at <http://www.buildingforlife.org/>

'Former' Core Output Indicators

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

Local Indicators

- 3.6** Local indicators should monitor the outputs of planning policies not covered by the Core Output Indicators. The selection of these indicators will vary according to particular local circumstances and issues but sufficient numbers of local indicators should be developed to ensure a robust assessment of policy implementation. A number of local indicators have been suggested which could be used to assess the success of LDF policies once they are adopted. These suggestions are based on the draft Objectives determined so far (see paragraph 3.2). The suggested local indicators, and how they fit within the draft Key Issues and Objectives formulated so far, are presented in Appendix 4.

Contextual Indicators

- 3.7** Contextual indicators measure changes in the wider social, economic and environmental background within which planning policies operate. Examples include information about the health of the population and the environmental characteristics of an area. Detailed contextual information was presented in the first AMR of 2005, whilst considerable contextual information is presented as baseline data for the Council's Sustainability Appraisal (SA). It is not considered necessary to repeat this data in this AMR; both the 2005 AMR and the SA are available on the Council's website at <http://www.cherwell.gov.uk/localdevelopmentframework>. The Council has also more recently published 'Living in Cherwell', a profile of the District containing comprehensive contextual data on population, housing, education, deprivation, the economy, transport and local services. 'Living in Cherwell' is available at http://www.cherwell.gov.uk/media/pdf/b/0/Living_in_Chерwell1.pdf.

Relationships with National Indicators

- 3.8** National Indicators (NIs) are the measurement used to 'performance manage' local government. These 198 indicators cover themes such as 'Stronger and Safer Communities', 'Children and Young People', 'Adult Health and Well-being and Tackling Exclusion and Promoting Equality', and 'Local Economy and Environmental Sustainability'. A number of these indicators are relevant to spatial planning and these will be considered as part of the contextual evidence base for the Local Development Framework. Three of the national indicators - net additional homes, affordable homes and deliverable housing sites - are the same as Core Output Indicators and so are reported on within this AMR. Information on National Indicators is available via the Audit Commission's website at <http://www.audit-commission.gov.uk/performance/>

Sustainability Appraisal

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

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

Significant Effects Indicators

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

Targets

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

A COORDINATED MONITORING FRAMEWORK

- 3.12** Government guidance (see paragraph 3.3) states that the monitoring framework used for the LDF should reflect the new spatial planning approach, in being closely related to other plans and strategies produced at a national, regional, countywide and local level. Therefore, the following indicators will also be considered in developing Cherwell's monitoring framework:
- Indicators to reflect information collected at the national level
 - Indicators and targets used at the regional level and in the Regional Monitoring Report
 - Indicators recommended by the County Council
 - Indicators already used by the Council such as the National Indicators (see paragraph 3.8) and those used in the Cherwell Community Plan (produced by the Local Strategic Partnership). Work has begun on developing greater alignment between the LDF and the Local Strategic Partnership in terms of monitoring and the LDF more generally.
 - The recommendations and suggested indicators within the Royal Town Planning Institute's (RTPI) recent report 'Measuring the Outcomes of Spatial Planning in England' (available at <http://www.rtpi.org.uk/item/1803>).

DATA SOURCES

- 3.13** The evidence base for this AMR is derived from various sources as follows:
- A housing monitoring system involving regular collation of residential planning permissions from the Uniform Development Control database. Residential commencements are monitored using National House Builders Council data as well as site visits. Residential completions are determined mainly by site visits and Building Control data, supported where necessary by aerial

photography and Geographical Information Systems (GIS) data. The results are then inputted to the 'CDPSmart' monitoring system, used by the authorities across Oxfordshire. CDPSmart enables a high standard of reporting, analysis and querying and links with GIS databases;

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

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

Chapter 4 Local Development Framework/Local Development Scheme Progress

- 4.1** As required by the Regulations, ^(vi) this chapter discusses how the Council's Local Development Framework (LDF) is progressing against the targets set in the current Local Development Scheme (LDS) which was approved by the Government Office for the South East (GOSE) in December 2007 and by Cherwell District Council on 7th January 2008.
- 4.2** Planning Policy Statement 12 (PPS12) states that AMRs should:
- i. report progress on the timetable and milestones for the preparation of documents set out in the Local Development Scheme.
 - ii. report progress on the policies and related targets in local development documents, including progress against any relevant national and regional targets.
 - iii. include progress against core output indicators including information on net additional dwellings and an update of the housing trajectory.
 - iv. indicate how infrastructure providers have performed against the programme of infrastructure set out in the Core Strategy.
- 4.3** PPS12 was revised by the Government in the summer of 2008 and introduced some important changes to the way in which local authorities prepare their Local Development Frameworks (LDFs). In particular, the nature of Core Strategies has changed. As well as giving an overall vision and objectives for an area, the Core Strategy should now include a clear delivery strategy for achieving these objectives and clear arrangements for managing and monitoring the delivery of the strategy. This may include the allocation of strategic sites for development; these being sites which are considered central to the achievement of the strategy.
- 4.4** These changes have prompted the District Council to re-assess work on a number of its current LDDs, and in particular its Core Strategy.

Core Strategy Development Plan Document (DPD)

- 4.5** The Core Strategy DPD will set out the strategic policy framework for the District to 2026. The Council has made progress on the Core Strategy during this monitoring period, following the 'Issues and Options' paper published in February 2006. Work was delayed due to a number of key decisions in the examination of other local authorities' Core Strategies which were found to be unsound, due in part to an insufficient evidence base. Both in 2006/7 and during this monitoring period, significant further work has been carried out on the Council's evidence base. These include a number of pieces of technical work including a Strategic Housing Market Assessment (completed in December 2007) and a survey of shops and facilities in local centres (June 2007). Furthermore, a wider number of pieces of work were commissioned or otherwise underway during the year.
- 4.6** In the light of the amendments to PPS12, and following discussions with GOSE, the Council's intention is now to include strategic development sites in the Core Strategy. This will assist the Council in demonstrating its spatial vision and will enable coordination with any necessary strategic infrastructure requirements. This requires additional evidence in the form of detailed transport modelling for Banbury

vi Town & Country Planning (Local Development) (England) Regulations 2004 as amended.

and Bicester to inform growth options. The Core Strategy will also be informed by a Strategic Housing Land Availability Assessment (a technical study assessing the potential of the District to accommodate development) and a Strategic Flood Risk Assessment, both currently being prepared by the Council.

- 4.7 Also in the light of the amendments to PPS12, the Council did not undertake a formal “preferred option” stage in September/October 2008 as was advertised in the current LDS. Instead, it approved a document setting out “reasonable alternatives for directions of growth and strategic sites” in August 2008 and consulted on this between September and November 2008. The Council intends to refine its approach through further consultation early in 2009 prior to preparing its submission Core Strategy during 2009.

Delivery Development Plan Document (DPD)

- 4.8 Aside from the Core Strategy, the Council’s original intention was to produce three separate DPDs covering site allocations (identifying a range of sites capable of meeting the strategic requirements of the District of a number of land uses) for the Banbury and North Cherwell area, for the Bicester and Central Oxfordshire area, and development control policies for the District. Taking into account advice from GOSE, the Council has decided to combine these into a single Delivery DPD, which will have a number of advantages including a more simplified, efficient and readily understood process.
- 4.9 The Delivery DPD will therefore contain site allocations for the whole District (except for those strategic allocations contained within the Core Strategy), and development control policies. The following “issues and options” consultations have been undertaken to support this DPD:-
- Banbury and North Cherwell Site Allocations DPD (July and November 2006)
 - Bicester and Central Oxfordshire Site Allocations DPD (May 2007)
 - Supplementary consultation on Site allocations (covering both parts of the district) (February 2008)
- 4.10 Further work on this DPD has not taken place in view of the need to prioritise work on the Core Strategy, and in particular the strategic allocations. The earlier work and consultation on the site allocations DPDs has been helpful in informing the selection and consideration of strategic sites for the Core Strategy.

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

- 4.11 Since the production of the 2006 AMR, the Council has adopted the SPD and Sustainability Appraisal Report for the Former RAF Upper Heyford Airbase (in March 2007). The SPD sets out the Council's policy for the development of the former airbase.
- 4.12 At the present time no planning permission has been granted for the Upper Heyford site. A planning application was submitted in March 2008 for outline permission for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (ref: 08/00716/OUT). In July 2008 the North Oxfordshire Consortium (owners of the site) lodged an appeal against the failure of the Council to issue its decision within the statutory 16 week period. A planning appeal opened in September 2008 and has yet to be determined. Once a planning permission is in place, it will be possible to commence monitoring using the significant effects indicators, and present the results in the next available AMR.

Other Local Development Documents (LDDs)

- 4.13** The current LDS sets out the timetable for the other documents that the Council will be producing including a Planning Obligations SPD (which will set out the Council's approach for planning obligations including requirements for affordable housing) and a Building in Harmony with the Environment SPD (setting out the Council's approach to climate change mitigation and adaptation through the planning process). There has been some slippage in the timetable for these documents owing to the changes to PPS12 and the need to review the content and timetable for the Core Strategy.

Statement of Community Involvement (SCI)

- 4.14** The SCI sets out how the Council will consult local communities and stakeholders in preparing the Local Development Framework and during the consideration of planning applications. The Council adopted its SCI in July 2006, which is available on the Council's website at <http://www.cherwell.gov.uk/index.cfm?articleid=3298>. Monitoring of the SCI is being undertaken to regularly review the methods and techniques of community engagement and consultation, taking into account continuous learning and experience. The Council will publish a consultation statement to accompany each DPD, which will include any changes to the approach in the SCI as a result of monitoring and review.

PLAN OF ACTION

- 4.15** The current LDS includes three Development Plan Documents (the Core Strategy, the Delivery DPD and the Proposals Map DPD) and two Supplementary Planning Documents (Planning Obligations and Building in Harmony with the Environment).
- 4.16** During the forthcoming monitoring period (i.e. from 1st April 2008 - 31st March 2009), work is set to continue on the Core Strategy with a view to submitting during 2009. Further work on the Delivery DPD and on the two SPDs will flow from this.
- 4.17** The Council is taking several steps in order to keep to the revised LDS timetable. These include:
- Review of the Local Development Scheme where necessary to recognise the production of key documents such as the adoption of the South East Plan
 - Preparation of detailed project plans for each LDD
 - Regular reviews of progress being made on the LDF
 - Increased communication between the LDF Team and Members of the Council through regular meetings of the 'LDF Advisory Panel' to discuss progress on the LDF.
 - Appointment of planning consultants to provide essential planning services in preparing the LDF, particularly Issues and Options for the development control policies.

ECO TOWN PROPOSAL

- 4.18** In July 2007, the Government published a prospectus which set out its vision and criteria for "eco towns" as part of its response to the need to provide more housing across the country. This prospectus invited local authorities, developers and other stakeholders to identify suitable sites for consideration.

As a result of this prospectus, a proposal by developers Parkridge was put forward on land to the south east of Bicester adjacent to the M40 and close to the village of Weston-on-the-Green. This was for an eco town (termed "Weston Otmoor") of 15,000 new homes.

- 4.19** In April 2008 the Government announced its shortlist of locations that were to go forward for more detailed consideration. The Weston Otmoor proposal was one of these. In November 2008 a draft PPS on eco towns was published which again referred to the Weston Otmoor proposal, and also to an alternative proposal at north west Bicester.
- 4.20** The Government has given no final indication as to when they will make a final decision on eco-town locations, however it is likely that the eco-town programme and process will generate continued uncertainty within Cherwell District for a considerable period. What the Government has not, at this stage, made clear is the relationship between any potential eco-town and the wider housing and employment requirements of the district. This will have a direct impact upon the LDF (and in particular the Core Strategy) and this may require further revisions to the timetables of these documents and to the Local Development Scheme. The Council will keep this under close review, particularly in the months ahead.

Chapter 5 Monitoring Results

- 5.1** This chapter sets out the monitoring results for the 2007-2008 monitoring year. It is ordered by the themes set out in the Government's Core Output Indicator guidance (Core Output Indicators are the indicators that the Council is required to monitor). This chapter also includes information on the 'former Core Output Indicators' (indicators removed from the list of indicators that the Government requires us to monitor, but that continue to provide useful monitoring information). More locally specific 'local indicators' have been suggested in Appendix 4 and are explained in Chapter 3.
- 5.2** This chapter begins with findings on business development and town centres, which is followed by information on housing, environmental quality, and car parking and transport. We have indicated how each of these themes relates to the draft objectives established so far for the Local Development Framework.

Business Development and Town Centres

- 5.3** The need to promote a prosperous and sustainable economy has been identified as a Key Spatial Issue for Cherwell's Local Development Framework. The relevant draft objectives for the LDF established so far are set out below:

Relevant LDF Draft Objectives

- 9. to promote and sustain a diverse, high quality sustainable economy to 'recession proof' Cherwell
- 10. to create and maintain the business infrastructure required to support a sustainable economy
- 11. to sustain high levels of employment and economic activity in Cherwell including supporting the changing role of the rural economy
- 12. to encourage sustainable tourism development to raise the profile of North Oxfordshire
- 17. to maintain and enhance the vitality and viability of the main urban centres and associated infrastructure to create vibrant retailing environments
- 19. to provide an effective range of accessible quality services and facilities within the District's urban and rural centres

- 5.4** The Core Output Indicators we are required to report on are set out in the box below. These indicators will help show whether the draft objectives are being achieved (additional 'local indicators' are suggested in Appendix 4 and will help us to monitor the achievement of the remaining objectives).

'Updated' Core Output Indicators

BD1: Total amount of additional employment floorspace - by type

BD2: Total amount of employment floorspace on previously developed land - by type

BD3: Employment land available - by type

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

5.5 'Business development' for the purposes of the AMR includes B1, B2 and B8 uses whilst 'town centre uses' include A1, A2, B1a and D2 uses. Further information about all of the use classes referred to in this AMR are provided in Appendix 2.

5.6 Previously, the Council has only monitored business development which generates 25 jobs or more and in the 2007 AMR we stated our intention to change that threshold to business development creating a floorspace of 100 square metres or more. However, in line with guidance in the recent update to the Core Output Indicators (2/2008), we have decided not to use thresholds when collecting and reporting core output indicators (effective within this 2008 AMR).

BD1: Completed Floorspace

5.7 Business development completions for 2007-8 have been identified from Building Control completion records, site visits and aerial photos and are shown in the table below. Completions have been allocated to their relevant use classes, apart from applications where the breakdown between B1, B2, B8 uses was not specified in the planning application, in which case the floorspace has been divided equally between the three types.

Table 1 BD1 & 2: Completed Business Development 2007-8 (sqm)

	B1a	B1b	B1c	B2	B8	TOTAL
Gross	10532	0	0	5342	4591	20465
Net	7041	0	0	-5943	2858	3956
% gross on PDL	57.2%	0.0%	0.0%	100.0%	100.0%	

5.8 Table 1 above shows a higher amount of completed floorspace in this monitoring period compared to last year (12543m² last year compared to 20465m² this year), likely to be due to the removal of our 'site search' threshold explained in paragraph 5.5. The increase therefore does not necessarily mean there has been an increase in new business development.

5.9 The high amount of completed floorspace for B1a use shown in Table 1 was anticipated in the 2007 AMR and reflects the Council's aspirations to increase levels of office development to gain the maximum amount of jobs per floorspace, compared to large warehousing and distribution developments which have dominated in the past. In fact, B8 uses completed during 2007-8 made a relatively low contribution to gross overall completed floorspace.

- 5.10** This year we are showing both gross and net figures to reflect the changes in government guidance. ^(vii) The net figure for B2 uses in Table 1 in particular (-5943m²) reflects the high number of 'changes of use' applications from B2 use to other B use classes or away from employment use.

BD2: Previously Developed Land

- 5.11** Table 1 shows that a high proportion of the completed floorspace was on previously developed land (PDL), as defined in Annex B of Planning Policy Statement 3. ^(viii) This is high because a significant proportion of completions were changes of use which take place on PDL.

BD3: Employment Land Available by Type

- 5.12** The baseline for employment land availability is set out in the Employment Land Review (ELR), ^(ix) as the Council does not yet have employment land allocated in the LDF. The ELR was produced in July 2006 using research concluded in December 2005 and contains an up to date picture of the land supply in Cherwell. It identified 94.8 hectares (ha) of employment land including allocated but underdeveloped employment sites, and vacant or underutilised sites in existing industrial areas identified through separate survey work.
- 5.13** Permissions for each monitoring year on sites not already identified in the ELR have been added on to the ELR's baseline figure. Table 2 shows a new total land availability of 106.39ha.
- 5.14** There have been 101 commercial permissions recorded this monitoring year, with a total site area of 153.4ha. Of this, only 44.54ha was on sites not already included in the ELR (we can expect this figure to be low because a significant proportion of employment land within the District is already identified within the ELR). Of this 44.54ha, 42.30ha was for non B1, B2, B8 uses, including large sites like the local centre/shopping facilities at Hanwell Fields. Only 2.15ha concerned B1, B2 or B8 uses.
- 5.15** Of the 2.15ha, 0.56ha is accounted for by applications for changes of use away from B1, B2 and B8 uses. These will be taken into account as 'losses' when they have been implemented and shown in future AMRs as part of Table 4. Only 1.59ha was for B1, B2 or B8 use, shown in Table 2 overleaf.

vii Gross employment floorspace is calculated as new floorspace completions, plus any gains through change of use and conversions. Net employment floorspace is calculated as new floorspace completions, minus demolitions, plus any gains or losses through changes of use and conversions.

viii Planning Policy Statement 3 (PPS3): Housing, available at <http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

ix Prepared for Cherwell District Council by URS, available at <http://www.cherwell.gov.uk/localdevelopmentframework>

Table 2 BD3: Employment Land Availability (ha)

Land availability as identified in the ELR		94.8				
	Use Class					Total
Additional permissions on sites not already identified in ELR	B1 ^(x)			B2	B8	-
2005-6	8.5			0.0	0.0	8.5
2006-7	1.5			0.0	0.0	1.5
	B1a	B1b	B1c	B2	B8	-
2007-8	0.80	0.00	0.44	0.16	0.19	1.59
Total land availability as at 2007-8	106.39					

BD4: Completed Floorspace for 'Town Centre Uses'

- 5.16** The Core Output Indicator requires us to distinguish between floorspace for 'town centre uses' (A1, A2, B1a and D2 uses) completed within (i) town centre areas and (ii) within the District.
- 5.17** Town centre areas have been defined as areas within the Town Centre Shopping Area, the Town Centre Commercial Area and the Primary Shopping Frontage in Banbury, the Town Centre Boundary and the Primary Shopping Frontage in Bicester, and the Primary Shopping Frontage in Kidlington (shown in the Non Statutory Cherwell Local Plan 2011, available at <http://www.cherwell-dc.gov.uk/index.cfm?articleid=1720>).

Table 3 BD4: Completed Floorspace for 'Town Centre' Uses (sqm)

		A1	A2	B1a	D2	Total
Gross	'Town Centres'	240	0	0	0	240
Gross	District	867	186	10532	0	11585
Net	'Town Centres'	-29	0	-865	0	-894
Net	District	210	186	7041	0	7437

- 5.18** Table 3 above shows that there has been 240m² (gross) of 'town centre uses' floorspace completed in town centres during 07-08 and 11585m² of 'town centre uses' floorspace completed across the District as a whole. Like for the business development completions, no threshold has been used for this monitoring year and therefore all 'town centres uses' development is shown in Table 3.

x We began monitoring the breakdown within the 'B1' use class (whether B1a, B1b or B1c use) for the 2007-8 monitoring period so breakdowns are not provided for earlier years.

- 5.19** The Council also undertakes annual 'health checks' for Banbury, Bicester and Kidlington centres in line with the requirements set out in Planning Policy Statement 6 (PPS6).^(xi) These health checks provide up to date and comprehensive monitoring of the vitality and viability in the Cherwell District.
- 5.20** Details on the level and quality of the services and facilities available in each of the District's villages, as well as any service losses, will also need to be monitored in the preparation of the LDF.
- 5.21** Last year we were required to report on losses of employment land to non employment uses. Whilst this indicator has been removed from the list of Core Output Indicators that we are required to monitor, it continues to provide useful information and is provided below:

'Former' Core Output Indicators

Losses of employment land in (i) employment/regeneration areas and (ii) local authority area (*note: we have defined 'employment areas' as those areas identified within the Employment Land Review*)

Amount of employment land lost to residential development

- 5.22** The former Core Output Indicator refers to employment/regeneration areas. Employment areas have been defined as those identified in the Employment Land Review (ELR) whilst the Regeneration Area is the site in Banbury identified in the Non Statutory Cherwell Local Plan 2011 under Policy S5. Both of these documents are available to view on the Council's website.
- 5.23** Table 4 below shows that this monitoring year there have been no losses of land identified in the ELR to 'non employment' uses (A, C, D and Sui Generis). There were some residential completions on land identified within the ELR during the 2007-8 monitoring year including completions at the Cattle Market site in Banbury (part of the Regeneration Area). However the site area of these completions was deducted from the ELR total in full during the 2006-7 monitoring year (5.25ha) and has not been deducted again. Total land availability in the District taking losses into account is now 100.38ha.

Table 4 Employment Land Losses to Other Uses (ha)

	A Use Classes	C Use Classes (including residential development)	D Use Classes	Sui Generis ^(xii)	Total
2006-7 Non Employment Completions on ELR Sites	0.76	5.25	0.00	0.00	6.01
2007-8 Non Employment Completions on ELR Sites	0.00	0.00	0.00	0.00	0.00
Total Remaining ELR Land Availability			100.38		

xi Planning Policy Statement 6 (PPS6): Planning for Town Centres (2005) available at <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pps6/> - also see the proposed changes to PPS6 at <http://www.communities.gov.uk/archived/publications/planningandbuilding/pp6consultation>

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

- 5.24** Table 5 below shows greater losses of land in employment use to other uses on sites that are not identified in the ELR.

Table 5 Losses of Employment Land in Other Parts of the District (ha)

	A Use Classes	C Use Classes (including residential development)	D Use Classes	Sui Generis ^(xiii)	Total
2007-8 Non Employment Completions on Non ELR Sites	0.03	3.45	0.00	0.00	3.48

- 5.25** Losses of employment land to other uses on 'non ELR' sites (Table 5) are potentially less concerning than losses on ELR sites. This is because it is likely that sites not identified as significant employment areas by the Employment Land Review will be used for other uses. Also it is likely that other uses will come forward in town centres (which are not covered by the Employment Land Review). Table 5 therefore shows development which would not necessarily be contrary to the Council's objectives. Separate town centre viability and vitality monitoring will help us to better understand rates of change within town centres in formulating LDF policy.

More Information

- 5.26** Further contextual information relating to business development and town centres is available from the following sources:
- UK Statistics Authority (<http://www.statistics.gov.uk>)
 - Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
 - Relevant National Indicators including 151, 152, 153, 166, 171, 172, 173, 174. The corporate collection and reporting of these national indicators will provide us with useful monitoring information to measure the effectiveness of LDF policies when they are updated.
 - The Audit Commission's 'Area Profiles' at [http://www.areaprofiles.audit-commission.gov.uk/\(rmw32hqaxlcskbupvbgijqf\)/SingleAreaSearch.aspx](http://www.areaprofiles.audit-commission.gov.uk/(rmw32hqaxlcskbupvbgijqf)/SingleAreaSearch.aspx)
 - Cherwell District Employment Land Review, URS, 2006 via <http://www.cherwell.gov.uk/localdevelopmentframework>
 - Cherwell District Economic Development Strategy available from the Council's Economic Development and Estates team
 - Cherwell Commercial Property Register (Cherwell - M40 Investment Partnership), available from the Economic Development and Estates team
 - Information via the Economic Development and Estates team on 'Local Economy - Reports and Forecasts' at www.cherwell.gov.uk/index.cfm?articleid=1276
 - Banbury Town Centre Annual Healthcheck, August 2007
 - Bicester Town Centre Annual Healthcheck, December 2007
 - Kidlington Annual Healthcheck, December 2007

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

Housing

Context

The Need for New Housing

- 5.27** There is a need to continue to provide housing in the District to meet national, regional and sub-regional requirements. Presently, the District's specific requirements remain those contained in the Oxfordshire Structure Plan 2016 (9350 dwellings from 2001 to 2016 or approximately 623 per year). These requirements will soon be replaced by those of the South East Plan when it is adopted (expected Winter 2008/09). The Secretary of State's Proposed Changes to the draft South East Plan include a new requirement for the District of 13,400 dwellings from 2006 to 2026 or 670 per year.
- 5.28** The need to provide more housing relates to the Government's strategic housing policy objectives of widening choice to address the needs of the community, widening opportunities, improving affordability and creating sustainable, inclusive, mixed communities in all areas, both urban and rural.
- 5.29** Planning Policy Statement 3: *Housing* (PPS3) was published in November 2006. It was developed in response to the *Barker Review of Housing Supply* (2004) and underpins the Government's aim of a 'step-change in housing delivery'. It states that the specific outcomes that the planning system should deliver are:
- high quality housing that is well designed and built to a high standard;
 - a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural;
 - a sufficient quantity of housing taking into account need and demand and seeking to improve choice;
 - housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure;
 - a flexible responsive supply of land - managed in a way that makes efficient and effective use of land, including the re-use of previously developed land where appropriate.
- 5.30** The monitoring of housing delivery through Annual Monitoring Reports assists in determining whether these outcomes are being achieved as well as informing the LDF's vision, objectives and policy options and monitoring the implementation of future housing policies.
- 5.31** The need to ensure full and timely provision of housing, including affordable housing has been identified as a Key Spatial Issue for the Local Development Framework. The relevant draft objectives are shown overleaf:

Relevant LDF Draft Objectives

2. to reduce the dependency on the private car as a mode of travel through enhanced provision and attractiveness of non-car modes such as cycling and walking
3. to improve the quality of the built environment and increase the use of previously developed land through regeneration of vacant and underused land
13. to deliver the housing requirements of the Oxfordshire Structure Plan 2016 and, subsequently, the South East Regional Plan, so that the needs of the whole community are met in a sustainable manner
14. to provide more affordable and key worker housing across a range of sizes, types and tenures in a way that creates sustainable balanced communities
15. to provide good quality homes for all
16. to secure a sustainable, functional network of settlements to encourage vibrant and thriving communities

Background to Housing Supply in Cherwell

- 5.32** Prior to 2004, the District had a record of under-delivery in relation to Structure Plan requirements. In a report taken to the Council's Executive on 17 January 2005, the District's completion record from 1996 to 2004 was reviewed. It was acknowledged that the Council needed to "*...do all that it can to put housing delivery back on track*". Members resolved that, pending the results of a review of the housing delivery assumptions contained in policy H1b of the Non-Statutory Cherwell Local Plan 2011 and the completion of a new Urban Housing Potential Study:
"Officers be instructed to work with the development industry, with the local communities and with other interested parties to bring forward proposals for the development of the sites allocated in the non-statutory Cherwell Local Plan 2011 with a view to increasing the rate of housing delivery in the district."
- 5.33** In 2005, a new Urban Housing Potential Study was produced and assumptions about future residential development, as specified in Policy H1b of the Non-Statutory Cherwell Local Plan 2011, were thoroughly examined in order to undertake a 'plan, monitor and manage' review of housing delivery.
- 5.34** A report on the results of the Urban Housing Potential Study and the 'plan, monitor and manage' review was presented to the Council's Executive on 5 September 2005. The results indicated that there was a need to bring forward proposals for the development of sites identified for residential development in the non-statutory Local Plan and that without additional greenfield development identified through the preparation of new Development Plan Documents there was likely to be a shortfall of some 380 dwellings in meeting the requirements of the Oxfordshire Structure Plan 2016 by 31 March 2016. Members resolved that the Council:
"...continues to bring forward proposals for the delivery of sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011..... and that officers be instructed to work with the development industry, local communities and other interested parties in order to do this with a view to increasing the rate of housing delivery to levels required by the (former) adopted Structure Plan 2011, and subsequently, the Oxfordshire Structure Plan 2016".

