

Cherwell Local Development Framework

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Annual Monitoring Report 2013

December 2013

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

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2013 Annual Monitoring Report

1.0 Introduction

What is an Annual Monitoring Report?

- 1.1 An AMR reviews progress of the Council's Local Plans and includes monitoring information on employment, housing and natural environment.
- 1.2 This year's AMR covers the period 1st April 2012 – 31st March 2013, the ninth AMR published by Cherwell District Council. This was used as the baseline for monitoring the indicators however there has been an update position on the Local Development Scheme progress which includes the evidence base table as well as stakeholder engagement activities.

Purpose of the Annual Monitoring Report

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

Legislative Background

- 1.5 The Council has a statutory obligation to produce a planning monitoring report. Although the Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 have reduced previous monitoring requirements for Local Planning Authorities it is now a matter for individual councils to decide on the content of their monitoring reports, as long as they comply with national and EU legislation.
- 1.6 Cherwell's AMR focuses on statutory requirements and locally specific matters of importance which can be linked to corporate monitoring functions in future to assist in making efficiencies and avoid unnecessary data collection processes.

Structure of the Annual Monitoring Report

- 1.7 **Section 2** of the AMR presents the key findings from the monitoring work undertaken during this monitoring year.
- 1.8 **Section 3** of the AMR reports on the delivery of Cherwell District's Local Plan and other supporting documents, providing a review of actual progress compared with the targets and milestones set out in the Local Development Scheme.
- 1.9 **Section 4** looks at the progress made on neighbourhood planning within the district.

- 1.10 **Section 5** of this AMR sets out the monitoring results in detail using specific indicators relating to business development, housing and environmental quality.
- 1.11 **Section 6** briefly sets out how the Council proposes to develop its monitoring framework and the AMR in future, and discusses how the monitoring results can be used to inform the Local Plan.

2.0 Key Findings

2.1 This chapter sets out the key findings of the Annual Monitoring Report for 2012/13 and the results are presented and discussed in more detail in Chapter 5.

Local Development Scheme

- The Council has made significant progress in 2012/2013 in progressing a substantial evidence base in support of the Local Plan. The full list of completed documents as at December 2013 is presented.
- The draft Bicester Masterplan Supplementary Planning Document was consulted between 29th August and 10th October 2012.
- The Proposed Submission Local Plan was published for public consultation during the same period as the draft Bicester Masterplan (29th August – 10th October 2012).
- A schedule of Proposed Changes to the Proposed Submission Local Plan was out for public consultation between 28th March and 23rd May 2013.
- The Draft Submission Local Plan (Oct 2013) was endorsed at a meeting of Full Council on 21st October 2013, which is expected to be submitted to the Secretary of State for Community and Local Government in January 2014.

Duty to Cooperate

- The Council continues to carry out on-going engagement with the County Council, adjacent Local Authorities and other specific consultees identified under the Duty to Cooperate. This includes joint working through the Oxfordshire Spatial Planning and Infrastructure Partnership.

Employment

- The district has seen an overall gain in permissions for employment uses with 2,976sqm completed and thus 'gained' during 2012/13 (for sites of over 200sqm).
- Overall employment land availability (for non 'built out' allocations + extant permissions for new build only) is currently 119.43ha.
- During 2012/13, there have been net gains of the 'town centre' uses in A1 (14079sqm), B1a (197sqm) and D2 (2026sqm) with majority of completions located in Bicester. This is as a result of the Bicester Town Centre Development.

Housing

- The district presently has a 4.7 year (with a 20% buffer) housing land supply for the current period 2013 – 2018. For the period 2014 – 2019 (from 1st April 2014), supply is projected to increase to 4.9 years (with a 20% buffer).
- Housing completions (net) in 2012/13 were 340 compared to the South East Plan requirement of 670 per annum in the Draft Submission Local Plan (October 2013).
- Total completions from 2006 to 2013 have been 3,238, an average of 462 per annum, compared to a seven year requirement of 4,690.
- 50% of housing completions (net) were on previously developed land in 2012/13.

- Net affordable housing completions in 2012/13 were 113.

Natural Environment

- There have been no applications granted contrary to Environment Agency advice on flood risk grounds.
- There are no open spaces in the district managed to Green Flag Award standards.
- One new site was designated as an LWS (Bicester Airfield).
- 13 species were added to the list of Biodiversity Action Plan species present in the district.

3.0 Local Plan Development Framework Progress

- 3.1 An extensive evidence base underpins the Draft Submission Local Plan, which has been updated in preparation for submission. Table 1 lists the full range of evidence base documents completed as at December 2013.

Cherwell District Council's Local Plan

- 3.2 The Proposed Submission Local Plan was out for public consultation between 29th August and 10th October 2012 and received approximately 2,000 comments from over 200 respondents. A number of petitions were also received. A schedule of Proposed Changes to the Proposed Submission Local Plan was prepared following the consultation. In response to the representations received and new and updated evidence, changes were made to the Plan. The Proposed Submission Focused Changes consultation then took place for a period of eight weeks from 28th March to 23rd May 2013. In total, approximately 300 organisations and individuals submitted a comment on the Local Plan Proposed Submission Focused Consultation, generating over 1,000 individual comments/points. All the representations were considered, and, where appropriate, minor changes to the Plan were made. The Draft Submission Local Plan was formally approved by a meeting of full Council on 21st October 2013, which is expected to be submitted to the Secretary of State for Community and Local Government in January 2014.
- 3.3 To support the Local Plan, a detailed and comprehensive evidence base has been produced. This includes studies on housing, employment, transport, landscape, retail, flooding, recreation and open space. The evidence base is available online at <http://www.cherwell.gov.uk/index.cfm?articleid=9635>.

Table 1: Evidence update

Title	Date
Contextual Evidence	
Ancient Woodland Inventory Revision	December 2013
Economic Evidence	
Cherwell Economic Analysis Study	August 2012
Cherwell Retail Study update	November 2010
Cherwell Retail Study	October 2012
Cherwell Tourism Development Study	August 2008
Employment Land Review	July 2006
Employment Land Review update	February 2012
PPS6 Town Centres Study	December 2006
Environmental & Energy Evidence	
Addendum to habitats regulations assessment stage 1 - screening of proposed submission draft Local Plan, Aug 2012) Final Screening of Proposed Changes March 2013	March 2013

Addendum to habitats regulations assessment stage 1 - screening of proposed submission draft Local Plan, Aug 2012) Final Screening of Proposed Changes March 2013 and Further Proposed Changes October 2013	October 2013
Background Paper on Policies ESD 1-5 of the Proposed Submission Local Plan	August 2012
Banbury Analysis of Potential for Strategic Development - Final report	September 2013
Banbury Environmental Baseline Report - Final Report	September 2013
Banbury Green Buffers Report - Final Report	September 2013
Banbury Landscape Sensitivity and Capacity Assessment - Final Report	September 2013
Bicester Environmental Baseline Report - Final Report	September 2013
Bicester Green Buffers Report - Final Report	September 2013
Bicester Landscape Sensitivity and Capacity Assessment - Final Report	September 2013
Canalside Level 2 SFRA	October 2012
Cherwell and West Oxon strategic flood risk assessment (level 1)	April 2009
Final habitats regulations assessment (stage 1 - screening) of draft core strategy	September 2010
Habitats regulations assessment (stage 1) of options for growth consultation on directions of growth	November 2009
Habitats Regulations Assessment (Stage 1 - Screening) of Proposed Submission Local Plan August 2012	August 2012
Landscape sensitivity and capacity assessment	September 2010
Renewable energy and sustainable construction study	September 2009
Sequential Test and Exception Test (Flooding)	August 2012, Updated October 2013
Strategic Flood Risk Assessment Level 2	March 2012
Strategic Flood Risk Assessment (Level 2) Additional Sites Addendum	September 2012
Heritage Evidence	
Oxford Canal Conservation Area Assessment	October 2012
Wroxton and Drayton Strategic Heritage Impact Assessment Report - Final Report	September 2013
Housing Evidence	
Affordable housing viability study	March 2010

Affordable housing viability study update	March 2013
Analysis of the viability of Extra Care Housing units within Section 106 scheme in Cherwell DC	February 2011
Assessing the type and size of housing stock required in Cherwell	September 2009
Cherwell Strategic Housing Market Assessment Review and Update	December 2012
Cherwell Submission Local Plan – Housing Density Background Paper	November 2013
Cherwell, West Oxfordshire and South Northamptonshire gypsy and traveller needs assessment 2012/13	January 2013
Living in Cherwell	July 2010
Local Plan background paper - extra care/elderly accommodation	February 2013
Needs assessment for travelling show people - executive summary	November 2008
Strategic Housing Land Availability Assessment (SHLAA) Final Report 2013	October 2013
Strategic Housing Market Assessment (SHMA)	December 2007
Strategic Housing Market Assessment (SHMA) – NEW countywide SHMA in preparation	Expected January 2014
Infrastructure Evidence	
Banbury Integrated Transport and Land Use Study (BANITLUS)	December 2009
Banbury Movement Study	February 2013
Bicester Integrated Transport and Land Use Strategy - draft (BICITLUS)	February 2009
Bicester Movement Study	February 2013
Cherwell Rural Areas Integrated Transport and Land Use Study (CRAITLUS)	August 2009
Leisure Evidence	
Green Space Strategy & background document	July 2008
Open Space update	September 2011
Playing Pitch Strategy & background document	July 2008
PPG17 Assessment - indoor sports and recreation facilities assessment	August 2006

PPG17 Assessment - open space, sport and recreational facilities needs assessment audit and strategy	August 2006
Plan-Wide Evidence	
Banbury Canalside Viability Study	September 2013
Local Plan Viability Study	October 2013
Superseded Studies	
Banbury Analysis of Potential for Strategic Development - Final Draft	March 2013
Banbury Environmental Baseline Report - Final Draft	March 2013
Banbury Green Buffers Report - Final Draft	March 2013
Banbury Landscape Sensitivity and Capacity Assessment - Final Draft	March 2013
Bicester Environmental Baseline Report - Final Draft	March 2013
Bicester Green Buffers Report - Final Draft	March 2013
Cherwell Landscape Sensitivity and Capacity Assessment – Final Draft	September 2009
Cherwell Housing Needs Assessment	June 2008
Cherwell Housing Needs Assessment	June 2009
Gypsy and Traveller Accommodation Needs Assessment for the Thames Valley Region	September 2006
Strategic Housing Land Availability Assessment (SHLAA) - Draft Final Report 2013	April 2013
Wroxton and Drayton Strategic Heritage Impact Assessment Report - Final Draft	March 2013

Bicester Masterplan

- 3.4 Cherwell District Council and Oxfordshire County Council Commissioned White Young Green (WYG) Planning and Environment Consultants in November 2011 to prepare a Masterplan for the town of Bicester, to examine the town and its future needs over the next 20 to 30 years. Working within the Local Plan the aims are: to provide a clear vision for the future of the town; a framework for the integration of proposed new developments with the rest of the town; and to build on the vision set out in the Eco Bicester One Shared Vision document (December 2010). At the same time, it also aims to ensure that opportunities for securing a stronger economy and economic improvement can be captured.
- 3.5 A Draft Masterplan was produced by WYG in August 2012 which went out for public consultation between Wednesday 29th August 2012 and Wednesday 10th October 2012.

- 3.6 The Masterplan will be considered for adoption as a Supplementary Planning Document (SPD) by Cherwell District Council however this can only be approved as a SPD following the adoption of the Cherwell Local Plan.

Banbury Masterplan

- 3.7 At the October 2012 meeting of the Executive, a presentation on the issues and concepts for the Banbury Masterplan was made. The members agreed that the Masterplan should proceed to public consultation and completion.
- 3.8 WYG are preparing the full Masterplan which will help guide the implementation of the Local Plan and provide further detail to policies including the town centre, infrastructure, transport, recreation and open space. A stakeholder workshop was held on 13th February 2013. It is envisaged that the draft Banbury Masterplan will be out for public consultation early in 2014.

Kidlington Framework Masterplan

- 3.9 Alan Baxters were appointed by the Council in June 2013 to prepare a Framework Masterplan as an evidence base for future policy work and to help guide the future development and growth of Kidlington, including the identification of development opportunities and enhancement strategies. Work on the Framework commenced in early summer 2013. A stakeholder workshop was held on 20th September 2013 attended by a range of interest groups and organisations. A draft document is being prepared.

Duty to Co-operate

- 3.10 Local Councils are expected to address strategic issues relevant to their areas through a 'Duty to Co-operate' set out in the Localism Act (2011) and described in the National Planning Policy Framework (NPPF) March 2012.
- 3.11 Section 110 of the Localism Act sets out the new 'Duty to Co-operate'. The new Duty:
- Relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a County council;
 - Requires that councils set out planning policies to address such issues;
 - Requires that councils and public bodies engage constructively, actively and on an on-going basis to develop strategic policies; and
 - Requires councils to consider joint approaches to plan making.
- 3.12 Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate. For example:
- The provision for new housing across a major conurbation or wider housing market area
 - The provision of major retail, leisure, industrial and other economic development across a travel to work area

- The provision of infrastructure for transport, waste treatment, energy generation, telecommunications, water supply and water quality
 - Requirements for minerals extraction
 - The provision of health, security, and major community infrastructure facilities
 - Measures needed to address the causes and consequences of climate change, including managing flood risk and coastal change
 - Protection and enhancement of the natural and historic environment, including townscape.
- 3.13 The Duty to Co-operate is a legal requirement of the plan preparation process and in order for the plan to be examined by the Planning Inspectorate (PINs); councils need to demonstrate that the Duty has been undertaken appropriately. Regulations now state that councils need to report how the Duty to Co-operate is being taken forward on an on-going basis through the AMR.
- 3.14 A Statement of Compliance with the Duty to Co-operate is currently being prepared and will be submitted to Secretary of State along with the Draft Submission Local Plan. The Statement will review how the Cherwell Local Plan has taken account of the Duty to Cooperate, represents an analysis of how the joint working undertaken by the Council satisfies the current requirements of the Duty to Cooperate, and actions undertaken will be described. In brief the actions undertaken to cooperate with the specific consultees pertinent to Cherwell District during 2012/13 are identified as follows:
- On-going liaison with Oxfordshire County Council
 - Liaison with other local neighbouring authorities on projects when required
 - Completion of a joint Cherwell, West Oxfordshire and South Northamptonshire Gypsy and Traveller Housing Needs Assessment which was published in January 2013.
 - Meetings held with Parish Councils
 - Spatial Planning and Infrastructure Partnership
 - Oxfordshire Planning Policy Officers Group meetings
 - 1-2-1 meetings with specific consultees and local authorities including Aylesbury Vale District Council, the West Northamptonshire Joint Planning Unit and Thames Water.

Community Involvement

- 3.15 Within this section of the report details are provided on the consultation techniques used from 1st April 2012 for both formal and informal consultation events.

Table 2: Consultation events

Consultation Event	Date of Consultation Period
Proposed Submission Local Plan 2012	29/08/2012 – 10/10/2012
Draft Bicester Masterplan Supplementary Planning Document (Aug 2012)	29/08/2012 – 10/10/2012
*Proposed Submission Focused Consultation (March 2013)	28/03/2013 – 23/05/2013

** partly falls within 2012/13 and 2013/14 monitoring periods*

Exhibitions

- 3.16 A number of parish meetings and staffed exhibitions were held during the Proposed Submission Local Plan public consultation. This included three parish meetings and six staffed exhibitions. Approximately 200 responses were received.

