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Contents

1 Introduction	5
2 Key Findings	7
3 Monitoring Framework	9
4 Local Development Framework/Local Development Scheme Progress	13
5 Monitoring Results	17
6 Future Monitoring	47

Appendices

1 Glossary of Terms	49
2 Use Classes	53
3 Saved Policies	55
4 Issues, Objectives and Local Indicators	63
5 Housing Tables	69
6 Transport	133
7 Biodiversity	141

Tables

Table 1 BD1 & 2: Completed Business Development 2007-8 (sqm)	18
Table 2 BD3: Employment Land Availability (ha)	20
Table 3 BD4: Completed Floorspace for 'Town Centre' Uses (sqm)	20
Table 4 Employment Land Losses to Other Uses (ha)	21
Table 5 Losses of Employment Land in Other Parts of the District (ha)	22
Table 6 Housing Information Presented in the AMR	27
Table 7 Gypsy and Traveller Pitches (Core Output Indicator H4)	31
Table 8 Travelling Showpeople Plots	32
Table 9 Housing Land Supply Summary 2001-2016 - Structure Plan	33
Table 10 Housing Land Supply Summary 2006-2026 - Emerging South East Plan	33
Table 11 Calculation of Housing Land Supply from Deliverable Sites 2008-2013	34
Table 12 Calculation of Housing Land Supply from Deliverable Sites 2009-2014	35
Table 13 Housing Target Performance 07/08	36
Table 14 Housing Targets 08/09 & 09/10	36

Table 15 E2: Changes in Areas of Biodiversity Importance	39
Table 16 Changes in Priority Habitats by Type	40
Table 17 Changes in Priority Species	40
Table 18 Developments Within 30 Minutes of Key Services	44
Table 19 Use Classes	53
Table 20 Extended Saved Policies of the Cherwell Local Plan 1996	55
Table 21 Extended Saved Policies of the Central Oxfordshire Local Plan 1992	58
Table 22 Expired Policies of the Cherwell Local Plan 1996	58
Table 23 Cherwell Local Plan Policies Deleted by the Original LDS (2005)	60
Table 24 Extended Saved Policies of the Oxfordshire Structure Plan 2016	61
Table 25 Expired Policies of the Oxfordshire Structure Plan 2016	62
Table 26 Potential Local Indicators	65
Table 27 Housing Completions (NET) Since 1996	69
Table 28 Housing Completions (NET) Since 2001	70
Table 29 Banbury and North Cherwell (BNC) Housing Completions (NET) Since 2006	71
Table 30 Bicester and Central Oxfordshire (BCO) Housing Completions (NET) Since 2006	71
Table 31 Housing Completions Showing Use of Previously Developed Land and Housing Density by Site: 01/04/07 to 31/03/08	73
Table 32 Residential Development as Planned in the Non-Statutory Cherwell Local Plan 2011 (policy H1b) (as at 31/03/08)	87
Table 33 Gross Affordable Housing Completions 2007/08 (Core Output Indicator H5 & National Indicator 155)	90
Table 34 Net Affordable Housing Completions Since 2001	92
Table 35 Housing Delivery Monitor	95
Table 36 Structure Plan Housing Trajectory (November 2008) Completions and Permissions as at 31/03/08	125
Table 37 Emerging South East Plan Housing Trajectory (November 2008) Completions and Permissions as at 31/03/08	129
Table 38 UK BAP Species Identified in Cherwell	141
Table 39 SSSI Conditions	145
Table 40 SSSI Conditions in Oxfordshire	145
Table 41 SSSI Conditions in Cherwell	145

Figures

Figure 1 Banbury and North Cherwell and Bicester and Central Oxfordshire Area Boundaries	72
Figure 2 Housing Trajectory - Structure Plan	128
Figure 3 Housing Trajectory - Emerging South East Plan	131
Figure 4 Oxfordshire Housing Completions 2007-8	133
Figure 5 Access to Major Retail Centres	134
Figure 6 Access to Primary Schools	135
Figure 7 Access to Secondary Schools	136
Figure 8 Access to Hospitals	137
Figure 9 Access to GP Surgeries	138
Figure 10 Access to Employment Centres	139

Chapter 1 Introduction

Purpose of the AMR

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

Content of this AMR

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

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

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

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

More Information

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

Chapter 2 Key Findings

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

Progress on the Local Development Framework

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

Business Development and Town Centres

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

Housing

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

Environmental Quality

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

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

Car Parking and Transport

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

Chapter 3 Monitoring Framework

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

Objectives

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

Types of Indicators Used

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

Core Output Indicators

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

'Updated' Core Output Indicators

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

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

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

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

'Former' Core Output Indicators

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

Local Indicators

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

Contextual Indicators

- 3.7** Contextual indicators measure changes in the wider social, economic and environmental background within which planning policies operate. Examples include information about the health of the population and the environmental characteristics of an area. Detailed contextual information was presented in the first AMR of 2005, whilst considerable contextual information is presented as baseline data for the Council's Sustainability Appraisal (SA). It is not considered necessary to repeat this data in this AMR; both the 2005 AMR and the SA are available on the Council's website at <http://www.cherwell.gov.uk/localdevelopmentframework>. The Council has also more recently published 'Living in Cherwell', a profile of the District containing comprehensive contextual data on population, housing, education, deprivation, the economy, transport and local services. 'Living in Cherwell' is available at http://www.cherwell.gov.uk/media/pdf/b/0/Living_in_Cherwell1.pdf.

Relationships with National Indicators

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

Sustainability Appraisal

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

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

Significant Effects Indicators

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

Targets

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

A COORDINATED MONITORING FRAMEWORK

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

DATA SOURCES

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

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

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

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

Chapter 4 Local Development Framework/Local Development Scheme Progress

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

Core Strategy Development Plan Document (DPD)

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

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

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

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

Delivery Development Plan Document (DPD)

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

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

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

Other Local Development Documents (LDDs)

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

Statement of Community Involvement (SCI)

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

PLAN OF ACTION

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

ECO TOWN PROPOSAL

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

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

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

Chapter 5 Monitoring Results

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

Business Development and Town Centres

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

Relevant LDF Draft Objectives

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

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

'Updated' Core Output Indicators**BD1:** Total amount of additional employment floorspace - by type**BD2:** Total amount of employment floorspace on previously developed land - by type**BD3:** Employment land available - by type**BD4:** Total amount of floorspace for 'town centre uses'

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

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

BD1: Completed Floorspace

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

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

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

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

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

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

BD2: Previously Developed Land

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

BD3: Employment Land Available by Type

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

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

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

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

Table 2 BD3: Employment Land Availability (ha)

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

BD4: Completed Floorspace for 'Town Centre Uses'

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

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

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

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

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

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

'Former' Core Output Indicators

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

Amount of employment land lost to residential development

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

Table 4 Employment Land Losses to Other Uses (ha)

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

xi Planning Policy Statement 6 (PPS6): Planning for Town Centres (2005) available at <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pp6/> - also see the proposed changes to PPS6 at <http://www.communities.gov.uk/archived/publications/planningandbuilding/pp6consultation>

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

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

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

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

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

More Information

- 5.26** Further contextual information relating to business development and town centres is available from the following sources:
- UK Statistics Authority (<http://www.statistics.gov.uk>)
 - Oxfordshire Data Observatory (<http://www.oxfordshireobservatory.info>)
 - Relevant National Indicators including 151, 152, 153, 166, 171, 172, 173, 174. The corporate collection and reporting of these national indicators will provide us with useful monitoring information to measure the effectiveness of LDF policies when they are updated.
 - The Audit Commission's 'Area Profiles' at [http://www.areaprofiles.audit-commission.gov.uk/\(rmw32hqxlcskpbupvbgijqf\)/SingleAreaSearch.aspx](http://www.areaprofiles.audit-commission.gov.uk/(rmw32hqxlcskpbupvbgijqf)/SingleAreaSearch.aspx)
 - Cherwell District Employment Land Review, URS, 2006 via <http://www.cherwell.gov.uk/localdevelopmentframework>
 - Cherwell District Economic Development Strategy available from the Council's Economic Development and Estates team
 - Cherwell Commercial Property Register (Cherwell - M40 Investment Partnership), available from the Economic Development and Estates team
 - Information via the Economic Development and Estates team on 'Local Economy - Reports and Forecasts' at www.cherwell.gov.uk/index.cfm?articleid=1276
 - Banbury Town Centre Annual Healthcheck, August 2007
 - Bicester Town Centre Annual Healthcheck, December 2007
 - Kidlington Annual Healthcheck, December 2007