- 5.35** The report to the Executive noted that the failure to bring forward such sites would increase the risk of residential development taking place on sites which do not accord with Council policy and leave the Council potentially vulnerable in the context of development control decisions and appeals.
- 5.36** The above work was updated in December 2005 with the publication of the 2005 Annual Monitoring Report (AMR). It was reported that 2004/05 net housing completions had exceeded Structure Plan requirements (677 compared to an annualised Structure Plan requirement of 623) but that at 31 March 2005, the District had, in the first four years (2001-2005) of the new Structure Plan period (2001-2016), produced some 442 dwellings less than the annualised requirement of 2,497.
- 5.37** The December 2006 AMR (prepared before the publication of PPS3) provided a further review of the District's housing delivery position. It reported that in 05/06 housing completions were 1067 which meant that annualised Structure Plan requirements (623 dwellings per annum) had been exceeded for the second year running. It also reported that from 1 April 2001 to 31 March 2006, total net completions were 3122 i.e. 2 dwellings more than the five year annualised structure plan requirement of 3120. In the interests of sustaining housing delivery, the Executive, upon considering the AMR on 4 December 2006, re-affirmed its resolution that,
"the Council continues to bring forward proposals for the delivery of sites identified for residential development in the non-statutory Cherwell Local Plan 2011, which was approved as interim planning policy for development control purposes on 13 December 2004, and that officers continue to work with the development industry, local communities and other interested parties in order to do this in the interests of sustaining housing delivery to meet the requirements of the adopted Oxfordshire Structure Plan".

Planning Policy Statement 3 (PPS3)

- 5.38** The publication of PPS3 on 29 November 2006 prompted an immediate review of the District's land supply as required by paragraph 7 of the PPS (carried out in advance of further guidance produced by the Department for Communities and Local Government (CLG)). A report was presented to the Council's Executive on 8 January 2007 which considered whether or not the Council had a five year rolling supply of deliverable housing land as required by PPS3. It was concluded that on the basis of non-statutory allocations alone (excluding any other sites), there was 5.4 years supply for the following 5 years at the Structure Plan requirement of 623 dwellings per year.
- 5.39** In April 2007, a comprehensive review of the Council's housing delivery assumptions and projections was undertaken in the light of new housing land supply policy in PPS3 and further guidance from Department for Communities and Local Government (CLG). This was presented in a revised 'Housing Delivery Monitor' and published on the Council's website in June 2007 with the approval of the Council's Portfolio Holder for Planning and Housing. It was concluded that the District had 6.4 years supply of deliverable housing sites over the next five years (2006-2011).
- 5.40** This work was the subject of detailed examination at a public inquiry in July 2007 (ref. APP/C3105/A/06/2030989). The Secretary of State (decision letter 20 November 2007, para' 13) agreed with the Inspector's overall conclusion that "...there is in excess of 5 years supply of housing in Cherwell and Banbury". The Inspector expressed confidence in the Council's figures and used them as a basis for her recommendation (Inspector's Report, para' 151).
- 5.41** The Housing Delivery Monitor and Housing Trajectory were further updated in the Council's 2007 Annual Monitoring Report (December 2007). A full review was not undertaken as the outcome of the above Inquiry, including the Inspector's comments on land supply, was still being awaited at the time of preparation.

5.42 The 2007 AMR reported:

- that housing completions in 06/07 were 853 which meant that annualised Structure Plan requirements had been exceeded for the third year running;
- from April 2001 to March 2007 total net housing completions had been 3975 i.e. 232 dwellings more than the six year Structure Plan requirement of 3743;
- total housing land supply from 2001-2016 was estimated to be 9416 dwellings which is 66 dwellings more than the Structure Plan requirement of 9350;
- the District had a 6.8 year rolling supply of deliverable housing land for the five-year period 2007-2012 i.e. 1.8 years more than the minimum five year rolling supply required by Planning Policy Statement 3: Housing (PPS3).

2007/2008 Monitoring

Core Output Indicators

- 5.43** This AMR includes a comprehensive review of housing delivery and housing land supply taking into account planning permissions and housing completions data for the period 1 April 2007 to 31 March 2008 and new information on the deliverability and developability of housing sites. It specifically addresses the Government's recently revised Core Output Indicators for monitoring housing development which are as follows:

'Updated' Core Output Indicators

- H1:** Plan period and housing targets
- H2 (a):** Net additional dwellings - in previous years
- H2 (b):** Net additional dwellings - for the reporting year
- H2 (c):** Net additional dwellings - in future years
- H2 (d):** Managed delivery target
- H3:** New and converted dwellings - on previously developed land
- H4:** Net additional pitches (Gypsy and Traveller)
- H5:** Gross affordable housing completions
- H6:** Housing Quality - Building for Life Assessments

- 5.44** All of these indicators are reported on other than 'H6: Housing Quality - Building for Life Assessments' which is a new area of work and will be reported on in the 2009 AMR. The Government guidance accompanying the revised indicators allows for this. Housing density has been removed as a core indicator since last year's AMR but continues to be included in the AMR to help LDF policy making as recommended by the Government.

'Former' Core Output Indicators

Percentage of new dwellings completed at:

- i. less than 30 dwellings per hectare
- ii. between 30 and 50 dwellings per hectare
- iii. above 50 dwellings per hectare

Presentation of Housing Monitoring Information

5.45 The following table shows how the housing information presented in Appendix 5 and in this Chapter relates to each Core Output Indicator:

Table 6 Housing Information Presented in the AMR

Table	Title	Core Output Indicator
Table 27, Appendix 5	Housing Completions (net) since 1996	H2a, H2b
Table 28, Appendix 5	Housing Completions (net) since 2001	H2a, H2b
Table 29, Appendix 5	Banbury and North Cherwell Housing Completions (net) since 2006	H2a, H2b
Table 30, Appendix 5	Bicester and Central Oxfordshire Housing Completions (net) since 2006	H2a, H2b
Table 31, Appendix 5	Housing Completions Showing Use of Previously Developed Land and Housing Density by Site: 01/04/07 to 31/03/08	H2b, H3
Table 32, Appendix 5	Residential Development as Planned in the Non-Statutory Cherwell Local Plan 2011	–
Table 33, Appendix 5	Gross Affordable Housing Completions since 2001	H5
Table 34, Appendix 5	Net Affordable Housing Completions since 2001	–
Table 35, Appendix 5	Housing Delivery Monitor	H2c, H2d
Table 36 and Figure 2, Appendix 5	Structure Plan Housing Trajectory Figures and Chart	H1, H2c, H2d
Table 37 and Figure 3, Appendix 5	Emerging South East Plan Housing Trajectory Figures and Chart	H1, H2c, H2d
Table 7 (this Chapter)	Gypsy and Traveller Pitches	H4
Table 8 (this Chapter)	Travelling Showpeople Plots	–
Table 9 (this Chapter)	Housing Land Supply Summary 2001-2016 - Structure Plan	-

Table	Title	Core Output Indicator
Table 10 (this Chapter)	Housing Land Supply Summary 2006-2026 - Emerging South East Plan	-
Table 11 (this Chapter)	Calculation of Housing Land Supply from Deliverable Sites 2008 - 2013	H2c
Table 12 (this Chapter)	Calculation of Housing Land Supply from Deliverable Sites 2009-2014	H2c
Table 13 (this Chapter)	Housing Target Performance 07/08	-
Table 14 (this Chapter)	Housing Targets 08/09 & 09/10	

Housing Completions

- 5.46** Table 27 provides net housing completion data for the period 1996-2008. In 07/08 housing completions were 455, a significant fall from 853 in 06/07 caused by the current market conditions and delay on the commencement of strategic sites. Average completions for the past twelve years have been 618 per annum and for the past 7 years (i.e. since 2001 - the start of the adopted Structure Plan period) have been 633.
- 5.47** The 2007 AMR set a target (T1) of achieving at least 414 housing completions in 07/08 as projected by the housing trajectory. Although delivery has slowed as expected, the target was exceeded by 41 dwellings.
- 5.48** Table 28 shows that since 1 April 2001, total net completions have been 4430. This is 64 dwellings more than the seven year structure plan requirement of 4366. In 04/05 there was a shortfall of 442 for the first four years of the Structure Plan period.
- 5.49** Table 29 and Table 30 provide a breakdown of 07/08 housing completions for Banbury and North Cherwell and for Bicester and Central Oxfordshire. This is necessary to enable the monitoring of housing delivery within and outside the Central Oxfordshire sub-region as defined by the emerging South East Plan. Of the 13,400 dwellings the Secretary of State has determined should be provided in Cherwell from 2006 to 2026, 6,400 should be provided in that part of the District which lies within the Central Oxfordshire sub-region (which includes Bicester) and 7,000 in the rest of the District, i.e. Banbury and North Cherwell. Figure 1 at Appendix 5 illustrates the boundary of the Bicester and Central Oxfordshire and the Banbury and North Cherwell areas.
- 5.50** Table 31 provides a site by site breakdown of gross and net housing completions for 2007/08. Gross completions (i.e. not accounting for losses) were 482.

Use of Previously Developed Land

- 5.51** From Table 27 and Table 28 it can be seen that the percentage of new housing (net) built on previously developed land (PDL) in 07/08 was 58%. The fall from last year's 75% has principally resulted from the slowing of development at the former Banbury Cattle Market and adjoining land (61 completions in 07/08 compared to 243 in 06/07). However, 58% is still higher than what would usually be expected in Cherwell with its relatively low levels of 'brownfield' land and a history of greenfield urban extensions. The tables show that since 1996 the total percentage of all new housing built on previously developed land has been 44%, a slight increase on last year's 43%. For all development since 2001, the total

figure for previously developed land is 50%, the same as last year. Table 31 shows that in 07/08 60% (59.8%) of gross completions (i.e. not accounting for losses) were on previously developed land, a fall from last year's 76%.

- 5.52** The 2007 AMR set a target (T3) of achieving at least 60% of net housing completions on previously developed land in 07/08. The actual percentage recorded came very close to this figure. Having regard to data contained in the Housing Delivery Monitor (Table 35) in Appendix 5, it is anticipated that the percentage will rise to about 70% during 08/09 as completions on significant new greenfield sites are not expected. However, a significant fall to about 35% is anticipated in 09/10 as a number of greenfield sites are developed.

Housing Density

- 5.53** Table 31 provides the average density (dwellings per hectare- dph) of all new housing (gross) completed during the monitoring period. The full application site areas (net) and the densities of the approved developments in their entirety have been used to avoid discrepancies between partially completed schemes and their overall density upon completion. The advice in Annex B of Planning Policy Statement 3 has been used to calculate the net dwelling density (including access roads within the site, private garden space, car parking, incidental open space and landscaping and children's play areas, where these are provided).

- 5.54** In some cases it has been necessary to exclude long access roads from application areas to enable a more realistic calculation of the density of development. For changes of use, conversions and single properties with large grounds, the curtilage of the property has been used as the site area, rather than the footprint of the building, to avoid a misrepresentation of the density of development in the locality and to ensure a consistent approach for all sites. The effects of this, however, are some very low densities.

- 5.55** Table 31 shows that in 07/08:

- 31% of all new dwellings were completed at a density of less than 30 dph (22% in 06/07 and 44% in 05/06);
- 30% of all new dwellings were completed at a density of between 30 and 50 dph (31% in 06/07 and 34% in 05/06);
- 39% all new dwellings were completed at a density of over 50 dph (47% in 06/07 and 22% in 05/06);
- the average density for all new dwellings was 47 dph (54 dph in 06/07 and 32 dph 05/06);
- 69% all completions were at 30 dph or above (78% in 06/07 and 56 % in 05/06).

- 5.56** The average density of 47 dph exceeds the 2007 AMR target (T4) of at least 40 dph. Analysis of the data suggests that the fall from last year's average of 54 dph has mainly resulted from less high density flatted redevelopment schemes than recorded in 06/07 and the slowing of development at the Cattle Market and adjoining land in Banbury. Having compared completions data for 07/08 with projections for 08/09 in the Housing Delivery Monitor (Table 35), it is considered that a target of 50% for 08/09 would be appropriate. A sheltered housing scheme north of Castle Street in Banbury should result in a slight increase on 07/08. A fall to about 45% could be possible in 09/10 as a number of rural greenfield sites are developed.

- 5.57** As allowed by PPS3, the Council will be developing its own density policies in its Local Development Framework which seek to make efficient use of land whilst seeking to respect the varied character and appearance of different localities.

Planned Housing Development

- 5.58** Table 32 lists the Council's housing allocations and windfall assumptions as specified in policy H1b of the Non-Statutory Cherwell Local Plan 2011. It shows completion and permission data as at 31 March 2008. Of 8260 dwellings planned to be built from 1 April 2001 to 31 March 2011, 4430 or 54% have been delivered (48% in 06/07 and 38% in 05/06) and another 2264 or 27% have planning permission. There remain 3873 dwellings planned for development (i.e. not completed and without planning permission) which in theory could produce total completions of 10,567 from 2001-2011 (28% more than total planned provision). However, the Council is presently required to meet Structure Plan requirements to 2016 and will soon have new South East Plan requirements for 2006 to 2026. It should also be noted that the Council's Housing Delivery Monitor (Table 35) and Housing Trajectory (Table 36 and Table 37) are the most appropriate sources for monitoring future development and these are discussed below.

Affordable Housing

- 5.59** Table 34 provides details of affordable housing completions since 1 April 2001. Net completions were 133 which exceeds the target (T2) of 125 set in the 2006 AMR and the Council's Housing Strategy and the minimum average annual target of 100 dwellings set by the Housing Strategy. Table 33 shows that gross completions (i.e. including acquisitions and not allowing for losses) were 160. In 06/07 gross and net figures were 166. The total net supply since 2001 (excluding losses from sales) is now 729, an average of 104 per annum, an increase from last year's average of 99 per annum. The Council therefore remains on track to meet the Housing Strategy target of at least 600 dwellings from 2005 to 2011 without taking acquisitions into account.
- 5.60** The Non-Statutory Cherwell Local Plan makes provision for at least 1605 affordable dwellings out of a total 5845 dwellings on identified sites (excluding Bicester Fields Farm and Slades Farm at Bicester) (i.e. 27%). From Table 34, it can be determined that 370 of the 1605 planned have been built since 2001. In addition 221 affordable homes have been delivered at Bicester Fields Farm and Slades Farm, and 138 on windfall sites. Council policy requires 30% affordable housing to be provided on qualifying sites.
- 5.61** From the Housing Delivery Monitor (Table 35, Appendix 5) it can be calculated that 5564 dwellings are expected to be delivered (from deliverable and developable sites only) from 2008-2016 (9994-4430 completions). Of these 2162 are expected at Banbury (4018 - 1856 completions), 2077 at Bicester (3214 - 1137 completions) and 1325 elsewhere (2762 - 1437 completions). A very cautious 10% discount for sites that do not qualify to provide affordable housing would reduce these figures to 1946 at Banbury, 1869 at Bicester and 1193 elsewhere producing a total of 5008. Assuming, again in the interests of caution, that 27% of these are delivered as affordable homes (i.e. as for the Non-Statutory Plan), this would produce 525 at Banbury, 505 at Bicester and 322 elsewhere. This produces a total of 1352 affordable homes, equating to an average of 169 per year to 2016. There is therefore reasonable planned provision for affordable housing in the context of Housing Strategy target of at least 600 from 2005 to 2011 without taking acquisitions into account.
- 5.62** The Council is reviewing its thresholds and targets for affordable housing, and the way in which it is secured, through work on the Core Strategy and a Supplementary Planning Document (SPD) on Planning Obligations. This is being undertaken in the context of emerging South East Plan policy

which has an overall regional target that 25% of all new housing should be social rented accommodation and 10% other forms of affordable housing (policy H3). It also states that at least 40% of all new housing in the Central Oxfordshire sub-region (which includes south Cherwell) should be affordable, including housing for key workers housing (policy CO3). The adoption of the Council's Core Strategy in 2010 and a Delivery Development Plan Document in 2011 would ensure that any new requirements are implemented in the near term.

Gypsies and Travellers and Travelling Showpeople

- 5.63** The Housing Act 2004 introduced a requirement that local authorities undertake Gypsy and Traveller Accommodation Assessments (GTAA's) alongside reviews of the housing needs of the rest of the community. These Accommodation Assessments are required to consider the needs of both Gypsies and Travellers and Travelling Showpeople.
- 5.64** Circulars 01/2006 and 04/2007 provide new Government advice on planning for Gypsies and Travellers and Travelling Showpeople. The Government's intentions include creating sustainable, respectful and inclusive communities where travelling people have fair access to suitable accommodation and services, and increasing significantly the number of sites to address current under provision over a period of 3-5 years.
- 5.65** A partial review of South East Plan (Regional Spatial Strategy) is being undertaken which will identify the number of household 'pitches' needed for Gypsies and Travellers and the number of household 'plots' needed for Travelling Showpeople by each local planning authority area having regard to Accommodation Assessments and a strategic view of needs across the region. It is necessary to monitor the number of pitches and plots available to ensure that the identified needs of the travelling communities are met in preparing the LDF. A Gypsy and Traveller pitch on average comprises 1.7 caravans. A plot for one Travelling Showpeople household is less well precisely defined but includes land set aside for the storage and maintenance of equipment.
- 5.66** The tables below show the number of pitches and plots presently available:

Table 7 Gypsy and Traveller Pitches (Core Output Indicator H4)

Site	Number of Pitches in 2006	Net Loss / Gain in 2006/07	Net Loss / Gain in 2007/08	Net Running Totals
Station Caravan Park, Banbury	10	0	0	10
Smiths Caravan Park, Milton	20	0	0	20
Bicester Trailer Park, Chesterton	18	0	0	18
Totals	48	0	0	48

Notes: A pitch is the area of land demarked for the use as accommodation by a single Gypsy and Traveller household. On 12 August 2008, planning permission (07/02707/F) was granted for the use of 21 existing mobile homes by non-Gypsies in addition to Gypsies at the Bicester Trailer Park. It is estimated that, if implemented, this will result in a loss of approximately 10 demarked pitches).

Table 8 Travelling Showpeople Plots

Site	Number of Plots in 2008
Rose's Yard, Blue Pitts, Bloxham	3
Carousel Park, Bloxham	2
Faircare, Bloxham	6
Hebborn's Yard, Gosford	3
Totals	14

Present and Future Housing Delivery

- 5.67** Table 35 at Appendix 5 is a Housing Delivery Monitor which is the main tool for monitoring the District's housing land supply. It shows the results of a comprehensive review of delivery expectations involving consultation with individual developers, agents and landowners as well as other Council officers in Development Control and Housing Services. The Housing Delivery Monitor informs the Housing Trajectory (Table 36) and Table 37 at Appendix 5) and the calculation of the rolling supply of deliverable sites over the next five years.
- 5.68** Table 35 identifies all known deliverable and developable housing sites (10 or more dwellings) for Banbury, Bicester and remaining areas and distinguishes these from other housing potential. PPS3 requires land supply to comprise specific deliverable and developable sites only, whenever possible. Deliverable sites are those considered to be available, suitable and achievable. Developable sites are those in a suitable location and where there is a reasonable prospect that they will be available, and could be developed, at the point envisaged. PPS3 requires a continuous 5 year rolling supply of deliverable housing sites to be maintained. It states that that a 'windfall' allowance (i.e. for unidentified sites) should not be included in the first 10 years of land supply unless there are genuine local circumstances that prevent specific sites being identified. Where it is not possible to identify specific sites for years 11-15 (of a 15 year land supply) in Local Development Frameworks, broad locations for future growth should be indicated.
- 5.69** Table 36 and Figure 2 comprise a Housing Trajectory based upon the housing delivery assumptions in the Housing Delivery Monitor. Figure 2 provides the Structure Plan plan period and target (Core Output Indicator H1), completion figures for 2001 to 2008 (Core Output Indicators H2a and H2b) and projections of future supply from deliverable and developable sites (Core Output Indicators H2c and H2d). It compares supply to adopted Structure Plan requirements, identifies the annual housing requirement taking account of past and projected completions and shows the current and projected calculations of the rolling supply of deliverable housing sites. Table 37 and Figure 3 provide the same information in relation to emerging South East Plan requirements (Core Output Indicator H1b).

Overall Supply

- 5.70** Table 9 below provides a summary of the housing supply figures for the District contained in Table 35 and Table 36:

Table 9 Housing Land Supply Summary 2001-2016 - Structure Plan

a) Structure Plan Requirement	9350
b) All Completions (2001-2008)	4430
c) Structure Plan Requirement minus Completions (a-b)	4920
d) Future Supply from Deliverable (Available, Suitable and Achievable) Sites	5084
e) Future Supply from Specific Developable Sites	480
f) Total Housing Land Supply 2001-2016 (b+d+e)	9994
g) Remaining Structure Plan Requirement or Surplus (a-f or f-a)	644 (surplus)
h) Other Identified Housing Potential (not taken into account)	651
i) Total Housing Land Supply / Availability Plus Other Housing Potential (f+h)	10645
j) Potential Surplus or Shortfall in meeting Structure Plan Requirements without new LDF Sites (if Other Housing Potential were to be taken into account) (i-a or a-i)	1295 (surplus)

- 5.71** Table 9 above demonstrates that total housing land supply / availability for the District from 2001-2016, based upon PPS definitions of deliverability and developability, is estimated to be 9994 which is 644 dwellings more than the Structure Plan requirement of 9350 dwellings. The District is therefore in a position to meet total Structure Plan requirements without other new sites identified in new Development Plan Documents (DPDs).
- 5.72** In accordance with PPS3, the total supply figure of 9994 does not take into account other housing potential, specifically projections for small previously developed sites, other specific sites with housing potential only (i.e. not deliverable or developable) and permissions for small greenfield sites. If such other identified housing potential were to be taken into account, Structure Plan requirements would be exceeded by some 1295 dwellings (the total surplus projected in the 2007 AMR was 825).
- 5.73** Structure Plan requirements are not an absolute ceiling on development and the current projected surplus of 644 (without a windfall assumption) will help in meeting the requirements of the emerging South East Plan (670 dwellings per annum from 2006-2026). It should also be noted that although projections are made on the basis of the best information available, they are vulnerable to changes in circumstances and unforeseen events and require regular review.
- 5.74** Table 10 below provides the same information in relation to the emerging South East Plan using data contained in Table 35 and Table 37 at Appendix 5. As the Council is still preparing the Local Development Framework, it has not yet identified its preferred supply of deliverable and developable sites through to 2026.

Table 10 Housing Land Supply Summary 2006-2026 - Emerging South East Plan

a) Draft South East Plan Requirement (Incorporating Proposed Changes)	13400
b) All Completions (2006-2008)	1308
c) South East Plan Requirement minus Completions (a-b)	12092

d) Future Supply from Deliverable (Available, Suitable and Achievable) Sites	5419
e) Future Supply from Specific Developable Sites	780
f) Total Housing Land Supply 2001-2016 (b+d+e)	7507
g) Remaining Structure Plan Requirement or Surplus (a-f or f-a)	5893 (requirement)

h) Other Identified Housing Potential (not taken into account)	1379
i) Total Housing Land Supply / Availability Plus Other Housing Potential (f+h)	8886
j) Potential Surplus or Shortfall in meeting Structure Plan Requirements without new LDF Sites (if Other Housing Potential were to be taken into account) (i-a or a-i)	4514 (requirement)

Five Year Rolling Supply

- 5.75** Planning Policy Statement 3: Housing (PPS3) requires a five year rolling supply of deliverable housing land. Table 11 below provides a summary of the District's rolling supply of deliverable (available, suitable and achievable) housing sites over the period 2008 to 2013. It shows this measured against both Structure Plan and expected South East Plan requirements. It is informed by the Housing Delivery Monitor (Table 35) which in turn has been prepared in accordance with the advice in PPS3, the Planning Inspectorate's 'Demonstrating a 5 Year Supply of Deliverable Sites', and Strategic Housing Land Availability Assessment practice guidance. The housing supply assumptions exclude other developable sites and housing potential.

Table 11 Calculation of Housing Land Supply from Deliverable Sites 2008-2013

a) Structure Plan / South East Plan requirement	9350 (2001-2016)	13400 (2006-2026)
b) Completions	4430	1308
c) Remaining requirement (a-b)	4920	12092
d) Annualised requirement over remainder of plan period c / 10)	615 (over 8 years)	671.8 (over 18 years)
e) Annualised requirement over next 5 years (2008-2013) (d x 5)	3075	3359
f) Supply from deliverable (available, suitable and achievable sites) over the next 5 years (2007-2012)	3221	3221
g) Total years supply over the next five years (f / d)	5.2	4.8

- 5.76** As required by Core Indicator H2c, Table 12 below provides the same calculations for the period 2009-2014, i.e. after the current monitoring year (08/09). This requires a projected figure for 08/09 completions (356) to be included in the calculations.