Table 3: Events during the Proposed Submission Local Plan (2012) consultation

Date	Meeting Type	Venue	Time
Wednesday 12 th September 2012	Parish meeting (North)	Council Chamber, Bodicote House	6.30 – 8.30pm
Thursday 13 th September 2012	Manned Exhibition	River Ray Room Bodicote House	11.30 – 5pm
Wednesday 19 th September 2012	Parish Meeting	Banbury Town council, Town Hall	5.30 – 6.30pm
Thursday 20 th September 2012	Manned Exhibition	Eco Demonstration Building, The Garth, Bicester	1 – 6.30pm
Friday 21 st September 2012	Manned Exhibition	Wendlebury Village Hall	1 – 7pm
Saturday 22 nd September 2012	Manned Exhibition	JP II Centre, Bicester	10 – 4pm
Wednesday 26 th September 2012	Manned Exhibition	Exeter Hall, Kidlington	1 – 5.30pm
Wednesday 26 th September 2012	Parish Meeting South	Exeter Hall, Kidlington	6.30 – 8.30pm
Saturday 7 th October 2012	Manned Exhibition	Canal Day, Banbury	All day

- 3.17 The draft Bicester Masterplan was also consulted during the same period as the Proposed Submission Local Plan (Aug – Oct 2012). The draft Masterplan is intended to be a Supplementary Planning Document once the Local Plan is adopted. Upon adoption, it will be a material consideration in the determination of planning applications, and should be used to guide local businesses, land owners and developers in preparing planning applications.
- 3.18 The Council consulted upon a schedule of Proposed Changes to the Proposed Submission Local Plan between 28th March and 23rd May 2013. These 'Focused Changes' sought to respond to further evidence prepared by the Council and to the representations to the Proposed Submission draft August 2012. In total,

approximately 300 organisations and individuals submitted a comment on the Local Plan Proposed Submission Focused Consultation, generating over 1,000 individual comments/points.

- 3.19 As stated in the Town and Country Planning (Local Planning) (England) Regulations 2012, documents need to be made available for inspection at the Council's principal office and such places within their area as the local planning authority considers appropriate, during normal office hours and published on the website. The consultation documents for the above consultations were made available at Deposit Locations which includes libraries, Council Offices and One Stop Shops.

4.0 Neighbourhood Planning

- 4.1 Neighbourhood planning was introduced by the Localism Act 2011 as a new, local tier to the planning system. Neighbourhood planning is optional but allows communities to come together through a local Parish Council or Neighbourhood Forum and have direct involvement in the land-use planning of their local area.
- 4.2 Neighbourhood Development Plans provide scope for local communities to develop their own planning policies. If they conform with the Local Plan, are supported by the Local Planning Authority and successful at referendum, they are adopted as part of the statutory Development Plan and must be considered, where material, in the determination of applications for planning permission. Alternatively, Neighbourhood Development Orders can be prepared which grant planning permission for development that complies with the Order or Community Right to Build Orders can be produced to give permission for small-scale, site-specific developments by a community group.
- 4.3 Under Schedule 4B of the Town and Country Planning Act 1990 (as amended), Local planning authorities have a statutory duty to “*give such advice or assistance to parish councils and designated Neighbourhood Forums as in all the circumstances, they consider appropriate for the purpose of or in connection with facilitating the preparation of Neighbourhood Development Plans*”.
- 4.4 Six Parish Councils have already had their administrative areas approved as designated Neighbourhood Areas: Adderbury, Bloxham, Hook Norton, Stratton Audley, Deddington and Merton. All were approved after March 2013, i.e. outside of the monitoring period 2012/13.
- 4.5 The Parish Councils are at various stages of preparing their Plans. Hook Norton is presently (December 2013) undertaking formal consultation on a draft Plan. No plans have yet been submitted to the Council for independent examination.

5.0 Monitoring Results

Employment

Employment Indicators
EM1: Total amount of additional employment floorspace - by type
EM2: Total amount of employment floorspace (net) on previously developed land - by type
EM3: Employment land available - by type
EM4: Total amount of floorspace for 'town centre uses'

Indicator EM1: Total amount of additional employment floorspace – by type

- 5.1 Employment monitoring for 2012/13 was only carried out on sites with more than 200sqm of employment floorspace. Table 4 shows commercial floorspace completed during 2012/13 (net), and the proportion of the net floorspace completed on previously developed land (PDL). The 'net' figures reflect the overall completion totals taking into account any losses, including changes of use away from commercial use.
- 5.2 In 2012/13, Cherwell has seen an overall gain in employment use with nearly 3,000sqm gained. The majority of the net gain came from B2 with 6,322sqm. There were net gains across the district with the exception of Kidlington which did not see any gains or losses in 2012/13.
- 5.3 Banbury – Banbury has seen a significant gain in B2 use (5718sqm) with a considerable loss in B8 (-4909sqm). This is as a result of The Storehouse, Beaumont Industrial Estate which had seen a change of use from B8 to B2. There has been an overall gain of employment use in Banbury of 1551sqm.
- 5.4 Bicester – There were a mixture of gains and losses between the different uses however there was a larger gain in B8 where 2 McKay Trading Estate and Yard at Commerce House, Telford Business Centre have contributed 1468sqm of B8 use. There has been an overall gain of employment use in Bicester of 733sqm.
- 5.5 Kidlington – Whilst other areas such as Banbury and Bicester saw a total net gain in employment floorspace, Kidlington did not encounter any gains or losses during 2012/13.
- 5.6 Rural Areas – There was a slight net loss within B1c and gains in B2 and B8. There has been an overall gain of employment use in the rural areas of 692sqm.

Table 4: B Use Class Completions 2012/13

	B1a (sqm)	B1b (sqm)	B1c (sqm)	B1 unable to split (sqm)	Total B1 (sqm)	B2 (sqm)	B8 (sqm)	Mixed B use (sqm)	Total (sqm)
Main Settlements									
Banbury	-8	750	0	0	742	5718	-4909	0	1551
% PDL	n/a	100	n/a	n/a	n/a	100	n/a	n/a	n/a
Bicester	205	0	-940	0	-735	232	1468	-232	733
% PDL	100	0	n/a	n/a	n/a	100	100	n/a	n/a
Total	197	750	-940	0	7	5950	-3441	-232	2284
Small Settlements									
Kidlington	0	0	0	0	0	0	0	0	0
% PDL	n/a	0	0	0	n/a	n/a	n/a	0	n/a
Rural Areas	0	0	-86	0	-86	372	82	324	692
% PDL	n/a	n/a	n/a	n/a	n/a	100	100	100	n/a
Cherwell Total	197	750	-1026	0	-79	6322	-3359	92	2976
% PDL	100	100	n/a	n/a	n/a	100	n/a	100	n/a

Indicator EM2: Total amount of employment floorspace (net) on previously developed land - by type

5.7 The percentage of developments that took place on previously developed land is also shown in Table 4. Where there has been a net loss within a particular use 'n/a' has been entered. 100% of the employment developments took place on PDL.

Indicator EM3: Employment land available - by type

5.8 Employment land available includes remaining allocated land for employment use and all extant planning permissions outside of allocated land.

5.9 Uptake of each of the sites allocated for employment (not mixed use) development in the Non Statutory Cherwell Local Plan 2011 has been monitored to establish which sites are still undeveloped. This will be reviewed in the next AMR as the emerging Local Plan progresses. For the purposes of this indicator, sites are only considered 'no longer available' once development has been completed. Sites 'committed' for development (i.e with planning permission) are still considered, for the purposes of this indicator, to be 'available' since it is possible that the permission may expire unimplemented or may be superseded by another. The total area calculated as the remaining allocated area is shown in Table 5 below, along with explanatory comments.

Table 5: Remaining Allocated Land (ha)

Location	Remaining Allocated Area	Comments
Banbury	29.24	The majority of this 'remaining area' consists of the site allocated as 'Land to the south of Overthorpe and west of M40'.
Bicester	39.46	The majority of this 'remaining area' consists of 22ha at land east of A41, Oxford Road and 16.7ha at land at Gavray Drive. Land at Gavray Drive was excluded in the 2012 AMR as there was planning permission for housing however the permission was quashed by the High Court for technical reasons therefore making the site available again for employment use. The total excludes any employment at Bicester Airfield. The Planning Brief for RAF Bicester sets out which parts of the site may be suitable for employment in light of the heritage value of the site. Realistically therefore the total 'available' area may be slighter higher.
Kidlington	1.18	Remaining allocation at Oxford Spires Business Park and Langford Locks
Rural Areas	5.37	The majority of this 'remaining area' consists of what is left at the site allocated as Banbury Business Park in Adderbury (off Aynho Road).
Total	75.25	

5.10 Next, the site area (ha) of extant permissions is added to the total in Table 5. To avoid double counting, we do not include any extant permissions that are on allocated sites. The total site area of extant permissions on non allocated land is shown in Table 6 below. This includes the site area of permissions relating to new build employment development only, and not changes of use between employment uses since this would result in no overall gain in employment land.

Table 6: Extant Planning Permissions (Site Area, ha)

Location	Site Area
Banbury	25.19
Bicester	0.79
Kidlington	4.32
Rural Areas	13.88
Total	44.18

5.11 Table 7 shows the total employment land available across the district. It is considered that this indicator methodology results in an overestimation of the employment land availability because it allows for sites with planning permission, or even under construction, to be considered 'available'.

Table 7: Overall Employment Land Available (ha)

Location	Site Area
Banbury	54.43
Bicester	40.25
Kidlington	5.50
Rural Areas	19.25
Total	119.43

5.12 Table 8 shows the completed floorspace for 'Town Centre' Uses which includes retail, office and leisure uses. During 2012/13, there have been overall net gains in A1, B1a and D2 with majority of completions located in Bicester. The Bicester Town Centre Development contributed 12856sqm of A1 use which included a foodstore and non-food retail units.

Table 8: Completed floorspace (NET) for 'Town Centre' Uses (sqm)

	A1	A2	B1a	D2	Total
Banbury	0	0	-8	0	-8
Bicester	14079	0	205	2026	16310
Kidlington	0	0	0	0	0
Rural Areas	0	0	0	0	0
Total	14079	0	197	2026	16302

Housing

Housing Indicators
H1: Housing requirements
H2a: Housing completions
H2b: Future housing delivery
H2c: Five-year housing land supply
H3: Use of previously developed land (PDL)
H4: Accommodation for Gypsies & Travellers/Travelling Showpeople
H5: Affordable housing completion

Indicator H1: Housing requirements

- 5.13 The Draft Submission Local Plan (October 2013) includes a proposed housing requirement for the District of 670 homes per annum from 2006 – 2031.

Indicator H2a: Housing completions

5.14 The following tables provide housing completions data since 1996.

Table 9: Housing Completions (NET) since 1996

	BANBURY					BICESTER					REMAINING AREAS					DISTRICT TOTALS	PDL%
	Windfalls		Allocated		Totals	Windfalls		Allocated		Totals	Windfalls		Allocated		Totals		
	PDL	G	PDL	G		PDL	G	PDL	G		PDL	G	PDL	G			
1996/97	29	7	32	17	85	1	53	1	253	308	98	102	11	69	280	673	26
1997/98	64	97	144	40	345	5	4	0	72	81	62	73	36	68	239	665	47
1998/99	41	21	125	40	227	6	0	0	131	137	54	55	0	27	136	500	45
1999/00	72	0	60	22	154	5	9	0	318	332	45	22	0	0	67	553	33
2000/01	26	0	9	35	70	16	57	0	360	433	36	40	21	0	97	600	18
2001/02	36	0	0	53	89	62	3	0	249	314	69	50	2	9	130	533	32
2002/03	27	0	19	128	174	8	-2	0	184	190	54	18	0	0	72	436	25
2003/04	24	0	0	140	164	3	0	0	175	178	32	25	10	0	67	409	17
2004/05	34	0	41	203	278	3	0	0	269	272	95	18	14	0	127	677	28
2005/06	55	0	166	237	458	79	0	0	0	79	477	31	22	0	530	1067	75
2006/07	122	0	243	121	486	73	0	0	0	73	202	45	0	47	294	853	75
2007/08	45	0	73	89	207	10	9	12	0	31	107	55	15	40	217	455	58
2008/09	57	6	82	59	204	29	0	0	0	29	94	48	0	51	193	426	62
2009/10	41	0	180	0	221	8	0	0	0	8	77	77	0	55	209	438	70
2010/11	73	20	29	0	122	17	0	0	0	17	76	20	0	135	231	370	53
2011/12	96	34	6	0	136	4	0	22	40	66	36	53	0	65	154	356	46
2012/13	38	4	0	0	42	14	9	0	107	130	118	50	0	0	168	340	50
TOTALS	880	189	1209	1184	3462	343	142	35	2158	2678	1732	782	131	566	3211	9351	46

- 5.15 In 2012/13, 340 net additional homes were developed in the district which is the lowest completion rate recorded since 1996. This compares to housing completions of 370 in 2010/11 and 356 in 2011/12, an overall housing requirement of 670 homes per year. This continued low level of housebuilding has been caused by national economic conditions and delay in the commencement of major sites. Average completions since 2006 have been 462 per annum. However, development is well underway at a strategic site at Bicester and work has started on another strategic site at Banbury.
- 5.16 Table 9 shows that since 2006 most housing development has been in Banbury and the rural areas (including Kidlington). Little development has occurred in Bicester since completion of its last urban extension in 2004/05 however there are signs of improvement, at South West Bicester which had seen 107 net completions in 2012/13. The total completions in Bicester during 2012/13 is 130 dwellings, compared to 42 dwellings in Banbury and 168 dwellings in the rural areas.

Indicator H2b: Future housing delivery

- 5.17 Appendix 2 is a Housing Delivery Monitor which sets out the District's current supply of deliverable and developable sites. It provides a comprehensive review of delivery expectations involving consultation with individual developers, agents and landowners as well as other Council officers in Development Management and Housing Services.
- 5.18 'Deliverable' sites are those that contribute to the District's 'five year housing land supply'. They must be available, suitable and achievable (including viable). 'Developable' sites are those in a suitable location and there should be a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Table 10: Housing land supply summary 2006 - 2031

A	Plan Requirement	16750
B	Completions (2006-2013)	3238
C	Remaining Requirement (a-b)	13512
D	Total Deliverable Supply	9991
E	Total Developable Supply	1357
	Total Housing Land Supply (b+d+e)	14586

Indicator H2c: Five-year housing land supply

- 5.19 The National Planning Policy Framework (NPPF) requires local planning authorities to "...identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land" (para' 47).

- 5.20 The NPPF advises that “*Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens*” (para’ 48).
- 5.21 Table 11 provides a calculation of the current (December 2013) five year land supply based on the Housing Delivery Monitor at Appendix 2. It takes account of planning permission and completion data confirmed as at 31st March 2013. Only sites considered to be deliverable are included in the calculation of the five year housing land supply. In accordance with the NPPF, the five year housing land supply also includes an allowance for previously developed windfall sites (unidentified sites of less than 10 dwellings) based on an assessment included in the Council’s Strategic Housing Land Availability Assessment 2013
- 5.22 In light of a recent appeal decision (APP/C3105/A/13/2201339 / 13/00301/OUT), the land supply calculations are now based on the ‘Sedgefield’ approach whereby any shortfall in delivery is addressed within the respective five year period and not spread out over the remainder of the Plan period. In view of the District’s recent record of under-delivery, a 20% additional requirement is also added to the five year base requirement in accordance with the National Planning Policy Framework.