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

Housing

Context

The Need for New Housing

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

Relevant LDF Draft Objectives

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

Background to Housing Supply in Cherwell

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

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

Planning Policy Statement 3 (PPS3)

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

5.42 The 2007 AMR reported:

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

2007/2008 Monitoring

Core Output Indicators

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

'Updated' Core Output Indicators

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

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

'Former' Core Output Indicators

Percentage of new dwellings completed at:

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

Presentation of Housing Monitoring Information

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

Table 6 Housing Information Presented in the AMR

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

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

Housing Completions

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

Use of Previously Developed Land

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

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

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

Housing Density

- 5.53** Table 31 provides the average density (dwellings per hectare- dph) of all new housing (gross) completed during the monitoring period. The full application site areas (net) and the densities of the approved developments in their entirety have been used to avoid discrepancies between partially completed schemes and their overall density upon completion. The advice in Annex B of Planning Policy Statement 3 has been used to calculate the net dwelling density (including access roads within the site, private garden space, car parking, incidental open space and landscaping and children's play areas, where these are provided).
- 5.54** In some cases it has been necessary to exclude long access roads from application areas to enable a more realistic calculation of the density of development. For changes of use, conversions and single properties with large grounds, the curtilage of the property has been used as the site area, rather than the footprint of the building, to avoid a misrepresentation of the density of development in the locality and to ensure a consistent approach for all sites. The effects of this, however, are some very low densities.
- 5.55** Table 31 shows that in 07/08:
- 31% of all new dwellings were completed at a density of less than 30 dph (22% in 06/07 and 44% in 05/06);
 - 30% of all new dwellings were completed at a density of between 30 and 50 dph (31% in 06/07 and 34% in 05/06);
 - 39% all new dwellings were completed at a density of over 50 dph (47% in 06/07 and 22% in 05/06);
 - the average density for all new dwellings was 47 dph (54 dph in 06/07 and 32 dph 05/06);
 - 69% all completions were at 30 dph or above (78% in 06/07 and 56 % in 05/06).
- 5.56** The average density of 47 dph exceeds the 2007 AMR target (T4) of at least 40 dph. Analysis of the data suggests that the fall from last year's average of 54 dph has mainly resulted from less high density flatted redevelopment schemes than recorded in 06/07 and the slowing of development at the Cattle Market and adjoining land in Banbury. Having compared completions data for 07/08 with projections for 08/09 in the Housing Delivery Monitor (Table 35), it is considered that a target of 50% for 08/09 would be appropriate. A sheltered housing scheme north of Castle Street in Banbury should result in a slight increase on 07/08. A fall to about 45% could be possible in 09/10 as a number of rural greenfield sites are developed.

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

Planned Housing Development

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

Affordable Housing

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

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

Gypsies and Travellers and Travelling Showpeople

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

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

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

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

Table 8 Travelling Showpeople Plots

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

Present and Future Housing Delivery

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

Overall Supply

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

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

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

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

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

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

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

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

Five Year Rolling Supply

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

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

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

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

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

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

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

Housing Targets for 08/09

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

Table 13 Housing Target Performance 07/08

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

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

Table 14 Housing Targets 08/09 & 09/10

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

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

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

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

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

More Information

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

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

Environmental Quality

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

'Updated' Core Output Indicators

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

E2: Change in areas of biodiversity importance

E3: Renewable energy generation

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

Relevant LDF Draft Objectives

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

E1: Flood Protection and Water Quality

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

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

E2: Change in Areas of Biodiversity Importance

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

Table 15 E2: Changes in Areas of Biodiversity Importance

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

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

'Former' Core Output Indicators

Changes in Priority Habitats and Species by type

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

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

Table 16 Changes in Priority Habitats by Type

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

Combined figure of Fen and Reedbed resource

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

Table 17 Changes in Priority Species

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

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

E3: Renewable Energy Generation

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

Open Space

'Former' Core Output Indicators

Amount of eligible open spaces managed to Green Flag award standard

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

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

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

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

Other Information on 'Environmental Quality'

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

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

Car Parking and Transport

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

Relevant LDF Draft Objectives

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

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

'Former' Core Output Indicators

Amount of completed non residential development complying with car parking standards

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

'Former' Core Output Indicators

Amount of new residential development within 30 minutes of key services

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

Table 18 Developments Within 30 Minutes of Key Services

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

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

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

Other Information on 'Car Parking and Transport'

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

Chapter 6 Future Monitoring

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

Monitoring Framework

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

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

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

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

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

Actions

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

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

Appendix 1 Glossary of Terms

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

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

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

Appendix 2 Use Classes

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

Table 19 Use Classes

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

Appendix 3 Saved Policies

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

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

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

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

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

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

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

Table 20 Extended Saved Policies of the Cherwell Local Plan 1996

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

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

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

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

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

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

Table 22 Expired Policies of the Cherwell Local Plan 1996

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

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

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

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

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

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

Table 24 Extended Saved Policies of the Oxfordshire Structure Plan 2016

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

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

Table 25 Expired Policies of the Oxfordshire Structure Plan 2016

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

Appendix 4 Issues, Objectives and Local Indicators

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

Cherwell's Key Issues

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

Cherwell's Spatial Objectives

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

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

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

Cherwell's Local Indicators

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

Table 26 Potential Local Indicators

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

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

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

Appendix 5 Housing Tables

Housing Delivery

Table 27 Housing Completions (NET) Since 1996

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

PDL = Previously Developed Land

Table 28 Housing Completions (NET) Since 2001

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

PDL = Previously Developed Land

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

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

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

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

PDL = Previously Developed Land

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sources:

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

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

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

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

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

* Estimated housing potential was discounted by 96 during Plan preparation

** Completions at 31/03/01 were 778

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

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

Includes 314 retrospective completions at former RAF Upper Heyford

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

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

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

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

Table 34 Net Affordable Housing Completions Since 2001

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

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

FOOTNOTES

*A - 108 Bretch Hill, Banbury

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

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

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

Table 35 Housing Delivery Monitor

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26			
BANBURY																												
Banbury - Completed Identified Sites																												
Manor Farm (remainder to be built on former allocated site)	Non-Statutory Allocation. Complete	3.58	G	16	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Site complete.
Former Hartwell Ford Motors	Non-Statutory Allocation. Complete. 02/01740/F	0.88	PDL	60	68	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	68	Site complete.
61-66 Calthorpe Street	Complete. 06/00221/F.	0.04	PDL	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Conversion of upper floors to 14 no. one bed apartments
Oxford Lodge, 51 Oxford Road	Complete. 00/02253/F.	0.08	PDL	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Change of use of house in multiple occupation to 12 flats (net gain 11). Complete
108 Bretch Hill	Site Complete. Planning permission 06/00237/F	0.01	PDL	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	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	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	68	Not identified in Urban Housing Potential Study. Complete
Banbury - Completed Identified Sites Sub-Totals				76	185	0	185	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	185	185		

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details	
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26				
Land north of Castle Street & east of Southam Road	Non-statutory allocation. Full Planning Permissions 05/01591/F and 07/00082/F	1.24	PDL	100	123	123	0	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123	123	Site included in the Urban Housing Potential Study 2005. Terraced housing fronting Castle Street unlikely to be redeveloped. Planning permission (05/01591/F) granted for 56 assisted living units (now known to be independent flats thereby increasing yield), 30 self-contained sheltered flats and 30 affordable housing units (116 dwellings net) on northern part of the site. Site well advanced. Completion expected in 2008/09. Full permission also granted for 8 dwellings on builder's yard within the allocated area. One unit lost elsewhere (04/00641/F).
Grimsbury Local Centre	Non-statutory allocation. Full planning permission 06/01332/F for 24 flats on one site (former Bridge Motors). Full permission 07/01428/F for 14 homes on another (38 Middleton Road).	1.6	PDL	40	38	38	0	24	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	38	Included in the Urban Housing Potential Study 2005. Previous permission for 24 flats (05/01155/F). New permission (06/01332/F) granted in Oct 06 for mixed use development including 24 flats. Nearing completion. UHPS concluded that a further 16 units would be potentially deliverable by 2011 on another site (The Auto Shop) within the local centre. Full permission 07/01428/F granted for 14. Site cleared and boarded ready for development. Conditions being discharged. Site now owned by Blue Door Country Homes. Agent (FBDA Ltd) advises (Nov 08) that construction will start imminently and that funding of the scheme should be secure and enable completion by the end of 2009.
Land at Bankside	Non-statutory allocation. Committee resolution to grant permission (05/01337/OUT). Secretary of State's decision not to call in the application upheld at Judicial Review in July 2007.	32.86	G	950	1072	22	0	0	0	120	250	250	250	202	0	0	0	0	0	0	0	0	0	0	0	0	1072	1072	Planned urban extension for 950 dwellings. The site is identified in the non-statutory Cherwell Local Plan 2011 as the most sustainable means of securing large scale housing development at Banbury in the near term, has been the subject of detailed assessment, and is supported by a high level of information & extensive public consultation including a design workshop. Resolution to grant outline permission (05/01337/OUT) - scheme