Table 12 Calculation of Housing Land Supply from Deliverable Sites 2009-2014

a)	Structure Plan / South East Plan requirement	9350 (2001-2016)	13400 (2006-2026)
b)	Completions and Projected Completions (356)	4786	1664
c)	Remaining requirement (a-b)	4564	11736
d)	Annualised requirement over remainder of plan period (c / 10)	652 (over 7 years)	690.4 (over 17 years)
e)	Annualised requirement over next 5 years (2009-2014) (d x 5)	3260	3452
f)	Supply from deliverable (available, suitable and achievable sites) over the next 5 years (2009-2014)	3665	3665
g)	Total years supply over the next five years (f / d)	5.6	5.3

- 5.77** Table 11 demonstrates that the the District has a 5.2 year rolling supply of deliverable housing land in relation to adopted Structure Plan targets for the five-year period 2008-2013. This increases to a 5.6 year supply for the period 2009-2014 (Table 12). When assessed against the requirements of the emerging South East Plan (not yet adopted), the figure falls temporarily below 5 years to 4.8 (2008-2013) before rising to 5.3 years for 2009 to 2014. Table 36 and Table 37 in Appendix 5 show that it is then projected, under both Structure Plan and emerging South East Plan requirements, that at least a five-year rolling supply of deliverable housing land can be maintained until a drop below five years in 2012/13.
- 5.78** By this time new deliverable sites will have been allocated in new Development Plan Documents in 2010 and 2011. Other unanticipated deliverable housing land is likely to come forward before 2012/13. It should also be noted that, as required by PPS3, these figures make no allowance for small, unidentified windfalls (i.e. unanticipated housing). However, any such windfalls completed in addition to projected completions during the remainder of 08/09 would assist in increasing the current rolling supply.
- 5.79** PPS3 states that in monitoring and managing land supply, policies and proposed management actions should reflect the degree to which actual performance varies from expected performance, as indicated in housing trajectories. Where actual performance, compared with the trajectories, is within acceptable ranges (to be defined by Local Planning Authorities), for example within 10-20%, and future performance is still expected to achieve the rates set out in the trajectories, there may be no need for specific management actions at that time. The rolling supply in 08/09, when measured against the unadopted South East Plan, is within 0.2 of a year of 5 years (i.e. a 4% deviation). In view of this and the fact that the projected supply makes no allowance for small, unidentified windfalls, and, because rolling supply is expected to subsequently rise in 09/10, there is no need to take any specific action. Indeed, it is considered that the overall land supply position for deliverable sites is good in the context of current market conditions. It allows for another 2 years of relatively low completions with approximately 356 expected in 08/09 and about 376 in 09/10.

Housing Targets for 08/09

5.80 As explained in the above commentary, three of the AMR's four local targets for housing delivery for 07/08 were exceeded. A fourth was within 2% of the target:

Table 13 Housing Target Performance 07/08

	Target	07/08 Performance
T1	Achieve at least 414 housing completions (net)	455
T2	Achieve at least 125 affordable housing completions (net)	133
T3	Achieve at least 60% of net housing completions on previously developed land	58%
T4	Achieve an average density of development of at least 40 dwellings per hectare	47 dph

5.81 The following local targets have been set for 08/09 and 09/10:

Table 14 Housing Targets 08/09 & 09/10

	Targets for 08/09	Targets for 09/10
T1	Achieve at least 356 housing completions (net)	Achieve at least 376 housing completions (net)
T2	Achieve at least 87 affordable housing completions (net)	Achieve at least 91 affordable housing completions (net)
T3	Achieve at least 70% of net housing completions on previously developed land	Achieve at least 35% of net housing completions on previously developed land
T4	Achieve an average density of development of at least 40 dwellings per hectare	Achieve an average density of development of at least 45 dwellings per hectare

5.82 T1 - Although Table 36 in Appendix 5 shows that the annualised Structure Plan housing requirement for 2008/09 (taking account of past completions) is 615, realistic targets of at least 356 dwellings in 08/09 and 376 in 09/10 have been set to accord with the projection for deliverable and developable sites shown in Table 36. This is considered to be reasonable in current market conditions and before completions on 'new' major sites such as Bankside, South-West Bicester and former RAF Upper Heyford are recorded. First completions of a large site at Gavray Drive, Bicester are anticipated in 09/10. As explained above, a satisfactory rolling supply of deliverable housing land can still be maintained despite two expected years of relatively low completions.

5.83 T2 - Allowing a general 10% deduction for sites that do not qualify to provide affordable housing, and assuming 27% of expected supply is delivered as affordable housing, it is estimated that about 87 affordable homes will be delivered by the end of 08/09 (i.e. using the same approach described in the commentary above. This is in line with Housing Services' present expectations of 90 homes based on information from Registered Social Landlords. The calculation for 09/10 produces a figure of 91 homes. Although the estimate of future delivery based on the supply of deliverable and developable housing sites explained earlier suggests that an average of 169 affordable homes per year could be delivered over the period to 2016, it is considered more appropriate to set targets based

on the anticipated completions for the two specific years. If realised, this would lower the annual average to 101 affordable homes, sufficient to remain on course to meet the minimum Housing Strategy target.

- 5.84** T3 - The targets for the percentage of housing development (net) on previously developed land reflect the projections of the Housing Delivery Monitor (Table 35). As explained earlier, it is anticipated that by the end of 08/09, the percentage will rise to about 70% because completions on significant new greenfield sites are not expected during the current monitoring year. The expected fall to about 35% in 09/10 results mainly from expected greenfield developments in the rural areas such as at Arncott, Kirtlington, Bloxham and Gosford.
- 5.85** T4 - The average density target of 50 dwellings per hectare (dph) is higher than 07/08's recorded average. The expected completion of a sheltered housing scheme north of Castle Street in Banbury should increase the average slightly. As explained above, more rural greenfield developments in 09/10 are likely to result in a lower average, an estimated 45%.
- 5.86** In addition to the use of the Core Output Indicators and the above local targets, the Council will also regularly review the scope of its housing monitoring to ensure that it is applicable to the issues and objectives that emerge through the production of the LDF and in the interests of securing appropriate levels of housing delivery. Local indicators to measure the performance of LDF policies will also be developed as the LDF progresses. Local indicators suggested so far are presented in Appendix 4.

More Information

5.87 More information relating to housing is available from the following:

- UK Statistics Authority (<http://www.statistics.gov.uk>)
- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
- Oxfordshire Housing Market Assessment (December 2007)
- Cherwell District Council Housing Needs Estimates (June 2008)
- Cherwell District Council Housing Strategy Housing strategy 2005-2011
- Department for Communities and Local Government Local Level Statistics (<http://http://www.communities.gov.uk/housing/housingresearch/housingstatistics/>)
- Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley region (September 2006)
- National Indicators 154,159 and 170

Environmental Quality

- 5.88** The theme of 'Environmental Quality' in the Core Output Indicator guidance encompasses flooding, biodiversity and renewable energy issues. Specifically, we are required to report on the following indicators:

'Updated' Core Output Indicators

- E1:** Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
- E2:** Change in areas of biodiversity importance
- E3:** Renewable energy generation

- 5.89** These indicators will help show whether the following draft objectives are being achieved (additional 'local indicators' are suggested in Appendix 4 and will help us to monitor the achievement of the remaining objectives):

Relevant LDF Draft Objectives

1. to protect and support the provision of good quality accessible health, social, community and educational facilities and infrastructure to meet the needs of the Cherwell community
4. to protect and enhance open space, sport and recreation facilities of value and address the qualitative and quantitative deficiencies in provision
5. to provide a high quality, locally distinctive and well designed environment which provides a safe and attractive district in which to live and work
6. to incorporate the principles of sustainable development in managing climate change including minimising environmental pollution, promoting renewable energy where appropriate and ensuring that the risk of flooding is not increased
7. to conserve and enhance the countryside, built environment, archaeological and biological resource of the District

E1: Flood Protection and Water Quality

- 5.90** Using the Council's development control database ('Uniform'), we have identified the 178 planning permissions granted between 1 April 2007 and 31 March 2008 where the Environment Agency (EA) was consulted. If the EA's response was one of objection to the application or if they recommended conditions be attached to the permission, this was compared to the decision notice for the application to identify any permissions granted contrary to their advice.
- 5.91** There were no applications granted contrary to EA advice during this monitoring period.

- 5.92** The Council is unlikely to grant planning permission contrary to the advice of the EA. Flooding issues will be considered in the preparation of the Local Development Framework, and the Council has commissioned consultants to prepare a joint Strategic Flood Risk Assessment (SFRA) with West Oxfordshire District Council, working with the Environment Agency. This will inform decisions about options for growth and specific site allocations as we progress with the LDF.

E2: Change in Areas of Biodiversity Importance

- 5.93** The Thames Valley Environmental Records Centre (TVERC) has provided the Districts across Oxfordshire with information regarding biodiversity monitoring.
- 5.94** The Core Output Indicator requires that we report on losses or additions to areas of biodiversity importance. These are defined as areas recognised for their intrinsic environmental value of international, national, regional, sub-regional or local significance including Sites of Special Scientific Interest and County Wildlife Sites.
- 5.95** Table 15 below shows the area in hectares (ha) of the various sites designated for their intrinsic environmental importance in Cherwell. There have been no changes for many of these sites between last year and this. However, changes in the area of County Wildlife Sites (CWS) have occurred.

Table 15 E2: Changes in Areas of Biodiversity Importance

Designated site	Area 2007 (ha)	Area 2008 (ha)
Sites of Special Scientific Interest (SSSI)	543.4	543.4
Special Areas of Conservation (SACs)	83.0	83.0
County Wildlife Sites	962.1	983.0
Local Nature Reserves	15.6 (2 sites)	15.6 (2 sites)
Regionally Important Geological or Geomorphological Sites (RIGS)	34.0 (8 sites) plus 5 unmapped sites	34.0 (8 sites) plus 5 unmapped sites

- 5.96** County Wildlife Sites are selected, de-selected and extended in area on a regular basis and this year there has been an increase in the area of CWS as result of site selection panel meeting decisions. Stoke Wood (36.5ha) and Balscote Quarry (6.2ha) have been selected, and a large area of the CWS at Horley has been removed from that site's overall area.

'Former' Core Output Indicators

Changes in Priority Habitats and Species by type

- 5.97** TVERC has continued to provide contextual information for us on changes in priority habitats and species. The UK Biodiversity Action Plan (BAP) was introduced following the 1992 Convention on Biological Conservation, and defines those habitats and species that are a priority for conservation action, with action plans produced for each one. The Cherwell BAP reflects those habitats and species within the UKBAP that are of priority locally and contains various Habitat Action Plans.

5.98 Table 16 below shows changes in UK priority habitats within designated sites (Sites of Special Scientific Interest and County Wildlife Sites) and priority conservation target areas within Cherwell between 2006 and 2007. Like last year, the increase in overall habitat from 1343.7 to 2620.9ha is likely to be due to a refining of the baseline position through improved mapping, rather than the creation of priority habitat itself (*note: no data is yet available at the regional level*).

Table 16 Changes in Priority Habitats by Type

UK BAP priority habitat type	Area (hectares) 2006-7	Area (hectares) 2007-8	County context 2006-7	County context 2007-8	UK context
Coastal and floodplain grazing marsh	356.9	355.3	356.9	355.3	300,000
Eutrophic standing water	64.4	64.2	919.0	929.6	1785km2
Fens	34.9#	39.6#	131.8#	142.9#	No data avail.
Lowland beech and yew woodland	0.0	0.0	567.2	792.1	30,000
Lowland calcareous grassland	79.4	78.5	694.1	730.4	<41,000
Lowland dry acid grassland	5.4	5.3	41.9	48.0	<30,000
Lowland heathland	0.2	0.2	3.0	3.0	58,000
Lowland meadows	398.1	482.3	993.7	1080.0	15,000
Lowland mixed deciduous woodland	252.4	1042.0	3961.1	4555.0	No data avail.
Lowland wood pastures and parkland	111.1	492.2	1448.9	1844.0	10,000-20,000
Reedbeds	19.9	19.8	25.8	25.8	5,000
Rush pasture and purple moor grass	4.8	4.8	7.0	14.1	56,000
Traditional Orchards		0.8		6.0	28,750
Wet woodland	16.5	35.9	108.7	138.4	50,000-70,000
Total area of BAP priority habitat	1343.7	2620.9	9259.1	10664.6	No data avail.

Combined figure of Fen and Reedbed resource

5.99 Table 17 below shows changes in the number of BAP priority species identified within Cherwell.

Table 17 Changes in Priority Species

	2006-7	2007-8
Numbers of BAP priority species	34	127

- 5.100** The considerable increase in the number of species of UK BAP priority shown above is due to a national review of the list of species identified as BAP priority species with a resultant increase in the numbers of BAP species on the list, rather than improvements in the management of the district's biodiversity. This makes comparisons with the number and range of species identified last year difficult, but subsequent annual changes will be measured against the new list of species.
- 5.101** TVERC have also provided information on the condition of SSSIs within Cherwell in a county, regional and national context. The data shows a slight improvement on the figures reported in the 2007 AMR at a County level, but a decrease in the percentage of SSSIs in a 'favourable' or 'unfavourable but recovering' condition within Cherwell. Further information is available in Appendix 7.

E3: Renewable Energy Generation

- 5.102** Whilst the definition of the Core Output Indicator for renewable energy has been clarified in the Core Output Indicator Update 2/2008, we will continue to use a 'proxy' indicator. Monitoring the number of planning permissions granted for renewable energy schemes is far more practicable than monitoring whether they have been implemented and how much energy they actually supply.
- 5.103** The Council's development control database ('Uniform') has been used to provide information on all planning permissions issued for renewable energy schemes.
- 5.104** There have been 8 renewable energy applications permitted in the District during this monitoring period, these include solar and wind turbine schemes.
- 5.105** There have been 2 renewable energy applications refused in the District during this monitoring period, again including solar and wind turbine schemes.
- 5.106** Some renewable energy schemes in some locations are classified as Permitted Development, and as such would not require planning permission. It is currently not considered to be viable for us to monitor these schemes, although this may be reconsidered for future AMRs (see Chapter 6).
- 5.107** The important contribution of renewable energy in tackling climate change has been recognised in the Cherwell Environmental Strategy for a Changing Climate (available at <http://www.cherwell.gov.uk/index.cfm?articleid=1778>) and will be considered in the preparation of the Local Development Framework.

Open Space

'Former' Core Output Indicators

Amount of eligible open spaces managed to Green Flag award standard

- 5.108** Until this year, the Council was required to monitor the number of open spaces within the District managed to Green Flag award standard (above). The Green Flag award is open to any freely accessible park or green space, and applications are made annually for the award. Winners are judged on criteria including whether the open space is 'A Welcoming Place', 'Healthy, Safe, and Secure', 'Clean and Well Maintained', 'Sustainable' (i.e. minimal pesticide use, resource conservation

measures etc), and consideration is given to 'Conservation and Heritage' (both natural and built), 'Community Involvement', 'Marketing' (including the good provision of information to users) and 'Management'.

5.109 There are no open spaces within the District managed to 'Green Flag Award' standard, as no applications for this Award have been made during this monitoring period.

5.110 We stated in the 2007 AMR that we consider this to be a relatively narrow indicator for measuring the availability and quality of the District's open spaces. The strategy for the provision of well managed, high quality open spaces and facilities within Cherwell will be informed by the recently prepared Open Space, Sport and Recreation Facilities Needs Assessment Audit ('PPG17 Study'), the Green Space Strategy and the Playing Pitch Strategy. Local indicators to measure the performance of LDF policies in providing open space have been suggested in Appendix 4 and will be developed as the LDF progresses.

Other Information on 'Environmental Quality'

5.111 There are various other sources of contextual information about 'environmental quality' in Cherwell including:

- UK Statistics Authority (<http://www.statistics.gov.uk>)
- Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
- The Sustainability Appraisal Scoping Reports produced for the LDF so far (and references therein) (<http://www.cherwell.gov.uk/localdevelopmentframework>)
- The Cherwell Environmental Strategy for a Changing Climate and summary leaflet (and references therein) (<http://www.cherwell.gov.uk/index.cfm?articleid=1778>)

Car Parking and Transport

- 5.112** The need to ensure convenient access to services and facilities through the provision of accessible transport has been identified as a Key Spatial Issue for Cherwell's Local Development Framework. We have set out the following draft objectives for the LDF, as set out below:

Relevant LDF Draft Objectives

1. To protect and support the provision of good quality, accessible health, social, community and educational facilities to meet the needs of the Cherwell community
2. To reduce the dependency on the private car as a mode of travel through enhanced provision and attractiveness of non car modes such as cycling and walking
6. To incorporate the principles of sustainable development in managing climate change including minimising environmental pollution, promoting renewable energy where appropriate and ensuring that the risk of flooding is not increased

- 5.113** We are currently using 'former Core Output Indicators' to help show whether the draft objectives above are being achieved:

'Former' Core Output Indicators

Amount of completed non residential development complying with car parking standards

- 5.114** Car parking standards are set out in the Non Statutory Cherwell Local Plan 2011. They limit parking provision, using maximum standards, for sustainability reasons and apply to developments over a certain size threshold. The standards vary between use classes (see Appendix 2) and according to location within the District.
- 5.115** Only completed new schemes have been monitored for this indicator, not extensions to existing development, and the floorspace created by the development has been measured, not the full application site area. Where the application was for a mix of uses, the majority use has been selected.
- 5.116** Of the 31 non residential applications completed during the 2007-8 monitoring year, 3 applications were in line with the relevant car parking standards but 5 exceeded the maximum standards. 23 applications were not applicable for this calculation, being either extensions to existing development or below the floorspace threshold for the car parking standards. In some cases, car parking provision was not stated or shown with the application documents. It is currently not considered to be viable for us to visit these schemes to assess parking provision on site, although this will be reconsidered for the 2009 AMR (see Chapter 6).
- 5.117** The merits of applications are considered on a case by case basis, and parking provision may sometimes deviate from the standards to take account of other planning considerations. The results do show however that current parking standards are often not being met.

'Former' Core Output Indicators

Amount of new residential development within 30 minutes of key services

- 5.118** Oxfordshire County Council has provided the information for this indicator, using residential completions data supplied by the District.
- 5.119** The indicator has been calculated using the Accession accessibility software, which was developed for the Department of Transport and is a recognised accessibility modelling programme. Housing completions have been assessed against access to key facilities by public transport (or by foot) within 30 minutes. Details about the methodology used are provided in the 2007 AMR available via <http://www.cherwell.gov.uk/localdevelopmentframework>.
- 5.120** The following table shows a summary of the results from the assessment, showing the total number of sites and dwellings completed per district and the percentage of these within 30 minutes of 'key services'. The bottom row shows figures for the whole of Oxfordshire County. The results are also displayed on maps contained within Appendix 6.

Table 18 Developments Within 30 Minutes of Key Services

District	Completions		Retail	Primary Schools	Secondary Schools	Hospitals	GPs	Employment
	Sites	Dwellings	%	%	%	%	%	%
Cherwell	138	455	90.5	94.5	88.1	67.0	93.2	90.8
Oxford	163	598	100.0	100.0	100.0	99.5	100.0	100.0
South Oxon	152	512	94.1	98.6	88.5	44.7	95.9	92.8
Vale of White Horse	72	448	98.7	99.1	97.1	67.9	98.9	98.0
West Oxon	118	863	95.7	99.3	92.2	93.7	98.2	94.8
Total/Average	643	2876	96.0	98.6	93.3	78.0	97.5	95.3

- 5.121** The proportion of housing completions across the whole of Oxfordshire within 30 minutes of a major retail site is considerable at 96 percent (%), although Cherwell is below average at 90.5%.
- 5.122** The high proportion of new developments within 30 minutes of a primary school (98.6%) is likely to reflect the widespread and relatively frequent distribution of primary schools across Oxfordshire. Again, the percentage of completions within Cherwell within 30 minutes of a primary school is below the County average (94.5%).
- 5.123** On the whole, secondary schools are not as widely distributed as primary schools. Consequently, the proportion of completions across the County that are within 30 minutes of a secondary school is lower at 93.3%, with completions within Cherwell at 88.1%.
- 5.124** The percentage of new housing completions in Oxfordshire that lie within 30 minutes of a hospital is lower than for any other key service (78.0%) and whilst there is notable variation between districts, completions within Cherwell are again below average at 67.0%.

- 5.125** The proportion of new developments that lie within 30 minutes of a GP surgery is high in every district (97.5%) although Cherwell has the lowest proportion within the County (93.2%).
- 5.126** The percentage of Oxfordshire's new development that lies within 30 minutes of an employment site is high at 95.3% although again it is lowest within Cherwell at 90.8%.
- 5.127** Cherwell performs below average on this indicator because quite a high proportion of completed development during this monitoring period was in rural areas which are further away from services and facilities and where there is less public transport provision.
- 5.128** Both of the 'former Core Output Indicators' set out in this 'Car Parking and Transport' section are considered to be relatively narrow indicators for measuring transport and the sustainability of new development. Additional locally specific indicators may be developed as work on the LDF progresses. The local indicators suggested so far are provided in Appendix 4.

Other Information on 'Car Parking and Transport'

- UK Statistics Authority (<http://www.statistics.gov.uk>)
- Other information on transport issues is currently available via the Oxfordshire Data Observatory at <http://www.oxfordshireobservatory.info>
- Detailed evidence on transport issues to inform the preparation of Cherwell's Local Development Framework will be provided in the Integrated Transport and Land Use Studies being prepared for Banbury, Bicester and the Cherwell Rural Areas.

Chapter 6 Future Monitoring

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

Monitoring Framework

- 6.2** The Government expects that as more Development Plan Documents are adopted, the emphasis of AMRs will shift from one of primarily monitoring current characteristics within an area, to a greater emphasis on monitoring the effects of policies and proposals (Using Evidence in Spatial Planning, DCLG, 2007). ^(xv) The monitoring framework needs to be developed accordingly, with local indicators and targets identified which are closely linked to key DPD policies, to help us assess the impact of those policies. Local indicators suggested so far, which may be developed as work on the LDF progresses, are set out in Appendix 4.
- 6.3** In developing the monitoring framework, we will consider the best practice guidance in 'Monitoring: A Good Practice Guide' (ODPM, March 2005) ^(xvi) and elsewhere, including the RTPI's recent study into combining or bundling indicators in partnership with other authorities (Measuring the Outcomes of Spatial Planning in England, RTPI, July 2008) ^(xvii). We will develop the monitoring framework in the following ways:
- Developing linkages between the AMR and Sustainability Appraisal processes, including reporting on significant effects indicators to monitor the significant environmental impacts that the Sustainability Appraisal has identified
 - Developing linkages with other monitoring activities at regional and county levels, and with Council strategies including the Community Plan and other strategies that share common targets with the LDF.
 - Further develop internal monitoring practices including the use of our new monitoring and reporting system, CDPSmart, and GIS (electronic mapping) to improve the efficiency and accuracy of our monitoring.
- 6.4** The next AMR (due to be published in December 2009) will build upon this AMR and will aim to provide further information on the monitoring framework established for the LDF, in particular for the Core Strategy Development Plan Document.

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

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

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

xvii Available at <http://www.rtpi.org.uk/item/1803>

Actions

- 6.5** In future AMRs the Council will continue to report on the Core Output Indicators as required by Government. Additional information will be determined by Government requirements and the progress of the LDF.
- 6.6** The data presented in this and future AMRs will form part of the evidence base for the LDF. Where relevant, it will also be a material consideration in the determination of applications for planning permission and planning appeals. There are some areas highlighted in this AMR for particular attention in the preparation of the LDF and future AMRs:
- In terms of business development, it can be seen that there is still a high level of B8 use class development being completed. Stronger encouragement for B1 and B2 uses, to promote more efficient use of land, can be seen in the increasing proportion of permissions for these uses coming into the system however. The AMR results do not show a significant loss of employment land to non employment uses, particularly on sites identified within the Employment Land Review.
 - Although the District is still on track to meet adopted Structure Plan requirements and can maintain a five year rolling supply of deliverable housing land, it is important that the Council continues to bring forward proposals for sites identified for residential development in the Non-Statutory Cherwell Local Plan 2011 in the interests of delivering homes during difficult economic conditions. Similarly, although the District is on course to meet the minimum affordable housing requirements of the Housing Strategy, it is important to maximise appropriate opportunities for the provision of affordable homes in view of the level of need that exists in Cherwell.
 - In this and the 2006 and 2007 AMRs, we have reported on a number of completed schemes that do not comply with the maximum parking standards as set out in the Non Statutory Cherwell Local Plan 2011, which are based on County Council parking standards and existing Government guidance in Planning Policy Guidance (PPG13).^(xviii) A number of schemes did not state the level of car parking provision in the application documents and so were excluded from the calculation. We need to consider for the next AMR the feasibility of visiting sites to assess the car parking provision where it is not stated elsewhere.
 - We will use the results of monitoring of other subject areas such as biodiversity and renewable energy to inform the LDF. The relative lack of renewable energy schemes in the District, for example, highlights the need to focus on opportunities for renewable energy in the LDF. There is also a need to investigate how we can better monitor this Core Output Indicator to report on 'installed capacity'. Meanwhile additional contextual information on biodiversity and open spaces to inform the LDF will be provided through National Indicator 197 - Improved Local Biodiversity - which reports on the proportion of local sites where positive conservation management is being implemented. It is intended that the Oxfordshire Wildlife Sites Project collates the relevant baseline information for this indicator and any subsequent improvements, on behalf of Cherwell District Council and other authorities/organisations, with a view to reporting on NI 197 for 2009-10.
 - Further progress with the Core Strategy Development Plan Document between the preparation of this AMR and the 2009 AMR will play a key role in identifying other policy areas where future monitoring will be important.

xviii Planning Policy Guidance 13 (PPG13): Transport (2001) available via <http://www.communities.gov.uk>

Appendix 1 Glossary of Terms

Phrase	Definition
Adoption	The approval of the final version of a Local Development Document by the local authority for future planning policy and decision making.
Affordable Housing	Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.
Annual Monitoring Report (AMR)	A report submitted to Government by local planning authorities containing a review of progress in preparing Local Development Documents, showing what the planning policies are achieving, whether the impacts of those policies are as predicted and whether changes are needed.
Area Action Plan (AAP)	A type of Development Plan Document focused upon a specific location or an area which will be subject to significant change.
Community Plan	A strategy prepared by local authorities to help deliver local community aspirations.
Core Strategy (CS)	A Development Plan Document setting out a long term spatial vision and spatial strategy which will provide a strategic framework for more detailed Development Plan Documents.
Development Plan	The statutory term used to represent the plans/documents that apply to a particular area, which includes (under the new planning system) the Regional Spatial Strategy and Development Plan Documents.
Development Plan Documents (DPDs)	Documents which make up the LDF, including the core strategy and area action plans. All DPDs must be subject to public consultation and independent examination.
Evidence Base	The information and data gathered by local authorities to ensure the "soundness" of the policy approach set out in Local Development Documents.
Examination	The process by which an independent planning Inspector may consider whether a Development Plan Document or a Statement of Community Involvement is 'sound' before it can be adopted.
European Union (EU)	Union of European Member States
GOSE	Government Office for the South East
Infrastructure	Includes drainage, water supply, roads.
Key Diagram	A map showing the main features and proposals in the local authority area.
Local Development Documents (LDDs)	Documents which form part of the Local Development Framework, which include Development Plan Documents, Supplementary Planning Documents and a Statement of Community Involvement.
Local Development Framework (LDF)	The Local Development Framework is a folder of documents containing the local planning authority's Local Development Documents and other documents including the Annual Monitoring Report.
Local Development Scheme (LDS)	The local planning authority's programme/timetable for the preparation of Local Development Documents which must be agreed with Government.
Local Plan	The plan for the local area produced under the previous planning system. This will be replaced by the Local Development Framework.
Local Strategic Partnership (LSP)	A group of people and organisations from the local community including from public, private, community and voluntary sectors within a local authority area, with the objective of improving the quality of life of the local community.