Table 11: Calculation of housing land supply from deliverable sites

		Five Year Period 2013-18 (current period)	Five Year Period 2014-19
a	Plan Requirement	16750	16750
b	Annual Requirement (a/25)	670	670
c	Requirement to date (b*years)	4690	5360
d	Completions	3238	*3661
e	Shortfall at 31/3/13 (c-d)	1452	1699
f	Base Requirement over next 5 years (b x 5)	3350	3350
g	Base Requirement over next 5 years plus 20% (f + 20%)	4020	4020
h	5 Year Requirement plus 20% plus shortfall (g+e)	5472	5719
i	Revised Annual Requirement over next 5 years (h/5)	1094.4	1143.8
j	Deliverable Supply over next 5 Years	5115	5625
k	Total years supply over next 5 years (j/i)	4.7	4.9
l	Shortfall (h – j)	357	94

**Including a projection of 423 to roll forward to 2014-19*

Indicator H3: Use of previously developed land

5.23 From Table 9 it can be seen that the percentage of new housing (net) built on previously developed land (PDL) in 2012/13 was 50%, an increase from the previous year (46%). Examples of larger PDL completions in 2012/13 includes Former Dashwood Community School (19 dwellings) and Former DLO Caversfield Skimmingdish Lane (33 dwellings).

Indicator H4: Accommodation for Gypsy and Travellers/Travelling Showpeople

5.24 The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers whilst respecting the interests of the settled community. Local Planning Authorities should:

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

Gypsies and Travellers

5.25 A Gypsy and Traveller Housing Needs Assessment was completed in January 2013 with baseline data as at 31st March 2012. The assessment shows that there were 70 authorised pitches across seven sites in the district. Since the assessment there have been an additional 2 pitches at OS Parcel 3431 adjoining and north east of Blackthorn Road, Launton which was given planning permission on 19th April 2013. There are now a total of 72 authorised pitches within the district.

Table 12: Authorised Gypsy and Traveller Pitches (at 31st March 2013)

Site	Net Loss / Gain								Net Running Totals
	No. of Pitches in 2006	06/07	07/08	08/09	09/10	10/11	11/12	12/13	
Station Caravan Park, Banbury	10	0	0	0	0	0	0	0	10
Smiths Caravan Park, Milton	20	0	0	0	0	0	16	0	36
Bicester Trailer Park, Chesterton	18	0	0	-10	0	0	0	0	8
Corner Meadow, Fanborough Road, Mollington	0	0	0	1	1	1	1	0	4
Horwood Site, Ardley Road, Ardley	0	0	0	0	1	0	0	0	1
Land adjoining A34 by Hampton Gay and Poyle	0	0	0	0	0	0	8	0	8
Land South West of Woodstock Road, Yarnton	0	0	0	0	0	0	3	0	3
OS Parcel 3431 Adjoining And North East Of Blackthorn Road Launton	0	0	0	0	0	0	0	2	2
Totals	48	0	0	-9	2	1	28	2	72

Gypsy and Traveller Five Year Land Supply

- 5.26 The Government's Planning Policy for Traveller Sites (March 2012) which was published at the same time as the National Planning Policy Framework has set a requirement for a five year supply of gypsy and traveller sites. Local Planning authorities are now required to identify and update annually, a supply of specific deliverable sites sufficient to provide five years worth of sites against their locally set targets (para 9 of PPTS).
- 5.27 The Gypsy and Traveller Housing Needs Assessment identified a requirement of 15 pitches between 2012/13 and 2026/27. This includes 5 pitches between 2012/13 – 2016/17.
- 5.28 The tables below show the current projected supply for deliverable Gypsy and Traveller Sites and the 5 year supply calculation.

Table 13: Projected Supply for Gypsy and Traveller Sites (sites not complete)

Projected Supply	Estimated Timescale for Delivery	Details
16 additional pitches at Smiths Caravan Park, Milton (planning permission 11/01863/F)	2014-15	Planning permission 11/01863/F. Now started.
2 new pitches at Blackthorn Road, Launton	2013-14	Planning permission 13/00279/F

Table 14: Five-year land supply for Gypsy and Travellers

		2013 - 18	2014 - 19
A	Gypsy and Traveller Pitch Requirement	15 (2012-27)	15 (2012-27)
B	Adjustment for 16 unimplemented pitches taken into account in the Needs Assessment	31 (2012-27)	31 (2012-27)
C	Completions / projected completions	0	0
D	Remaining requirement (B-C)	31	31
E	Annual Requirement over remainder of need period (D/14 years)	2.2	2.4
F	Five year requirement (E x 5)	11	12
G	Supply from deliverable sites	18	18
H	Number of years supply (G / E)	8.2 years	7.5 years

Travelling Showpeople

5.29 The existing supply of Travelling Showpeople plots is shown below:

Table 15: Travelling Showpeople Plots (at 31st March 2013)

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

5.30 A Needs Assessment for Travelling Showpeople (2008) has identified a need for a further 12 plots by 2018 in addition to 14 existing, thereby producing a total of 26 plots. Until such time that a further review of need is undertaken, a 3% compound growth rate has been applied to household formation which increases the total number of plots required by 2031 to 38 – an increase of 24 plots.

5.31 There is no new projected supply for Travelling Showpeople at the present time but it is intended that site allocations will be pursued through the Local Neighbourhoods DPD. The table below shows the 5 year supply calculation.

Table 16: Five-year land supply for Travelling Showpeople

		2013 – 18	2014 – 19
A	Travelling Showpeople Plot Requirement	12 (2008-28)	12 (2008-28)
B	Adjustment for Local Plan period (compound growth)	24 (2008-31)	24 (2008-31)
C	Completions / projected completions	0	0
D	Remaining requirement (B-C)	24	24
E	Annual Requirement over remainder of need period (D/18 years/17 years)	1.3	1.4
Y	Five year requirement (E x 5)	6.5	7
X	Supply from deliverable sites	0	0
	Number of years supply (X divided by Y x 5)	0 years	0 years

5.32 A policy on meeting the accommodation needs of travelling communities is included in the Draft Submission Local Plan October 2013 (Policy BSC 6).

Indicator H5: Affordable housing completions

- 5.33 A total of 113 affordable homes (gross) were completed in Cherwell during 2012/13. A large proportion of the affordable homes were developed in Bicester. The affordable housing completion has fallen from the previous year when 213 affordable homes were completed, an exceptionally high number.
- 5.34 There were no sales and acquisitions (i.e. taking account of losses, redevelopment, etc), therefore there were 113 net affordable housing completions during 2011/12.

Table 17: Affordable Housing Completions

	2012/13 Gross	2012/13 Net	2006-2013 Net
Banbury	69	69	492
Bicester	34	34	82
Remaining Areas	10	10	322
Totals	113	113	896

Natural Environment

Environment Indicators
NE1: Number of planning permissions granted contrary to Environment Agency advice on flood risk grounds
NE2: Change in areas of biodiversity importance
NE3: Change in priority habitats and species by type
NE4: Amount of eligible open spaces managed to Green Flag Award standard
NE5: Renewable energy generation

Indicator NE1: Number of planning permissions granted contrary to Environment Agency advice on flood risk grounds

- 5.35 13 planning permissions were granted (or allowed at appeal) between 1st April 2012 and 31st March 2013 to which the Environment Agency had initially objected. The Council's development control records database has been reviewed to identify whether the Environment Agency's objection was subsequently withdrawn and/or whether the Environment Agency's recommended conditions were attached to the planning consent. There were no permissions granted with unresolved objections from the Environment Agency.
- 5.36 Flooding issues will continue to be considered in the preparation of the Local Plan and other planning documents. Strategic Flood Risk Assessments of the District have been produced as part of the Council's Local Plan evidence base to help inform decisions about directions of growth and specific site allocations as planning policy documents are progressed. These can be inspected using the following link: <http://www.cherwell.gov.uk/index.cfm?articleid=9635>.

Indicator NE2: Changes in areas of biodiversity importance

- 5.37 Information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC). Areas of biodiversity importance are areas recognised for their intrinsic environmental value of international, national, regional or local significance, including Sites of Special Scientific Interest and Local Wildlife Sites (previously called County Wildlife Sites).
- 5.38 The table below shows a decrease in the amount of Local Wildlife Sites (LWS) in the district from 976 hectares to 906 hectares. However, this reduction is explained by improvements to the accuracy of the mapping rather than an actual reduction to the sites. In fact, one new site was designated as an LWS during the monitoring period (Bicester Airfield).
- 5.39 There was no change to the other areas designated for their biodiversity importance between this year and last year, as changes to most of them are infrequent.

Table 18: Changes in Areas of Biodiversity Importance

Designated site	Area in hectares (2011/12)	Area in hectares (2012/13)	As % of Cherwell
Sites of Special Scientific Interest (SSSI)	606	606	1%
Special Areas of Conservation (SACs)	83	83	<1%
Local Wildlife Sites	976	906	2%
Local Nature Reserves	16	16	<1%
Local Geological Sites	136	136	<1%

Indicator NE3: Change in priority habitats and species by type

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

Habitats

5.41 Information on changes in priority habitats in Cherwell and in Oxfordshire is provided in Table 21 below:

Table 19: Changes in Priority Habitats by Type

UK BAP priority habitat type	Area (hectares) 2011/12	Area (hectares) 2012/13	As a % of Oxfordshire 2012-13
Arable field margins	Not known	Not known	Not known
Coastal and floodplain grazing marsh	1548	1287	31%
Eutrophic standing water	66	67	10%
Hedgerows	Not known	Not known	Not known
Lowland beech and yew woodland	0.0	0.0	0
Lowland calcareous grassland	79	81	11%
Lowland dry acid grassland	5	1	2%
Lowland Fens	40	28	19%
Lowland heathland	0	0	0
Lowland meadows	484	487	46%
Lowland mixed deciduous woodland	1048	977	22%
Mesotrophic lakes	Not known	Not known	0
Oligotrophic and dystrophic lakes	Not known	Not known	Not known
Open mosaic habitats on previously	Not known	Not known	Not known

developed land			
Ponds	3	3	64%
Purple moor grass and rush pastures	5	6	40%
Reedbeds	20	17	67%
Rivers	Not known	Not known	Not known
Traditional Orchards	32	32	10%
Wet woodland	36	31	23%
Wood pasture and parkland	490	364	24%
Total area of BAP priority habitat	3857	3381	

5.42 The changes to BAP habitat have mainly been down to improvements made to the accuracy of mapping boundaries and the use of more recent aerial photographs, as well as reclassification following survey, rather than an actual loss or creation of habitat.

Species

5.43 Table 22 below shows an increase of 13 in the number of BAP species recorded in Cherwell District this monitoring year. New species added to the list include Flat-Sedge (a plant), latticed heath (a moth), and woodlark. The full list of species is available on the Council's website via the Biodiversity section at <http://www.cherwell.gov.uk/index.cfm?articleid=792>

Table 20: Changes in Priority Species

	Cherwell (2011/12)	Cherwell (2012/13)
Numbers of BAP priority species	131	144

Ancient Woodland

5.44 In the latter part of 2013 (i.e. outside the monitoring period of 2012-13), a project was undertaken by TVERC (with funding from Natural England, the Forestry Commission, and Cherwell District Council), to systematically update and accurately map the inventory of ancient woodland in the district. In total, 474 hectares within the district (0.8% of the total area of the district) was considered to be woodland of ancient origin. This represents 16% of Cherwell's woodland resource. The full results of the project will be made available on the Council's website.

5.45 Data on 'Condition of SSSIs', 'Distribution and Status of Water Vole' and 'Distribution and Status of Farmland Birds' has also been provided by TVERC and is included in Appendix 3.

Indicator NE4: Amount of eligible open spaces managed to Green Flag Award standard

5.46 The Green Flag award is open to any freely accessible park or green space, and applications are made annually for the award. Winners are judged in criteria

including whether the open space is 'A Welcoming Place', 'Healthy, Safe and Secure', 'Clean and Well Maintained', 'Sustainable' (i.e. minimal pesticide use, resource conservation measures etc), and consideration is given to 'Conservation and Heritage (both natural and built), 'Community Involvement', 'Marketing' (including the good provision of information to users) and 'Management'.

- 5.47 There are no open spaces within the district managed to Green Flag Award standard.
- 5.48 We consider this to be a narrow indicator to report on the availability and quality of open spaces in the District. When Local Plan policies are adopted, we will use more detailed and locally appropriate indicators to monitor open space provision, as set out in the Local Plan Monitoring Framework. Local Plan policies themselves are being informed by the Council's Open Space, Sport and Recreation Facilities Needs Assessment Audit (the 'PPG17 Study') (2006), the Green Space Strategy and the Playing Pitch Strategy (2008), and the Open Space Update (2011) (all of which are available in the Local Plan Evidence Base section of our website at <http://www.cherwell.gov.uk/index.cfm?articleid=9635>).

Indicator NE5: Renewable energy generation

- 5.49 Currently we monitor the number of planning permissions granted for renewable energy schemes rather than the renewable energy generated from the schemes if and when they are implemented. The Council's development control database (Uniform) has provided information on all planning applications for renewable energy schemes.
- 5.50 There have been 12 renewable energy applications permitted in the district during this monitoring period (a decrease from 40 in 2011/12). The majority of the planning permissions involved solar panels (10 permissions).

6.0 Future Monitoring

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

Monitoring Framework

- 6.2 As development plan documents are adopted, the emphasis of AMRs will shift from one of primarily monitoring current characteristics within an area, to a greater emphasis on monitoring the effects of policies and proposals.
- 6.3 A monitoring framework has been developed as part of the Local Plan now that it has reached Submission stage, with local indicators and targets identified which are closely linked to key local policies to help us assess their impact. The Local Plan monitoring framework is closely linked to the monitoring framework developed for the Local Plan Sustainability Appraisal, which includes the indicators identified to measure the 'significant effects' of policies. The Local Plan and Sustainability Appraisal Monitoring Frameworks are included as Appendix 4 and Appendix 5.
- 6.4 It is expected that next year's monitoring report will use the Local Plan monitoring framework as its basis, and will begin to provide the baseline data against which the performance of the Local Plan's policies, once adopted, can be measured in future.

Appendices

Appendix 1: Saved Policies of the Cherwell Local Plan 1996 and Central Oxfordshire Local Plan 1992

Note: On 25th March 2013 the South East Plan was revoked by the Government. Policy H2 Upper Heyford, formerly of the Oxfordshire Structure Plan 2016 was excluded from the revocation.