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26				
																													completion of the remaining 7 in 2009/10.
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	Planning permission 03/02616/F	0.13	PDL	0	22	22	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	Planning permission granted for 19 flats and 3 maisonettes. According to the agent, West Waddy:ADP, (Nov. 08) commencement can be expected before expiry of the permission in 2010 as the application was not straight forward. This should mean completion in 2010/11.
Land adjoining and to the rear of 286 to 304 Broughton Road	Under construction. Outline Planning Permission 05/00173/OUT. Reserved Matters Approval 06/00376/REM	0.81	G	0	18	12	6	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	Outline planning permission for residential development with vehicular access granted 16/1/06. Reserved Matters approved 16/6/06. 18 detached dwellings. Nearing completion (Linden Homes).
42 South Bar Street	Full Planning Permission 07/01457/F	0.04	PDL	0	13	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Agents (Cleford Essex Associates) advise (Nov 08) that they have been instructed to proceed with a building regulations application and that the developers are likely to proceed. Agree with estimate of 2009/10 for completion (possibly phased). Developers are a family run company which recently has completed a similar scheme elsewhere.
Oxford and Cherwell College, North Campus, Broughton Road	Outline Planning Permission 07/02043/OUT	2.3	PDL	0	110	110	0	0	0	0	110	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	110	Existing college buildings are sub-standard. There is a need to develop a modern college. The college intends to rebuild the campus on the southern site with the northern site being sold for residential development. As disposal is dependent on the completion of new college buildings, completion of residential development is anticipated in 11/12. Agents (Drivers Jonas) confirm this (Nov 08) as best estimate in advance of a detailed programme (soon to be prepared).
Orchard Fields Primary School	Outline Planning Permission 04/01206/OUT for 20 homes. New	1.67	PDL	0	40	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	Disused school. Outline planning permission granted on 24/3/06 for demolition of existing school buildings, new residential development, including

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details	
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26				
	application 08/02066/F for 40 flats & 60 bed care home																												provision of access (not recorded on county wide monitoring system as application does not specify a number of dwellings). 60 dwellings originally anticipated based upon Urban Housing Potential Study 2005. New application by the Oxfordshire Care Partnership for 40 extra care flats & 60 bed care home (08/02066/F). A deliverable site. Principle of development established by earlier permission. Completion of 40 flats estimated for 10/11.
3 West Bar	Resolution to grant full permission 08/01665/F for 10 flats subject to legal agreement	0.15	PDL	0	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Resolution to approve 10 flats. Applicant (West Bar Partnership) advises (Nov 08) that in current market conditions, delivery is unlikely before 2011.
Penrose House, 67 Hightown Road	Full Planning Permission 04/01395/F	0.29	PDL	0	12	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Change of use of Penrose House from offices to residential to create 12 No. flats, erection of three storey residential unit to create 12 No. flats (amended by 06/01797/F and 08/01533/F). Error in county wide monitoring system and Urban Housing Potential Study 2005 (only indicate 12 units with planning permission). Permission (06/00724/F) also granted for extension to offices which would potentially allow for partial implementation of residential scheme (i.e. 12 units) whilst retaining offices. Kingerlee Homes have acquired the southern half of the site and intend to construct the freestanding 12 flats. Kingerlee advise (Nov 08) that it is presently difficult to predict, but they hope to complete what is a relatively straightforward site in 2009/10. Whitley Stimpson LLP occupy Penrose House and presently intend to keep the main building in its existing use.
Land adjoining and north west of 35 Crouch Hill Road	Outline Planning Permission 06/02499/OUT	0.6	G	0	25	25	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	Existing paddock. Outline permission for residential development granted on 22 March 07. Applicant considers the site suitable for between 20 and 30 dwellings. Owners of the site (A T Kimberley (Holdings) Ltd) advise (Nov

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
																											08) that there are great crested newts on the site (being assessed by Carter Ecological Ltd). This has been deterring developers in the current market conditions. Completions not therefore presently expected before 2011/12.	
Banbury - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				2490	3328	596	1425	251	117	234	527	322	250	202	0	0	0	0	0	0	0	0	0	0	3328	3328		
Banbury - Specific, Developable Sites (Years 6-15)																												
Dashwood School	Declared surplus to educational requirements. Development principles and draft scheme prepared.	0.3	PDL	0	20	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Surplus to educational requirements. Pupils now transferred to new school on the former Cattle Market site. Development principles for Dashwood approved January 2007. Draft scheme prepared for conversion of main school to 6 homes, development of the infants annexe to create 6 flats and a further 8 flats off Gatteridge St. Developer expected to be Paradigm housing association. Delivery in 10/11 is current best estimate.		
Town Centre House, Southam Road	Refused application 08/01166/F for 38 flats. Withdrawn application 08/00071/F for 46 flats.	0.19	PDL	0	30	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	30	30	Application refused principally on design grounds. Developer interest in site. Considered to be developable in the medium term for about 30 homes.		
Bretch Hill Farm	Allocated in adopted Local Plan for 60 dwellings. Allocated in	2.54	G	70	24	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0	24	24	Included in the Urban Housing Potential Study 2005. Although allocated in consecutive local plans this site has not come forward for development and is constrained by a 20m water tower and		

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
Banbury - Completions on other unidentified sites				-	234	-	234	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	234	234	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor.	
Banbury - Housing Land Availability Totals				2801	4318	596	1856	251	117	254	564	413	287	239	37	37	37	37	37	37	37	41	0	0	4018	4318		
Banbury - Other Housing Potential																												
28A Ferguson Road	Outline planning permission 04/01099/OUT	0.37	PDL	0	10	10	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Demolition of existing dwelling and construction of housing. Application suggests approximately 10 dwellings. There has been no recent indication of implementation but this remains a site with housing potential.	
Marlborough Arms Public House, 1A Gatteridge Street	Outline Planning Permission 02/02504/OUT & Reserved Matter Approval 06/01980/REM	0.04	PDL	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline planning permission for demolition of public house and erection of 13 No. flats granted on 8/10/03. Previously assumed that this development would proceed. However, Conservation Area Consent since refused 07/02544/CAC and appeal dismissed on 23/7/08. Therefore no deliverability or developability assumption now built into projections.		
Calthorpe St (East)	Allocated for mixed-use development in the non-statutory local plan. Urban Housing Potential Study 2005 - Site BA011	1.67	PDL	0	30	0	0	0	0	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	30	UHPS - identified site with housing potential		
Bolton Road West	Allocated for mixed-use development in the non-statutory local plan. Urban	0.34	PDL	0	16	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	16	UHPS - identified site with housing potential		

Sites	Status	Site Area	Green-field or PDL	Non-Statutory Allocation 2001-2011 (net)	Total no. of dwellings expected to be delivered 2001-2026 (net)	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
Projections for Small (PDL) Sites (less than 10 dwellings) Outside UHPS Boundaries	Referred to in Table 8 of UHPS			-	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Permissions - Other Sites				470	-	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Check made of other commitments. Permissions for previously developed sites not projected forward to avoid duplication / overlaps with other projections. No permissions (-1 unit) for small greenfield sites which would justify a projection.
Banbury - Other Housing Potential Sub-Totals				470	391	153	0	13	13	57	22	13	13	13	13	43	33	43	13	23	12	13	13	13	28	157	391	
Banbury - Housing Land Availability Plus Other Housing Potential				3271	4709	749	1856	264	130	311	586	426	300	252	50	80	70	80	50	60	49	50	54	13	28	4175	4709	