Phrase	Definition
Local Transport Plan	A transport strategy prepared by the County Council.
Planning & Compulsory Purchase Act 2004	This Act updates the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning.
Planning Inspectorate	The Government body responsible for providing independent inspectors for planning inquiries and examinations of development plan documents and statements of community involvement
Planning Policy Guidance (PPG)	Produced by central Government setting out national planning guidance. These will eventually all be replaced by Planning Policy Statements.
Planning Policy Statement (PPS)	Produced by central Government to replace existing Planning Policy Guidance.
Proposals Map	A map produced as part of the LDF to show where plans and proposals apply.
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.
Regional Planning Body (RPB) / Regional Assembly	Each of the English regions outside of London has a body of representatives from local government, business and other groups called a Regional Assembly. It is responsible for developing and co-ordinating a Regional Spatial Strategy. Cherwell District is in the South East region and the Regional Assembly is the South East England Regional Assembly (SEERA).
Regional Planning Guidance (RPG)	Regional Planning guidance forms part of the development plan under the previous planning system and sets out regional policy for the authorities within each region. In the case of the South East this is RPG9.
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time or longer. It will identify the scale and distribution of new housing in the region and sub-regions and priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. The new RSS for the South East will be the South East Plan and will replace RPG9.
Regulations	This means "The Town and Country Planning (Local Development) (England) Regulations 2004" and the "Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008" unless indicated otherwise. Planning authorities must follow these when preparing Local Development Frameworks.
Saved Policies	Policies in Local Plans and Structure Plans are 'saved' and therefore will continue to be used until replaced by a Local Development framework and/or a Regional Spatial Strategy.
Soundness	To be "sound" a DPD should be justified, effective and consistent with national policy. The examination into a DPD will assess this.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes and stake holders which influence the nature of places and how they function.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all DPDs and SPDs and development control decisions.
Strategic Environmental Assessment (SEA)	A process introduced by a European Directive which requires planning authorities to assess the potential environmental effects of a proposed plan.

Phrase	Definition
Strategic Housing Land Availability Assessment (SHLAA)	The assessment of land within the District to explore its potential for housing.
Structure Plan	A plan produced by the County Council under the previous planning system. This will be replaced by the RSS when it is adopted.
Submission	When a Development Plan Document is sent to the Secretary of State for independent examination.
Supplementary Planning Document (SPD)	A Local Development Document that adds detail to a DPD. There is no examination for an SPD.
Supplementary Planning Guidance (SPG)	Usually produced by local authorities under the old planning system and adds detail to a policy in a local plan.
Sustainability Appraisal (SA)	The process of assessing the economic, social and environmental effects of a proposed plan. This process covers the requirements of the SEA Directive.
Sustainable Development	A widely used definition drawn up by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".
Windfalls	Windfalls are sites which come forward for development which have not been identified through the plan making process.

Appendix 2 Use Classes

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

Table 19 Use Classes

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

Appendix 3 Saved Policies

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

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

On 25 September 2007 the Government wrote to the Council endorsing the schedule of policies submitted to the Government in April apart from two policies (H2 housing monitoring and commitments and H24 gypsy caravan sites) which will not continue to be saved.

The policies listed in Extended Saved Policies of the Cherwell Local Plan 1996 and Extended Saved Policies of the Central Oxfordshire Local Plan 1992 will continue to be used by the Council until such time as they are replaced by new policies under the Council’s emerging Local Development Framework documents.

The Council will no longer be using the policies set out in Expired Policies of the Cherwell Local Plan 1996. The subject areas covered by these policies will be considered in the preparation of the LDF. Some policies from the adopted Cherwell Local Plan were deleted by the original LDS (March 2005). These are listed in Cherwell Local Plan Policies Deleted by the Original LDS (2005).

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

The policies in the Oxfordshire Structure Plan 2016 were also saved for a period of three years from when the Plan was adopted in October 2005. These policies expired on 20 October 2008. However the Secretary of State, on request from the Oxfordshire County Council, saved most of these policies and these are set out in Table 24. These will continue to be used until such time as they are replaced by policies in the adopted Regional Spatial Strategy (RSS) or are implemented.

Table 20 Extended Saved Policies of the Cherwell Local Plan 1996

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
GB1	Development in the Green Belt
GB2	Outdoor Recreation in the Green Belt
GB3	Major Development Sites in the Green Belt
H1	Allocation of sites for housing
H4	Housing schemes for the elderly and disabled
H5	Affordable housing
H6	Rural exception sites

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
H12	Housing in the rural areas
H13	Residential development in category 1 settlements
H14	Residential development in category 2 settlements
H15	Residential development in category 3 settlements
H16	White land at Yarnton
H17	Replacement dwellings
H18	New dwellings in the countryside
H19	Conversion of buildings in the countryside
H20	Conversion of farmstead buildings
H21	Conversion of buildings in settlements
H23	Residential caravans
H25	Sites for travelling showpeople
H26	Residential canal moorings
EMP1	Allocation of sites for employment generating development
EMP3	Employment generating development at Kidlington, Yarnton and Begbroke (East)
EMP4	Employment generating development in the rural areas
S2	Proposals for retail development in the shopping centre and town centre, Banbury
S3	Primary shopping frontages, Banbury
S8	Redevelopment of land north of Bridge Street and east of the inner relief road, Banbury, for recreational or cultural use
S9	Change of use of residential buildings in Banbury town centre
S10	Development in Banbury commercial areas
S12	Development proposals in Bicester town centre
S13	Primary shopping frontages, Bicester
S15	Redevelopment of land at Franklin's Yard, Bicester
S21	Development in Kidlington shopping centre
S22	Provision of rear servicing, Kidlington
S25	Retail development in the rural areas
S26	Small scale ancillary retail outlets in the rural areas
S27	Garden centres in rural areas
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres
S29	Loss of existing village services
TR1	Transportation funding
TR7	Development attracting traffic on minor roads

Extended Saved Policy Number	Extended Saved Policy Title/Purpose
TR8	Commercial facilities for the motorist
TR10	Heavy Goods vehicles
TR11	Oxford Canal
TR14	Formation of new accesses to the inner relief road and Hennef Way, Banbury
TR16	Access improvements in the vicinity of Banbury Railway Station
TR20	Reservation of land for road schemes at Bicester
TR22	Reservation of land for road schemes in the countryside
R1	Allocation of land for recreation use
R5	Use of redundant railway lines and disused quarries for recreation purposes
R7	Protection and enhancement of the recreational roles of the Oxford Canal and River Cherwell
R9	Facilities for canal users
R12	Provision of public open space in association with new residential development
R14	Reservation of land for community buildings in association with housing development at Hanwell Fields, Banbury and Slade Farm, Bicester
T2	Proposals for hotels, motels, guest houses and restaurants within settlements
T3	Land reserved for hotel and associated tourist or leisure based development, in vicinity of Junction 11 of the M40, Banbury
T5	Proposals for new hotels, motels, guest houses and restaurants in the countryside
T7	Conversion of buildings beyond settlements to self catering holiday accommodation
AG2	Construction of farm buildings
AG3	Siting of new or extension to existing intensive livestock and poultry units
AG4	Waste disposal from intensive livestock and poultry units
AG5	Development involving horses
C1	Protection of sites of nature conservation value
C2	Development affecting protected species
C4	Creation of new habitats
C5	Protection of ecological value and rural character of specified features of value in the District
C6	Development proposals adjacent to the River Thames
C7	Landscape conservation
C8	Sporadic development in open countryside
C9	Scale of development compatible with a rural location
C10	Historic landscapes, parks and gardens and historic battlefields
C11	Protection of the vista and setting of Rousham Park
C12	Development in the Cotswold Area of Outstanding Natural Beauty
C13	Areas of High Landscape Value

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

Table 21 Extended Saved Policies of the Central Oxfordshire Local Plan 1992

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

Table 22 Expired Policies of the Cherwell Local Plan 1996

Expired Policy Number	Expired Policy Title/Purpose
GB4	Extension or alteration of existing dwellings in the Green Belt

Expired Policy Number	Expired Policy Title/Purpose
GB5	Conversion of buildings within the Green Belt
H2	Monitoring of housing completions and commitments
H9	Residential development within the built up limits of Kidlington, Yarnton and Begbroke (East)
H10	Proposals for minor development on small sites within the built up limits of Kidlington, Yarnton and Begbroke (East)
H22	Subdivision of existing dwellings
H24	Caravan sites for gypsies
EMP2	Allocation of sites for employment generating development - Bicester Airfield
EMP5	Working from home
S4	Control of major retail development outside the town centre
S5	New local shopping centre- Hanwell Fields
S7	Redevelopment south of Warwick Road and west of North Bar
S11	Future provision for major new food superstores or retail warehouses
S17	Retail, business or residential development rear of Chapel Street and Causeway
S18	Commercial development adjoining the town centre
S19	Redevelopment of the Cattle Market site at Victoria Road
S24	Superstores and retail warehouses - Kidlington, Yarnton and Begbroke (East)
TR2	Traffic management and highway safety
TR3	Traffic impact assessments for all major development proposals
TR4	Public transport
TR5	Parking and servicing provision
TR9	Road hierarchy in residential areas
TR17	Improved links between Grimsbury and the town centre for pedestrians and cyclists
TR21	Public transport facilities between the Kidlington areas and north of Oxford
R3	Golf courses, golf driving ranges and associated buildings
R4	Rights of Way and access to the countryside
R10	Proposals for new or extended sporting and recreation facilities
R11	Loss of sites used for sport and recreation within the built up limits of settlements
R13	School playing fields/grounds
R15	Local facilities in rural settlements
T1	New or improved facilities for tourists and to improve the attractiveness of the area for tourism generally
T4	Hotel and association tourism, recreation or leisure based development on the corner of the Oxford Road and Middleton Stoney Road, Bicester
T6	Self catering accommodation within the limits of existing settlements
T8	Camping and caravan sites

Expired Policy Number	Expired Policy Title/Purpose
AG1	Development proposals of agricultural land
C16	The urban fringe
C19	Alteration, demolition or extension of a listed building
C20	Development within the setting of a listed building
C22	Preservation of the character or appearance of Conservation Areas
C24	Promotion of the educational, recreational and tourist potential of archaeological sites and monuments
C26	Archaeological field evaluations
C35	Advertisements
C36	Advertisements in Conservation Areas
C37	Advertisements causing detriment to amenity or public safety
ENV3	Development sensitive to noise generated by road traffic
ENV4	Development sensitive to noise generated by rail traffic
ENV5	Development sensitive to vibration
ENV8	Intensification of development or land raising in areas at risk from flooding
ENV9	New development generating surface water run off or development in, under, over or adjacent to a watercourse
OA3	Land for new health centres north of Hardwick, Banbury and Slade Farm, Bicester

Table 23 Cherwell Local Plan Policies Deleted by the Original LDS (2005)

'Deleted' Policy Number	'Deleted' Policy Title/Purpose
H3	Mobility housing at Hardwick/Hanwell Fields (Banbury) and Slade Farm (Bicester)
H7	Phasing of development north of Hardwick Estate, Banbury
H8	Phasing of development at Slade Farm, Bicester
H9 (i)	Proposals for special local housing needs land at the southern edge of Kidlington
H11	Development at Adderbury House, Adderbury
S1	Redevelopment north of Bridge Street and West of the Canal, Banbury
S6	Business development to the north of George Street, Banbury
S14	Redevelopment to the south of Market Square, Bicester
S16	Development between Sheep Street and Victoria Road, Bicester
S20	New local shopping centre on the Slade Farm housing site
S23	Pedestrianisation and environmental improvements for Kidlington
TR6	Contributions towards parking provision in the shopping/commercial areas of Banbury and Bicester
TR12	Dualling of Hennef Way, Banbury
TR13	New road link to link Castle Street with the Inner Relief Road

'Deleted' Policy Number	'Deleted' Policy Title/Purpose
TR15	New road for the development north of Hardwick Estate, Banbury
TR18	Off street servicing in Banbury town centre
TR19	Overnight lorry parking facility at Castle Gardens
R2	Proposals for new sporting and recreation facilities in the countryside
R8	A long distance waterways trail based on the Canal towpath
C3	Proposals for schemes providing increased access to wildlife and geological sites
OA1	Land reserved for new primary schools at Slade Farm, Bicester

Table 24 Extended Saved Policies of the Oxfordshire Structure Plan 2016

Policy Number	Policy Title/Purpose
G1	General Strategy
G2	Quality and design of development
G3	Infrastructure and service provision
G4	Green Belt
G5	Development outside settlements
G6	Energy and resource conservation
T1	Sustainable travel
T2	Car parking
T3	Public transport
T4	Freight
T5	Networks for pedestrians and cyclists
T6	Networks for motorised travel
T7	Service areas
T8	Development proposals
EN1	Landscape character
EN2	Biodiversity
EN4	Historic and cultural heritage
EN5	Oxford's architectural and historic heritage
EN6	Archaeology
EN7	Geology
EN10	Water resources and waste water infrastructure
EN11	Proposals for new reservoirs
E1	Provision for employment development
E2	Oxford City

Policy Number	Policy Title/Purpose
E3	Employment land provision in towns
E4	Small firms and local employment diversity
E5	Tourism and culture
E6	Employment and housing
H1	The amount and distribution of housing
H2	Upper Heyford
H3	Design, quality and density of housing development
H4	Affordable housing
TC1	Principal locations for development
TC2	Maintaining and enhancing centres
R1	Countryside recreation
R2	Access to the countryside and rights of way network
R3	The River Thames
R4	Other waterways
EG1	Proposals for renewable energy development
EG2	Combined heat and power
EG3	New generating plant
M1	Mineral working
M2	Sand and gravel
M4	Old mineral workings
WM3	Landfill

Table 25 Expired Policies of the Oxfordshire Structure Plan 2016

Expired Policy Number	Expired Policy Title/purpose
EN3	Agricultural land quality and soil
EN8	Water quality
EN9	Flood risk and surface water drainage
M3	Mineral safeguarding
WM1	Making provision for waste management
WM2	Waste management facilities

Appendix 4 Issues, Objectives and Local Indicators

These issues and objectives are those determined for Cherwell's Local Development Framework (LDF) thus far.

Cherwell's Key Issues

- Key Issue 1: The need to ensure convenient access to services and facilities
- Key Issue 2: The need to protect and enhance Cherwell's built and natural environment
- Key Issue 3: The need to promote prosperity and a sustainable economy
- Key Issue 4: The need to ensure the full and timely provision of housing including affordable housing
- Key Issue 5: The need to promote and enhance the role of town centres and local shopping facilities

Cherwell's Spatial Objectives

These draft Spatial Objectives were identified in the Council's Core Strategy Issues and Options Paper (February 2006). They will evolve as work on the Local Development Framework progresses:

1. To protect and support the provision of good quality, accessible health, social, community and educational facilities and infrastructure to meet the needs of the Cherwell community;
2. To reduce the dependency on the private car as a mode of travel through enhanced provision and attractiveness of non-car modes such as cycling and walking;
3. To improve the quality of the built environment and increase the use of previously developed land through regeneration of vacant and underused land;
4. To protect and enhance open space, sport and recreation facilities of value and address the qualitative and quantitative deficiencies in provision;
5. To provide a high quality, locally distinctive and well designed environment which provides a safe and attractive District in which to live and work;
6. To incorporate the principles of sustainable development in managing climate change including minimising environmental pollution, promoting renewable energy where appropriate and ensuring that the risk of flooding is not increased;
7. To conserve and enhance the countryside, built environment, archaeological and biological resource of the District;
8. To maintain the Oxford Green Belt in accordance with the requirements of the Oxfordshire Structure Plan and the Regional Spatial Strategy for the South East of England;
9. To promote and sustain a diverse, high quality sustainable economy to 'recession proof' Cherwell;
10. To create and maintain the business infrastructure required to support a sustainable economy;
11. To sustain high levels of employment and economic activity in Cherwell including supporting the changing role of the rural economy;

12. To encourage sustainable tourism development to raise the profile of North Oxfordshire;
13. To deliver the housing requirements of the Oxfordshire Structure Plan 2016 and, subsequently, the South East Regional Plan, so that the needs of the whole community are met in a sustainable manner;
14. To provide more affordable and key worker housing across a range of sizes, types and tenures in a way that creates sustainable balanced communities;
15. To provide good quality homes for all;
16. To secure a sustainable, functional network of settlements to encourage vibrant and thriving communities;
17. To maintain and enhance the vitality and viability of the main urban centres and associated infrastructure to create vibrant retailing environments;
18. To establish and develop a clear framework for the future growth of the main centres that builds on the distinctiveness and strengths of each centre;
19. To provide an effective range of accessible quality services and facilities within the district's urban and rural centres.

Cherwell's Local Indicators

The local indicators shown in Table 26 are suggested as a means of monitoring the policies of the LDF. These may be revised and refined as work on the LDF progresses. They are presented in the following table for information and are linked to the relevant section of this AMR and the relevant Issues and Objectives as listed above:

Table 26 Potential Local Indicators

Relevant Section of this AMR	Potential Local Indicator	Relevant LDF Key Issue	Relevant Spatial Objective (SO)
Business Development and Town Centres	Planning Policy Statement 6 (PPS6) Annual Healthcheck	Key Issue 3	SO 9 SO 10
	Diversity of uses within the town centre		
	Number of vacant units/amount of vacant floorspace		
Business Development and Town Centres	Economic activity rates	Key Issue 3	SO 11
	Unemployment rates		
	Number of farm diversification schemes in the District		
Business Development and Town Centres	Number of village services and facilities closed or opened or lost to development	Key Issue 1 Key Issue 3	SO 19
	Quantity (hectares) of previously developed land reused	Key Issue 2 Key Issue 5	SO 3
Business Development and Town Centres	PPS6 Annual Healthcheck	Key Issue 1	SO 5
	Shoppers' questionnaire questions on quality of environment and perceptions of safety	Key Issue 2 Key Issue 5	
Housing	The numbers of 1,2,3, 4 and more than 4 bedroomed houses completed	Key Issue 4	SO 14 SO 15
	The numbers of dwellings completed by type (house, flat, maisonette, bungalows, dwellings comprising bedsits, extra care housing)		
Car Parking and Transport	Length (kilometres) of dedicated off-road cycle and pedestrian routes within the District	Key Issue 1 Key Issue 2	SO 2 SO 6

Relevant Section of this AMR	Potential Local Indicator	Relevant LDF Key Issue	Relevant Spatial Objective (SO)
	<p>Length (kilometres) of dedicated off-road cycle and pedestrian routes provided as part of new developments</p> <p>Number of bus journeys within the District</p> <p>Vehicle counts on principal routes (needs some thought as this may not provide 'falling numbers' due to traffic growth or localised development effects)</p>		
Business Development and Town Centres	Monitoring of local centres, number of commercial/retail units, vacancy rates	Key Issue 5	SO 16 SO 19
Business Development and Town Centres	PPS6 Annual Healthcheck	Key Issue 1	SO 17
Business Development and Town Centres	Diversity of uses within the centre, number of vacant units/amount of vacant floorspace	Key Issue 5	SO 19
Business Development and Town Centres	Number (or floorspace) of new health care facilities provided	Key Issue 1	SO 1
Business Development and Town Centres	Number (or floorspace) of new community facilities provided		
Business Development and Town Centres	Number of new educational places provided (primary/secondary/tertiary)		
Business Development and Town Centres	Amount, type and location of open space/recreation facilities	Key Issue 1	SO 1 SO 4
Business Development and Town Centres	Open space/recreation facilities lost to development		
Business Development and Town Centres	Open space/recreation facilities gained through new development/section 106 agreements		
Business Development and Town Centres	Enhancements to open space/recreation facilities through new development /section 106 agreements		
Environmental Quality	Number of areas of open space achieving quality standards	Key Issue 1	SO 5

Relevant Section of this AMR	Potential Local Indicator	Relevant LDF Key Issue	Relevant Spatial Objective (SO)
	Number of landscape enhancement schemes in urban fringe areas		
Environmental Quality	Areas deficient in recreation provision by type and amount	Key Issue 1	SO 19
Environmental Quality	Number of ecological surveys submitted with planning applications	Key Issue 2	SO 7
	Enhancements to biodiversity secured through new development		
	Amount of new habitat created/ habitat restored		
	Number and amount of community woodland secured		
Environmental Quality	Number of new developments proposing a percentage of energy to be used to come from on-site renewable energy generation	Key Issue 2	SO 6
	Number of new developments incorporating Sustainable Drainage Systems (SuDs)		
Environmental Quality	Amount of green belt land lost to development	Key Issue 2	SO 8
	Amount of new green belt land designated		
Environmental Quality	Amount of Area of Outstanding Natural Beauty (AONB) lost to development	Key Issue 2	SO 7
Business Development and Town Centres/ Car Parking and Transport	Amount of new tourism development in the district	Key Issue 3	SO 11 SO 12
	Numbers of visitors to tourist attractions		
	Surveys of visitors to tourist attractions within the District to establish mode of transport used		

Appendix 5 Housing Tables

Housing Delivery

Table 27 Housing Completions (NET) Since 1996

	BANBURY				BICESTER				REMAINING AREAS				TOTALS	PDL%
	Windfalls		Allocated		Windfalls		Allocated		Windfalls		Allocated			
	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield		
1996/97	29	7	32	17	1	53	1	253	98	102	11	69	673	26
1997/98	64	97	144	40	5	4	0	72	62	73	36	68	665	47
1998/99	41	21	125	40	6	0	0	131	54	55	0	27	500	45
1999/00	72	0	60	22	5	9	0	318	45	22	0	0	553	33
2000/01	26	0	9	35	16	57	0	360	36	40	21	0	600	18
2001/02	36	0	0	53	62	3	0	249	69	50	2	9	533	32
2002/03	27	0	19	128	8	-2	0	184	54	18	0	0	436	25
2003/04	24	0	0	140	3	0	0	175	32	25	10	0	409	17
2004/05	34	0	41	203	3	0	0	269	95	18	14	0	677	28
2005/06	55	0	166	237	79	0	0	0	477	31	22	0	1067	75
2006/07	122	0	243	121	73	0	0	0	202	45	0	47	853	75
2007/08	45	0	73	89	10	9	12	0	107	55	15	40	455	58
TOTALS	575	125	912	1125	271	133	13	2011	1331	534	131	260	7421	44

PDL = Previously Developed Land

Table 28 Housing Completions (NET) Since 2001

	BANBURY				BICESTER				REMAINING AREAS				TOTALS	PDL%
	Windfalls		Allocated		Windfalls		Allocated		Windfalls		Allocated			
	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield	PDL	Greenfield		
2001/02	36	0	0	53	62	3	0	249	69	50	2	9	533	32
2002/03	27	0	19	128	8	-2	0	184	54	18	0	0	436	25
2003/04	24	0	0	140	3	0	0	175	32	25	10	0	409	17
2004/05	34	0	41	203	3	0	0	269	95	18	14	0	677	28
2005/06	55	0	166	237	79	0	0	0	477	31	22	0	1067	75
2006/07	122	0	243	121	73	0	0	0	202	45	0	47	853	75
2007/08	45	0	73	89	10	9	12	0	107	55	15	40	455	58
TOTALS	343	0	542	971	238	10	12	877	1036	242	63	96	4430	50

PDL = Previously Developed Land

Table 29 Banbury and North Cherwell (BNC) Housing Completions (NET) Since 2006

BANBURY					ELSEWHERE IN NORTH CHERWELL					BANBURY AND NORTH CHERWELL TOTALS	
	Windfalls		Allocated		Sub Totals	Windfalls		Allocated		Sub Totals	
	PDL	Greenfield	PDL	Greenfield		PDL	Greenfield	PDL	Greenfield		
2006/07	122	0	243	121	486	68	30	0	27	125	611
2007/08	45	0	73	89	207	38	30	0	19	87	294
TOTALS	167	0	316	210	693	106	60	0	46	212	905

Table 30 Bicester and Central Oxfordshire (BCO) Housing Completions (NET) Since 2006

BICESTER					ELSEWHERE IN CENTRAL OXFORDSHIRE					BICESTER AND CENTRAL OXFORDSHIRE TOTALS	
	Windfalls		Allocated		Sub Totals	Windfalls		Allocated		Sub Totals	
	PDL	Greenfield	PDL	Greenfield		PDL	Greenfield	PDL	Greenfield		
2006/07	73	0	0	0	73	134	15	0	20	169	242
2007/08	10	9	12	0	31	69	25	15	21	130	161
TOTALS	83	9	12	0	104	203	40	15	41	299	403