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

Policy Number	Policy Title/Purpose
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 the rural areas
S28	Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres
S29	Loss of existing village services
TR1	Transportation funding
TR7	Development attracting traffic on minor roads
TR8	Commercial facilities for the motorist
TR10	Heavy Goods vehicles
TR11	Oxford Canal
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

Policy Number	Policy Title/Purpose
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 developments 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, guesthouses 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 the 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

Policy Number	Policy Title/Purpose
C12	Development in the Cotswold Area of Outstanding Natural Beauty
C13	Areas of High Landscape Value
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 or setting of a schedule 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

Policy Number	Policy Title/Purpose
ENV12	Development on contaminated land
OA2	Protection of land at Yarnton Road Recreation ground, Kidlington for a new primary school

POLICIES CONTAINED IN THE CENTRAL OXFORDSHIRE LOCAL PLAN 1992

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

Appendices

Appendix 2: Housing Trajectory and five-year housing land supply

HOUSING DELIVERY MONITOR (DECEMBER 2013)

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details	
L. BANBURY																										
Banbury - Completed Identified Sites (10 or more dwellings)																										
61-66 Calthorpe Street	Complete. 06/00221/F	0.04	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion of upper floors to 14 no. one bed apartments. Complete	
Oxford Lodge, 51 Oxford Road	Complete. 00/02253/F	0.08	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Change of use from house in multiple occupation to 12 flats (net gain 1). Complete.	
108 Bretch Hill	Complete. 06/00237/F	0.01	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Demolition of existing shop and garages. Construction of 10 No. one bedroom flats. Complete.	
Spencer House, Britannia Road	Complete. 03/02159/F	0.42	PDL	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Redevelopment. Complete.	
Hanwell Fields	Complete. Urban extension. Committed in the Non-Statutory Local Plan for 900 dwellings.	32.94	G	0	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	Strategic site. 1016 completions (747 before 1/4/06). Complete.	
Land north of Castle Street & east of Southam Road	Complete. Non-statutory allocation. 05/01591/F & 08/00258/F.	1.24	PDL	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	Complete. 05/01591/F for 56 assisted living flats, 30 sheltered flats and 30 affordable housing units (McCarthy and Stone - 116 dwellings net) on northern part of the site. 08/00258/F for the conversion of 19, 21 and 23 Castle Street to form 12 studio apartments (7 net). One unit lost elsewhere (04/00641/F). Lapsed permission (07/00082/F) for 4 one bed flats and 4 two bed flats on adjacent builders yard within the allocated area.	
South of Warwick Road & west of North Bar	Two parts of a non-statutory allocation complete 01/00588/F for 58 homes (before 1/4/06) and 05/01880/F for 12 with care home). Part of the allocation still available (see North Place). Non-statutory allocation for 110 dwellings.	0.82	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	70 dwellings and a care home complete on two parts of the non-statutory allocation (01/00588/F & 05/01880/F). 58 of these units completed before 1/4/06.	
Hanwell Fields Farm	Complete 07/01886/REM, 08/00307/REM, 09/01000/F	0.85	G	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Former farm buildings and agricultural land remaining from the Hanwell Fields urban extension.	
The Autoshop, 38 Middleton Road	Complete. 07/01428/F	0.1	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Delayed in 2009 but now complete	
Former Bridge Motors Site, Causeway	Complete. 06/01332/F. One part of non-statutory allocation for 40 dwellings.	0.19	PDL	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	New permission (06/01332/F) granted in Oct 06 for mixed use development including 24 flats on the former Bridge Motors site. Complete.	
Orchard Fields Primary School	Complete. 08/02066/F	1.66	PDL	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused school. Redeveloped by the Oxfordshire Care Partnership for 40 extra care flats & 60 bed care home (08/02066/F).	
Former Cattle Market	Complete. Most of the site allocated in the Non-Statutory Local Plan (410 dwellings) 00/01832/F, 01/00210/OUT, 05/00070/REM, 04/02630/REM, 05/00768/REM, 04/02710/REM, 05/01631/REM, 06/02443/REM, 07/02088/F, 09/02180/F.	15.28	PDL	0	435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	435	Large part of non-statutory local plan allocation. 523 completions recorded (88 before 1/4/06). Other remaining areas to be developed are the Cenex and Grundons sites (elsewhere in the Housing Delivery Monitor).
Land adjoining and to the rear of 286 to 304 Broughton Road	Complete. Full permission granted on 20/9/10 (10/00907/F).	0.81	G	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 18 detached dwellings (Linden Homes).	
Old Stanbridge Hall, Banbury School, Ruskin Road	Complete. Full permission granted on 20/9/10 (10/00907/F).	0.95	Mostly PDL	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Conversion and extension of disused school building by Housing 21 to provide 70 extra care dwellings. Complete 22 March 2012.	
Former allotment, Miller Road	Complete. Planning permission (10/01053/F) granted for 10 flats on 16/9/10	0.15	G	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Self-build project to develop 10 flats sub-contracted through Sanctuary housing association. Funding secured. Partnership with Southwark Habitat for Humanity and the Council and supported by Oxford and Cherwell Valley College, Oxfordshire County Council and Connexions. Monitored by CDC Housing Services. Complete 28 February 2012.	
62 64 and land to the rear of 56, 60 Oxford Road	Complete. Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1/10/08. Site complete 4th January 2012.	0.41	Greenfield	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Development of 11 dwellings (9 net). Sold to Taylor Wimpey in 2010. Complete 4th January 2012.	
Dashwood School	Complete. Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F. Completed October 2012.	0.29	PDL	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Pupils transferred to new school on the former Cattle Market site. Permission granted for refurbishment of school building and construction of new building to provide 19 affordable dwellings. Conditions discharged. Site completed in October 2012.	
1A Banbury - Completed Identified Sites Sub-Totals				0	1171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1171	Contributing to the 5 year land supply	
Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																										
56-60 Calthorpe St	Granted on appeal on 17 March 2009 - 07/02584/F & APP/C3105/A/08/20874. Extension of time approved on 02 July 2013 - 12/00198/F.	0.11	PDL	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Redevelopment of site for retail use on ground floor with 14 residential units on three upper floors. From discussions with Planning Works Ltd. (for Longgate Properties) (December 2013) it was advised that the expected site completion should be moved back a year to 2015/16. There are ongoing discussions between the clients and a third party.	
Bankside	Permission granted on 30/9/09 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 22 dwellings (net) (09/00939/F). This has been superseded by 12/00290/F which was approved on 11th December 2012. The total number of dwellings proposed is now 20 (net). An amended application (13/01682/F) was submitted in November 2013 and it is currently pending consideration. Reserved Matters for 215 dwellings was approved on 20/09/13 (as part of 05/01337/OUT). Non-statutory allocation for an urban extension.	75.1	G	1090	0	0	50	120	120	120	120	120	120	120	120	80	0	0	0	0	0	0	0	1090	Permitted urban extension (up to 1070 homes) previously controlled by Hallam Land and Gallaghers. Separate permission for 21 dwellings (20 net) at 33 Oxford Road and land to the rear of nos. 35 - 59 but linked to implementation of the main permission. Design code (including masterplan principles) approved 11/7/12 (10/00294/D/SC). Legal agreement varied in Feb 2013. Taylor Wimpey, Barratts and Bovis developing the site. A reserved matters application 13/00822/F/REM was approved in September 2013 for the first 215 dwellings. Development has commenced. 50 dwellings anticipated in the first year and then a steady delivery rate of between 100-150 homes per annum. Delivery from 2014/15 to 2023/24 at a rate of about 120 dpa is considered to be reasonable. Taylor Wimpey advised (December 2013) that the delivery rates for the site should remain unchanged. This has been agreed by Barratt Homes and Bovis Homes.	
Neilthrop House, 39 Warwick Road	Half implemented. 05/01431/F	0.08	PDL	7	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Conversion & extension. Listed building in conservation area. Conversion of building to 7 dwellings completed. Completion of the 7 new build awaited. The owner of the site advises (December 2013) that he will be continuing to market the site over the next couple of years as market conditions improve.	
Penrose House, 67 Hightown Road	Planning Permission 04/01395/F for 12 flats expired. Application 10/01877/F for 12 flats due to expire 31/10/14. New application 11/00820/F for 14 flats granted permission on 20/12/11.	0.16	PDL	26	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Owners of the site, Kingelee Homes, advised in March 2013 that they expected commencement in 13/14. They advised no change to this in Dec 2013 but completion projections have been put back a year in the interest of caution in current market conditions. Whitley Stimpson LLP occupy Penrose House itself and intend to keep the building in office use.	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details
Callhorpe House, 60 Callhorpe Street	Outline permission 09/00038/OUT granted on 22/7/09 & part of land allocated for mixed use development in the non-statutory plan. 12/00555/OUT approved 23/04/12. Now a Council led scheme to be delivered by 2015. New application (13/01709/CDC) for 15 dwellings submitted in November 2013. Pending consideration.	0.08	PDL	13	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Permission for 13 flats and two retail units. Redevelopment now being led by the Council. CDC Housing advised (April 2013) that funding had been secured from the HCA Affordable Homes Programme which requires delivery by March 2015. A new application was submitted in November 2013 for 15 apartments. Delivery by March 2015 confirmed again in December 2013.	
Methodist Church, The Fairway	Funding secured and site being acquired. Council led scheme to be delivered by 2015. Application 13/01372/CDC for 11 dwellings was submitted in November 2013. It is likely to be considered at Planning Committee early 2014. Pending consideration. SHLAA (2013) site BA357	0.25	PDL	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Council led scheme. CDC Housing advise (Dec 2013) that funding has been secured from the HCA Affordable Homes Programme which requires delivery by March 2015. Application was submitted in November 2013 for 11 dwellings. It is likely to be considered at Planning Committee early 2014. Site is expected to be completed by March 2015.	
Orchard Lodge, Warwick Road	Application expected soon. SHLAA (2013) site BA021	0.33	PDL	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	SHLAA (2013) estimates 16 homes. Now a Council led scheme. CDC Housing advise (April 2013) that funding has been secured from the HCA Affordable Homes Programme which requires delivery by 2015. Delivery by March 2013 confirmed again in Dec 2013.	
Lincoln House, Lincoln Close	Application expected soon. SHLAA (2013) site BA042	0.4		0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	SHLAA (2013) - identified site with housing potential (16 dwellings). County Council property - now vacant. Council led scheme. CDC has agreed acquisition from the County Council. Funding has been secured from the HCA Affordable Homes Programme which requires delivery by 2015 (confirmed again in December 2013).	
Land south of Hightown Road	Large part of this site is a non-statutory allocation for 10 dwellings. Outline permission (09/01845/OUT) granted permission on 10/3/10 for demolition of 47 Hightown Road and erection of 9 dwellings (8 net). Extension of time approved on 13 March 2013 - 13/00045/OUT included in the Housing Delivery Monitor as an allocated site. Further application expected in March/April 2014.	0.76	G	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Agents, Tuckley Chester Design, advise (December 2013) that they are preparing a detailed scheme, delayed due to access through burglow plot and awaiting soil report due to wet ground conditions. Expedited timeframe: outline application for extension of time June 2013. Reserved matters September 2013 and marketing end of 2013. Delivery put back a year in the interest of caution in current market conditions.	
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	Planning permission 03/02616/F granted in February 2005. Work started on site.	0.13	PDL	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Planning permission granted for 19 flats and 3 maisonettes. A number of conditions were discharged in 2010. (10/0019/DISC). Others outstanding. Agents (Demarcation) advised (March 13) that site had been sold to a housing association. CDC Housing Services advise that Greensquare intend to implement the approved scheme starting in May 2013 and completing in December 2014. CDC Housing advise (Dec 2013) that substantive work on site will start imminently and is expected to be completed by March 2015.	
Land adjoining and north west of 35 Crouch Hill Road	Permission granted on 22/12/10 (10/00388/OUT). Reserved matters application (12/01807/REM) withdrawn. 13/00402/REM for 26 dwellings was approved on 18th June 2013 (after basedate)	0.6	G	25	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Permission granted on 22/12/10 (10/00388/OUT) site capacity estimated at 25 dwg. Agents (Savills) for the owners of the site (A T Kimberley Holdings) advised 11th March 2013. 13/00402/REM for 26 dwellings was approved on 18th June 2013. The agents advised (Dec 2013) that there is a developer on board and that work will begin in the new year. All 26 completions expected by 2014/15.	
Land at Banbury AAT Academy	Resolution (13 June 2013) to approve residential development (44 homes - 13/00265/OUT) subject to legal agreement. SHLAA (2013) site BA358	2.03	G	0	0	0	0	10	34	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Intended sale of land for residential development to enable improvement of sports facilities. The Council's Planning Committee resolved to grant permission on 13th June 2013 subject to the completion of a legal agreement. Agents (Frampsons) advised (December 2013) that the Section 106 is in the final stages of agreement. A consent under Section 77 of the School Standards and Framework Act 1998 has not yet been obtained, but has been applied for.	
Land East of Southam Road	Planning application for 510 homes (13/00159/OUT) was approved on 18/12/2013.	25.61	G	0	0	0	55	100	100	100	155	0	0	0	0	0	0	0	0	0	0	0	510	One part of a proposed strategic allocation (East and West of Southam Road). Approved in the context of a (then) under-supply of deliverable sites. The agents (Rapleys) advised (December 2013) that a developer has been identified to develop both East and West of Southam Road site. Expect delivery 2014-2019. Planning permission was granted on 18th December 2013.	
Land West of Southam Road	Planning application for 90 homes (13/00158/OUT) was approved on 18/12/2013.	17.62 (gross)	G	0	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	Approved in the context of a (then) under-supply of deliverable sites. The agents (Rapleys) advised (December 2013) that a developer has been identified to develop both East and West of Southam Road site. Expect delivery in 2014/15 in one phase. Planning permission was granted on 18th December 2013.	
North of Hanwell Fields	Resolution (13 June 2013) to approve 350 homes (12/01789/OUT) subject to legal agreement	18.75	G	0	0	0	0	75	100	100	75	0	0	0	0	0	0	0	0	0	0	0	350	Large part of a proposed strategic allocation (East and West of Southam Road) of a (then) under-supply of deliverable sites. Developers (Pensimmon Homes Midlands) advised (December 2013) that a Reserved Matters application will be submitted in June 2014 with start on site by the end of 2014. Delivery programme as follows: 75 in 2015/16, 100 in 2016/17, 100 in 2017/18 and 75 in 2018/19.	
West of Bretch Hill	Resolution (11 July 2013) to approve 400 homes (13/00444/OUT) subject to legal agreement	27.03	G	0	0	0	0	50	100	100	100	50	0	0	0	0	0	0	0	0	0	0	400	Proposed strategic allocation. Approved in the context of a (then) under-supply of deliverable sites. Delivery programme provided by the developer. Completion by 19/20. Agents (Boyer Planning) advised (December 2013) that the Section 106 is expected to be completed by end of 2013 and a Reserved Matters application in the 1st quarter of 2014. Delivery rate to remain unchanged.	
42 South Bar Street	Permission 07/01457/F for 13 flats expired. Permission 10/01465/F for 9 flats. Application 11/00974/F for 13 granted permission on 10 November 2011 (expires 10.11.2016).	0.04	PDL	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Agents (Cleiford Essex Associates) advised (December 2013) that there has been progress in bringing the site forward for development. The site is expected to be completed by March 2015. Now considered to be deliverable.	
South of Salt Way, Crouch Farm, Bloxham Road, Banbury	Outline application 12/00080/OUT for 145 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23rd September 2013.	5.93	G	0	0	0	0	40	55	50	0	0	0	0	0	0	0	0	0	0	0	0	145	Permitted on appeal in the context of a (then) 5 year land supply shortfall. Agents (Savills) advised (December 2013) that Barwood intend to complete a site by 1st April 2014. If this is not done so by then they will pursue Reserved Matters themselves. The Planning Statement suggests that the site has advantages such as: it is easy to commence given the limited level of new infrastructure that is required to service the development; the length of the build period is relatively short (approximately 18 month build and up to two years sale); and the site is not reliant on any land assembly or complex access issues. Based on this, the projected completions are as follows: site to be sold by 1st April 2014. Reserved Matters application in Summer 2014, start on site in 2015 with a 3 year build programme.	
Carnalide House, Tramway Road	A Commercial Prior Approval (13/01124/CPA) for change of use from office (B1a) to residential (C3) - Conversion to provide 14 dwellings was accepted on 6th September 2013.	0.15	PDL	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Commercial Prior Approval (13/01124/CPA) was accepted by the Council on 6th September 2013 (Class J or Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). The cut off date to implement the change of use permission is 30th May 2016. Agents (J & M Humphris) advised (December 2013) that the existing tenants are due to vacate August 2014 and the property will be marketed for development.	
Windfall Allowance (<10 dwellings)				151	240	27	27	27	27	27	27	27	27	14	14	14	14	14	14	14	14	14	596	Projection based on SHLAA (2013). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details
1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				1369	247	27	343	462	519	531	477	197	147	134	134	94	14	14	14	14	14	14	14	3410	
Banbury - Specific, Developable Sites (10 or more dwellings)																									Identified developable sites not yet considered to be deliverable
North Bar Place	Remaining part of Non-Statutory Allocation (South of Warwick Road & West of North Bar). Planning application (13/01643/F) was submitted in October 2013 for a 73 bed care home. Pending consideration. SHLAA (2013) site BA316.	0.79	PDL	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	Vacant land as well as car servicing, engineering, workshop and public car parking uses to the rear of offices and a restaurant within the site and fronting North Bar Street. Previous uses included car breakage. Past applications include withdrawn schemes for 71 and for 85 flats (04/01660/F & 01/00778/F), a refused scheme for 73 flats (00/01181/F) and an unimplemented office development (98/01858/F & 99/00073/F). Excluding the historic buildings on North Bar Street and important groups of trees, there is approximately 0.5 hectares of developable land. A planning application (13/01643/F) was submitted in October 2013 for a 73 bed care home. Pending consideration. The site is still developable for housing but will need review following determination of the care home application. Not deliverable at this time.
Cemex and Grundons, Merton Street	Remaining part of 'Cattle Market and adjoining land' allocation in the Non-Statutory Local Plan. SHLAA (2013) site BA317	3.1	PDL	0	0	0	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	SHLAA (2013) concludes that approximately 150 homes could be accommodated on these sites. Flood Alleviation Scheme (FAS) for the north of Banbury completed in 2012. A replacement waste management site for Grundons has been approved nearby. Cemex advised that its site had been cleared and is surplus to requirements. They intend to make the site available for redevelopment once the Grundons access road (Higham Way) has been adopted. Adoption process is on-going (Dec 13). The site is currently being marketed by Savills. Not deliverable at this time.
Canalside	Non-statutory allocation for 165 dwellings. Identified in Proposed Submission Local Plan incorporating Proposed Changes (2013). Draft SPD. SHLAA (2013) site BA300	24.5	PDL	0	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	0	0	950	Since 2008, consultants have been working on feasibility and masterplanning for a comprehensive scheme. Early conclusions suggested potential for some 1200 homes. The potential yield in the Housing Delivery Monitor was increased in 2008 to just under 500 homes in view of the consultants' emerging conclusions. Further work was carried out by consultants in producing a draft SPD which included plans for up to 1200 homes pending completion of the Local Plan. The completed Banbury Flood Alleviation Scheme (FAS) helps delivery of the site. The current estimated yield reflects work on the emerging Local Plan in which the site features as a proposed strategic allocation.
Crown House, Christchurch Court	A Commercial Prior Approval (13/01122/CPA) for change of use of the existing Crown House office building into 33 No. Apartments was accepted on 5th September 2013.	0.28	PDL	0	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	Commercial Prior Approval (13/01122/CPA) was accepted by the Council on 6th September 2013 (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). The cut off date to implement the change of use permission is 30th May 2016. The site is not presently considered to be deliverable as a decision regarding the compulsory purchase of the site by the Council is awaited.
Crown House, Christchurch Court	A Commercial Prior Approval (13/01123/CPA) for change of use of a section of existing office building into 10 No. Apartments, as part of an overall mix use of conversion of Crown House and part of No. 18 Bridge Street was accepted on 6th September 2013.	0.33	PDL	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Commercial Prior Approval (13/01123/CPA) was accepted by the Council on 6th September 2013. This is Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995. The cut off date to implement the change of use permission is 30th May 2016. The site is not presently considered to be deliverable as a decision regarding the compulsory purchase of the site by the Council is awaited.
Banbury Fire and Ambulance Stations, Cope Road	Outline consent for 2 detached houses was approved in November 2005 which has since expired. Separate outline application for 2 pairs of semi detached houses was submitted in parallel to the initial application however this was withdrawn. SHLAA (2013) site BA313.	0.3	PDL	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	The site was previously given consent for 2 detached houses which has now expired. The site is currently in part use by the Banbury Fire Station. The Ambulance station is now vacant and is being marketed. The 2013 SHLAA considers the site to be developable.
Orchard Way, Banbury	Permission granted on 2 August 2010 - 09/0176/F for 4 shops and 33 affordable homes (20 dwelling net gain). Existing residential units will be refurbished therefore there will not be any new housing stock provided.	0.44	PDL	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CDC Housing advice (December 13) that the Council is no longer seeking for new residential units on site as the project is now focused on refurbishing existing dwellings. The planning permission for 33 dwellings is still valid and does not expire until August 2015 however the intention is to only carry out refurbishment of existing properties therefore there will not be any new stock added to the Council's housing supply. Taken out of the 5 year housing land supply.
Town Centre House Southam Road	Commercial Prior Approval (13/01829/CPA) for conversion of office building to 31 no. residential apartments was submitted on 3rd December 2013. Pending consideration.	0.19	PDL	0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Commercial Prior Approval (13/01829/CPA) was submitted on 3rd December 2013. Pending consideration. Agents (Berry Morris) advised (December 2013) that their client is envisaging that commencement on site would start in late Spring 2014 and the whole project would then take just under 12 months.
1C Banbury - Specific, Developable Sites Sub-Totals				20	0	0	63	93	50	50	12	50	100	100	100	100	100	100	100	100	100	0	0	1218	
1A BANBURY - COMPLETED IDENTIFIED SITES				0	1171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1171	
1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				1369	247	27	343	462	519	531	477	197	147	134	134	94	14	14	14	14	14	14	14	3410	
1C BANBURY - SPECIFIC, DEVELOPABLE SITES				20	0	0	63	93	50	50	12	50	100	100	100	100	100	100	100	100	100	0	0	1218	
1D BANBURY - HOUSING LAND AVAILABILITY TOTAL (1A-1C)				1389	1418	27	406	555	569	581	489	247	247	234	234	194	114	114	114	114	114	14	14	5799	
2. BICESTER																									
Bicester Completed Identified Sites (10 or more dwellings)				0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Complete. 03/00468/F
Jubilee Garage (Coach House Mews)	Complete. 03/00762/F. Previous commitment in non-statutory local plan.	0.33	PDL	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Complete.
Vine Cottages	Complete. 05/01147/F.	0.27	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
Rose Cottages, London Road	Complete. Planning Permission 05/01734/F. Subsequently amended by 08/00748/F.	0.42	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Mixed use development with 3 No. retail units and 1 No. food supermarket to ground floor and 20 No. flats to first and second floor. Complete
Sunlight Services, Buckingham Road	Part of the Bicester Town Railway Station non-statutory allocation (elsewhere in the Housing Delivery Monitor)	0.15	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Part of a site allocated in the Non-Statutory Cherwell Local Plan 2011
Land & Buildings Adjacent & South of 59 Priory Road	Complete. Planning permission 05/00390/F.	0.87	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Remaining part of a development of sheltered flats and cottages. Complete.
4-6 London Road	Complete. 99/00475/F. Commitment in non-statutory local plan.	0.5	PDL	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Allocated in the Non-Statutory Cherwell Local Plan 2011. Informal development principles produced in December 2008. Permission granted on 11/11/11 (10/00106/F) for the demolition of Bryan House (18 sheltered homes) and for 23 new affordable homes (gross). Constructed as an Eco-Biester demonstration project by Sanctuary housing association.
West of Chapel St. & Bryan House	Complete. Planning permission (10/00106/F) for 23 homes (5 net). Similar site to the Non-Statutory allocation for 20 dwellings.	0.5	PDL	0	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	
2A Bicester - Completed Identified Sites Sub-Totals				0	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details
Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more) Former Oxfordshire County Council Highways Depot	Non-statutory allocation for 30 dwellings. Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved matter approvals 06/01166/REM & 09/01077/REM. An amended application (09/01076/F) approved extending permission to 7/10/14. An alternative application for 42 dwellings received (13/01708/CDC).	0.56	PDL	40	20	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	Non-statutory allocation and adjoining land. Development of 40 dwellings, 20 extra care flats for the elderly and a 60 place care home (60 dwellings net). The 20 extra care units have now been developed by Bedfordshire Pilgrims Housing Association (in 11/12). CDC Housing advised (April 2013) that the Council has secured funding from HCA Care and Support Fund and that approximately 40 homes should be delivered by 2015. A new application (13/01708/CDC) for 42 affordable homes has been received. CDC Housing confirm (Dec 13) that the site will be completed by March 2015.
Kingsmere (South West Bicester) - Phase 1	Under construction. Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 11/01052/OUT (46)). Non-statutory allocation. Reserved matter approvals on-going. Planning Committee resolution on 11 July 2013 for an additional 100 homes (13/00433/OUT).	82.7	G	1484	147	125	150	150	150	150	150	150	150	100	50	34	0	0	0	0	0	0	0	1631	Under construction. Countyside Properties joint venture. Permission 06/00967/OUT (27/06/08) for 1585 homes. Design code approved. 46 additional homes permitted on 30/8/11 (11/01052/OUT). Perimeter road completed. Approval for new dwellings on parcels KM1 (94 homes, Taylor Wimpey, 11/00110/REM & 11/00111/REM); KM2 & KM6 (57 & 38 homes, Bovis Homes, 10/01491/REM & 10/01492/REM); for 32 homes on KM8 (David Wilson Homes - 11/01508/REM), for 101 homes on KM12 (11/01388/REM - David Wilson); for a further 21 affordable units on KM21 (11/01925/REM). Strategic landscaping applications approved (11/00325/REM & 11/01925/REM). Reserved matters for 10 units on KM3 (13/00292/REM) approved on 19/6/13 and 141 units on KM7 and KM9 (12/01787/REM) on 24/4/13. Resolution (11/7/13) to grant outline permission for a further 100 dwellings (over the 1631) (13/00433/OUT). Countyside Properties has advised (December 2013) that the rate of delivery has increased in 2013 suggesting an average of around 150 completions per annum. It is expected that this will increase to around 200 per annum from Spring 2014, with 4 developers on site. However, the stated projected delivery of about 150 dpa is retained in the interest of caution in current market conditions.
North-West Bicester Eco-town Exemplar Project	First stage of Council endorsed eco-development. Application (10/01780/HYBRID) approved including 393 homes (July 2012).	22.4	G	393	0	0	94	114	156	29	0	0	0	0	0	0	0	0	0	0	0	0	0	393	Full approval for 393 residential units, an energy centre (up to 400 square metres) and ancillary development (Approved 10 July 2012). Outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (use class G1), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco Business Centre of up to 1,800 square metres (use class B1), office accommodation (use class A4), and a primary school site measuring up to 1.34 hectares with access or up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access complete. Contractor appointed. Delivery rate reflects occupation projections of A2 Dominion. A Masterplan for the wider North West Bicester site is currently being consulted upon.
Land south of Talisman Road, Bicester	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/21472/2) on 18/8/11. Reserved Matters application for 126 dwellings (13/01226/REM) was submitted in August 2013. Pending consideration.	3.83	G	140	0	20	46	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	126	Appeal allowed in the context of a (them) under-supply of deliverable housing land. Also permission for off-site flood mitigation (10/01316/F). Persimmon Homes advised at the public inquiry in July 2011 that it had agreed terms in March 2010 subject to contract to purchase the site from Leda Properties Ltd. Persimmon advised that they expected to change contracts as soon as possible; that the proposed scheme was deliverable and viable to both Persimmon and Leda (including with 40% affordable housing); that they would be in a position to commence the development within 9 months from grant of outline permission; that they anticipated a delivery rate of about 40-50 private and 20-30 affordable dwellings per annum; and, delivery of the entire site within two and a half years of commencement. A Reserved Matter application for 126 dwellings was submitted in August 2013 on behalf of Mulberry Property Developments Ltd. Pending consideration. The agents advised (Dec 2013) that the developers are keen to start on site as soon as approval is given. Delivery estimate provided but extended by a year in the interest of caution in current market conditions.
Land south of Church Lane (Old Place Yard and St Edburghs)	Non-statutory allocation for 15 dwellings. Development Principles June 2007. SHLAA (2013) Site B063. Application expected in Spring 2014.	0.63	PDL	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Existing library, County Council offices and older person's home (St. Edburghs). A new library may be provided as part of a phase 2 to the town centre redevelopment scheme subject to funding. St. Edburgh's now vacant following the transfer of residents to the former Highway Depot development. The County Council's offices are also now empty. Development principles approved in June 2007 would allow for about 30 dwellings in total (as reflected in the SHLAA). Estimated that about 25 homes could be deliverable through the redevelopment of St Edburgh's and the County Council's offices although heritage / archaeological constraints will require detailed consideration. CDC has secured funding from the HCA for development of the office and care home parts of the site. It has also reached agreement to acquire the land from the County Council. An application for 17 homes is expected in Spring 2014.
Graven Hill, Bicester	Outline application 11/01494/OUT conditionally resolved to be approved on 11 April 2013.	207.23	PDL	0	0	0	0	50	100	100	100	100	100	150	150	150	150	150	150	150	150	100	1900	Redevelopment of MCD site including development of 1900 homes, school, community hall, local shops/facilities, a pub/restaurant/hotel, employment floorspace and ancillary development. Linked application to consolidate MCD logistics at Amcott. The Operational Efficiency Programme (2008) identified the opportunity to rationalise the logistics function at Graven Hill, by withdrawing and redeveloping at 'C Site', Amcott using the value of the surplus land to develop a new logistics hub. Although the applicant's intention to sell the site on, and so the intentions of any future owners with regard to housing delivery are presently unknown, the site is expected to be available for development in 2015 with first completions being possible in 16/17. The resolution to approve (11/01494/OUT) on 11/4/13 includes a requirement that the legal agreement and conditions be referred back to Planning Committee for approval when negotiations are complete. Approval of Section 106 is expected to be considered at Planning Committee early 2014. A Masterplan is currently being prepared for the whole site.	
Transeo Depot, Launton Road	Non-statutory allocation for 25 dwellings. SHLAA (2013) site B034. Outline Planning Permission 04/02756/OUT expired in May 2009. 12/01216/F approved 5th March 2013 for 23 dwellings.	0.4	PDL	23	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	House builder Taylor Wimpey advised (December 2013) that the site is expected to be completed in 2014.	
Bicester Community Hospital Kings End	Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27th September 2012.	0.79	PDL	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Agents (Indigo Planning Ltd) advised (December 2013) that work has started on the new hospital building. Once this has been built, the old building will be demolished for the 14 residential dwellings. It is envisaged that the hospital will take 2 years to complete with another 2 years for the residential. The site is expected to be completed by 2017.
Windfall Allowance (<10 dwellings)				53	81	7	7	7	7	7	7	7	7	4	4	4	4	4	4	4	4	4	4	177	Projection based on SHLAA (2013). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				2147	248	152	297	375	450	286	257	257	257	304	254	204	188	154	154	154	154	104	4343		