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Year																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details						
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26									
BICESTER																																		
Bicester Completed Identified Sites																																		
Remaining to be built on allocations at Slade Farm & Bicester Fields Farm	Committed in the non-statutory local plan. Complete	60.8	G	925	877	0	877	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	877	877	Complete. Overall completions for the two sites = 1655 (1105 for Slade Farm and 550 for Bicester Fields Farm). Of this, 778 had been built by 31/03/01. 877 completions have since been recorded.
Jubilee Garage (Coach House Mews)	Complete. 03/00469/F	0.55	PDL	0	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	55	Not considered in UHPS. Complete	
Vine Cottages	Complete. 03/00762/F. Previous commitment in non-statutory local plan.	0.33	PDL	0	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	Not considered in UHPS. Complete.	
Rose Cottage, London Road	Complete. 05/01147/F. Urban Housing Potential Study site - BI047.	0.27	PDL	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	UHPS site BI047. Complete.	
4-6 London Road	Complete. 99/00475/F. Commitment in non-statutory local plan.	0.87	PDL	0	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Remaining part of a development of sheltered flats and cottages. Complete.	
Bicester - Completed Identified Sites Sub-Totals				925	981	0	981	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	981	981		

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Annual Completions																									Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26										
Transco Depot, Launton Road	Non-statutory allocation. Outline Planning Permission 04/02756/OUT	0.4	PDL	25	18	35	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	Permission for 35 flats with associated car parking and access granted May 2006. Delay in implementation. Agent advises (Oct 08) that in current market conditions a revised scheme may be required including houses. Potential yield adjusted down to approximately 18 (45dph) and put back a year to allow for this possibility.			
South West Bicester	Non-statutory allocation. Outline planning permission 06/00967/OUT granted for urban extension on 27/6/08.	82.7	G	1585	1585	0	0	0	1	149	150	200	250	250	250	250	85	0	0	0	0	0	0	0	0	0	0	0	0	1250	1585	Planned urban extension for 1585 dwellings. Outline planning permission 06/00967/OUT granted on 27/6/08. Delivery projections provided by developer, Countryside Properties (Sept 08). Envisage being on site Spring 2009. First reserved reserved matter application expected soon.			
Land south of Church Lane (Old Place Yard)	Non-statutory allocation	0.63	PDL	15	30	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	The County Council's objective for the site is to enable the existing library and older person's home to be relocated to more suitable premises assisted by residential redevelopment. A new library and offices are to be provided as part of the partial redevelopment of Bicester Town Centre and a new home is to be provided at the County Council's former Highways Depot in Bicester. Development principles for Old Place Yard (approved in June 2007) would allow for approximately 30 dwellings, a combination of market and affordable flats to the west and family housing with private gardens, a flatted development or sheltered housing in communal grounds, to the east. The County Council's agents (Mouchel) advise that a scheme is being prepared that will more precisely define the number of dwellings and that delivery will follow completion of				

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
																											Highways Depot scheme (9/10) and the new library (10/11). Best estimate for delivery is 11/12.	
Gavray Drive	Non-statutory allocation for employment. Outline Planning Permission 04/02797/OUT granted on appeal	27.7	G	0	500	500	0	0	100	100	100	100	100	0	0	0	0	0	0	0	0	0	0	0	500	500	Residential development (including affordable housing) incorporating a County Wildlife Site, together with the land reserved for a primary school, community facilities, public open space, rail chord and structure planting. Approved (12/7/06) on appeal (allocated primarily for employment). Delivery projections provided by Gallaghers (Sept 08).	
Bure Place and Franklins Yard - west of Sheep Street & east of Manorsfield Road	Allocated in non-statutory local plan for mixed use. Town centre redevelopment scheme (07/00422/F) approved subject to legal agreement.	2.61	PDL	0	19	5	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	19	19	Allocated for mixed use development in non-statutory local plan. Considered in Urban Housing Potential Study (BI006). Town centre redevelopment scheme including 19 homes. Previous full permission for 5 units (00/00652/F). Completion expected 2011/12.		
Bicester Town Railway Station	Non-statutory allocation. Permission for a small area (05/00390/F). Withdrawn application (08/00869/F) for 73 dwellings.	6.21	PDL	130	82	0	12	0	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	82	82	Included in the Urban Housing Potential Study 2005. Large mixed-use allocation including an existing employment area. Recent development includes extension to Bicester village and associated decked car park. Part of the site now developed with 12 dwellings. Approximately another 70 anticipated. Application 08/00869/F for 73 dwellings was withdrawn. Officer concerns were with design and layout, not the principle of development. Eastern part of the site is required for operational railway and commercial uses. Agents are Nash Partnership for Bloor Homes. Delivery estimate allows for a new application to be made.		

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																									Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details			
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26													
Sunlight Services, Buckingham Road	Under construction. Full Planning Permission 05/01734/F	0.42	PDL	0	20	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Urban Housing Potential Study site - BI012. Granted permission for erection of 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. Nearing completion.
Bicester - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				1805	2320	629	12	20	121	343	339	300	350	250	250	250	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1985	2320			
Bicester - Specific, Developable Sites (Years 6-15)																																						
Cattle Market	Non-statutory allocation	0.79	PDL	40	40	0	0	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	Included in the Urban Housing Potential Study 2005. The site is likely to be required as a public car park during town centre improvements and will not be delivered for housing until after 2011. 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). Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC). A review of the town's car parking capacity will need to be undertaken before the site is released.		
St. Edburg's School	Draft development principles prepared.	0.7	PDL	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Declared surplus to educational requirements but presently is in use. Unlikely to be developed until about 2012/13. Draft			

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
	Surplus to educational requirements.																										development principles (August 2008) would allow for approximately 14 homes.	
Bessemer Close / Launton Road	Non-statutory allocation	3.35	PDL	70	50	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	Included in the Urban Housing Potential Study 2005. In 2005 it became known that two of the three main landowners were interested in redevelopment and that the third main ownership was being marketed. A comprehensive mixed use scheme including some 70 dwellings was considered to be achievable on the majority of this site by 2011 (excluding the garage). In the absence of a comprehensive scheme, a full application 08/00709/F for demolition of existing vacant industrial unit (formerly occupied by Lear Corporation) and construction of 4 retail units (eastern corner of the site) has been approved subject to legal agreement. Remaining area comprises Joblings Garage and Cooper Callas industrial unit. The Head of Development Control & Major Developments considers that the approval of retail development would not undermine the future redevelopment of adjacent land for mixed uses or pure commercial purposes. However, likely yield and delivery timescales have been adjusted to allow for significant retail development on the site.	
Bicester - Specific, Developable Sites (Years 6-15) Sub-Totals				110	104	0	0	0	0	0	50	14	40	0	0	0	0	0	0	0	0	0	0	0	104	104		

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Annual Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
Bicester - Completions on other unidentified sites				-	144	-	144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	144	144	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor.
Bicester - Housing Land Availability Totals				2840	3549	629	1137	20	121	343	389	314	390	250	250	250	85	0	0	0	0	0	0	0	0	3214	3549	
Bicester - Other Housing Potential																												
West of Victoria Road & South of Victoria Court	Urban Housing Potential Study 2005 - Site BI008	0.91	PDL	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	30	UHPS - identified site with housing potential
Church Car Park, Hanover Gardens	Urban Housing Potential Study 2005 - Site BI009	0.26	PDL	0	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential
Corner of Victoria Road & Linden Road	Urban Housing Potential Study 2005 - Site BI013	0.39	PDL	0	20	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	20	UHPS - identified site with housing potential
18 London Road	Urban Housing Potential Study 2005 - Site BI078	0.23	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	18	UHPS - identified site with housing potential
Projections for Small Sites (less than 10 dwellings) Within UHPS Boundaries				-	66	-	-	4	4	4	2	4	4	4	4	2	4	4	4	4	2	4	4	4	4	30	66	Total no. of dwellings expected to be delivered 2001-2026 is lowered each monitoring year to avoid double counting with completions.
Projections for Small (PDL) Sites (less than 10 dwellings)				-	0	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built recorded at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Annual Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details	
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26				
Outside UHPS Boundaries																													
Planning Permissions - Other Sites				255	-	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Check made of remaining commitments (small site planning permissions). No projection made for permitted previously developed sites as this would lead to duplication with small site projections. Projection should only be made for 90% of unidentified, small greenfield sites to allow for some non-implementation. However, there are no sites recorded in 07/08.
Bicester - Other Housing Potential Sub-Totals				255	144	45	0	4	4	4	2	4	4	24	4	2	14	4	4	4	20	4	4	34	4	50	144		
Bicester - Housing Land Availability Plus Other Housing Potential				3095	3693	674	1137	24	125	347	391	318	394	274	254	252	99	4	4	4	20	4	4	34	4	3264	3693		