PDL = Previously Developed Land

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



Table 31 Housing Completions Showing Use of Previously Developed Land and Housing Density by Site: 01/04/07 to 31/03/08

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
06/00017/F	Land East Of Telephone Exchange And South Of Aynho Road	Adderbury	19	19	0.74	19	26	Erection of 13 No. private dwellings. 4 No dwellings and 2 No. flats for affordable housing. Two new accesses to Aynho Road.	Greenfield	BNC	Site visit
04/02435/F	Land Adjoining Laburnum Close	Ambrosden	4	4	0.83	24	29	Residential development of 24 No. dwellings	Greenfield	BCO	Site visit
06/02400/REM (05/01007/OUT)	Ploughley Road	Ambrosden	17	17	0.85	40	47	Reserved Matters ref. 05/01007/OUT - Erection of 40 no. dwellings with associated garaging, roads, sewers and open space	Greenfield	BCO	Site Visit (NHBC:20923812)
01/01621/REM	Hanwell Fields	Banbury	1	1	N/A	N/A	30	Reserved matters application ref.: 95/01117/OUT for phase 1c of residential development for No. 94 units and associated parking and garages	Greenfield	BNC	NHBC: 31379026
02/02155/REM	Hanwell Fields	Banbury	1	1	N/A	N/A	30	Reserved matters application ref.: OUTLINE 95/01117/OUT for erection of 70 No. dwellings including associated roads, footpaths, garages and driveways	Greenfield	BNC	NHBC: 31379026
03/02268/REM	Hanwell Fields	Banbury	20	20	N/A	N/A	30	Reserved matters application ref.: 95/01117/OUT for the erection of 63 dwellings including associated roads, footpaths, garages and driveways	Greenfield	BNC	NHBC:31379149
05/01886/REM	Hanwell Fields Phase 2E	Banbury	29	29	N/A	N/A	30	Reserved Matters to Outline erection of dwellings including associated roads, footpaths, garages and driveways	Greenfield	BNC	NHBC: 31379084
06/00336/REM	Hanwell Fields	Banbury	38	38	N/A	N/A	30	Reserved Matters to Outline erection of dwellings and apartments together with associated roads, footpaths, garages and driveways. Phase 3C.	Greenfield	BNC	NHBC:30534330, 31379026, 31379084
05/01302/F	Manor Farm Kings End	Bicester	9	9	0.38	9	23	Erection of 1 No. two bed barn conversion and double garage, eight dwellings and associated	Greenfield	BCO	Site visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
04/02423/F	Kiln Farm Lower Road	Blackthorn	2	2	0.23	2	9	garaging, parking, access, screening and landscaping	Greenfield	BCO	Site visit
06/00977/F	OS Parcel 1400 East Of Sands Close, Adjacent Junction Of Springwell Road And Station Road	Bletchington	12	12	0.59	12	20	2 storey development of 12 no. affordable dwellings some incorporating attic bedrooms	Greenfield	BCO	Site Visit
02/00703/F	Nayland Farm, Ells Lane	Bloxham	1	1	0.31	1	3	Conversion of traditional buildings for residential use, demolition of other redundant agricultural buildings and re-position access.	Greenfield	BNC	Site visit
04/01250/REM	Home Farm Alchester Road	Chesterton	1	1	0.14	1	7	Reserved matters application ref: 03/02141/OUT for the conversion and extension of existing building to form 1 No. dwelling and 1 detached garage	Greenfield	BCO	Site Visit
03/00829/F	The Barn, Kyetts Corner	Cropley	1	1	0.08	1	12	Conversion of barn to dwelling	Greenfield	BNC	Site visit
03/01409/F	Andrews Farm House, Creampot Lane	Cropley	3	3	0.17	3	18	Convert existing barns and outbuildings to 3 No. dwellings with associated parking	Greenfield	BNC	Site visit
06/00462/F	Land Adjacent And South East Of Orchard End	Deddington	2	2	0.14	2	15	Construction of 2 no. dwellings	Greenfield	BNC	Site visit
04/01253/F	Castle Bams Castle Street	Deddington	2	1	0.23	2	9	Sub-division of dwelling to form 2 No. dwellings.	Greenfield	BNC	Site visit
03/00370/F	Croft Barn	Epwell	1	1	0.06	1	16	Conversion of barn to dwelling including installation of roof lights and window to south west elevation. Amendments to Planning Permission 00/00011/F	Greenfield	BNC	Site visit
01/01671/F	Moats Farm Caversfield	Fringford	1	1	0.18	1	5	Conversion of barns to dwelling	Greenfield	BNC	Site Visit
01/02384/REM	Glebe Farm Poultry Units	Fringford	1	1	0.12	1	8	Reserved matters application ref.: OUTLINE 01/00265/OUT for erection of 1 No. agricultural workers dwelling	Greenfield	BNC	Site Visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
02/02565/F	Green Farm The Green	Hethe	1	1	0.05	1	19	Conversion of barn to dwelling including single storey extension and minor alterations	Greenfield	BNC	Site Visit
04/00620/F	Lea Farm	Hook Norton	1	1	0.12	1	8	Conversion of existing barn to dwelling and construction of single storey extension	Greenfield	BNC	Site visit
06/00251/F (04/00215/F)	Barn in OS Parcel 0002 to the East of Oatley Hill Farm and South of Halfoty	Hook Norton	1	1	0.16	1	6	Amendments to 04/00215/F (Conversion of barn to 1 no. dwelling inc. single storey extension)	Greenfield	BNC	BC: 05/00818/OTHPFD
04/00375/F	Plane Cottage Street From Swerford Road To Swerford	Hook Norton	1	1	0.05	1	22	Change of use of agricultural building to residential dwelling and two storey rear extension.	Greenfield	BNC	Site visit
05/00350/F (03/01428/F)	Barn to east of Foxgloves, Miller Lane	Hornton	1	1	0.34	1	3	Minor alterations to design conversion of redundant barn to dwelling as approved by 03/01428/F.	Greenfield	BNC	BC: 05/01156/OTHPFD
05/01815/F	Barn And Land Adjacent To Squires House Blenheim Drive	Launton	1	1	0.03	1	30	Conversion of barn to two storey dwelling and single storey extension	Greenfield	BCO	Site visit
07/00196/F	Land North West of Launton House, West End	Launton	1	1	0.19	1	5	Erection of 1 no. three storey detached dwelling with detached double garage, associated driveway and access to paddock	Greenfield	BCO	BC: 07/00476/DOMIFP
02/00435/F	The Barn West End	Launton	1	1	0.10	1	10	Demolition of garages. Conversion of barn to dwelling including a single storey rear extension	Greenfield	BCO	Site Visit
02/02067/F	High Meadow Farm	Lower Tadmarton	1	1	0.10	1	10	Erection of 1 No. dwelling	Greenfield	BNC	Site visit
04/02275/F	Northwell Farm Fulwell Road	Mixbury	1	1	0.01	1	81	Erection of two storey dormer bungalow	Greenfield	BNC	Site Visit
05/00395/F (98/01979/F)	Church Farm	Mollington	2	2	0.07	3	44	Conversion of existing barns into 3 dwellings, involving extensions and demolition of modern	Greenfield	BNC	BC: 04/00996/OTHPFD

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
00/00301/F	Barn 1, Manor Farm	Oddington	1	1	0.26	1	4	Alterations to farm barns for conversion to dwelling house, part retrospective part proposed to complete building works (AMENDMENT: Was recorded as complete btwn 2002-03 but no net completion recorded, 0 net when in fact should have been 1 net)	Greenfield	BCO	AMENDMENT
05/00825/F	Rookery Farm Lower End	Piddington	1	1	0.20	1	5	Demolition of existing farm buildings and erection of 1 No. dwelling with new access to highway	Greenfield	BCO	Site visit
06/00270/F	Brill View Farm, Ludgershall Road	Piddington	1	1	0.14	1	7	Erection of one dwelling to replace existing mobile home	Greenfield	BCO	BC: 06/01453/DOMIFP
02/00691/REM	Part Of OS Parcel 1536 South West Of Mill Farm Hou Mill Lane	Shenington	1	1	0.24	1	4	Reserved matters application ref.: OUTLINE 01/01450/OUT for erection of agricultural workers dwelling	Greenfield	BNC	Site visit
05/02484/F	Shipton Slade Farm Barn	Shipton -On-Chenwell	1	1	0.21	1	5	Conversion of redundant agricultural buildings to residential dwelling with ancillary accommodation	Greenfield	BCO	Site Visit
01/02204/F	Lower Barn, Shutford Grounds Farm	Shutford	1	1	0.47	1	2	Renewal of 97/01778/F for conversion of existing field barn to form dwelling and demolition of concrete block ancillary 'byre' building	Greenfield	BNC	Site visit
04/01655/F	Barton House, Church Lane	Shutford	1	1	0.02	1	63	Change of use of annexe to 3 no. bedroom dwelling	Greenfield	BNC	Site visit
06/00657/F	Hailcombe Farm Barns	South Newington	1	1	0.13	1	7	Amendments to planning permission 05/00405/F. Change Of Use - Redundant farm buildings to dwelling with home office facilities.	Greenfield	BNC	Site visit
03/00894/F	Manor Farm South Side	Steeple Aston	1	1	0.03	1	34	Demolition of existing old stables and construction of 1 No. three bed two storey house	Greenfield	BNC	Site visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
05/02158/F	Home Farm Barns Bainton Bicester Oxon	Stoke Lyne	1	1	0.25	1	4	Conversion and extension of existing barns to form dwelling	Greenfield	BCO	Site Visit
01/00631/F	The Old Grange, Grange Lane	Swalcliffe	1	1	0.02	1	55	Convert existing redundant barn to residential use and erection of two storey extension	Greenfield	BNC	Site visit
07/00157/F (03/01564/F)	Letchmere Farm Camp Road	Upper Heyford	1	1	0.34	1	3	Renovation/rebuild of existing barn structures and re-roof part of existing two storey barn to form 1 no. dwelling. New garage block with ancillary accommodation to replace outbuildings/livestock pens	Greenfield	BNC	Site Visit
07/00277/F (03/01564/F)	Letchmere Farm Camp Road	Upper Heyford	1	1	0.82	1	1	Renovation of existing barn. Remove timber structure to southern elevation. Construct new one/two storey extension to rear and side to form 1no. dwelling	Greenfield	BNC	Site Visit
04/01377/F	Austins Farm, Main Street	Upper Tadmarton	1	1	0.12	1	8	Conversion of garage to living accommodation with side extension.	Greenfield	BNC	Site visit
03/01778/REM	OS Parcel 3856 Adjoining And South Of Elm Tree Farm	Wendlebury	1	1	0.09	1	11	Reserved matters application ref: 01/02202/OUT for erection of new dwelling with detached garage.	Greenfield	BCO	Site Visit
04/01439/F	Knowle Farm Knowle Lane	Weston-On-The-Green	1	1	0.50	1	2	Conversion of barn to 1 No. dwelling	Greenfield	BCO	Site Visit
05/01940/F	Holywell Farm	Wigginton	1	1	0.00	1	222	Conversion of barn/storage building into self contained two bedroom dwelling	Greenfield	BNC	BC: 04/00394/OTHPD

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
07/01499/F (04/02143/F; 07/00187/F)	Beacon House, Horn Hill Road	Adderbury	1	1	0.04	1	25	1 no. dwelling with attached garage and 1 no. single garage for Beacon House	PDL	BNC	BC:07/004499/DOMFP
97/00203/F	East House, Aynho Road	Adderbury	4	4	1.19	4	3	Construction of 4 sheltered housing units in a single detached block in the grounds of East House.	PDL	BNC	Site visit
06/02400/REM (05/01007/OUT)	Ploughley Road	Ambrosden	15	15	0.85	40	47	Reserved Matters ref. 05/01007/OUT - Erection of 40 no. dwellings with associated garaging, roads, sewers and open space	PDL	BCO	Site Visit (NHBC:20923812)
01/02521/F	Tudor Hall School, Wykham Lane	Banbury	1	1	0.11	1	9	Two storey dwelling with detached double garage	PDL	BNC	Site visit
02/01711/F	15A South Street	Banbury	1	1	0.01	1	119	Change of use to one bed studio flat	PDL	BNC	Site visit
03/01623/F	Oriel House Broad Street	Banbury	4	4	0.03	4	131	New first floor to create 4 No. self contained flats	PDL	BNC	Site visit
04/02075/F	Land Adjacent To 2 Grimsbury Square	Banbury	1	1	0.05	2	43	New 2 storey dwelling in garden of No. 2	PDL	BNC	Site visit
05/01132/F	Oriel House, Broad Street	Banbury	1	1	0.03	2	65	Change of Use of ground floor to one 2 bedroom flat and reduction of retail space	PDL	BNC	BC:06/00207/OTHFP
05/01631/ REM	Cattle Market, Merton Street	Banbury	61	61	N/A	N/A	68	Reserved Matters Application (OUTLINE 01/00210/OUT refers) Residential development blocks 6, 7 and 8 for 78 No flats and 50 No dwellings	PDL	BNC	Site Visit
05/01679/F	2 Gibbs Road	Banbury	1	1	0.01	1	85	Two bedroom detached dwelling	PDL	BNC	Site visit
05/01880/F	7-15 Warwick Road	Banbury	12	12	0.17	12	71	Erection of 23-bed care home (3 units which are comprised of respite care) to the rear and 12 No. flats to Warwick Road frontage. Alteration of access to highway	PDL	BNC	BC:06/01370/DOMFP
05/01961/F	Land Between No 11 And 13 Gibbs Road	Banbury	1	1	0.02	1	66	Erection of 1 No. dwelling	PDL	BNC	Site visit
05/02073/F	3 Japonica Walk	Banbury	1	1	0.02	1	52	Erection of 1 No. semi-detached dwelling	PDL	BNC	Site visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
06/00237/F	108 Bretch Hill	Banbury	10	10	0.08	10	120	Demolition of existing shop and construction of 10 flats	PDL	BNC	BC: 06/00562/DOMFP
06/00376/REM (05/000173/OUT)	Land Adjoining To The Rear Of 286 To 304, Broughton Road	Banbury	6	6	0.82	18	22	Reserved Matters to Outline 05/000173/OUT - Erection of 18 no. detached dwellings with access road	PDL	BNC	Site Visit
06/00451/F	49 Oxford Road	Banbury	1	1	0.03	1	29	Change of Use from English language school to 11 no. bedsets with shared kitchen	PDL	BNC	Site Visit
06/01978/F	27 Marlborough Road	Banbury	4	2	0.02	4	259	Conversion of two flats into four flats	PDL	BNC	BC:06/01169/OTHBND
06/02253/F	6 Rosemary Drive	Banbury	1	1	0.01	1	109	Creation of 1 no. residential unit within an existing ancillary residential space above garages and addition of enclosed staircase and boundary fencing	PDL	BNC	BC:07/00320/OTHBND
06/02463/F	9 Newland Place	Banbury	2	1	0.01	2	317	Sub-division of dwelling to 2 no. flats	PDL	BNC	Site visit
06/02464/F	97 West Street	Banbury	4	3	0.02	4	183	Sub division of existing dwelling creating 4 no. self contained units	PDL	BNC	Site visit
06/02479/F (04/02631/OUT)	246 Broughton Road	Banbury	1	1	0.10	1	10	Resubmission of 05/01362/F - 1 No. four bedroom detached dwelling with associated access	PDL	BNC	Site visit
07/00155/F	1 - 2 St Johns Place, South Bar Street	Banbury	4	4	0.02	4	228	Conversion of property to 4 no. flats	PDL	BNC	Site visit
07/00208/F	63 Oxford Road	Banbury	1	1	0.05	1	21	Change of use from bed and breakfast to dwelling and erection of garage and storage building to rear	PDL	BNC	Site Visit
07/00533/F	68 East Street	Banbury	2	1	0.01	2	160	Conversion of two storey house into 2 no. flats	PDL	BNC	Site visit
07/01291/F	45 Oxford Road	Banbury	1	1	0.03	1	32	Change of Use from commercial guest house to residential dwelling	PDL	BNC	Site visit
07/02209/F	38 Broad Street	Banbury	3	2	0.01	3	391	Conversion and extension to provide 3 No. studio apartments. Resubmission of 07/01337/F	PDL	BNC	BC:07/01055/OTHPFD
03/02357/F	17-19 North Bar Street	Banbury	3	0	0.02	3	177	Demolition of existing buildings and reconstruction	PDL	BNC	Building control (06/02/2006 not previously recorded)

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
04/01151/F	The Potteries High Street	Barford St. Michael	2	2	0.15	4	26	Erection of 4 No. dwellings including 1 No. garage.	PDL	BNC	Site visit
04/01471/F	Begbroke Manor, Spring Hill Road	Begbroke	3	2	0.39	14	36	Conversion and extension to 14 flats with associated parking	PDL	BCO	NHBC: 30980303
05/01149/F	45 Fernhill Road	Begbroke	2	1	0.07	2	27	Demolish existing bungalow and erection of a pair of semi-detached houses	PDL	BCO	BC: 06/00564/DOMFP
00/01364/REM	The Nook Victoria Road	Bicester	1	1	0.05	1	18	RESERVE MATTERS APPLICATION (Outline Ref: 00/00390/OUT) New dwelling and garage	PDL	BCO	Site visit
01/01936/F	The Lawns Buckingham Road	Bicester	1	1	0.08	1	12	Erection of 5 bedroom detached dwelling with garage and associated access.	PDL	BCO	Site visit
02/01544/F	81-85 Sheep Street	Bicester	3	1	0.02	3	165	Conversion of 2 No. flats into 3 No. flats	PDL	BCO	Site visit
04/01676/F	Yard To The Rear Of 33 Market Square	Bicester	2	2	0.01	2	185	Restoration, conversion and reconstruction of existing outbuildings to provide 1 No. one bed and 1 No. 2 bed dwelling	PDL	BCO	Site visit
04/01747/F	34 Blenheim Drive	Bicester	2	1	0.01	3	232	Alterations to existing dwelling to form two no. dwellings.	PDL	BCO	Site visit
05/00078/F	29 Causeway	Bicester	1	1	0.02	1	58	Change of use from retail to residential and alterations to form single storey dwelling	PDL	BCO	Site visit
05/00463/F	60 Blenheim Drive	Bicester	1	1	0.01	1	89	1 no. two storey dwelling.	PDL	BCO	Site visit
05/00511/F	75 Sheep Street	Bicester	0	-1	0.01	0	0	Change of use of ground floor to furniture shop.	PDL	BCO	Site visit
06/02275/F (06/00531/OUT)	1a Brook Road	Bicester	1	1	0.03	1	36	Erection of link detached bungalow	PDL	BCO	NHBC: 50392300 & site visits
07/01051/F (supersedes 04/01348/F)	4 Launton Road	Bicester	2	2	0.02	2	97	Conversion of dwelling, currently under construction (ref.04/01348/F) to 2 no. flats	PDL	BCO	Site Visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
05/00390/F	Land and buildings adjoining and south of no. 59 Priory Road	Bicester	13	12	0.13	13	97	Demolition of existing buildings and erection of 12 no. two bedroom and 1 no. one bedroom apartments	PDL	BCO	BC:05/01478/DOMFP
06/00762/F	Ingleby Farm	Bletchington	3	3	0.69	7	10	Demolition of kennels. Construction of 7 no. new dwellings each with integral B1 office/craft unit and construction of new access	PDL	BCO	Site visit
07/01698/CLUE	5 Heathfield Cottages	Bletchington	3	2	0.07	3	44	Certificate of Lawful Use Existing for the creation of 3 no. self contained units	PDL	BCO	CLUE
02/00531/F	Grove Farm Bloxham Grove Road	Bloxham	1	1	0.03	1	32	Conversion of Laundry and Store to dwelling	PDL	BNC	Site visit
06/00492/F	49-50 The Avenue	Bloxham	5	3	0.13	5	37	Construction of 4 No three bed houses and 1 No. two bed flat with associated access, parking and amenity space.	PDL	BNC	BC:07/00231/DOMFP
06/01752/F	Iley, Banbury Road	Bloxham	2	1	0.14	2	14	Demolition of existing dwelling and erection of 2 no. dwellings with access, drive and repositioning of access to land at rear	PDL	BNC	Site Visit
06/02271/F	Avalon, Banbury Road	Bloxham	1	1	0.06	1	17	1 No. two storey dwelling with new highway access and driveway	PDL	BNC	Site Visit
06/02050/F	Hawk And Partridge	Bloxham	1	1	0.07	1	14	Change of Use from public house to single residential dwelling	PDL	BNC	BC:07/00126/OTHBND

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
06/00579/F (05/01254/F)	Beyond The End, Main Street	Burdrop (Sibford Gower)	1	0	0.07	1	15	Demolition of existing dwelling, garage and outbuilding. Erection of two storey dwelling. Resubmission of permission 05/01254/F.	PDL	BNC	BC:06/00140/DOMFP
04/00648/F	Folly Cottage New Street	Deddington	2	1	0.01	2	137	Convert single cottage back into two with two storey rear extension	PDL	BNC	Site visit
04/02722/REM (04/01713/OUT)	The Vicarage, Earls Lane	Deddington	1	1	0.26	3	11	Reserved Matters (04/01713/OUT) - Demolition of existing Vicarage and erection of new Vicarage, 2 No. building plots and new access to the highway	PDL	BNC	Site visit
06/02446/F	Land To The Rear Of Holcombe Hotel, High Street	Deddington	1	1	0.09	1	11	Amendments to approval 05/02245/F (Erection of 1 No. dwelling with leisure building and garaging).	PDL	BNC	Site visit
99/00907/F	Kingswood House Hill Farm Lane	Duns Tew	1	1	0.09	1	11	Erection of new detached dwelling with detached garage and creation of associated access and vehicle turning area	PDL	BNC	Site Visit
02/01755/F	Old Forge Middle Barton Road	Duns Tew	1	1	0.25	1	4	Conversion and extension of existing stable building to form 1 No. dwelling and construction of detached garage and construction of new vehicular access to the highway	PDL	BNC	Site Visit
04/01938/F	Land Adjoining And South Of Cotswold House, Church Lane	Epwell	1	1	0.08	1	12	Alterations to design and repositioning of new house and garage and demolition of workshop buildings (previous approval no. 99/01994/F).	PDL	BNC	Site visit
06/00295/F (and 05/01589/F)	Land North of 10 The Crossway (Formerly Part of The Long House), Ardley Road	Fewcott	1	1	0.21	5	24	Erection of 1 no. dwelling with garage	PDL	BCO	BC: 07/00084/DOMFP
02/00329/F (99/01185/F)	The Cottage Valley Road	Finmere	0	-1	0.08	0	0	Change of use from residential to offices	PDL	BCO	Site Visit
02/00333/F	Former Kings Head PH Banbury Road	Finmere	1	1	0.10	3	29	Proposed demolition of former King's Head public house and outbuildings and erection of 3 two storey dwellings	PDL	BCO	Site Visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
02/01361/F	Finnere Grounds Farm Water Stratford Road	Finnere	1	1	0.29	2	7	Demolition of existing 2 No. buildings and construction of new detached 2 No. storey house and car port	PDL	BCO	Site Visit
05/02036/REM	Land Adjacent To 1 Hardwick Road	Hethe	1	1	0.04	1	23	Reserved Matters to Outline 04/02728/OUT. Erection of 1 no. detached dwelling	PDL	BNC	Site Visit
05/00661/F (1 completion under 04/02587/F)	Abingdon And Witney College, Warren Farm Campus	Horton Cum Studley	4	4	0.86	4	5	Conversion of educational accommodation and internal alterations to form 3 dwellings (04/02587/F: Convert existing educational building to 1 No. four bedroom dwelling and construction of a new car port and garden store)	PDL	BCO	Site visit
02/01285/F (4 completions under 99/00255/F)	31-33 Oxford Road	Kidling-ton	6	6	0.08	6	71	Extension to provide 2 flats adjacent to existing residential premises (99/00255/F: Erection of two storey block of four one bedroom flats and provision of 17 car park spaces)	PDL	BCO	Site visit
06/01187/F	Bowood House, 238 Oxford Road	Kidling-ton	21	21	0.23	21	92	Demolition of existing hotel buildings and construction of 21 no. flats	PDL	BCO	Site Visit
06/01529/F (04/02571/F)	Foresters Court Foresters Way	Kidling-ton	11	11	0.08	11	135	Amendments to 04/02571/F - Additional studio apartment in roof-space and additional car parking space	PDL	BCO	Site visit
06/02090/REM	81/83 Oxford Road	Kidling-ton	1	1	0.04	1	26	Reserved Matters to Outline 05/00962/OUT. Erection of two storey chalet bungalow. Resubmission of 05/02425/REM	PDL	BCO	Site visit
07/00645/REM	Former Adult Training Centre, Blenheim Road	Kidling-ton	5	5	0.75	14	19	Reserved Matters to Outline application 03/00782/OUT - 14 No. residential four and five bedroom dwellings with associated garages	PDL	BCO	Site visit
06/02352/F (04/02445/F)	47 The Moors	Kidling-ton	1	1	0.04	1	23	Erection of two-storey detached dwelling with integral garage. Amendments to 04/02445/F to allow installation of 2 no. rooflights and other alterations.	PDL	BCO	Site visit