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details
Bicester - Specific, Developable Sites (10 or more dwellings)	Non-statutory allocation for 40 dwellings. SHLAA (2013) site B1007. In temporary use as a public car park.	0.79	PDL	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Identified developable sites not yet considered to be deliverable
Cattle Market																									Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00628/CDC). The site is required as a public car park during town centre redevelopment. Phase 1 has now been completed. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 dwellings are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). Best estimate for delivery 2015-17. Not currently deliverable.
St. Edburg's School	Development principles approved Oct 2008. Outline application withdrawn in 2009 (09/00082/OUT). SHLAA (2013) site B1216	0.7	PDL	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Declared surplus to educational requirements. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable landownership issues to be resolved. The Oxford Diocesan Board of Education advised in March 2013 that it was working on the basis of the school moving sites in September 2014 to South West Bicester (Kingsmere) and for a planning application to be submitted in 2013/14. In December 2013 it was advised that a realistic start date would be Easter 2015. Not currently deliverable.
Bessemer Close / Launton Road	Non-statutory allocation for 70 dwellings.	3.35	PDL	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Existing employment site with a large vacant unit (formerly occupied by the Lear Corporation), a unit occupied by Firslime (to be vacated in Spring 2012), Joblings Garage (car sales and servicing) and storage units to the rear. The Non-Statutory Local Plan seeks a mixed residential and B1 employment development on this site. Although allocated in the Non-Statutory Plan for 70 units a more realistic yield on site would be approximately 30 dwellings allowing for other uses. Best estimate for delivery - 15/16. Not currently deliverable.
2C Bicester - Specific, Developable Sites Sub-Totals				0	0	0	0	50	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	
2A BICESTER - COMPLETED IDENTIFIED SITES				0	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	106	
2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				2147	248	152	197	297	375	450	286	257	257	304	254	204	188	154	154	154	154	104	104	4343	
2C BICESTER - SPECIFIC, DEVELOPABLE SITES				0	0	0	0	50	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	84	
2D BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A - 2C)				2147	354	152	197	347	409	450	286	257	257	304	254	204	188	154	154	154	104	104	104	4553	
3. OTHER AREAS																									
Other Areas - Completed Identified Sites (10 or more dwellings)																									
Land off Banbury Road, Elis Lane, Bloxham	Complete. Non-statutory allocation for 10 dwellings. 06/00312/F	1.21	G	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	Full planning permission for 27 dwellings (06/00312/F). Complete.
Beauchamp Squash Club, Barford Road, Bloxham	Complete. 03/02443/F amended by 05/00859/F	0.34	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete. Demolition of existing building and erection of 14 No. new houses (3 built before 1/4/06)
Fritwell C of E School, Fritwell	Complete. 03/01035/F	0.21	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Erection of 15 No. 2 bedroom dwellings.
Green Hill House, Oxford Road, Adderbury	Complete. 07/02135/F for 53 dwellings.	1.99	PDL	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	Complete. Developer was Linden Homes. Site of former care home (Leonard Chesters) now at Warwick Road, Banbury.
North of Milton Road, Bloxham	Complete. Outline planning permission 05/02103/OUT & reserved matter approval 07/01653/REM. Non-statutory allocation for 40 dwellings.	2.38	G	0	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	Complete
Land south of Aynho Road, Adderbury	Site complete. Non-statutory allocation for 10 dwellings. Full Planning Permission 06/00017/F	0.76	G	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Erection of 13 market dwellings and 6 affordable.
Land adjacent 55 High St, Kidlington	Site Complete. Full Planning Permission 04/02571/F amended by 06/01529/F	0.09	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
Oxford Road, Chesterton	Complete. 02/00840/F	1.2	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Complete
Former MOD housing estate (land adjoining Laburnum Close), Ambrosden	Part of a larger non-statutory allocation for 50 dwellings. Site complete	0.75	G	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Comprises 3 areas of land: 1) West of Willow Road (1.62 ha) - full permission for 24 dwellings (04/02435/F). Now complete. 2) West of Birch Road (0.74 ha) - only refurbishment of existing dwellings - no additional units. 3) West of Alder Drive & Willow Road (1.04 ha) - unlikely to be developed with further housing.
OS Parcel 1400 East Of Sands Close Adjacent Junction Of Springwell Road And Station Road, Blethingdon	Site Complete. Full Planning Permission 06/00977/F	0.64	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	2 storey development of 12 no. affordable dwellings
Bowwood House Hotel, 238 Oxford Road, Kidlington	Site Complete. Full Planning Permission 06/01187/F	0.29	PDL	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Demolition of existing hotel buildings and construction of 21 no. flats (one and two bed) with associated access road, parking, amenity space and landscaping. Now complete.
The Manor House, Springhill Road, Begbroke	Site Complete. Full Planning Permission 04/01471/F	0.39	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Conversion, alteration and extensions to form 14 flats (13 net)
West of West Hawthorn, Ambrosden	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01007/OUT & reserved matters approval 06/02400/REM	0.81	PDL & G	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused MOD garrison social club and adjoining field. Outline planning permission (05/01007/OUT) for 40 units (April 2006). Reserved matter approval (06/02400/REM). Complete.
South of Buchanan Road, Arncott	Complete. One of two sites permitted under 06/01213/OUT & 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.4	G	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see below). Reserved matter application 07/00700/REM approved on 15/6/07. Martin Grant Homes
South of Greenfields, Arncott	Complete. One of two sites permitted under 06/01213/OUT & 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.67	G	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see above). Reserved matter application 07/00700/REM approved on 15/6/07. Martin Grant Homes
Adult Training Centre, Blenheim Road, Kidlington	Complete. Outline Planning Permission 03/00782/OUT. Reserved Matter Approval 07/00645/REM & amended by 08/01751/F	0.86	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Amending permission resulted in an additional dwelling
Land north east of Gosford Farm, Bicester Road, Gosford	Complete. 07/01718/F	0.67	G	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	Complete. McCann Partnership Homes (Agent: David J Stewart Associates)
North of Gosway Fields (formerly Crutchmore Crescent), Kidlington	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01064/OUT. Reserved matter approval 09/00726/REM amended by 08/00841/REM	0.59	G	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Bloor Homes. 6 four-bed, 5 three-bed and 4 two-bed including 4 affordable units.
18 High Street, Kidlington	Complete. 08/00811/F	0.08	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Complete. Includes an additional dwelling over a shop.
Land at and including Sherwood Close, Launton	Complete. 01/00260/F	1.94	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 24 in total with 6 before 1/4/06.