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
REMAINING AREAS																												
Remaining Areas - Completed Identified Sites																												
Tom Griffins, Adderbury	Complete. Non-statutory allocation.	0.79	PDL	23	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	Site completed.	
14 units remaining from earlier adopted local plans (not referred to in non-statutory Local Plan)	Referred to in non-statutory local plan. Complete	N/A	PDL & G	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Remainder from old allocations - not picked up when housing figures for emerging local plan were worked out. Complete.	
Market Square, (Land at Corner of High Street and Sterling Road Approach, Kidlington	Site complete. Non-statutory allocation. 02/01672/OUT & 03/01679/REM	0.24	PDL	16	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	Site Complete - 22 flats & other development (02/01672/OUT & 03/01679/REM)	
Land off Banbury Road, Ells Lane, Bloxham	Complete. Non-statutory allocation. 06/00312/F	1.21	G	10	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	27	Full planning permission granted for 27 dwellings (06/00312/F). Complete.	
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	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Not included in UHPS. Complete	
Beauchamp Squash Club, Barford Road, Bloxham	Complete. 03/02443/F amended by 05/00859/F	0.34	PDL	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Demolition of existing building and erection of 14 No. new houses. Complete.	
Fritwell C of E School, Fritwell	Complete. 03/01035/F	0.21	PDL	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	Complete.	
Former MOD housing estate (land adjoining Laburnum	Part of a larger non-statutory allocation for 50 dwellings. Site complete	0.75	G	50	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	Included in the Urban Housing Potential Study 2005. Comprises 3 areas of land: 1) West of Willow	

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26			
Remaining Areas - Completed Identified Sites Sub-Totals				109	237	0	237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	237	237	
Remaining Areas - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5)																												
West of West Hawthorn, Ambrosden	Under construction. Non-statutory allocation. Outline Planning Permission 05/01007/OUT & reserved matters approval 06/02400/REM	0.81	PDL & G	15	40	8	32	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	Disused MoD garrison social club and adjoining field. Outline planning permission (05/01007/OUT) for 40 units (April 2006). Reserved matter approval given (06/02400/REM). Nearing completion.
18 High Street, Kidlington	Almost Complete. 05/00249/OUT & 06/01772/REM (11 dwellings). An additional dwelling expected under 08/00811/F (resolution to approve subject to legal agreement)	0.08	PDL	0	12	0	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Not included in UHPS. Almost complete
North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington	Under construction. Non-statutory allocation. Outline Planning Permission 05/01064/OUT. Reserved matter	0.59	G	15	15	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	Bloor Homes on site. Conditions being discharged. Bloor Homes presently anticipate completion by the end of 2009.

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26			
adjacent Exeter Farm), Yarnton																												application expected in Nov 2008 for 168 dwellings and nursing home. Agent (John Phillips Planning Consultancy) advise (Nov 08) that a more accurate programme can soon be provided but that Berkeley Homes are keen to deliver and in a stronger position than some other housebuilders in the current economic climate. Assuming the revised application is approved, it is estimated that development will take place 2009-2011 (3 phases but 2 & 3 together). Pre-application discussions on-going.
North of Milton Road, Bloxham	Under construction. Non-statutory allocation. Outline planning permission 05/02103/OUT & reserved matter approval 07/01653/REM.	2.38	G	40	74	74	0	0	34	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	74	Outline planning permission (05/02103/OUT) & reserved matter approval (07/01653/REM) for 74 dwellings. Under construction. Barton Willmore advise (30/10/08) that the site will continue to be built out with completions in 09/10 and 10/11 and that the village location helps in current market conditions. A small number of units have been sold off plan.
Land north east of Gosford Farm, Bicester Road, Gosford	Under construction. Planning permission 07/01718/F	0.67	G	0	36	36	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36	Under construction. Agent to McCann Partnership Homes advises (30/10/08) that the access road has been constructed and that the site will be complete by the end of October 2009.
Former RAF Upper Heyford	Outline application 08/00716/OUT	505	PDL	700	761	0	0	0	0	0	50	150	200	200	161	0	0	0	0	0	0	0	0	0	0	761	761	Outline application 08/00716/OUT a new settlement of 1075

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details					
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26								
	reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings)) allowed on appeal on 1 May 2008.																																that the 6 affordable homes will be completed by March 2009 but that current market conditions make it very difficult to estimate when market homes will be built.
Remaining Areas - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals				935	1256	439	48	85	138	150	124	150	200	200	161	0	0	0	0	0	0	0	0	0	0	1256	1256						
Remaining Areas - Specific, Developable Sites (Years 6-15)																																	
Oak Farm, Milcombe	Non-statutory allocation.	0.93	G	15	32	0	0	0	0	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32				An indicative layout for this site was prepared to inform work on the Urban Housing Potential Study 2005. There is potential for approximately 32 dwellings rather than the 15 stated in the non-statutory Plan. Although a developable site, it is understood that the personal circumstances of the owner are such that the site cannot presently be relied upon as deliverable.		
Thames Valley Police HQ, Kidlington	Non-statutory allocation	2.38	PDL	70	85	0	0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	85	85				Included in the Urban Housing Potential Study 2005. Will not be developed unless a replacement Thames Valley Police Authority HQ is funded and provided. However, this issue is		

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
																												being looked at in the preparation of the emerging Core Strategy & Site Allocations DPDs. Unlikely to be available for development until after 2011. Potential for about 85 dwellings.
Remaining Areas - Specific, Developable Sites (Years 6-15) Sub-Totals				85	117	0	0	0	0	0	0	32	0	25	60	0	0	0	0	0	0	0	0	0	0	117	117	
Remaining Areas - Completions on other unidentified sites				-	1152	-	1152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1152	1152	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor.
Remaining Areas - Housing Land Availability Totals				1129	2762	439	1437	85	138	150	124	182	200	225	221	0	0	0	0	0	0	0	0	0	2762	2762		
Remaining Areas - Other Housing Potential																												
Tyre Depot, South of Cassington Road	Urban Housing Potential Study 2005 - Site YA003	0.9	PDL	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	22	UHPS - identified site with housing potential	
Yarnton House, Rutten Lane	Now unlikely to be developed for housing.	1.04	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Outline Planning Permission 07/01930/OUT for residential development. Alternative permission 07/01240/OUT for nursing home. Site now sold to nursing home provider.	

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								/09	/10	/11	/12	/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26			
Projections for Small Sites (less than 10 dwellings) Within UHPS Boundaries				-	345	-	-	19	19	19	20	19	19	19	19	20	19	19	19	19	20	19	19	19	19	153	345	Total no. of dwellings expected to be delivered 2001-2026 is lowered each monitoring year to avoid double counting with completions.
Projections for Small (PDL) Sites Outside UHPS Boundaries				-	336	-	-	19	19	19	17	19	19	19	19	17	19	19	19	19	17	19	19	19	19	150	336	Total no. of dwellings expected to be delivered 2001-2026 is lowered each monitoring year to avoid double counting with completions.
Planning Permissions - Other Sites				765	141	402	-	38	38	39	14	12	-	-	-	-	-	-	-	-	-	-	-	-	-	141	141	Check made of commitments. 157 relate to small greenfield sites with planning permission. A projection has been made for 90% of these to allow for some non-implementation (i.e. 141 dwellings). It is estimated that approximately 52% of these (73 units) have 3 year expiry dates (granted since the end of August 2005) and 48% (68 units) have 5 year expiry dates. The projection has been made to reflect this. There are no other permissions for large sites (10 or more dwellings) although these would not have been projected to avoid duplication/overlaps with other projections.
Remaining Areas - Other Housing Potential Sub-Totals				765	844	402	0	76	76	77	51	50	38	38	38	37	38	38	38	38	59	38	38	38	38	444	844	