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
06/01862/F (1 completion under 05/00778/F)	The Old Bakehouse, South Green	Kirtlington	2	2	0.16	2	12	New dwelling - Amendments to plot two of permission 05/00778/F incorporating replacement of low level window (05/00778/F: Erection of 2 dwellings. Resubmission with amendments to 04/01626/F).	PDL	BCO	BC:06/00780/DOMFP and site visit
02/00705/F	Little Foxtown, Heyford Road	Kirtlington	1	0	0.04	1	23	Demolition of existing single storey dwelling and erection of new 2 storey stone house and garage	PDL	BCO	BC: 03/00459/DOMBN
06/00759/F	Land Adjacent Pennryn, Station Road	Launton	1	1	0.02	1	63	1 no. three bedroom two storey detached dwelling with integral garage	PDL	BCO	Site Visit
01/02383/F	Garden House Station Road	Lower Heyford	1	1	0.10	1	10	Proposed 2 storey single dwelling	PDL	BNC	Site Visit
04/02636/F	Heyford Wharf Ltd Heyford Wharf Station Road	Lower Heyford	1	1	0.02	1	63	Change of Use: Dismantle existing workshop and rebuild as tea room with additional residential accommodation over	PDL	BNC	Site Visit
03/00798/F	Five Acres	Lower Tadmarton	5	5	0.34	5	15	Redevelopment of buildings to form 5 No. dwellings	PDL	BNC	Site visit
01/01003/F (2 completions under 01/01001/F)	School House School Lane	Middleton Stony	4	4	0.16	4	25	Demolition of existing buildings and erection of 2 semi detached dwellings with 2 car ports. (01/01001/F: Change of use of existing building into 2 dwellings).	PDL	BCO	Site Visit
04/01952/F	The Old School House Church Lane	Mixbury	1	1	0.03	1	30	Change of use from school house to single dwelling together with alterations and extension. Amendments to 03/02537/F	PDL	BNC	Site Visit
05/01912/F (04/00074/F)	Land Adjoining And East of 2 Park Lane	North Newington	1	1	0.03	1	32	Demolish existing garage and erection of detached house with garage	PDL	BNC	BC:06/00331/OTHFPD and site visit
03/02132/F	Congregational Chapel, Ludgershall Road	Piddington	1	1	0.02	1	67	Change of use from accommodation ancillary to main dwelling to single dwelling	PDL	BCO	BC: 05/00543/OTHFPD

Planning Permission	Site	Place	Gross units completed	Net units completed	Site Area (ha)	Total Permitted Units	Density (dwellings per hectare - dph)	Details	PDL or Greenfield	BNC/BCO	Completion Reference
06/00313/F	Handywater House	Sibford Gower	1	0	0.50	1	2	1 No. dwelling to replace existing.	PDL	BNC	Site Visit
04/01231/F	White Stones Southside	Steeple Aston	1	1	0.02	1	42	Change of use and conversion of existing outbuilding to form lettable accommodation	PDL	BNC	Site Visit
06/00037/F	Westfield Motel, Fenway	Steeple Aston	3	3	0.18	3	17	Resubmission of 05/00107/F - Change of use of motel buildings to form 3 no. dwellings, one with two storey extension and two with single storey extensions with associated new detached garaging and retention of existing dwelling	PDL	BNC	BC:06/00850/OTHFPD
06/02456/F	Harris Stores And Post Office, South Side	Steeple Aston	1	1	0.11	1	9	Change of use of part of Post Office/shop area to residential use and conversion to self contained 2 no. bedroom flat on first floor	PDL	BNC	Site Visit
96/00005/F	Walton House Southside	Steeple Aston	1	1	0.04	1	23	New dwelling and garage, alteration to existing access.	PDL	BNC	Site Visit
05/00440/F	1 Garden Cottage Bicester Road	Stratton Audley	1	1	0.06	1	16	Erection of 1 no. two storey dwelling	PDL	BNC	Site Visit
06/01291/F	Papaver, 9 Poppy Close	Yarnton	1	1	0.42	9	21	Erection of 5 bed dwelling with double garage	PDL	BCO	BC: 05/00819/DOMFP
06/02268/F	174 Woodstock Road	Yarnton	1	1	0.13	1	8	Construction of a four no. bed detached house with integral garage	PDL	BCO	Site Visit. NHBC: 50388717
07/00101/F	150 and 152 Cassington Road	Yarnton	2	1	0.03	2	62	Sub-division of single dwelling to 2 no. attached dwellings	PDL	BCO	Site Visit

	GROSS	NET
TOTALS	482	455
GROSS PDL / GREENFIELD	NUMBER OF DWELLINGS	%
PREVIOUSLY DEVELOPED LAND (PDL) TOTAL	288	59.8
GREENFIELD TOTAL	194	40.2
DISTRICT TOTAL	482	
NET PDL / GREENFIELD	NUMBER OF DWELLINGS	%
PREVIOUSLY DEVELOPED LAND (PDL) TOTAL	262	57.6
GREENFIELD TOTAL	193	42.4
DISTRICT TOTAL	455	
	NUMBER OF DWELLINGS	% OF TOTAL DWELLINGS
% OF COMPLETIONS AT A DENSITY OF LESS THAN 30 DPH	151	31.33%
% OF COMPLETIONS AT A DENSITY OF BETWEEN 30 AND 50 DPH	143	29.67%
% OF COMPLETIONS AT A DENSITY OF OVER 50 DPH	188	39.00%
	AVERAGE DENSITY	47.44

PDL = Previously Developed Land | BNC = Banbury and North Cherwell | BCO = Bicester and Central Oxon

Sources:

- (A) Cherwell District Council - Building Control completion reports 2007-2008
- (B) NHBC housebuilding returns 2007-2008
- (C) Site Visits
- (D) GIS system
- (E) Aerial Photographs / Gazeteer
- (F) Cherwell District Council - NHBC Initial Notice files
- (G) Cherwell District Council Uniform System
- (H) Cherwell District Council Iclipse System
- (I) Oxfordshire County Council - Land Development Progress System

Table 32 Residential Development as Planned in the Non-Statutory Cherwell Local Plan 2011 (policy H1b) (as at 31/03/08)

Non-Statutory Allocation / Windfall Assumptions	No. of units specified in policy H1b	Built 01/04/2007 to 31/03/2008	Built 01/04/2001 to 31/03/2008	Allocations minus completions	Permissions as at 31/03/2008 excluding units built	Remaining planned allocations & windfalls
BANBURY						
Former Cattle Market & Adjoining Land	410	61	392	18	127	0
South of Warwick Road & west of North Bar	80	12	70	10	0	10
Land north of Castle St & east of Southam Rd	100	0	0	100	123	0
Former Hartwell Ford Motors, Warwick Rd	60	0	68	-8	0	0
Hanwell Fields	900	89	957	-57	78	0
Manor Farm (remaining to be built on former allocation)	16	0	14	2	0	2
Land west of Railway Station	165	0	12	153	0	153
Grimsbury Local Centre	40	0	0	40	38	2
Land rear of Hightown Road	10	0	0	10	0	10
Bretch Hill Farm	70	0	0	70	0	70
Bankside	950	0	0	950	22	928
PDL Windfalls	470	45	343	127	337	0
Greenfield Windfalls (no assumption in plan)	0	0	0	0	24	0
Banbury Sub-Totals	3271	207	1856	1415	749	1175

Non-Statutory Allocation / Windfall Assumptions	No. of units specified in policy H1b	Built 01/04/2007 to 31/03/2008	Built 01/04/2001 to 31/03/2008	Allocations minus completions	Permissions as at 31/03/2008 excluding units built	Remaining planned allocations & windfalls
BICESTER						
Cattle Market	40	0	0	40	0	40
OCC Highways Depot	30	0	0	30	60	0
West of Chapel St & Bryan House	20	0	0	20	9	11
Slade Farm & Bicester Fields Farm (remaining)	*925	0	**877	48	0	48
Bicester Town Railway Station	130	12	12	118	0	118
Land south of Church Lane	15	0	0	15	0	15
South west Bicester	1585	0	0	1585	0	1585
Transco Depot, Launton Road	25	0	0	25	35	0
Bessemer Close/Launton Road	70	0	0	70	0	70
PDL Windfalls	255	10	238	17	70	0
Greenfield Windfalls (no assumption in plan)	0	9	10	-10	***500	0
Bicester Sub-Totals	3095	31	1137	1958	674	1887

Non-Statutory Allocation / Windfall Assumptions	No. of units specified in policy H1b	Built 01/04/2007 to 31/03/2008	Built 01/04/2001 to 31/03/2008	Allocations minus completions	Permissions as at 31/03/2008 excluding units built	Remaining planned allocations & windfalls
REMAINING AREAS						
Tom Griffins, Adderbury	23	0	24	-1	0	0
Former MOD Housing Estate, Ambrosden	50	4	24	26	0	26
Market Square, Kidlington	16	0	22	-6	0	0
Thames Valley Police HQ, Kidlington	70	0	0	70	0	70
Land south of Aynho Road, Adderbury	10	19	19	-9	0	0
West of west Hawthorn, Ambrosden	15	32	32	-17	8	0
South of Buchanan Road, Arncott	15	0	0	15	16	0
South of Greenfields, Arncott	15	0	0	15	25	0
North of Milton Road, Bloxham	40	0	0	40	74	0
Land off Banbury Rd, Ells Lane, Bloxham	10	0	27	-17	0	0
North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington	15	0	0	15	15	0
Oak Farm, Milcombe	15	0	0	15	0	15
North of Cassington Road, Yarnton	135	0	0	135	168	0
Former RAF Upper Heyford	700	0	0	700	0	700
Completions relating to earlier adopted LP sites ****	0	0	11	-11	0	0
PDL Windfalls	600	107	*****1036	-436	342	0
Greenfield Windfalls (assumption for commitments only)	165	55	242	-77	193	0
Remaining Area Sub-Totals	1894	217	1437	457	841	811
TOTALS	8260	455	4430	3830	2264	3873

* Estimated housing potential was discounted by 96 during Plan preparation

** Completions at 31/03/01 were 778

*** Includes 500 commitments for Gavray Drive, Bicester (land allocated for employment generating development)

**** 14 units allocated in earlier adopted Local Plans dwellings were not included in policy H1b of the review of the Local Plan. Of these 11 units have been recorded as completions on allocated sites.

Includes 314 retrospective completions at former RAF Upper Heyford

Source: Oxfordshire County Council CDPSmart monitoring system agreed full year figures April 07-March 08 (2007-2008)

Table 33 Gross Affordable Housing Completions 2007/08 (Core Output Indicator H5 & National Indicator 155)

	Site/ Address	Total Number of Homes (including new build, acquisitions and conversions & not taking account of losses)	a) Social Rented	b) Intermediate	Details
Banbury	Hanwell Fields	35	33	2	Allocated site
	Cattle Market & Adjoining Land	41	29	12	Allocated site
	South of Warwick Road & West of North Bar	12	12	0	Allocated site
	108 Bretch Hill	10	10	0	Windfall
	Appleby Close	1	1	0	Acquisition
	Delapre Drive	1	1	0	Acquisition
	East Street	1	1	0	Acquisition
	Harlech Close	1	1	0	Acquisition
	Lidsley Road	1	1	0	Acquisition
	Park Road	1	1	0	Acquisition
	Red Poll Close	1	1	0	Acquisition
Bicester	Avon Crescent	1	1	0	Acquisition
	Danes Road	1	1	0	Acquisition
	Kestrel Way	2	2	0	Acquisition
	Kingfisher Way	1	1	0	Acquisition
	Langford Gardens	1	1	0	Acquisition
	Lincoln Close	1	1	0	Acquisition
	Lyneham Road	2	2	0	Acquisition
	Moor Pond Close	1	1	0	Acquisition
	Roman Way	2	2	0	Acquisition
	Swallow Close	1	1	0	Acquisition
	Skimmingdish Lane	1	1	0	Acquisition
	Turnpike Road	1	1	0	Acquisition
	Welland Croft	1	1	0	Acquisition
	Willow Drive	1	1	0	Acquisition
	Danes Road	1	1	0	Acquisition

	Site/ Address	Total Number of Homes (including new build, acquisitions and conversions & not taking account of losses)	a) Social Rented	b) Intermediate	Details
Remaining Areas	Land off Banbury Rd, Ells Lane, Bloxham	8	5	3	Allocated site
	Former MoD Housing Estate, Ambrosden	6	6	0	Allocated site
	The Avenue, Bloxham	5	3	2	Windfall. 2 demolitions & 5 new
	South of Aynho Road, Adderbury	6	4	2	Allocated site
	East of Sands Close, Bletchingdon.	12	9	3	Windfall - Rural Exception Site
Totals		160	136	24	

Table 34 Net Affordable Housing Completions Since 2001

NET NUMBER OF NEW HOMES COMPLETED (not taking account of sales)								
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	TOTALS
BANBURY								
Adopted or Non-Statutory Allocations								
Former Cattle Market & Adjoining Land	0	19	0	0	11	73	41	144
South of Warwick Road & west of North Bar	0	0	0	0	0	0	12	12
Land north of Castle St & east of Southam Rd	0	0	0	0	0	0	0	0
Former Hartwell Ford Motors, Warwick Rd	0	0	0	11	0	0	0	11
Hanwell Fields	6	19	29	20	44	26	35	179
Manor Farm (remaining to be built on former allocation)	4	0	0	0	0	0	0	4
Land west of Railway Station	0	0	0	0	0	0	0	0
Grimsbury Local Centre	0	0	0	0	0	0	0	0
Land rear of Hightown Road	0	0	0	0	0	0	0	0
Bretch Hill Farm	0	0	0	0	0	0	0	0
Bankside	0	0	0	0	0	0	0	0
Other Previously Developed Sites	0	10	0	0	0	18	**10	38
Other Greenfield Sites	0	0	0	0	0	0	0	0
BANBURY SUB-TOTALS	10	48	29	31	55	117	98	388
BICESTER								
Adopted or Non-Statutory Allocations								
Cattle Market	0	0	0	0	0	0	0	0
OCC Highways Depot	0	0	0	0	0	0	0	0
West of Chapel St & Bryan House	0	0	0	0	0	0	0	0
Slade Farm & Bicester Fields Farm (remaining)	107	59	55	0	0	0	0	221
Bicester Town Railway Station	0	0	0	0	0	0	0	0
Land south of Church Lane	0	0	0	0	0	0	0	0
South west Bicester	0	0	0	0	0	0	0	0
Transco Depot, Launton Road	0	0	0	0	0	0	0	0
Bessemer Close/Launton Road	0	0	0	0	0	0	0	0
Other Previously Developed Sites	0	0	0	0	4	41	0	45
Other Greenfield Sites	0	0	0	0	0	0	0	0
BICESTER SUB-TOTALS	107	59	55	0	4	41	0	266

NET NUMBER OF NEW HOMES COMPLETED (not taking account of sales)								
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	TOTALS
BANBURY								
REMAINING AREAS								
Adopted or Non-Statutory Allocations								
Tom Griffins, Adderbury	0	0	0	0	0	0	0	0
Former MOD Housing Estate, Ambrosden	0	0	0	0	0	0	* ^B 6	6
Market Square, Kidlington	0	0	0	0	0	0	0	0
Thames Valley Police HQ, Kidlington	0	0	0	0	0	0	0	0
Land south of Aynho Road, Adderbury	0	0	0	0	0	0	6	6
West of west Hawthorn, Ambrosden	0	0	0	0	0	0	0	0
South of Buchanan Road, Arccott	0	0	0	0	0	0	0	0
South of Greenfields, Arccott	0	0	0	0	0	0	0	0
North of Milton Road, Bloxham	0	0	0	0	0	0	0	0
Land off Banbury Rd, Ells Lane, Bloxham	0	0	0	0	0	0	8	8
North of Crutchmore Crescent, Kirtlington	0	0	0	0	0	0	0	0
Oak Farm, Milcombe	0	0	0	0	0	0	0	0
North of Cassington Road, Yarnton	0	0	0	0	0	0	0	0
Former RAF Upper Heyford	0	0	0	0	0	0	0	0
Other Previously Developed Sites	0	10	0	1	2	0	* ^C 3	16
Other Greenfield Sites	6	13	0	0	0	8	* ^D 12	39
REMAINING AREA SUB-TOTALS	6	23	0	1	2	8	35	75
DISTRICT TOTALS	123	130	84	32	61	166	133	729

FOOTNOTES

*A - 108 Bretch Hill, Banbury

*B - Only 4 total housing completions recorded for this site in 07/08 i.e. 2 affordable completions should have been recorded in 06/07 when previous completions were recorded)

*C - 49 & 50 The Avenue, Bloxham - 2 existing affordable homes demolished

*D - East of Sands Close, Bletchingdon - Rural Exception Site

Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Total Projected Completions												Total Projected Completions 2001-2026	D									
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
3.58	G	16	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Site complete.
0.88	PDL	60	68	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	68	Site complete.
0.04	PDL	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Conversion of up to one bed apartment
0.08	PDL	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Change of use of occupation to 12 Complete
0.01	PDL	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Demolition of existing garages. Construction of bedroom flats. C
0.42	PDL	0	68	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	68	Not identified in Potential Study.
		76	185	0	185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	185	185	

Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Projected Completions										Total Projected Completions 2001-2026								
							08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18		18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26
in extension permitted in the Statutory I Plan. Teaching completion.	32.94	G	900	1049	78	957	53	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1049	1049
statutory allocation. Two of the sites complete 0588/F for 1000 ss and 1880/F for 12 (care home). still available.	1.61	PDL	80	110	0	70	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	110	110
statutory allocation. reserved matter oval 2443/REM for 107 ss and full provision 2088/F for 20.	14.7	PDL	410	662	127	392	32	32	32	102	72	0	0	0	0	0	0	0	0	0	0	0	0	662	662

Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions													Total Projected Completions 2001-2016	Total Projected Completions 2001-2026								
					01/04/01 to 31/03/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20			20/21	21/22	22/23	23/24	24/25	25/26		
1.24	PDL	100	123	123	0	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123	123	Site included in the Potential Study 2 housing fronting to be redeveloped permission (05/0 assisted living ur independent flats yield), 30 self-con and 30 affordable dwellings (net) on site. Site well ad expected in 2008 also granted for 8 yard within the all lost elsewhere (C
1.6	PDL	40	38	38	0	24	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	Included in the U Study 2005. Pre 24 flats (05/0115 (06/01332/F) gra mixed use develo flats. Nearing co concluded that a be potentially de another site (The local centre. Full 07/01428/F grant and boarded rea Conditions being owned by Blue C Agent (FBDA Ltd construction will that funding of th secure and enabl end of 2009.
32.86	G	950	1072	22	0	0	0	120	250	250	250	202	0	0	0	0	0	0	0	0	0	0	0	0	1072	1072	Planned urban e dwellings. The s non-statutory Ch as the most sust securing large sc development at t term, has been t assessment, and level of informati consultation incl worksho Resol

Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Total Projected Completions											Total Projected Completions 2001-2026																	
							08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19		19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26										
urate ission for er 22 ings 2293/OUT & 3389/REM)	0.94	G	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	10	14			
statutory ation. Drawn cation 1401/OUT.	0.04	PDL	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14

Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Completions																	Total Projected Completions 2001-2026					
				Planning Permissions minus units built recorded at 31/03/08 (net)	01/04/01 to 31/03/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23		23/24	24/25	25/26		
0.13	PDL	0	22	22	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	completion of the 2009/10.
0.81	G	0	18	12	6	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	Planning permissions and 3 maisonette agent, West Waco commenced before expiry of t as the applicatio forward. This shw in 2010/11.
0.04	PDL	0	13	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Outline planning residential devel access granted 1 Matters approve detached dwellin completion (Lind Agents (Cleiford advise (Nov 08) instructed to pro regulations appli developers are lik with estimate of 2 (possibly phased family run compa completed a sim elsewhere.
2.3	PDL	0	110	110	0	110	0	0	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	110	Existing college sub-standard. Th develop a moder intends to rebuild southern site with being sold for res As disposal is del completion of ne completion of res is anticipated in 1 Jonas) confirm th estimate in adva programme (soo Disused school. permission grant
1.67	PDL	0	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	Disused school. permission grant

Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions											Total Projected Completions 2001-2026											
						08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19		19/20	20/21	21/22	22/23	23/24	24/25	25/26				
					1425	251	117	234	527	322	250	202	0	0	0	0	0	0	0	0	0	0	0		3328			
		2490	3328	596																					3328			
0.3	PDL	0	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20		08) that there are on the site (being Ecological Ltd). deterring development market conditions therefore present 2011/12.
0.19	PDL	0	30	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30		Surplus to education Pupils now transferred on the former C&A Development prior approved January prepared for conversion to 6 homes, developer annexe to create 8 flats off Gatterly expected to be F&G association. Delivered best estimate. Application refused design grounds. site. Considered the medium term
2.54	G	70	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24		Included in the Urban Study 2005. Although consecutive local

Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Total Projected Completions 2001-2026											Total Projected Completions 2001-2026	Updating of all other than on co and developable Monitor.								
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19			19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26	
		-	234	-	234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	234	234		
		2801	4318	596	1856	251	117	254	564	413	287	239	37	37	37	37	37	41	0	0	0	0	4018	4318		
0.37	PDL	0	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10		Demolition of existing construction of housing suggests approach. There has been implementation to with housing potential.
0.04	PDL	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Outline planning demolition of public of 13 No. flats group. Previously assumed development would Conservation Area refused 07/0254- dismissed on 23. deliverability or cost assumption now.
1.67	PDL	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30		UHPS - identified potential
0.34	PDL	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16		UHPS - identified potential

Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Total Projected Completions											Total Projected Completions 2001-2026											
							08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19		19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26				
13	0.36	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	UH potential	
14	0.33	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	UH potential	
15	0.22	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	20	UH potential	
16	0.17	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	UH potential	
17	0.52	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	15	UH potential		
18	0.23	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	UH potential		
19	0.4	PDL	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	UH potential		
20	0.49	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Weighted Site potential to (st)
21			-	231	-	-																					231	Total dwellments completed	

Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions													Total Projected Completions 2001-2016	Total Projected Completions 2001-2026									
					01/04/01 to 31/03/08	08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
		-	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
		470	-	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		Check made of c Permissions for p sites not projecte duplication / ove projections. No for small greenfie justify a projectio
		470	391	153	0	13	13	57	22	13	13	13	43	33	43	13	23	12	13	13	13	13	13	28	157	391		
		3271	4709	749	1856	264	311	586	426	300	252	50	80	70	80	50	60	49	50	54	13	28	4175	4709				

Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Total Projected Completions										Total Projected Completions 2001-2026								
						08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18		18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
55	PDL	20	6	9	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6
<p>Included in the Potential Site Allocation. Planning permission granted for 2 extra care flats, developments of 24 homes (reaffordable). 2 units lost re increase of the Sanctuary Housing Proceed. Done on 10/11.</p>																								
56	PDL	30	60	60	0	20	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60
<p>Included in the Potential Site Allocation. Council owned. District Council potentially a development (06/01003/C/31/03/06) for extra care flats a 60 place care dwellings ne approval (06/01003/C/31/03/06) for the 20 extra care homes care home care site. The Care Trust and they intend to with a view to and extra care 2010. Involvement in the deal with the enable adjacent brought forward (includes site housing land)</p>																								

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08											Total Projected Completions 2001-2016	Total Projected Completions 2001-2026								
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19			19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26	
statutory allocation. The remaining provision 756/OUT	0.4	PDL	25	18	35	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18
statutory allocation. The remaining provision 967/OUT is provided for the provision on 08.	82.7	G	1585	1585	0	0	149	150	200	250	250	250	250	85	0	0	0	0	0	0	0	0	0	0	1250	1585
statutory allocation	0.63	PDL	15	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	

Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Annual Completions										Total Projected Completions 2001-2016	Total Projected Completions 2001-2026																
						08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18			18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26								
0.7	G	0	500	500	0													0	0	0	0	0	0	0	0	0	0	0	0	500	500	Highways D and the new estimate for	
0.1	PDL	0	19	5	0													0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	Residential affordable housing with the land primary schools, public facilities, pub and st and st Approved (1 (allocated private employment provided by
0.1	PDL	130	82	0	12													0	70	0	0	0	0	0	0	0	0	0	0	82	82	Allocated for development plan. Consider Potential Street centre redevelopment including 19 permission 1 (00/00652/F expected 20	
0.1	PDL																																Included in the Potential Site mixed-use as existing employment development to Bicester village decked car park now develop Anticipated. 08/00869/F withdrawn. (with design principle of the part of the site operational commercial Nash Partners Homes. Delivered for a new ap

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08												Total Projected Completions 2001-2016	Total Projected Completions 2001-2026										
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26				
Construction. Planning permission 734/F	0.42	PDL	0	20	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	
			1805	2320	629	12	20	121	343	339	300	350	250	250	85	0	0	0	0	0	0	0	0	0	0	0	0	1985	2320
Statutory Allocation	0.79	PDL	40	40	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
Development	0.7	PDL	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	

Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions												Total Projected Completions 2001-2016	Total Projected Completions 2001-2026										
					08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20			20/21	21/22	22/23	23/24	24/25	25/26				
35	PDL	70	50	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	104	
development in 2008) would approximate																												
Included in the Potential Site became known to three main interested parties that the third being market mixed use site 70 dwellings achievable by 2011 site by 2011 garage). In comprehensive application (demolition of industrial unit by Lear Corporation construction (eastern corner) been approved agreement. comprises J Cooper Call Head of Development Major Development that the application development the future re-adjacent land pure commercial. However, like timescales allow for significant development																												
35	PDL	70	50	0	0	0	0	0	0	0	50	14	40	0	0	0	0	0	0	0	0	0	0	0	0	50	104	104
Page 195																												

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08										Total Projected Completions 2001-2016	Total Projected Completions 2001-2026										
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18			18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26		
			-	144	-	144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	144	144				
			2840	3549	629	1137	20	121	343	389	314	390	250	250	250	85	0	0	0	0	0	0	0	0	3214	3549	
Initial Study - Site 3	0.91	PDL	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
Initial Study - Site 2	0.26	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10
Initial Study - Site 3	0.39	PDL	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	20	20	20	
Initial Study - Site 3	0.23	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	18	
			-	66	-	-	4	4	4	2	4	4	4	2	4	4	4	4	2	2	4	4	4	30	66		
			-	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	
		255	-	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		255	144	45	0	4	4	4	2	4	4	24	4	2	14	4	4	4	20	4	4	34	4	50	144	
		3095	3693	674	1137	24	125	347	391	318	394	274	254	252	99	4	4	4	4	20	4	4	34	4	3264	3693

Check made for commitment for permitted sites as this duplication v projections. be made for small green some non-in However, the recorded in

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total	Projected Completions 2001-2016
							/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26		
Complete. Non-statutory allocation.	0.79	PDL	23	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	
Deferred to in non-statutory allocation plan. Complete	N/A	PDL & G	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	
Complete. Non-statutory allocation. 01672/OUT 01679/REM	0.24	PDL	16	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	
Complete. Non-statutory allocation. 00312/F	1.21	G	10	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	27	
Complete. Planning permission 02571/F ended by 01529/F	0.09	PDL	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	
Complete. 02443/F ended by 00859/F	0.34	PDL	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	
Complete. 01035/F	0.21	PDL	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	
Part of a larger non-statutory allocation for 50 dwellings.	0.75	G	50	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	

Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions												Total Projected Completions 2001-2016	Total Projected Completions 2001-2026											
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26					
0.64	G	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	12	Roat perm (04/0 comp Roat refer dwell units Drive ha) - deve hous	
0.76	G	10	19	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	19	Sens villag Cons comp
0.29	PDL	0	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	21	Dem build of 21 bed) acce amel land: comp
0.39	PDL	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13	Com
1.94	PDL	0	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	24	Com

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions											Total Projected Completions 2001-2016	Total Projected Completions 2001-2026								
							08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19			19/20	20/21	21/22	22/23	23/24	24/25	25/26	
			109	237	0	237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	237	237	
Under construction. Non-statutory allocation. Planning permission 01007/OUT reserved. Officers approval 02400/REM	0.81	PDL & G	15	40	8	32	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	
Almost complete. 00249/OUT	0.08	PDL	0	12	0	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	
01772/REM dwellings). additional selling reflected under 00811/F solution to improve subject legal agreement)																											
Under construction. Non-statutory allocation. Planning permission	0.59	G	15	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	

Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions 01/04/01 to 31/03/08												Total Projected Completions 2001-2016	Total Projected Completions 2001-2026						
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26
0.4	G	15	16	16	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16
0.67	G	15	25	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
5.87	G	135	168	168	0	0	20	74	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	168	168

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions											Total Projected Completions 2001-2016									
						01/04/01 to 31/03/08	08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18		18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26	
Under construction. Non-statutory allocation. Outline planning permission 02103/OUT reserved after approval 01653/REM.	2.38	G	40	74	74	0	0	34	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74
	0.67	G	0	36	36	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
Outline	505	PDL	700	761	0	0	0	0	0	50	150	200	200	161	0	0	0	0	0	0	0	0	0	0	0	761

Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions												Total Projected Completions 2001-2016	Total Projected Completions 2001-2026								
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26		
0.86		0	14	9	5	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
1.99	PDL	0	53	53	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	53
0.32	PDL	0	20	20	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20
0.55	PDL	0	22	15	0	6	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions											Total Projected Completions 2001-2016	Total Projected Completions 2001-2026											
						01/04/01 to 31/03/08	08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18			18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
reserved matter applications 00856/REM dwellings) & 01670/REM dwellings) awarded on 1 May 08.			935	1256	439	48	85	138	150	124	150	200	200	161	0	0	0	0	0	0	0	0	0	0	0	0	0	1256	1256
non-statutory application.	0.93	G	15	32	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32	
non-statutory application	2.38	PDL	70	85	0	0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	0	0	85	85	

Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026
		85	117	0	0	0	0	0	0	32	0	25	60	0	0	0	0	0	0	0	0	0	0	117	117
		-	1152	-	1152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1152	1152
		1129	2762	439	1437	85	138	150	124	182	200	225	221	0	0	0	0	0	0	0	0	0	0	2762	2762
0.9	PDL	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	22	22
1.04	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

being prepared. Site Unlikely to be developed in 2011-2026

Update on completion and identification

UHP hours

Outlets for redevelopment permitted for new provision

Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions												Total Projected Completions 2001-2016	Total Projected Completions 2001-2016						
							08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26
			-	345	-	-	19	19	19	19	20	19	19	19	19	19	19	19	19	19	19	19	19	19	153	3
			-	336	-	-	19	19	19	17	19	19	19	19	19	19	17	19	19	19	19	19	19	19	150	3
			765	141	402	-	38	38	39	14	12	-	-	-	-	-	-	-	-	-	-	-	-	-	141	1
			765	844	402	0	76	76	77	51	50	38	38	38	38	38	37	38	38	38	38	38	38	38	444	8

Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions												Total Projected Completions 2001-2016	Total Projected Completions 2001-2026							
						08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20			20 /21	21 /22	22 /23	23 /24	24 /25	25 /26	
		1894	3606	841	1437	161	214	227	175	232	238	263	259	37	38	38	38	38	59	38	38	38	38	38	3206	3606
		1110	1403	0	1403	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1403	1403
		5230	6904	1664	1485	356	376	727	990	772	800	652	411	250	85	0	0	0	0	0	0	0	0	0	6569	6904
		430	792	0	12	0	0	20	87	137	77	62	97	37	37	37	37	41	37	37	37	41	0	0	492	792
		-	1530	-	1530	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1530	1530
		6770	10629	1664	4430	356	376	747	1077	909	877	714	508	287	122	37	37	41	37	37	37	41	0	0	9994	10629
		1490	1379	600	0	93	93	138	75	67	55	75	55	82	85	55	65	55	91	55	55	85	70	651	1379	
		8260	12008	2264	4430	449	469	885	1152	976	932	789	563	369	207	122	92	102	128	92	96	85	70	10645	12008	

Source of Plan Target (Core Output Indicator: H1)		Start of Plan Period	End of Plan Period	Total Housing Required
Oxfordshire Structure Plan 2016		01/04/2001	31/03/2016	9350

Table 36 Structure Plan Housing Trajectory (November 2008) Completions and Permissions as at 31/03/08

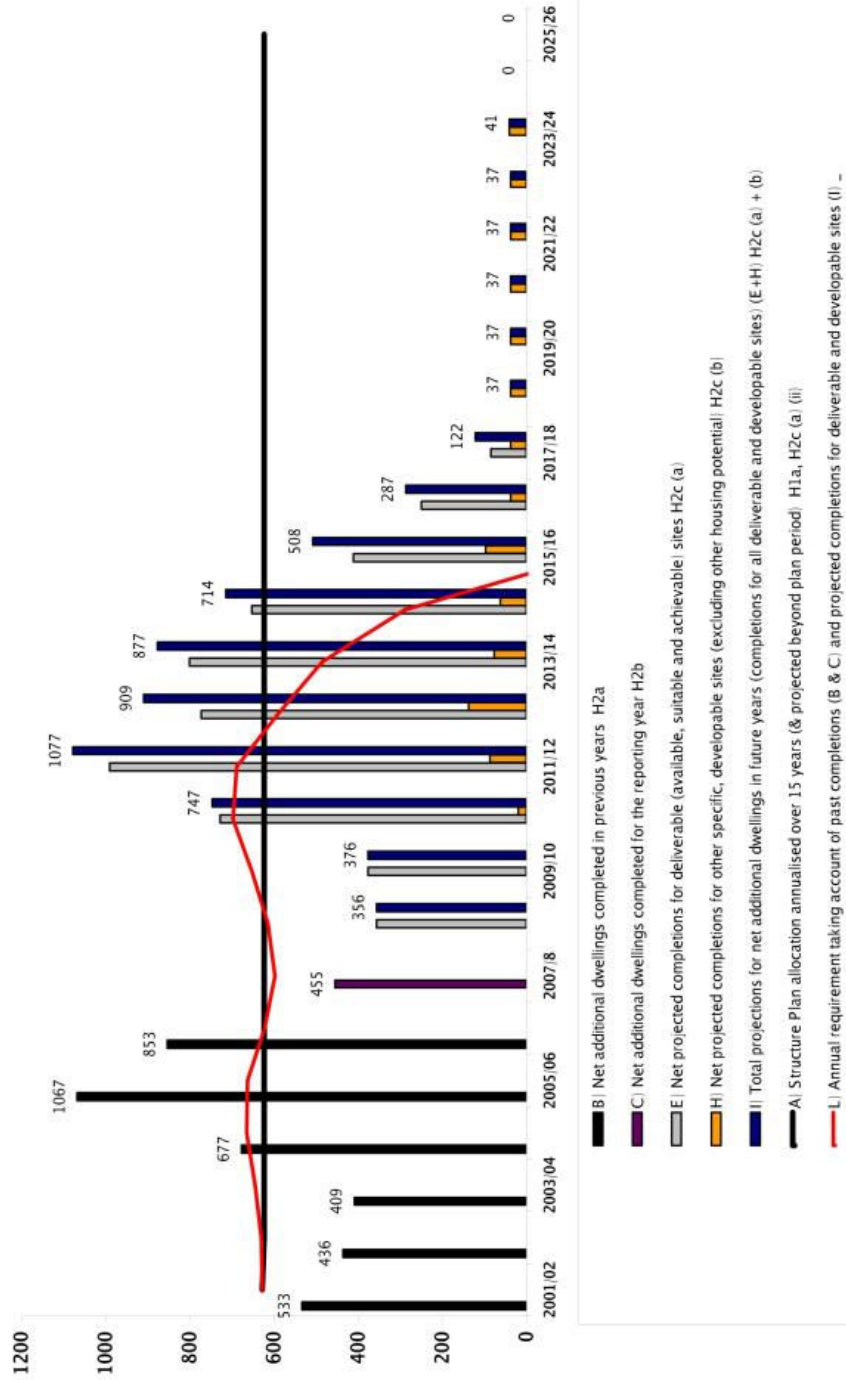
Core Output Indicator	COMPLETIONS										PROJECTIONS															
	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	
A) Structure Plan allocation annualised over 15 years (& projected beyond plan period)	628	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623
B) Net additional dwellings completed in previous years	533	436	409	677	1067	853																				
C) Net additional dwellings completed for the reporting year							455																			
D) Cumulative net additional dwellings completed	533	969	1378	2055	3122	3975	4430																			
E) Net projected completions for deliverable (available, suitable and achievable) sites								356	376	727	990	772	800	652	411	250	85	0	0	0	0	0	0	0	0	0
F) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 08/09 to 12/13)								3221	3665	3941	3625	2885	2198	1398	746	335	85	0	0	0	0	0	0	0	0	0

	Core Output Indicator	COMPLETIONS										PROJECTIONS															
		2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	
G) Gross area of land (hectares) for all deliverable (available, suitable and achievable) sites (site areas to be deducted upon site completion)	H2c (a) (i)							733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89
H) Net projected completions for other specific, developable sites (excluding other housing potential)	H2c (b)							0	20	87	137	77	62	97	37	37	37	37	37	37	37	37	41	0	0	0	
I) Total projections for net additional dwellings in future years (completions for all deliverable and developable sites) (E+H)	H2c (a) + (b)							356	747	1077	909	877	714	508	287	122	37	37	37	37	37	37	41	0	0	0	
J) Cumulative projections for net additional dwellings in future years (completions for all deliverable and developable sites)								356	1479	2556	3465	4342	5056	5564	5851	5973	6010	6047	6084	6121	6158	6199	6199	6199	6199	6199	
K) Cumulative shortfall or surplus in meeting annualised Structure Plan requirements								-203	-326	128	414	668	759	644	308	-193	-779	-1365	-1951	-2537	-3123	-3705	-4328	-4951	-4951	-4951	

L) Annual requirement taking account of past completions (B & C) and projected completions for deliverable and developable sites (I)	COMPLETIONS										PROJECTIONS															
	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	
-	628	630	645	664	663	623	597	615	652	698	688	591	485	289	-136											
															End of Structure Plan Period											
M) Current and future estimation of 5 year rolling supply of deliverable (available, suitable and achievable) sites (E) having regard to past completions (B & C) and projected completions for deliverable and developable sites (I)								5.2	5.6	5.6	5.3	4.9	4.5	4.8	1.2	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Structure Plan Requirement 2001-2016 9350
 Actual & Projected Completions 2001-2016 9994
 Projected surplus 644

Figure 2 Housing Trajectory - Structure Plan



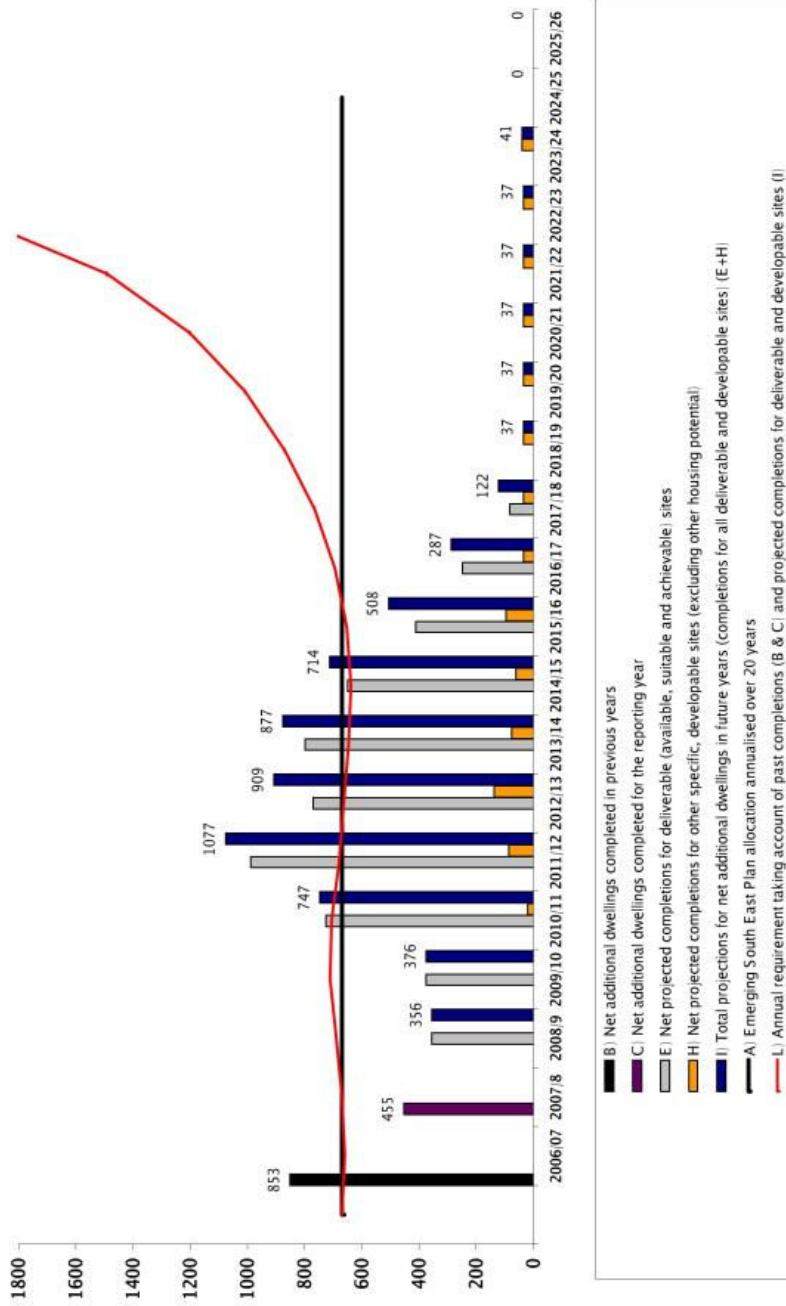
Source of Plan Target (Core Output Indicator H1b)	Start of Plan Period	End of Plan Period	Total Housing Required
Draft South East Plan (incorporating Proposed Changes)	01/04/2006	31/03/2026	13400

Table 37 Emerging South East Plan Housing Trajectory (November 2008) Completions and Permissions as at 31/03/08

	COMPLETIONS										PROJECTIONS										
	2006 /07	2007 /8	2008 /9	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	
Core Output Indicator																					
-																					
A) Emerging South East Plan allocation annualised over 15 years	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670
B) Net additional dwellings completed in previous years	853																				
C) Net additional dwellings completed for the reporting year		455																			
D) Cumulative net additional dwellings completed	853	1308																			
E) Net projected completions for deliverable (available, suitable and achievable) sites			356	376	727	990	772	800	652	411	250	85	0	0	0	0	0	0	0	0	0
F) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 08/09 to 12/13)			3221	3665	3941	3625	2885	2198	1388	746	335	85	0	0	0	0	0	0	0	0	0
G) Gross area of land (hectares) for all deliverable (available, suitable and achievable) sites (site areas to be deducted upon site completion)																					
H) Net projected completions for other specific, deliverable sites (excluding other housing potential)			0	0	20	87	137	77	62	97	37	37	37	37	37	37	41	0	0	0	0
I) Total projections for net additional dwellings in future years (completions for all deliverable and developable sites) (E+H)			356	376	747	1077	909	877	714	508	287	122	37	37	37	41	0	0	0	0	0
J) Cumulative projections for net additional dwellings in future years (completions for all deliverable and developable sites)			356	732	1479	2556	3465	4342	5056	5564	5851	5973	6010	6047	6084	6121	6158	6199	6199	6199	6199
K) Cumulative shortfall or surplus in meeting annualised Structure Plan requirements	183	-32	-346	-640	-563	-156	83	290	334	172	-211	-759	-1392	-2025	-2658	-3291	-3924	-4553	-5223	-5893	
L) Annual requirement taking account of past completions (B & C) and projected completions for deliverable and developable sites (I)	670	660	672	690	710	708	681	664	646	640	653	693	765	869	1008	1202	1493	1978	2946	5893	
M) Current and future estimation of 5 year rolling supply of deliverable (available, suitable and achievable) sites (E) having regard to past completions (B & C) and projected completions for deliverable and developable sites (I)			4.8	5.3	5.6	5.1	4.2	3.3	2.2	1.2	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Structure Plan Requirement 2006-2026	13400
Actual & Projected Completions 2006-2026	7507
Shortfall to be planned for in LDF	-5893