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	Outline Planning Permission 06/00698/OUT. Alternative reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings)) both allowed on appeal on 1 May 2006. Resolution to approve a further 2 dwellings instead of a shop and flat (1/0/0002/F). Site completed August 2012.	0.55	PDL	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Now known as Pinson Close. Developer (Avoncroft Homes). Recorded as complete in 12/13.	
South of Milton Road, Bloxham	Full planning permission (09/01811/F) granted on 26 July 2010. Site completed September 2012.	1.9	G	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61 homes granted permission in the absence of a five year rolling supply in Summer 2010. Conditionally required to implement within 2 years. 39 dwg completed in 2011/12 and remaining 22 completed in 2012/13.	
3A Other Areas - Completed Identified Sites Sub-Totals				0	561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	561	Contributing to the 5 year land supply	
Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																									
Thornbury House, The Moors, Kidlington	Planning application (13/00395/F) for 54 extra care flats was permitted on 30 August 2013. SHLAA (2013) site K1015.	0.72	PDL	0	0	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	Thornbury House children's home has been redeveloped leaving surplus land which is being acquired by a Housing Association to deliver self-contained, affordable, extra housing. Permitted in August 2013. The agents (The Design Partnership) could not provide a precise start date however the site is expected to be completed by March 2015.	
Former RAF Upper Heyford	Outline permission 08/00716/OUT granted on appeal on 11 January 2010. Saved policy under the 2016 Structure Plan for 1000 dwellings gross (700 net) & non-statutory Local Plan allocation. Development Brief (SPD) adopted March 2007. Revised outline application 10/01642/OUT permitted on 22 December 2011. Detailed Application expected Spring 2013. 13/01811/OUT for up to 60 dwellings submitted on 28th November 2013. Pending consideration.	5.05	PDL	761	0	0	50	100	100	100	100	100	100	100	11	0	0	0	0	0	0	0	761	Outline application 08/00716/OUT was granted on appeal on 11 January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (there are 314 existing homes, leaving a net new build of 761). The site has been acquired by the Dorchester Group. The approved revised application (10/01642/OUT) allows for retention of more of the existing housing. The Dorchester Group has signed up Bovis Homes as a partner housebuilder. Three detailed applications have been made and site preparation has commenced. Once the necessary approvals have been issued, work is scheduled to start on site.	
Oak Farm, Milcombe	Outline permission (10/00967/OUT) granted on 5/4/11 for 29 dwellings. Non-statutory allocation for 15 dwellings. Reserved matters application 12/01095/REM approved 27/11/12.	0.93	G	29	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	Carey Group advise that they intend to start on site 18th April 2013 and anticipate 1 year to complete.	
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	Permission for 37 units (09/01450/F, 11/00385/F & 12/00472/F) granted on appeal on 8th March 2013. SHLAA (2013) site HO004	1.88	PDL	37	0	0	20	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Delta Planning confirm (Dec 2013) that the delivery estimate and a two year build programme is reasonable.	
Land South West of Orchard Close and adjoining Murcott Road, Arncott	Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings. Reserved matters application (12/00799/REM) for 48 dwellings approved 31/05/12.	1.7	G	48	0	40	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	An application (10/00806/OUT) considered in the (then) absence of a five year rolling supply. Approved 13/07/11. Reserved Matters application (12/00799/REM) for 48 dwg approved 31/05/12. Agents advised (December 2013) that the site is well underway and that the site is expected to be completed by July 2014.	
North of Cassington Road (land adjacent to Exeter Farm), Yarrton	Full Planning Permission 08/02541/F for 168 dwellings and 08/02541/F for 63 bed nursing home. Permission granted for 50 extra care homes on 23 Nov 2011 (10/01302/F). Subsequent variation of conditions. Non-statutory allocation for 135 dwellings. Site completed 30th September 2013.	5.87	G	50	168	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	218	50 extra care homes remaining to develop. Site completed in September 2013 (i.e. after AMR base date of 31/3/13)	
Former DLO Caversfield	11/00151/F - permitted 16 Dec 11 - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/office, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings	9.52	PDL	162	33	40	40	40	42	0	0	0	0	0	0	0	0	0	0	0	0	0	195	Former domestic site within the RAF Bicester conservation area. Change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use of lodge building (building 19) to a shop/office, change of use to B8 storage (building 50 only), two new access to Skimmingdish Lane, car parking, landscaping and ancillary development. An additional 8 dwellings (net) approved separately. Progress on site. 33 complete at March 2013. Developers (City and Country Group) advised (December 2013) that the delivery rate should remain unchanged.	
Yew Tree Farm, Station Road, Launton	Application 11/01907/F for 40 dwellings (including 3 barn conversions) permitted 11 Feb 2013. SHLAA (2013) site LA020	2.58	G	40	0	15	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Developer (Vanderbilt Homes) advised (December 2013) that they are currently in the process of discharging the planning conditions. A simple site to be developed with the following delivery programme: 15 dwellings in 2013/14 and 25 dwellings in 2014/15.	
The Green, Chesterton	12/00905/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping allowed on appeal (12/00050/REFAPP) on 21 Feb 2013 in the absence of a 5 year land supply. Agent (Carter Jonas) advised (December 2013) that the site has now been sold. Expected start date in Spring/Summer 2014 with a 18 month build programme.	4.75	G	44	0	0	20	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Application 12/00905/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping allowed on appeal (12/00050/REFAPP) on 21 Feb 2013 in the absence of a 5 year land supply. Agent (Carter Jonas) advised (December 2013) that the site has now been sold. Expected start date in Spring/Summer 2014 with a 18 month build programme.	
Land north of Station Road, Blethingdon	Application 13/00004/OUT resolved to be approved 18/4/13 subject to legal agreement. 40 market homes plus 18 affordable, school, village hall, shop.	3.92	G	0	0	0	20	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	The 'Blethingdon Project' aims to deliver significant benefits for the local community. It is being supported by the Duchy of Cornwall. The agents advised (December 2013) that the anticipated start date is January 2014 with a new school and affordable housing being delivered first before the market housing is provided over the following 2 years. Site to be completed by 2015/16.	
Cotefield Farm, Bodicote	Permission granted 26-03-2012 (11/000617/OUT) on appeal (APP/C3/05/A/11/2159619). Reserved matters application 12/01802/REM for 82 dwellings was approved on 10 April 2013.	4.1	G	82	0	0	33	33	16	0	0	0	0	0	0	0	0	0	0	0	0	0	82	Development approved on appeal in the (then) absence of a 5 year land supply. Banner Homes Midlands Ltd confirms (March 2013) that a Reserved Matters application is to be made soon. A Reserved Matters was approved on 10th April 2013. Banner Homes Midlands Ltd advised (December 2013) that they will need to start on site by April 2014 due to a condition and the site is expected to be completed by April 2016.	
Springfield Farm, Ambrosden	Resolution to approve 16/5/13 90 dwellings (13/00344/HYBRID) subject to legal agreement	8.19	G	0	0	0	30	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	90	Approved by Planning Committee in the absence of a 5 year supply of deliverable sites. Archstone Land Ltd & Bior Homes. Resolution allows for full permission of the 90 dwellings. The agents (Barton Willmore) advised (December 2013) that the Section 106 is close to being completed. The developer is keen to get on site with a likely start date of Spring 2014. It is likely to be a 3 year build programme with approximately 30 homes in 2014/15, 40 in 2015/16 and 20 in 2016/17.	
Chestnut Close, Launton	Application 13/00186/F for 11 dwellings was approved on 4th September 2013.	0.36	G	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Approved by Planning Committee in the (then) absence of a 5 year supply of deliverable sites. Bayhill Property Developments Ltd. One year permission expected. Legal agreement close to completion.	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/03/13 minus units built & recorded at 31/03/13 (net)	Completions 01/04/06 to 31/03/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Completions and Projected Completions 2006-2031	Details
4 The Rookery, Kidlington	Outline permission for 11 dwellings (10 net) (12/01321/OUT) was approved on 22nd November 2012.	0.5	G	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Outline permission for 11 dwellings (12/01321/OUT) was approved on 22nd November 2012. The site has been sold to Builders Ede who advised (Dec 2013) that the scheme is currently on hold due to discussions held with a third party who are also interested in redeveloping the site. A decision is expected shortly. If Builders Ede decides to continue with the scheme, a Reserved Matters will be submitted with an expected start date of Summer 2014. Site to be completed in 2015.
Land North of The Bourne and adjoining Bourne Lane, Hook Norton	Outline application 11/01755/OUT of up to 70 dwellings was refused in September 2006, called in by the Secretary of State and was allowed on appeal on 23rd September 2013. Reserved Matters application is due very shortly. SHLAA (2013) site HO028.	3.7	G	0	0	0	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Outline permission for up to 70 dwellings (11/01755/OUT) was approved at appeal on 23rd September 2013. Agents (Barton Willmore) advised that a Reserved Matters application is expected shortly. Taylor Wimpey are the developers who are keen to start on site. Likely to be a 3 year build programme with an average 25-30 per year.
Land South of Milton Road, Bloxham	Outline application 12/01139/OUT of up to 85 dwellings was undetermined, called in by the Secretary of State and allowed on appeal on 23rd September 2013.	5.4	G	0	0	0	40	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Agents (Frampsons) advised (December 2013) that the site will be marketed from the commencement of the New Year. It is envisaged that the site is to be completed by March 2014. Expected commencement on site by October 2014 and there is a 2 year delivery of new homes. The site has no complex infrastructure requirements and is situated in a strong market location.
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	Outline application 12/00926/OUT for 75 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23rd September 2013. A Reserved Matters application is expected in Spring 2014.	2.65	G	0	0	0	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	Applicants (Gladman Developments) advised (December 2013) that a Reserved Matters application is expected in Spring 2014 and developers will start on site in Autumn 2014. The site to be completed by mid 2016.
Land at Station Road, Enslow	Outline application 12/00643/OUT for 10 dwellings was refused in 17th August 2012 and was allowed on appeal on 18th September 2013.	0.58	G	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Application was recently allowed on appeal on 23rd September 2013. Agents (Kemp & Kemp) advised (December 2013) that the site is currently on the market.
Land North of Gaveston Gardens, Deddington	Granted permission on appeal on 18/12/13 for 85 homes (13/00301/OUT)	3.79	G	0	0	0	25	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Granted on appeal (APP/C3105/A/13/2201339) in the absence of a 5 year land supply. Conditions require Reserved Matter application within a year and implementation within a year of approval of the last of those matters.
1-20 Lakesmere Close Kidlington	A Commercial Prior Approval (13/00948/CPA) for conversion from 20 office units to provide 18 dwellings and 4 apartments was accepted on 19th August 2013.	0.32	PDL	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Commercial Prior Approval (13/00948/CPA) was accepted by the Council on 19th August 2013 (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). The cut off date to implement the change of use permission is 30th May 2016.
Windfall Allowance (<10 dwellings)				228	704	70	70	70	70	70	70	70	70	35	35	35	35	35	35	35	35	35	35	1614	Projection based on SHLAA (2013). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
3B Other Areas - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				1491	905	244	395	535	388	200	170	170	170	135	46	35	35	35	35	35	35	35	35	3638	
Other Areas - Specific, Developable Sites (10 or more dwellings)																									Identified developable sites not yet considered to be deliverable
Tyre Depot, South of Cassington Road, Yarnton	Planning application (13/00330/OUT) was submitted in April 2013. The application was deferred at Planning Committee in June 2013. Consideration is pending. SHLAA (2013) site YA007	0.9	PDL	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	SHLAA site. Potentially available and developable. The Outline application is likely to be considered at Planning Committee early 2014. Site to be completed within 5 years but not yet considered to be deliverable.
Builder's Yard, The Moors, Kidlington	SHLAA (2013) site KI082	0.31	PDL	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	SHLAA site. PDL. The 2013 SHLAA has considered the site to be developable.
Land at Arncoff Hill Farm, Buchanan Road, Arncoff	Outline planning permission granted on 13/7/11 (10/00906/OUT) for 17 dwellings. Reserved Matters application (12/01003/REM) permitted on 18/10/12.	0.58	G	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	An application considered in the absence of a five year rolling supply in Summer 2010. Agents (Pegasus Planning) advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 6 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Reserved matter application conditionally required to be made within one year of permission. Implementation also required within one year of reserved matter approval. Pegasus advised the site was being marketed by Berry Morris on behalf of the landowner. A Reserved Matter application (12/01003/REM) was approved on 18/10/12. Implementation was required within a year of the decision (18 Oct 2012). Permission lapsed on 18 Oct 2013. Taken out of the 5 year housing land supply.
Units 1 5 6 7 And 11 12 13 Somerville Court Adderbury	Commercial Prior Approval (13/01636/CPA) for change of use of redundant offices Class B1 to residential units Class C3 (26 units) was submitted on 25th October 2013. Pending consideration.	1.11	PDL	0	0	0	14	8	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Commercial Prior Approval (13/01636/CPA) was submitted on 25th October 2013. Pending consideration. The applicant (Mitchell Taylor Workshop) advised (December 2013) that subject to the prior approval being accepted by the Council and there being sufficient interest from potential occupiers, the delivery programme would be as follows: 14 dwellings in 2014/15, 8 dwellings in 2015/16 and 4 dwellings in 2016/17.
3C Other Areas - Specific, Developable Sites Sub-Totals				17	0	0	27	8	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	
3A OTHER AREAS - COMPLETED IDENTIFIED SITES				0	561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	561	
3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				1491	905	244	395	535	388	200	170	170	170	135	46	35	35	35	35	35	35	35	35	3638	
3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES				17	0	0	27	8	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	
3D OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A - 3C)				1508	1466	244	422	543	408	200	170	170	170	135	46	35	35	35	35	35	35	35	35	4254	
4. DISTRICT TOTALS																									
4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)				0	1838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1838	
4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)				5007	1400	423	935	1294	1181	933	624	574	573	434	333	237	203	203	203	203	203	203	153	11391	
4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)				37	0	0	151	104	50	12	50	100	100	100	100	100	100	100	100	100	100	100	0	1357	
4D DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A + 4B + 4C)				5044	3238	423	1025	1445	1386	1231	945	674	674	673	534	433	337	303	303	303	303	203	153	14586	