Sites	Status	Site Area	Greenfield or PDL	Non-Statutory Allocation 2001- 2011 (net)	Total no. of dwellings expected to be delivered 2001-2026	Planning Permissions minus units built at 31/03/08 (net)	Completions 01/04/01 to 31/03/08	Completions																		Total Projected Completions 2001-2016	Total Projected Completions 2001-2026	Details
								08 /09	09 /10	10 /11	11 /12	12 /13	13 /14	14 /15	15 /16	16 /17	17 /18	18 /19	19 /20	20 /21	21 /22	22 /23	23 /24	24 /25	25 /26			
Remaining Areas - Housing Land Availability Plus Other Housing Potential				1894	3606	841	1437	161	214	227	175	232	238	263	259	37	38	38	38	38	59	38	38	38	38	3206	3606	
District Completed Identified Sites				1110	1403	0	1403	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1403	1403	
District - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5)				5230	6904	1664	1485	356	376	727	990	772	800	652	411	250	85	0	0	0	0	0	0	0	0	6569	6904	
District - Specific, Developable Sites (Years 6-15)				430	792	0	12	0	0	20	87	137	77	62	97	37	37	37	37	37	37	37	41	0	0	492	792	
District Completions on Other Unidentified Sites				-	1530	-	1530	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1530	1530	
DISTRICT HOUSING LAND AVAILABILITY TOTALS				6770	10629	1664	4430	356	376	747	1077	909	877	714	508	287	122	37	37	37	37	37	41	0	0	9994	10629	
District Other Housing Potential				1490	1379	600	0	93	93	138	75	67	55	75	55	82	85	85	55	65	91	55	55	85	70	651	1379	
District Grand Totals				8260	12008	2264	4430	449	469	885	1152	976	932	789	563	369	207	122	92	102	128	92	96	85	70	10645	12008	

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

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

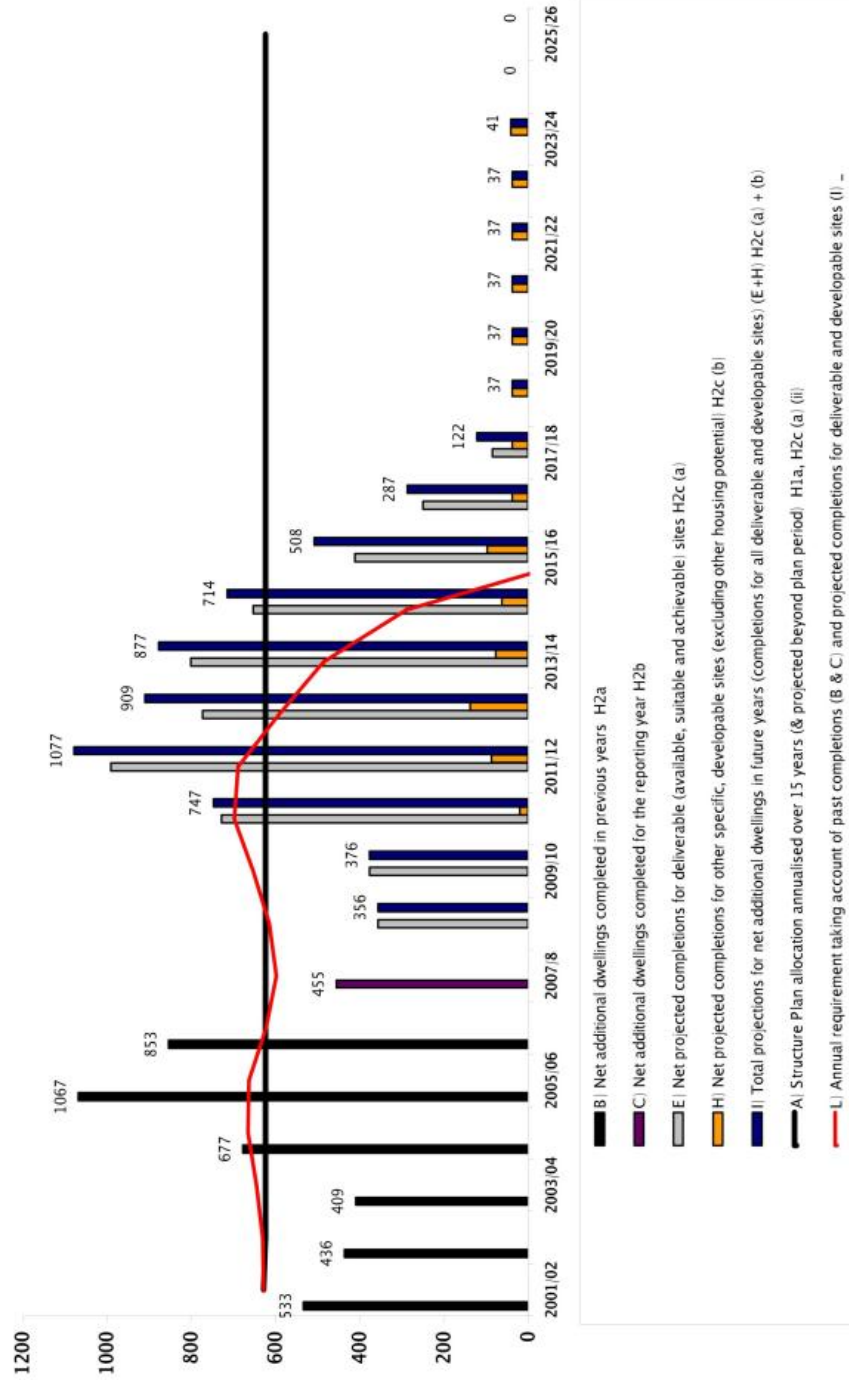
Core Output Indicator	COMPLETIONS										PROJECTIONS													
	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2022 /23	2023 /24	2024 /25	2025 /26
A) Structure Plan allocation annualised over 15 years (& projected beyond plan period)	628	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623	623
H1a, H2c (a) (i)																								
B) Net additional dwellings completed in previous years	533	436	409	677	1067	853																		
H2a																								
C) Net additional dwellings completed for the reporting year						455																		
H2b																								
D) Cumulative net additional dwellings completed	533	969	1378	2055	3122	3975	4430																	
E) Net projected completions for deliverable (available, suitable and achievable) sites							356	376	727	990	772	800	652	411	250	85	0	0	0	0	0	0	0	0
H2c (a)																								
F) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 08/09 to 12/13)							3221	3665	3941	3625	2885	2198	1398	746	335	85	0	0	0	0	0	0	0	0

	Core Output Indicator	COMPLETIONS										PROJECTIONS															
		2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	
G) Gross area of land (hectares) for all deliverable (available, suitable and achievable) sites (site areas to be deducted upon site completion)	H2c (a) (i)							733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89	733.89										
H) Net projected completions for other specific, developable sites (excluding other housing potential)	H2c (b)						0	0	20	87	137	77	62	97	37	37	37	37	37	37	37	37	41	0	0	0	
I) Total projections for net additional dwellings in future years (completions for all deliverable and developable sites) (E+H)	H2c (a) + (b)						356	376	747	1077	909	877	714	508	287	122	37	37	37	37	37	37	41	0	0	0	
J) Cumulative projections for net additional dwellings in future years (completions for all deliverable and developable sites)							356	732	1479	2556	3465	4342	5056	5564	5851	5973	6010	6047	6084	6121	6158	6199	6199	6199	6199	6199	
K) Cumulative shortfall or surplus in meeting annualised Structure Plan requirements							-203	-450	-326	128	414	668	759	644	308	-193	-779	-1365	-1951	-2537	-3123	-3705	-4328	-4951	-4951	-4951	