Figure 3 Housing Trajectory - Emerging South East Plan



Appendix 6 Transport

Figure 4 Oxfordshire Housing Completions 2007-8

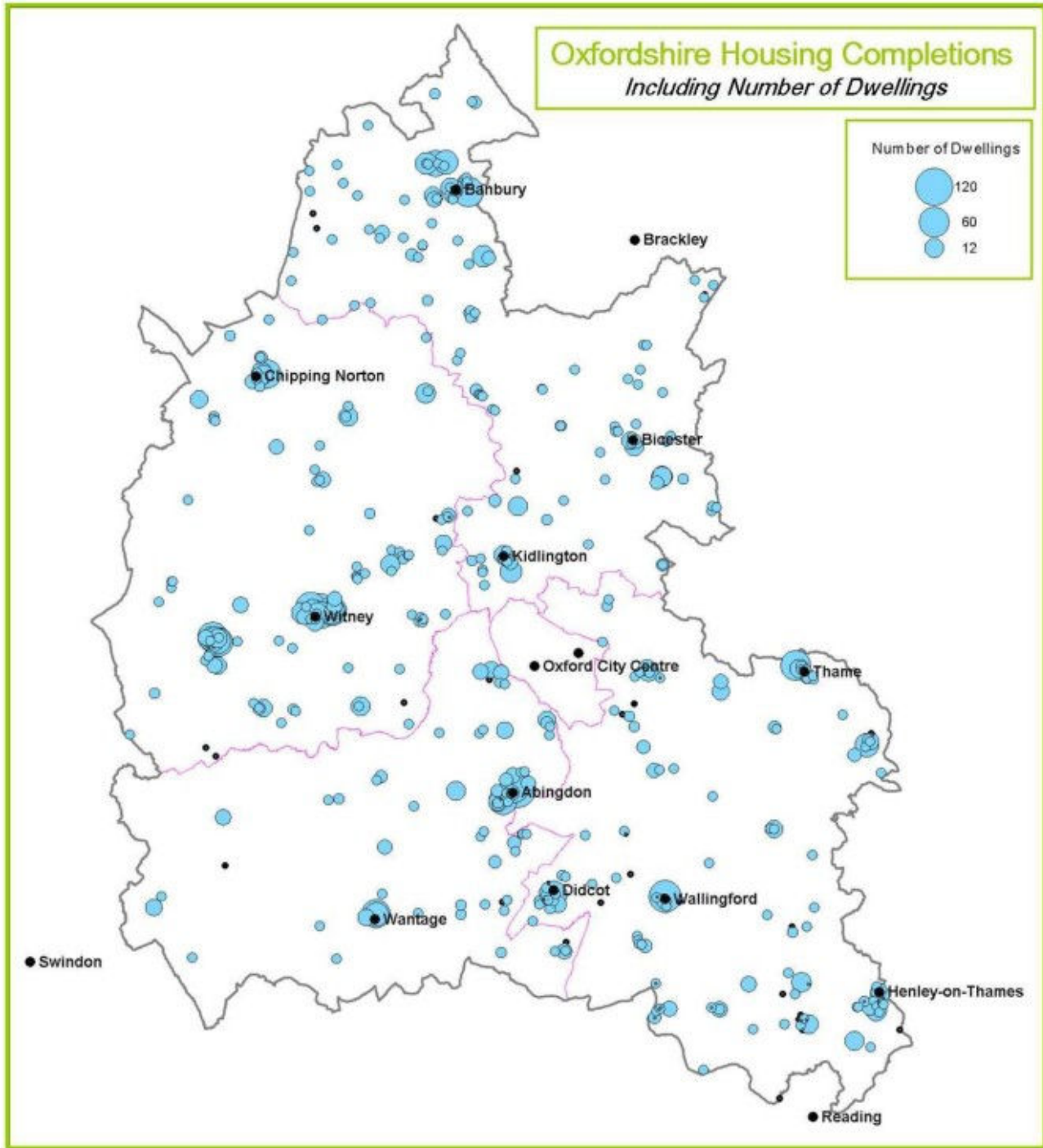


Figure 5 Access to Major Retail Centres

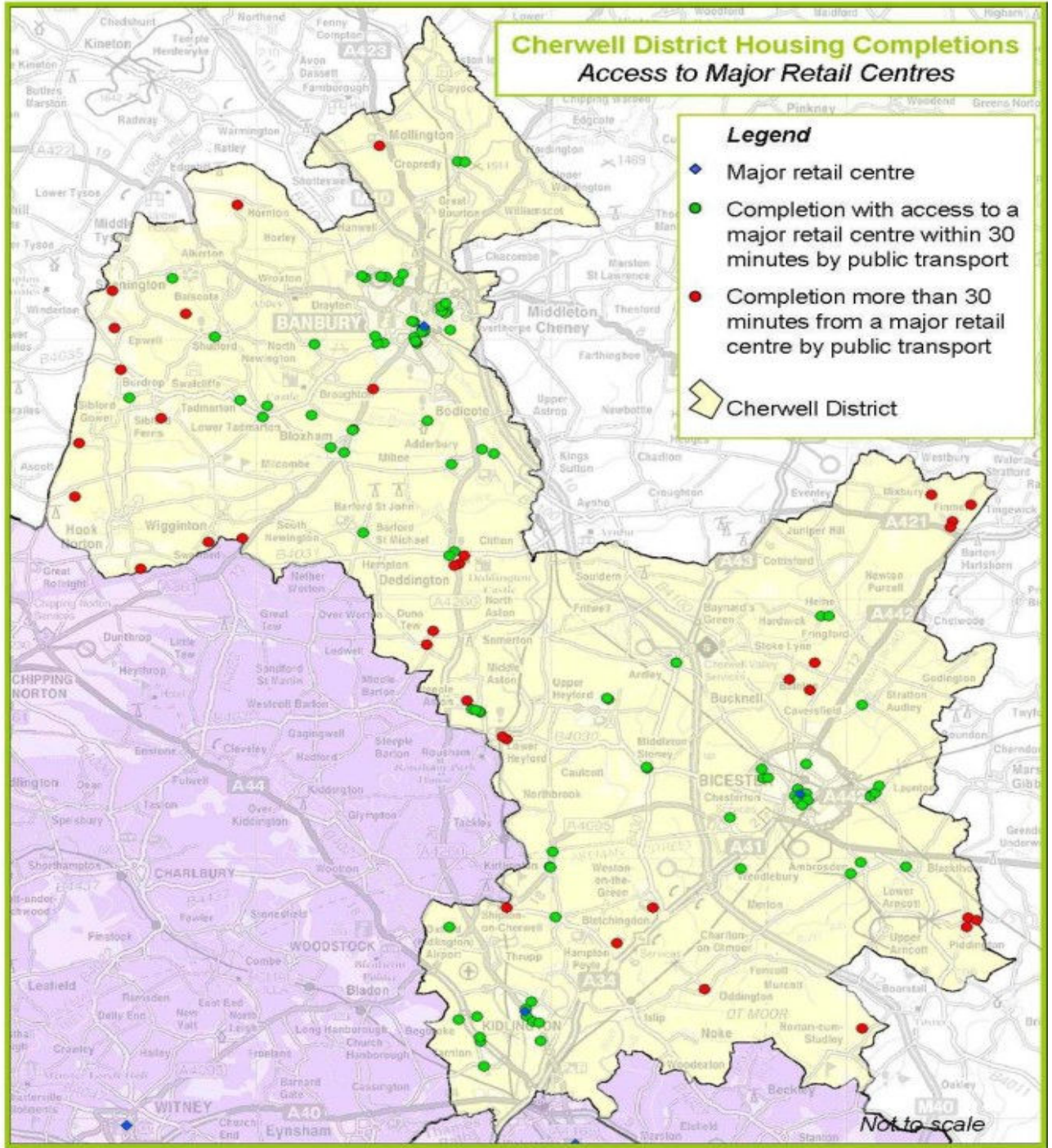


Figure 6 Access to Primary Schools

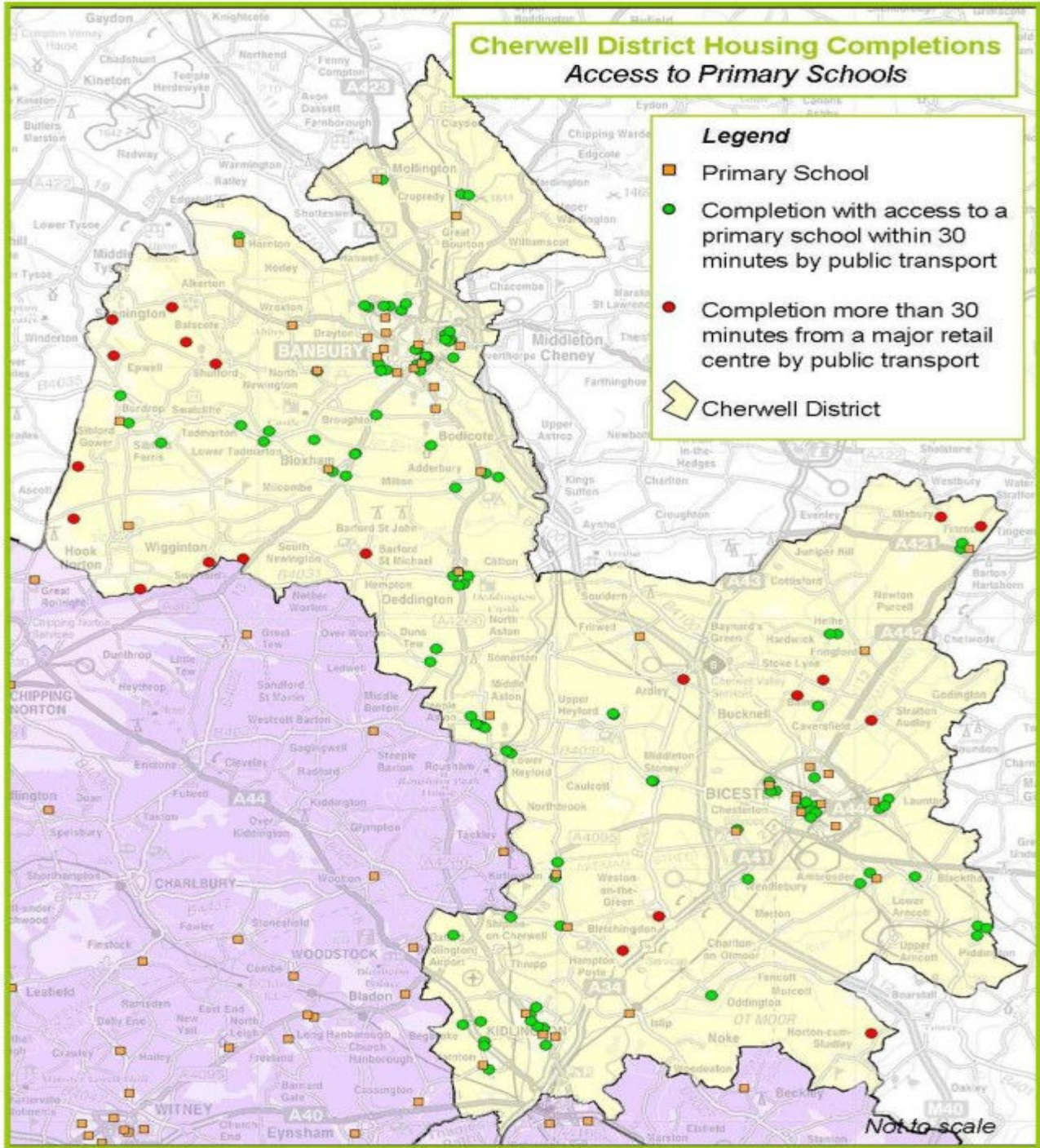


Figure 7 Access to Secondary Schools

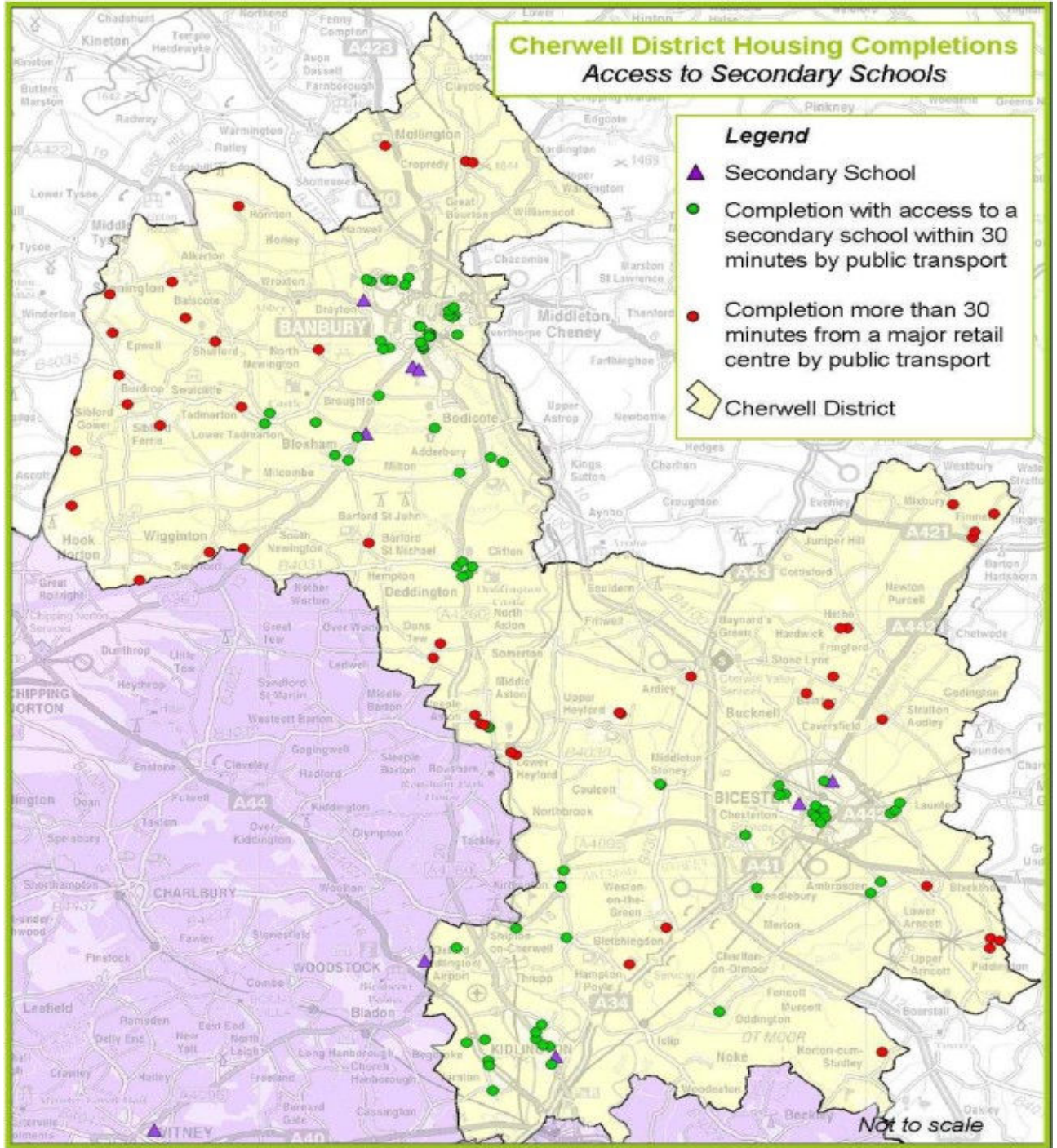


Figure 8 Access to Hospitals

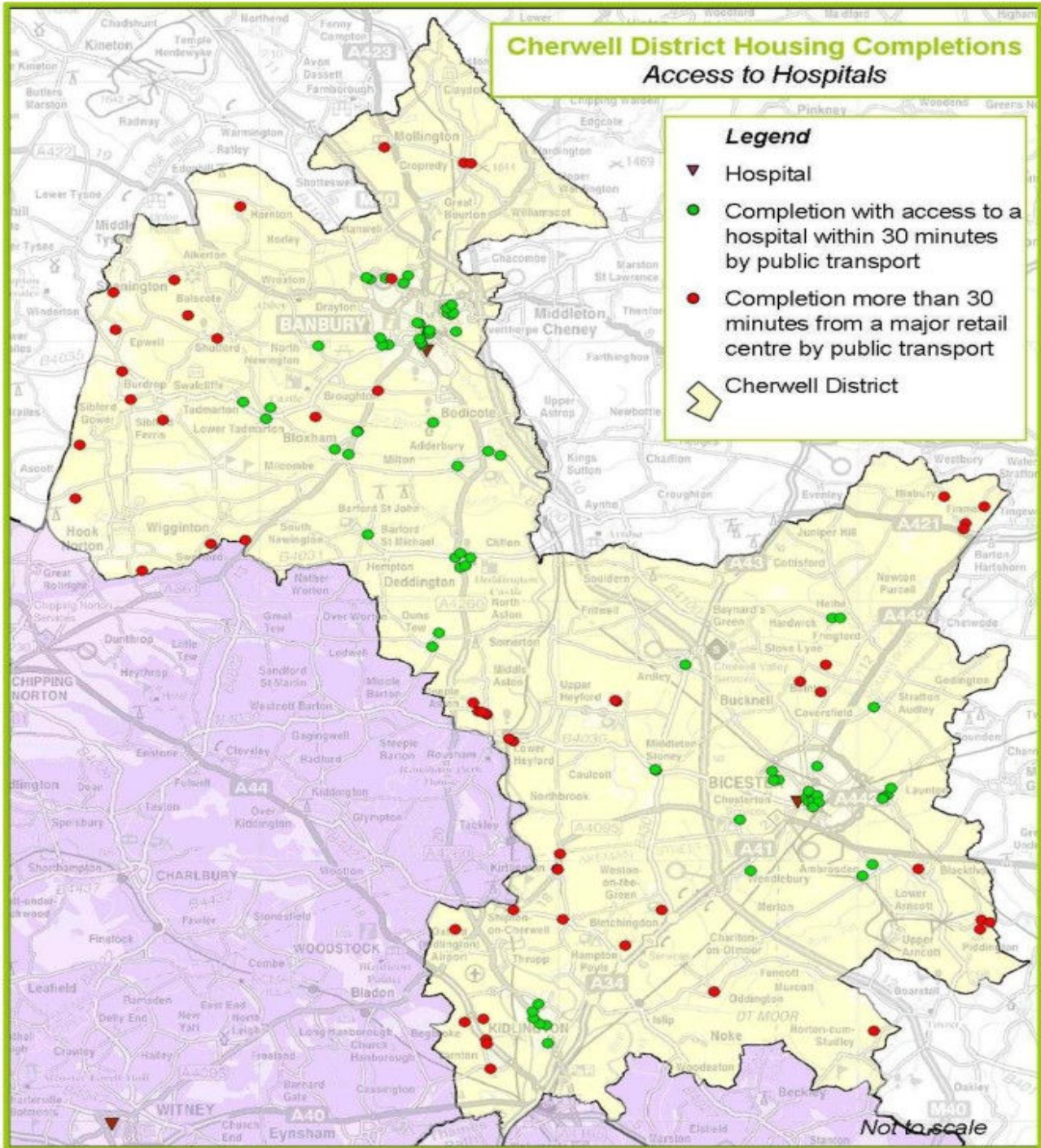


Figure 9 Access to GP Surgeries

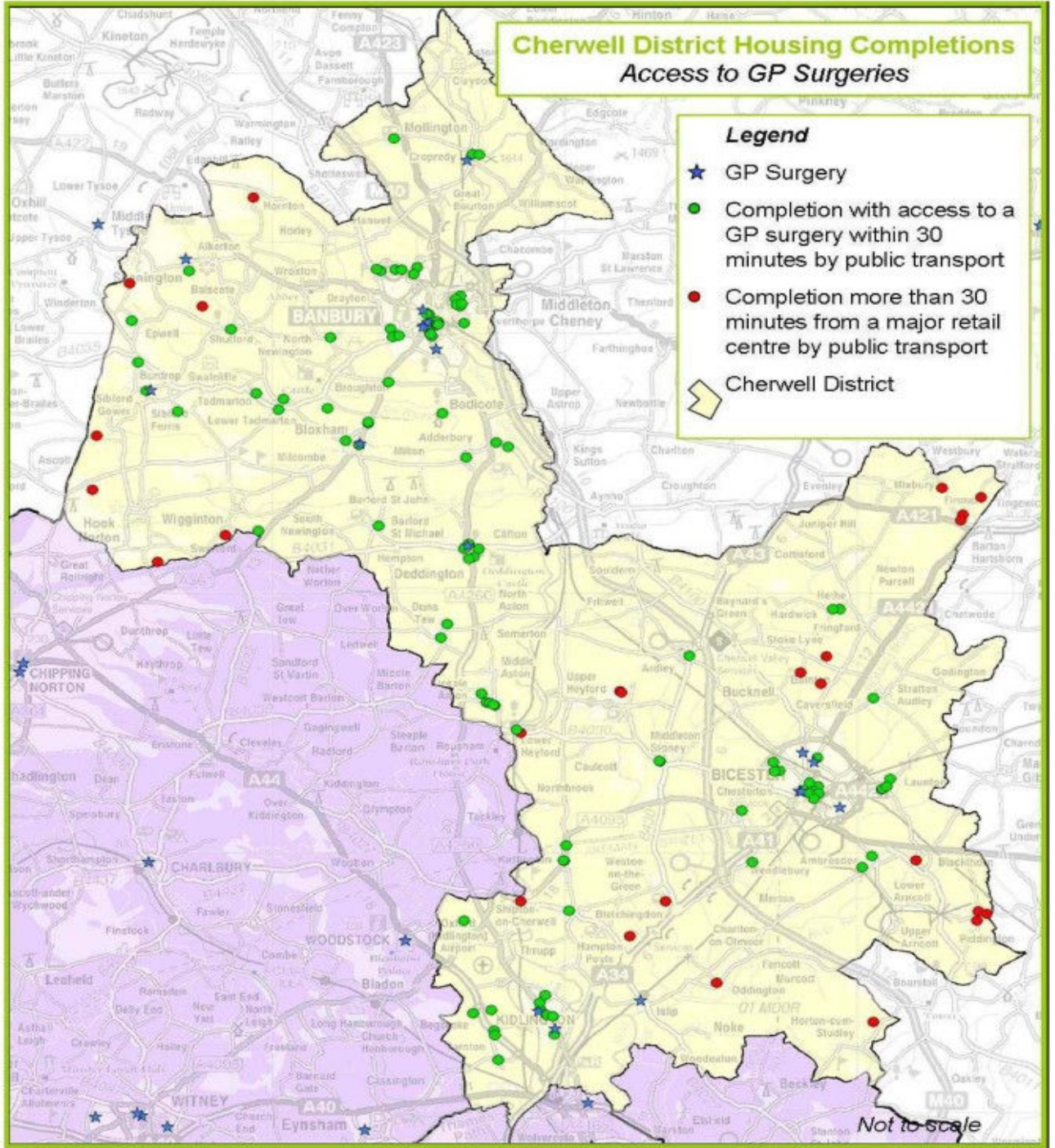
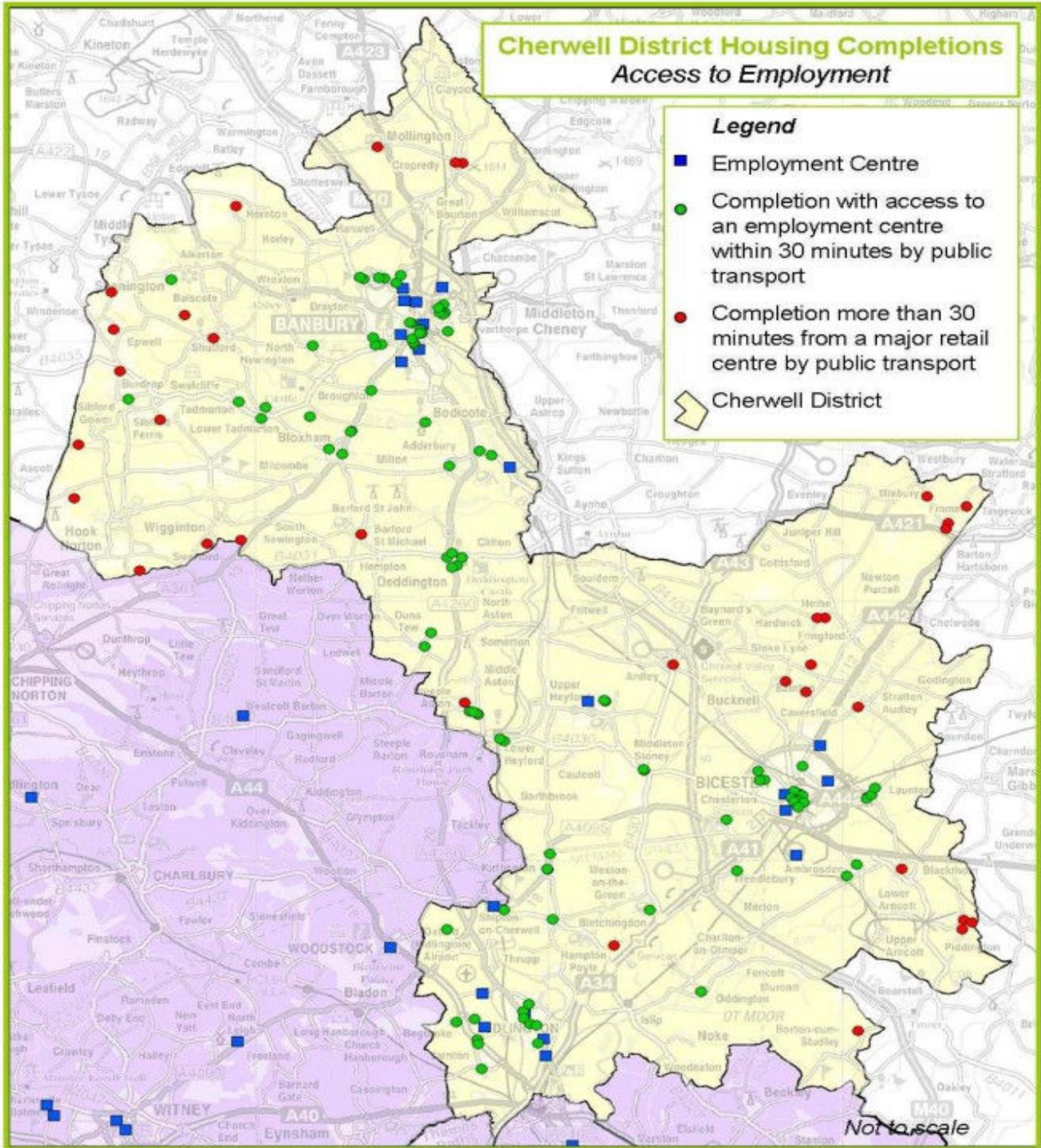


Figure 10 Access to Employment Centres



Appendix 7 Biodiversity

Table 38 UK BAP Species Identified in Cherwell

Common Name	Details	Comments
Tassel Stonewort	Lower Plant	2000 record
True Fox Sedge	Vascular Plant	Various 2005 records
Basil Thyme	Vascular Plant	Most recent record in 2001
Wood Calamint	Vascular Plant	Single 1989 record
Tubular Water-dropwort	Vascular Plant	Various 2005 records
Plymouth Pear	Vascular Plant	2007 record from Stoke Wood
Corn Buttercup	Vascular Plant	2004 record
Shepherd's Needle	Vascular Plant	1992 record from Whitecross Green Wood
Greater Water Parsnip	Vascular Plant	1987 record
Marsh Stitchwort	Vascular Plant	2003 record
Cotswold Pennycress	Vascular Plant	2005 records
Spreading Hedge Parsley	Vascular Plant	1996 record
Necklace Ground Beetle	Beetle	Late 1980s records
White-clawed freshwater crayfish	Crayfish	
Red-shanked Carder-bee	Hymenoptera	Last record from 2000
Black-headed Mason-wasp	Hymenoptera	Single 2003 record
Small Pearl-bordered Fritillary	Butterfly	Single 1993 record
Small Heath	Butterfly	2007 record
Small Blue	Butterfly	Well recorded in recent years
Dingy Skipper	Butterfly	Most recent record from 2004
Wood White	Butterfly	Various 1990s records from Whitecross Green Wood
White Admiral	Butterfly	2007 Stoke Wood record
Grizzled Skipper	Butterfly	Various records up to 2002
White Letter Hairstreak	Butterfly	A number of recent records
Brown Hairstreak	Butterfly	A number of recent records
Grey Dagger	Moth	
Knot Grass	Moth	Latest record from 2004
The Forester	Moth	1993 records from Murcot Meadows
Brown-spot Pinion	Moth	
Beaded Chestnut	Moth	
Green-brindled Crescent	Moth	
Mouse Moth	Moth	
Large Nutmeg	Moth	
Dusky Brocade	Moth	
Deep-brown Dart	Moth	

Common Name	Details	Comments
Garden Tiger	Moth	Latest record from 2004
Centre-barred Sallow	Moth	
Minor Shoulder-knot	Moth	Last record from 1996
Mottled Rustic	Moth	
The Crescent	Moth	Single 2000 record from Rushey Meadows SSSI
Small Square-spot	Moth	Various records from sites over recent years
Figure Of Eight	Moth	Latest record from 2002
Dusky Thorn	Moth	Single 2000 record
The Spinach	Moth	All 1996 records from Yarnton
Garden Dart	Moth	Single 1998 record
Double Dart	Moth	
Bordered Gothic	Moth	Single 1998 record
Small Emerald	Moth	All 1996 records from Yarnton
Ghost Moth	Moth	Most recent record from 2004
The Rustic	Moth	
Rosy Rustic	Moth	
Brindled Beauty	Moth	All 1996 records from Yarnton
The Lackey	Moth	Various 1990s records
Dot Moth	Moth	
Rosy Minor	Moth	Single 2002 record
Shoulder-striped Wainscot	Moth	
Lunar Yellow Underwing	Moth	Latest record from 2002
Powdered Quaker	Moth	Latest record from 2004
Dark Spinach	Moth	Two records from the late 1990s
Grass Rivulet	Moth	Late 1990s records
Shaded Broad-bar	Moth	Latest record from 2004
White Ermine	Moth	Latest record from 2004
Buff Ermine	Moth	Latest record from 2004
Feathered Gothic	Moth	Last record from 2000
Blood-vein	Moth	Single 2003 record
Pale Eggar	Moth	1996 records
The Cinnabar	Moth	Various records from sites, the latest from 2004
Dusky-lemon Sallow	Moth	
The Sallow	Moth	
Dark-barred Twin-spot Carpet	Moth	1998 records
Scarce Four-dot Pin-palp	Invertebrates	Records from Wendlebury Meads SSSI and Otmoor
Small Phoenix	Invertebrates	Latest record from 2004
Fine-lined Pea Mussel	Invertebrates	Various records from 2000-01

Common Name	Details	Comments
Depressed (or compressed) river mussel	Invertebrates	Single 1997 record
Common Toad	Amphibian	
Great Crested Newt	Amphibian	
Slow-worm	Reptile	
Common Lizard	Reptile	
Grass Snake	Reptile	
Adder	Reptile	Last recorded in 1987
Marsh Warbler	Birds	Single 2000 record
Sky Lark	Birds	
Tree Pipit	Birds	
Greater Scaup	Birds	Single record from 2003
Great Bittern	Birds	Associated with RSPB Otmoor
Stone-curlew	Birds	Single 1999 record
European Nightjar	Birds	Last recorded at Horton cum Studley in 2003
Common Linnet	Birds	
Twite	Birds	Single 2000 record
Hawfinch	Birds	Single 2002 record
Corn Crane	Birds	Last recorded in 1999
Common Cuckoo	Birds	
Tundra Swan (Bewick's Swan)	Birds	Associated with RSPB Otmoor
Lesser Spotted Woodpecker	Birds	
Yellowhammer	Birds	
Reed Bunting	Birds	
Eurasian Wryneck	Birds	Two records from 1999
Common Grasshopper Warbler	Birds	Regularly recorded at RSPB Otmoor
Corn Bunting	Birds	
Yellow Wagtail	Birds	
Yellow Wagtail	Birds	
Spotted Flycatcher	Birds	
Curlew	Birds	
Willow Tit	Birds	
Marsh Tit	Birds	
House Sparrow	Birds	
Eurasian Tree Sparrow	Birds	
Grey Partridge	Birds	
Hedge Accentor (Dunnock)	Birds	
Common Bullfinch	Birds	
European Turtle Dove	Birds	

Common Name	Details	Comments
Common Starling	Birds	
Song Thrush	Birds	
Ring Ouzel	Birds	Single 2002 record
Northern Lapwing	Birds	
Water Vole	Mammal	
Barbastelle Bat	Mammal	
West European Hedgehog	Mammal	
Brown Hare	Mammal	
Otter	Mammal	
Harvest Mouse	Mammal	Records from 2000
Polecat	Mammal	
Bechstein`s Bat	Mammal	2001 record from site near Bicester
Noctule	Mammal	
55 kHz Pipistrelle	Mammal	
Brown long-eared bat	Mammal	
Lesser Horseshoe Bat	Mammal	

Table 39 SSSI Conditions

Condition	England		South East England		Oxfordshire		Cherwell	
	2008	2007	2008	2007	2008	2007	2008	2007
% Area favourable	45	45	46	46	48.15	43.6	44.24	46.7
% Area unfavourable declining	9	9	12	12	2.33	7.2	11.21	11.2
% Area unfavourable no change	18	18	9	9	13.46	10.5	24.25	18.7
% Area unfavourable recovering	28	28	33	33	36.07	38.6	20.31	23.4
% Destroyed/part destroyed	0.7	0.7	0.5	0.5	0.0	0.0	0.00	0.0

84.2% of Oxfordshire's SSSIs are in a 'favourable' or 'unfavourable but recovering' condition compared to 82.3% last year. 64.6% of Cherwell's SSSIs are in a 'favourable' or 'unfavourable but recovering' condition compared to 70.1% last year

Table 40 SSSI Conditions in Oxfordshire

Condition	Oxfordshire	No. of SSSI or part SSSI:	11
	No. of units or part units	Sum of hectares	% of County resource
Favourable	156	2118.98	48
Unfavourable declining	19	102.35	2
Unfavourable no change	23	592.27	13
Unfavourable recovering	72	1587.46	36
TOTAL	270	4401.06	100

% of County covered by SSSI = 1.7%

Table 41 SSSI Conditions in Cherwell

Condition	Cherwell	No. of SSSI or part SSSI:	17
	No. of units of part units	Sum of hectares	% of District resource
Favourable	25	240.61	44
Unfavourable declining	4	60.98	11
Unfavourable no change	2	131.87	24
Unfavourable recovering	14	110.46	20
TOTAL	45	543.92	100

% of District covered by SSSI = 0.9%

Information Sources:

The information provided by TVERC is derived from a number of data sources and coordination with many relevant data holders and recorders. Mapping has been undertaken using available field survey data and site field survey reports, complemented by digital aerial photography. Mapped material has also been generated from primary datasets of Natural England, BBONT, and BBOWT, whilst digital data has also been directly obtained from those organisations (amongst others). The information on SSSI condition has been derived from Natural England's Site Condition Assessment process undertaken locally by Natural England Conservation Officers in the County.