Appendices

Appendix 3: Biodiversity

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

Condition of Sites of Special Scientific Interest (SSSIs)

There are 18 SSSIs wholly or partly within Cherwell. Natural England undertakes periodic visits to Sites of Special Scientific Interest to determine the ecological condition of the individual units associated with those sites. Not all SSSI units are visited in any one year. The sites which are visited are part of a programme of monitoring surveys throughout the county. The amount of SSSI units in the various ecological conditions as at March 2013 is as follows:

Table 2: Ecological Condition of Sites of Special Scientific Interest

Condition	No. of units or part units 2012/13	Sum of hectares 2012/13	% of Cherwell resource 2012/13	% of Oxfordshire resource 2012/13
Favourable	26	330	54%	16%
Unfavourable declining	0	0	0	0
Unfavourable no change	0	0	0	0
Unfavourable recovering	15	269	44%	11%
Destroyed	2	9	1%	100%
TOTAL	43	607		

Only one site (Ardley Cutting and Quarry, unit 2) was surveyed in Cherwell between 2012-2013. There were no changes to SSSI condition in the monitoring period. As such the proportion of SSSI in Favourable or Unfavourable Recovering condition in Cherwell is the same as last year; 98%. This exceeds the Government's target for 95% of SSSIs to be in favourable or unfavourable recovering condition by 2020.

Distribution and Status of Water Vole

Seven sites were surveyed for the presence of water vole in 2012, a decrease on the previous year. One site in the district was found to be positive for water vole (water vole activity was recorded at all five stretches of the Oxford Canal surveyed).

Table 3: Distribution and Status of Water Vole

Year	Number of sites surveyed in Oxfordshire (per 500m stretch)	Number of sites surveyed in Cherwell
1998 – 2001 inclusive	136	21
2002	87	38
2003	149	65
2004	170	30
2005	330	22

Year	Number of sites surveyed in Oxfordshire (per 500m stretch)	Number of sites surveyed in Cherwell
2006	Not known	Not known
2007	Not known	Not known
2008	206	37
2009	271	39
2010	272	6
2011	282	13
2012	131 (37 positive)	7 (1 positive)

It is of note that the survey methodology records presence or absence of water voles within a 500m stretch of water course, and not population size. The survey data is entirely carried out by trained volunteer surveyors and is coordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project.

Distribution and Status of Farmland Birds

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

The analysis of bird surveys in Cherwell shows a large increase in the index compared to last year - the district index has gone from being the lowest of the county to the highest. Survey effort has remained the same as last year. Of the farmland specialists, there have been large increases of yellowhammer and lapwing, in particular, as well as linnet and skylark. The individual counts from the survey squares are shown in Table 4 below.

Table 4 Breeding Bird Species Count 2002-2012 (Total number of individuals)

Name	2003	2004	2005	2006	2007	2009	2009	2010	2011	2012
Corn Bunting	2	1	0	1	0	0	0	0	0	0
Goldfinch	7	14	11	8	14	9	21	37	19	25
Greenfinch	24	23	14	22	34	10	35	14	5	5
Grey Partridge	1	2	2	0	0	0	0	1	0	0
Jackdaw	42	49	46	52	31	4	53	29	6	11
Kestrel	2	1	1	1	0	1	1	2	2	4
Lapwing	15	17	17	53	8	122	14	15	8	29
Linnet	49	15	11	13	2	12	14	17	19	22
Reed Bunting	12	15	23	10	5	16	27	12	13	14
Rook	137	167	4	102	49	60	92	61	47	191
Skylark	33	25	56	46	39	42	45	37	36	50
Starling	52	91	33	34	6	18	49	15	7	89
Stock Dove	4	7	1	2	10	5	5	2	3	4
Tree Sparrow	1	2	0	0	0	2	2	0	0	0
Turtle Dove	0	1	7	0	0	1	0	1	1	0
Whitethroat	18	17	26	18	14	18	36	29	40	27
Wood Pigeon	125	69	135	124	220	134	146	135	60	99

Yellow Wagtail	0	0	2	1	1	0	0	1	3	0
Yellowhammer	32	25	28	22	21	18	24	22	15	86
Number of surveyed squares	6	6	6	5	6	6	7	7	5	5

The data has been collected by known BTO surveyors who have been directed to specific areas within Oxfordshire to conduct breeding bird surveys of an established methodology. The reliability of the species records is dependent on the number of 1km squares which have been surveyed in a season. This varies from year to year. As a consequence, the reliability of the resulting farmland bird figures (above) is open to debate.

Data Sources

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

Appendices

Appendix 4: Monitoring Framework

Local Plan Monitoring Framework: Extracted from the Local Plan (October 2013)

Theme One: Policies for Developing a Sustainable Local Economy

Policy Reference	Policy Title	Local Plan Indicators	Target
SLE1	Employment Development	Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	100% take up of allocations by the end of the plan period
SLE1	Employment Development	Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas)	Yearly increase in employment use class commitments and completions
SLE1	Employment Development	Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas)	No overall net loss of employment land
SLE2	Securing Dynamic Town Centres	Town centre use (use classes A1-A5, B1a, D2) completions within and outside of each of the town centres	No net loss of town centre use floor space within town centres
SLE2	Securing Dynamic Town Centres	No. of retail impact assessments submitted with planning applications	100% of applications over the thresholds set out in Policy SLE2
SLE3	Supporting Tourism Growth	Completed tourism developments (D use class uses, Sui Generis uses)	An annual increase in completed tourism developments over the plan period
SLE3	Supporting Tourism Growth	Number of visitors to tourist attractions in the district	An annual increase over the plan period
SLE3	Supporting Tourism Growth	Number of overnight stays within the district	An annual increase over the plan period
SLE4	Improved Transport and Connections	Completed transport improvement schemes	Timely provision of transport infrastructure in accordance with strategic site delivery

			and as set out in the IDP
SLE4	Improved Transport and Connections	Developer contributions to transport infrastructure	To meet development needs, as set out in the IDP
SLE5	High Speed Rail 2 – London to Birmingham	Level of Council involvement with the proposed High Speed Rail Link	Respond to all relevant Government consultations on HS2 Respond to all planning applications relating to HS2.

Theme Two: Policies for Building Sustainable Communities

Policy Reference	Policy Title	Local Plan Indicators	Target
BSC1	District Wide Housing distribution	Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas)	As set out in Policy BSC1
BSC2	The Effective and Efficient Use of Land	% of residential completions on previously developed land	As set out in Policy BSC2
BSC2	The Effective and Efficient Use of Land	Net housing density of completions	As set out in Policy BSC2
BSC3	Affordable Housing	Net affordable housing completions/acquisitions per tenure	As set out in Policy BSC3
BSC3	Affordable Housing	No. of self-build completions	An annual increase in the number of self-build completions
BSC4	Housing Mix	Number of completed dwellings per number of bedrooms	As set out in Policy BSC4
BSC4	Housing Mix	Number of 'extra care' completions	As set out in Policy BSC4
BSC5	Area Renewal	Completed development per type in the 'area of renewal'	Improvements in levels of deprivation in the district
BSC5	Area Renewal	The 'Brighter Futures in Banbury' Performance Measures Package Reports	Positive trends across all the Programme's indicators

BSC6	Travelling Communities	Completed/Lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location (location criteria as set out in Policy BSC6)	Provision for new pitches to meet identified shortfall as set out in Policy BSC6
BSC7	Meeting Education Needs	Completed education infrastructure	Timely provision of education infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC7	Meeting Education Needs	Developer contributions to education infrastructure	To meet development needs, as set out in the IDP
BSC8	Securing Health and Well Being	Completed health care infrastructure	Timely provision of health infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC8	Securing Health and Well Being	Developer contributions to health care infrastructure	To meet development needs, as set out in the IDP
BSC8	Securing Health and Well Being	Completions at Bicester Community Hospital	Replacement of Bicester Community Hospital within the plan period
BSC9	Public Services and Utilities	Completed public services/utilities infrastructure	Timely provision of public services/utilities infrastructure in accordance with strategic site delivery and as set out in the IDP
BSC9	Public Services and Utilities	Developer contributions to public services/utilities	To meet development needs, as set out in the IDP
BSC10	Open Space, Outdoor Sport & Recreation Provision	Amount, type and location of open space/sport/recreation facilities	No net loss of open space/outdoor sport/recreation sites
BSC10	Open Space, Outdoor Sport & Recreation Provision	Areas deficient in recreation provision by type and amount	Annual improvements over the plan period

BSC10	Open Space, Outdoor Sport & Recreation Provision	Completed built development on (former) sites of open space, outdoor sport and recreation	No net loss of open space/outdoor sport/recreation sites
BSC10	Open Space, Outdoor Sport & Recreation Provision	Open spaces in the district meeting quality standards	A yearly improvement in the quality of sites/facilities
BSC11	Local Standards of Provision - Outdoor Recreation	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC11
BSC12	Indoor Sport, Recreation and Community Facilities	Developer contributions to open space/sport/recreation facilities per typology	As set out in policy BSC12
BSC12	Indoor Sport, Recreation and Community Facilities	Completed community facilities infrastructure	As set out in policy BSC12

Theme Three: Policies for Ensuring Sustainable Development

Policy Reference	Policy Title	Local Plan Indicators	Target
ESD1	Mitigating and Adapting to Climate Change	Carbon emissions in the district per capita	Reductions over the plan period
ESD1	Mitigating and Adapting to Climate Change	Permissions granted contrary to Environment Agency advice on Flood Risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD1	Mitigating and Adapting to Climate Change	Access to services and facilities by public transport, walking and cycling	Improvement over the plan period, linked to Oxfordshire LAA target (National Indicator 175)
ESD2	Energy Hierarchy	Number of Energy Statements submitted	As set out in Policy ESD2 i.e. required for all major applications
ESD3	Sustainable Construction	% of new dwellings completed achieving Code for Sustainable Homes Levels	As set out in Policy ESD3

ESD3	Sustainable Construction	Completed non residential development achieving BREEAM Very Good, BREEAM Excellent	As set out in Policy ESD3
ESD4	Decentralised Energy Systems	Number of District Heating Feasibility Assessments submitted	As set out in Policy ESD4 i.e. required for all applications for 400 dwellings or more
ESD4	Decentralised Energy Systems	Number of permitted district heating schemes in the district	Increase over the plan period
ESD5	Renewable Energy	Permitted renewable energy capacity per type	Increase over the plan period
ESD6	Sustainable Flood Risk Management	Permissions granted contrary to Environment Agency advice on flood risk grounds	No permissions granted contrary to EA advice on flood risk grounds
ESD6	Sustainable Flood Risk Management	Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse	As set out in Policy ESD6 i.e. required for all proposals meeting the locational criteria
ESD7	Sustainable Drainage Systems (SuDS)	Completed SuDS schemes in the district	Annual increase over the plan period
ESD8	Water Resources	Number of permissions granted contrary to Environment Agency advice on water quality grounds	No permissions granted contrary to EA advice on water quality grounds
ESD9	Protection of the Oxford Meadows SAC	Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment	No permissions granted contrary to consultee (EA, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Total areas of biodiversity importance in the district	A net gain in total areas of biodiversity importance in the district

ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority habitats by number & type	A net gain in priority habitats by number and type
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Changes in priority species by number & type	A net gain in priority species by number and type
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Ecological condition of SSSIs	100% of SSSI units in favourable or unfavourable recovering condition
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of farmland birds	A yearly increase in the district index of farmland bird presence
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Distribution and status of water voles	A yearly increase in the presence of water voles
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Permissions granted contrary to tree officer advice	No permissions granted contrary to tree officer advice
ESD10	Protection and Enhancement of Biodiversity and the	Permissions granted contrary to biodiversity consultee advice	No permissions granted contrary to biodiversity consultee advice

	Natural Environment		
ESD10	Protection and Enhancement of Biodiversity and the Natural Environment	Number of Ecological Surveys submitted with applications	Ecological Surveys to accompany all planning applications which may affect a site, habitat or species of known or potential ecological value
ESD11	Conservation Target Areas	Total amount of BAP Habitat within Conservation Target Areas (CTAs)	A net gain in CTA areas within the district
ESD11	Conservation Target Areas	Biodiversity improvements achieved in Conservation Target Areas	As set out in the BAP targets for each CTA
ESD11	Conservation Target Areas	Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice	No permissions granted in Conservation Target Areas contrary to biodiversity consultee advice
ESD12	Cotswolds AONB	Built development permitted in the AONB	No major development in AONB
ESD12	Cotswolds AONB	Permissions granted contrary to the advice of the AONB Management Board	No permissions granted contrary to the advice of the AONB Management Board
ESD13	Local Landscape Protection and Enhancement	Number and location of urban fringe restoration/improvement schemes completed	An annual increase over the plan period
ESD13	Local Landscape Protection and Enhancement	Permissions granted contrary to Landscape Officer advice	No permissions granted contrary to Landscape Officer advice
ESD14	Oxford Green Belt	Completed development (per type) in the Green Belt	All development in Green Belt to comply with Policy ESD14
ESD15	Green Boundaries to Growth	Completed development on land identified as Green Buffers per type	All development in Green Buffers to comply with Policy ESD15

ESD16	The Character of the Built Environment	Permissions granted contrary to the advice of English Heritage/consultee advice on heritage grounds	All development impacting on non designated/designated heritage assets to comply with ESD16
ESD16	The Character of the Built Environment	Permissions granted contrary to design consultee advice on design grounds	No permissions granted contrary to design consultee advice on design grounds
ESD16	The Character of the Built Environment	% of permitted and completed developments with Design and Access Statements (that address the criteria of policy ESD16).	All new developments to complete a Design and Access Statement
ESD16	The Character of the Built Environment	Number of new (and reviews of) conservation area appraisals	Review 6 Conservation Areas annually
ESD17	The Oxford Canal	Completed transport/recreation/leisure/tourism uses within 1km of the Oxford Canal	Increase over the plan period
ESD17	The Oxford Canal	Permissions granted contrary to consultee advice on heritage grounds	No permissions granted contrary to consultee advice on heritage grounds
ESD18	Green Infrastructure	Completed green infrastructure schemes	A net gain in green infrastructure provision over the plan period
ESD18	Green Infrastructure	Developer contributions to green infrastructure	To meet development needs and as identified in IDP/Green Infrastructure Strategy

Policies for Cherwell's Places

Bicester

Policy Reference	Policy Title	Indicator	Target
Bicester 1	North West Bicester Eco-Town	Housing, infrastructure, employment completions at North West Bicester	As set out in policy Bicester 1 (and agreed masterplan/detailed planning documents)
Bicester 1	North West Bicester Eco-Town	Environmental standards of completed development at NW Bicester	As set out in policy Bicester 1

Bicester 1	North West Bicester Eco-Town	Embodied impacts of construction to be monitored, managed and minimised	As set out in policy Bicester 1
Bicester 1	North West Bicester Eco-Town	Sustainability metrics to be agreed and monitored	As set out in policy Bicester 1
Bicester 2	Graven Hill	Housing, infrastructure, and employment completions at Graven Hill	As set out in policy Bicester 2 (and agreed masterplan/detailed planning documents)
Bicester 3	South West Bicester Phase 2	Housing and infrastructure completions at SW Bicester Phase 2	As set out in policy Bicester 3 (and agreed masterplan/detailed planning documents)
Bicester 4	Bicester Business Park	Completed employment development at Bicester Business Park	As set out in policy Bicester 4 (and agreed masterplan/detailed planning documents)
Bicester 5	Strengthening Bicester Town Centre	Permitted residential development at ground floor level in Bicester Town Centre	No residential floorspace permitted at ground floor level
Bicester 5	Strengthening Bicester Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Bicester 5	Strengthening Bicester Town Centre	Diversity of uses	Maintain or improve the balance of uses within the town centre over the plan period
Bicester 5	Strengthening Bicester Town Centre	Completed town centre uses use (use classes A1-A5, B1a, D2) within and outside of Bicester Town Centre	No net loss of town centre use floorspace within Bicester Town Centre
Bicester 6	Bure Place Town Centre Redevelopment Phase 2	Completions (plot level) at Bicester Town Centre Phase 1 & 2	Development to accord with Policy BIC6 and agreed masterplan/detailed planning documents for the site
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Urban edge park schemes in Bicester	An annual increase in such schemes over the plan period

Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Community woodland provision in Bicester	An annual increase in provision over the plan period
Bicester 7	Meeting the Need for Open Space, Sport & Recreation	Type of permitted/completed development at Stratton Audley Quarry	In accordance with a planning consent
Bicester 8	Former RAF Bicester	Completed development at former RAF Bicester	Development to accord with any agreed masterplan/detailed planning documents
Bicester 9	Burial Site Provision in Bicester	Developer contributions for Burial Site in Bicester	To meet needs and as set out in IDP
Bicester 10	Bicester Gateway	Employment and infrastructure completions at Bicester Gateway site	As set out in Policy Bicester 10 (and agreed masterplan/detailed planning documents)
Bicester 11	North East Bicester Business Park	Employment and infrastructure completions at North East Bicester Business Park	As set out in Policy Bicester 11 (and agreed masterplan/detailed planning documents)
Bicester 12	South East Bicester	Employment, housing and infrastructure completions at South East Bicester	As set out in Policy Bicester 12 (and agreed masterplan/detailed planning documents)

Banbury

Policy Reference	Policy Title	Indicator	Target
Banbury 1	Banbury Canalside	Employment, housing and infrastructure completions at Canalside	As set out in Policy Banbury 1 and Canalside SPD (i.e. masterplan/detailed planning documents)
Banbury 1	Banbury Canalside	Progress on completing the Canalside Supplementary Planning Document	As set out in an up to date Local Development Scheme
Banbury 2	Hardwick Farm, Southam Road (East and	Housing and infrastructure completions at Southam Road	As set out in Policy Banbury 2 (and agreed masterplan/detailed planning documents)

	West)		
Banbury 3	West of Bretch Hill	Employment, housing and infrastructure completions at West of Bretch Hill	As set out in Policy Banbury 3 (and agreed masterplan/detailed planning documents)
Banbury 4	Bankside Phase 2	Housing and infrastructure completions at Bankside Phase 2	As set out in Policy Banbury 4 (and agreed masterplan/detailed planning documents)
Banbury 5	Land North of Hanwell Fields	Housing and infrastructure completions at Land North of Hanwell Fields	As set out in Policy Banbury 5 (and agreed masterplan/detailed planning documents)
Banbury 6	Employment Land West of the M40	Employment and infrastructure completions at Land West of the M40	As set out in policy Banbury 6 (and agreed masterplan/detailed planning documents)
Banbury 7	Strengthening Banbury Town Centre	Permitted residential development at ground floor level in Banbury Town Centre	No residential floorspace permitted at ground floor level
Banbury 7	Strengthening Banbury Town Centre	Town centre vacancies	No increase in vacancy rates over the plan period
Banbury 7	Strengthening Banbury Town Centre	Diversity of uses	Maintain or improve the balance of uses over the plan period
Banbury 7	Strengthening Banbury Town Centre	Completed town centre uses use (use classes A1-A5, B1a, D2) within and outside of Banbury Town Centre	No net loss of town centre use floorspace within Banbury Town Centre
Banbury 8	Land at Bolton Road	Completions on the Bolton Road site	In accordance with Policy BAN8 and the SPD/Masterplan/detailed planning documents for the site
Banbury 9	Spiceball Development Area	Completions at the Spiceball Development Area	In accordance with Policy BAN9 and the Masterplan/detailed planning documents for the site
Banbury 10	Bretch Hill Regeneration Area	Completed development in the Bretch Hill Regeneration Area by type	Increase over the plan period

Banbury 11	Meeting the Need for Open Space, Sport & Recreation	Completed open space/sport/recreation facility provision within Banbury	As set out in Policy BSC10 and BSC11
Banbury 12	Meeting the Need for Open Space, Sport & Recreation	Completions at the relocation site for Banbury United FC	As set out in policy Banbury 12, to be achieved over the plan period
Banbury 13	Burial Site Provision in Banbury	Developer contributions for Burial Site in Banbury	To meet needs and as set out in the IDP
Banbury 14	Cherwell Country Park	Completed development relating to the Cherwell Country Park scheme	An annual increase over the plan period

Kidlington

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

Our Villages and Rural Areas

Policy Reference	Policy Title	Indicator	Target
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Villages 1	Village Categorisation	Completed development per village category and size of scheme (number of dwellings)	As set out in policy Villages 1
Villages 2	Distributing Growth Across the Rural Areas	Land allocations made in the rural areas	As set out in policy Villages 2 and to be set out in the Local Neighbourhoods DPD
Villages 2	Distributing Growth Across the Rural Areas	Completions on allocated sites in rural areas	100% take up of allocations over the plan period
Villages 2	Distributing Growth Across the Rural Areas	Completions on non-allocated sites in rural areas	As set out in the criteria in policy Villages 1
Villages 3	Rural Exception Sites	Completions on rural exception sites	To meet needs as per Policy Villages 3
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Developer contributions to open space/sport/recreation facilities in the rural areas	As set out in policy BSC11 and BSC12 and the Infrastructure Delivery Plan
Villages 4	Meeting the Need for Open Space, Sport & Recreation	Open space/sport/recreation facilities created in the rural areas	As set out in policy Villages 4, BSC11, BSC12 and the Infrastructure Delivery Plan
Villages 5	Former RAF Upper Heyford	Housing, employment and infrastructure completions at Former RAF Upper Heyford	As set out in policy Villages 5, and agreed masterplan/detailed planning documents

The Infrastructure Delivery Plan

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

Appendices

Appendix 5: Monitoring Framework

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

Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
Developing a Sustainable Local Economy	Population	17	<ul style="list-style-type: none"> • Levels of economic growth (Gross Value Added) • Economic activity • Average earnings • Claimant counts • Qualifications • Examination results • Young People Not in Education, Employment or Training • Take up of business space • New VAT registered businesses • Number of jobs created • Home based working
	Human Health Material Assets	18	
	Population Human Health Material Assets		

	Population Human Health	19	<ul style="list-style-type: none"> • Employment commitments and completions on allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Employment commitments and completions on non-allocated employment land per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Completions resulting in a loss of employment use to non employment use per sub area (Banbury, Bicester, Kidlington, Rural Areas) • Town centre use (use classes A1-A5, B1a, D2) completions within and outside of each of the town centres • Permitted residential development at ground floor level in urban centres • Urban centre vacancies • Diversity of uses in urban centres • No. of retail impact assessments submitted with planning applications • Completed tourism developments (D use class uses, Sui Generis uses) • Number of visitors to tourist attractions in the district • Number of overnight stays within the district • Completed transport improvement schemes • Developer contributions to transport infrastructure • Level of Council involvement with the proposed High Speed Rail Link
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Cherwell Local Plan Theme	SEA Topic	SA Objective	Significant Effects Indicators
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Building Sustainable Communities		1	
Population Human Health			<ul style="list-style-type: none"> • Total Dwellings • District population • Rural population • Age structure
Population Human Health Material Assets	3		<ul style="list-style-type: none"> • Population by ethnic group • Housing types in the district • Housing tenure • Property prices • Overcrowding
Population Human Health Material Assets	4		<ul style="list-style-type: none"> • Households lacking basic amenities • Homelessness • Low income households • Child poverty
Population Human Health	5		<ul style="list-style-type: none"> • Levels of child well being • Housing commitments and completions per sub area (Banbury, Bicester, Kidlington, rural areas)

	Population Human Health Material Assets	6	<ul style="list-style-type: none"> • Housing completions on rural exception sites • % of residential completions on previously developed land • Net housing density of completions • Net affordable housing completions/acquisitions per tenure • No. of self-build completions • Number of completed dwellings per number of bedrooms • Number of 'extra care' completions • Completed development per type in the 'area of renewal' • The 'Brighter Futures in Banbury' Performance Measures Package Reports • Completed/lost Gypsy & Traveller Plots/Travelling Showpeople Pitches, by location • Completed education infrastructure • Developer contributions to education infrastructure • Completed health care infrastructure • Developer contributions to health care infrastructure • Completions at Bicester Community Hospital • Completed public services/utilities infrastructure
Building Sustainable Communities	Population Human Health Material Assets	7	<ul style="list-style-type: none"> • Developer contributions to public services/utilities • Amount, type and location of open space/sport/recreation facilities • Areas deficient in recreation provision by type and amount • Completed built development on (former) sites of open space,

	All	8	<p>outdoor sport and recreation</p> <ul style="list-style-type: none"> • Open spaces in the district meeting quality standards • Developer contributions to open space/sport/recreation facilities per typology • Completed community facilities infrastructure • Urban edge park schemes completed • Community woodland provision • Type of permitted/completed development at Stratton Audley Quarry • Developer contributions for burial provision • Completed development relating to the Cherwell Country Park scheme
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Cherwell Local Plan Theme		SEA Topic	SA Objective	Significant Effects Indicators
Ensuring Sustainable Development	Water Soil Climate Factors Population Human Health	2		<ul style="list-style-type: none"> - Car ownership - Travel to Work distances - Levels of radon - Geological sites in the district - Carbon emissions in the district per capita - Permissions granted contrary to Environment Agency advice on Flood Risk grounds
	Air	9		<ul style="list-style-type: none"> - Access to services and facilities by public transport, walking and cycling - Number of Energy Statements submitted - % of new dwellings completed achieving Code for Sustainable

	Biodiversity Flora and Fauna	10	<p>Homes Levels</p> <ul style="list-style-type: none"> - Completed non residential development achieving BREEAM Very Good, BREEAM Excellent - Number of District Heating Feasibility Assessments submitted - Number of permitted district heating schemes in the district - Permitted renewable energy capacity per type - Permissions granted contrary to Environment Agency advice on flood risk grounds - Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse - Completed SuDS schemes in the district - Number of permissions granted contrary to Environment Agency advice on water quality grounds - Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc) advice on water quality grounds within the SAC catchment - Total areas of biodiversity importance in the district - Changes in priority habitats by number & type - Changes in priority species by number & type - Ecological condition of SSSIs - Distribution and status of farmland birds - Distribution and status of water voles - Permissions granted contrary to tree officer advice - Permissions granted contrary to biodiversity consultee advice - Number of Ecological Surveys submitted with applications
Ensuring Sustainable Development	Cultural Heritage Landscape Biodiversity Flora and Fauna	11	<ul style="list-style-type: none"> - Total amount of BAP Habitat within Conservation Target Areas (CTAs)/Biodiversity improvements achieved in Conservation Target Areas - Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice - Built development permitted in the AONB

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

<u>Cherwell Local Plan Theme</u>	<u>SEA Topic</u>	<u>Objective</u>	<u>Significant Effects Indicators</u>
Cherwell's Places	All	All	Housing, employment and infrastructure completions at the Strategic Sites allocated in the Local Plan.

Appendices

Appendix 6: Neighbourhood Planning Parishes Map (December 2013)

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