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

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

Figure 2 Housing Trajectory - Structure Plan



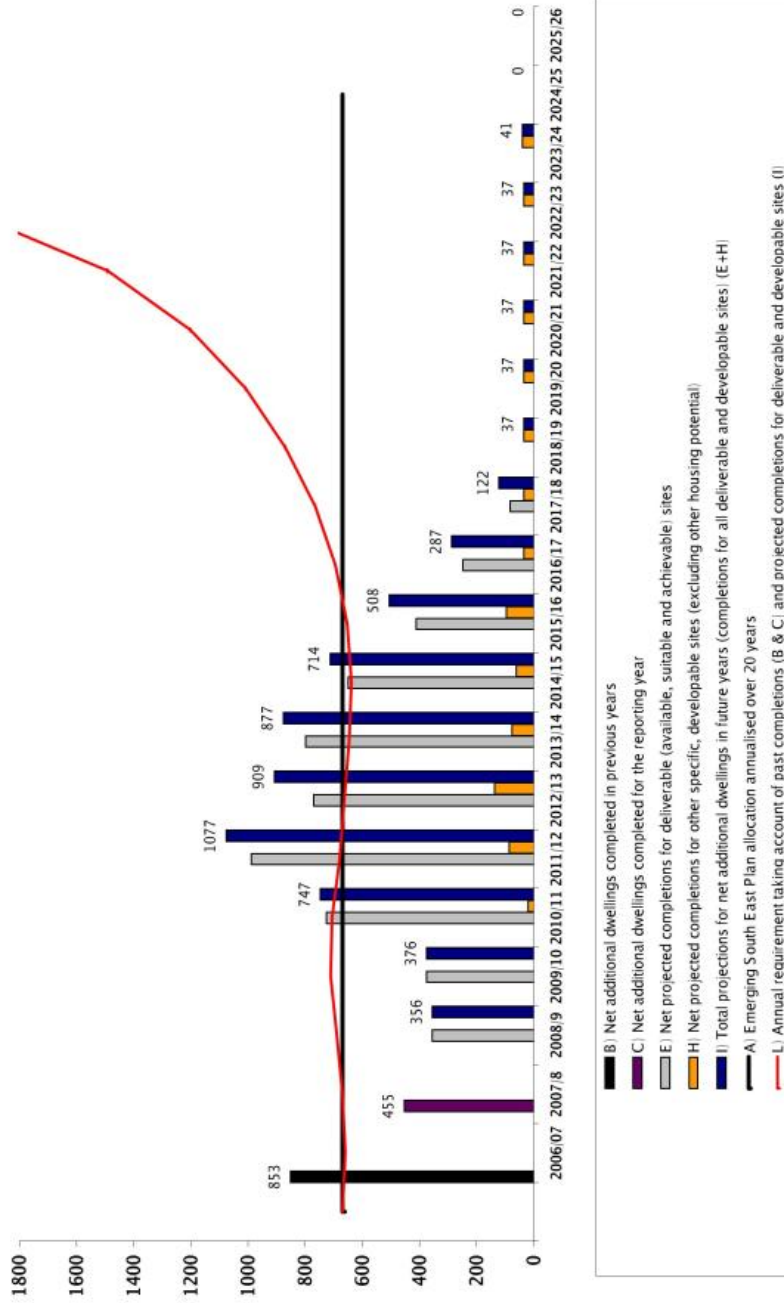
Source of Plan Target (Core Output Indicator H1b)	Start of Plan Period	End of Plan Period	Total Housing Required
Draft South East Plan (incorporating Proposed Changes)	01/04/2006	31/03/2026	13400

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

	COMPLETIONS										PROJECTIONS														
	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	2022 /23	2023 /24	2024 /25	2025 /26						
-																									
A) Emerging South East Plan allocation annualised over 15 years	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670	670					
B) Net additional dwellings completed in previous years	853																								
C) Net additional dwellings completed for the reporting year		455																							
D) Cumulative net additional dwellings completed	853	1308																							
E) Net projected completions for deliverable (available, suitable and achievable) sites			356	376	727	990	772	800	652	411	250	85	0	0	0	0	0	0	0	0					
F) Supply over the next 5 year years from deliverable sites (5 year rolling supply going forward e.g. 08/09 to 12/13)			3221	3665	3941	3625	2885	2198	1398	746	335	85	0	0	0	0	0	0	0	0					
G) Gross area of land (hectares) for all deliverable (available, suitable and achievable) sites (site areas to be deducted upon site completion)																									
H) Net projected completions for other specific, developable sites (excluding other housing potential)			0	0	20	87	137	77	62	97	37	37	37	37	37	37	41	0	0	0					
I) Total projections for net additional dwellings in future years (completions for all deliverable and developable sites) (E+H)			356	376	747	1077	909	877	714	508	287	122	37	37	37	37	41	0	0	0					
J) Cumulative projections for net additional dwellings in future years (completions for all deliverable and developable sites)			356	732	1479	2556	3465	4342	5056	5564	5851	5973	6010	6047	6084	6121	6158	6199	6199	6199					
K) Cumulative shortfall or surplus in meeting annualised Structure Plan requirements	183	-32	-346	-640	-563	-156	83	290	334	172	-211	-759	-1392	-2025	-2658	-3231	-3924	-4553	-5893	-5893					
L) Annual requirement taking account of past completions (B & C) and projected completions for deliverable and developable sites (I)	670	660	672	690	710	708	681	664	646	640	653	693	765	869	1008	1202	1493	1978	2946	5883					
M) Current and future estimation of 5 year rolling supply of deliverable (available, suitable and achievable) sites (E) having regard to past completions (B & C) and projected completions for deliverable and developable sites (I)			4.8	5.3	5.6	5.1	4.2	3.3	2.2	1.2	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					

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

Figure 3 Housing Trajectory - Emerging South East Plan



Appendix 6 Transport

Figure 4 Oxfordshire Housing Completions 2007-8

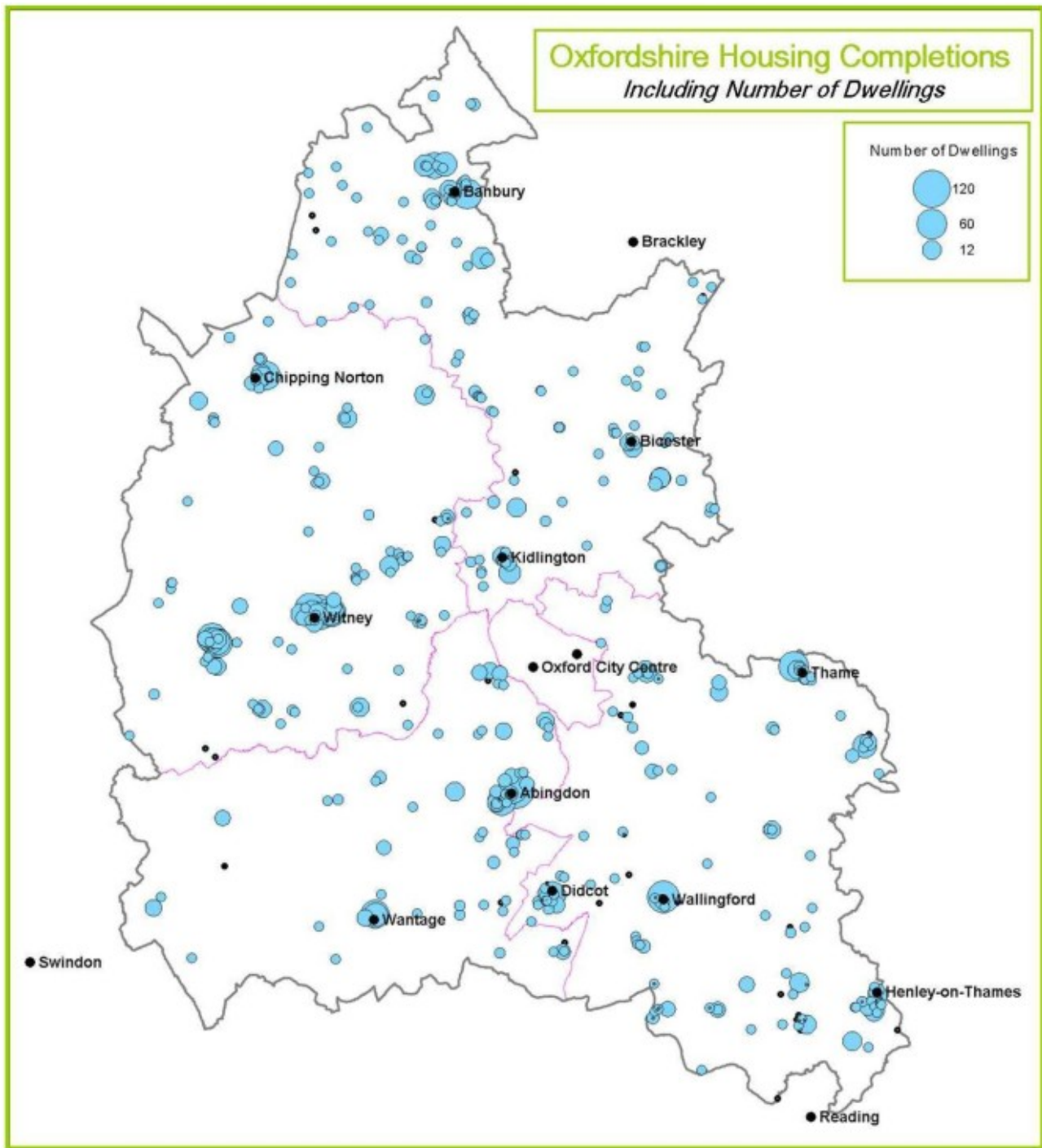


Figure 5 Access to Major Retail Centres

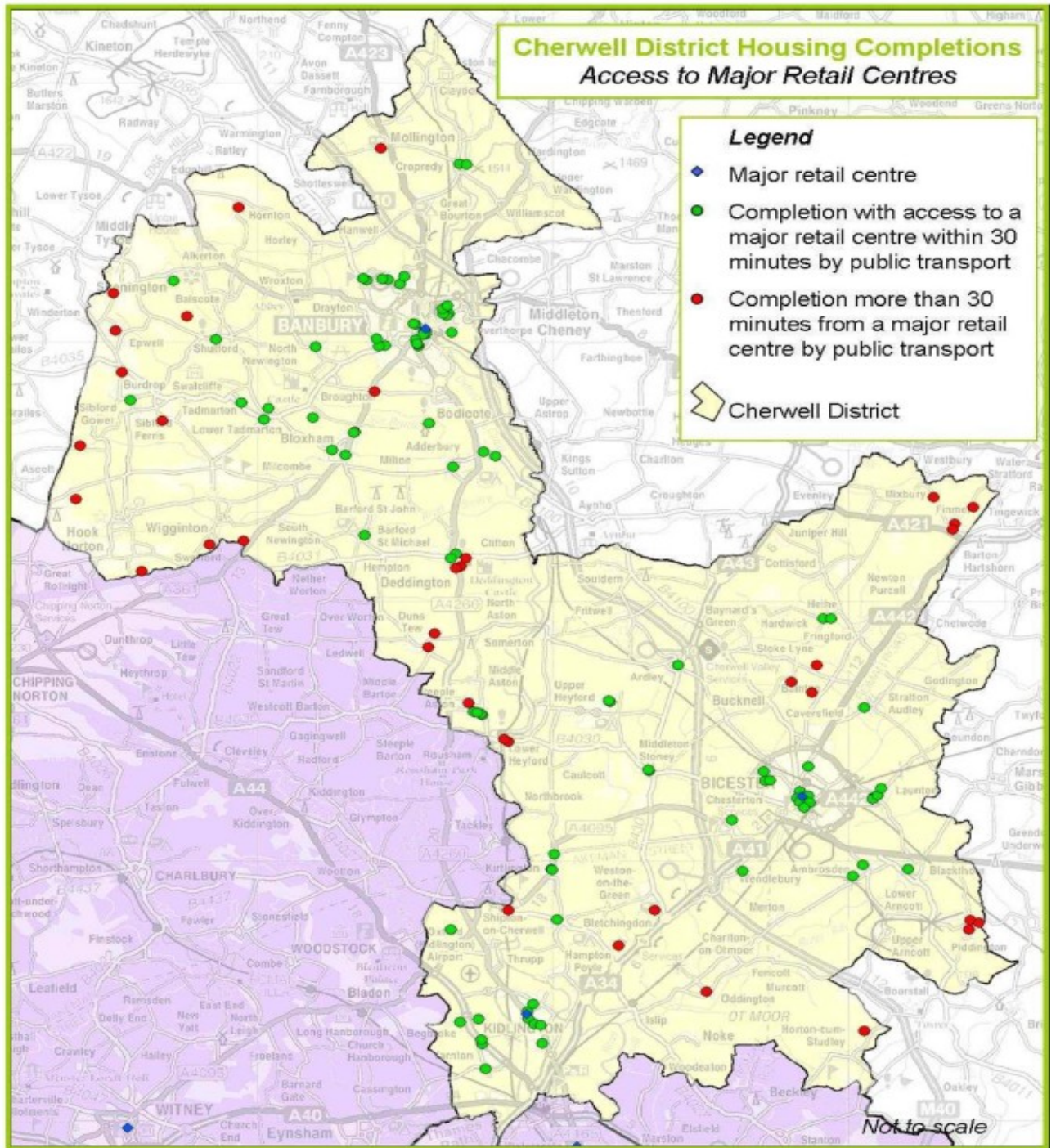


Figure 6 Access to Primary Schools

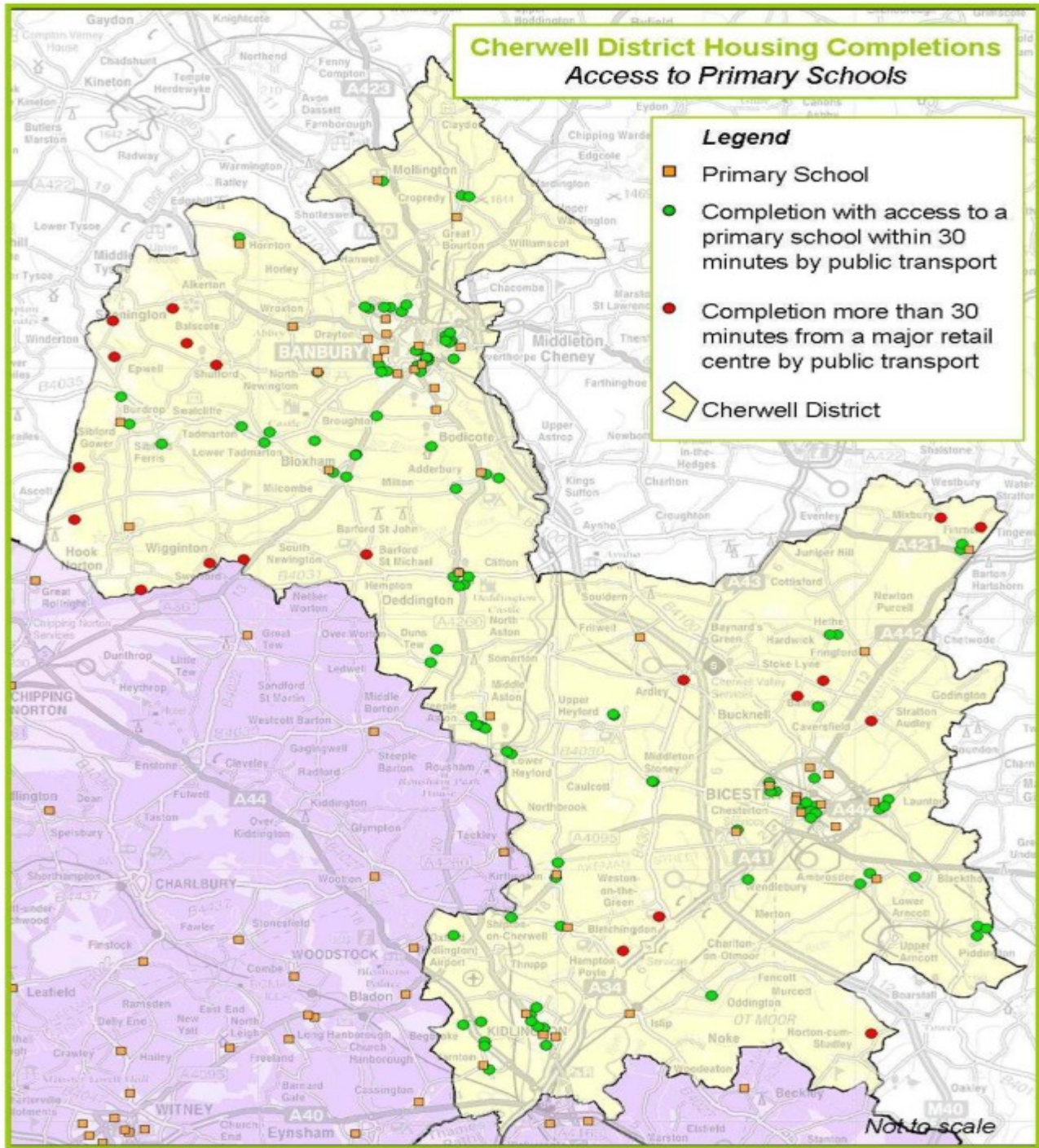


Figure 7 Access to Secondary Schools

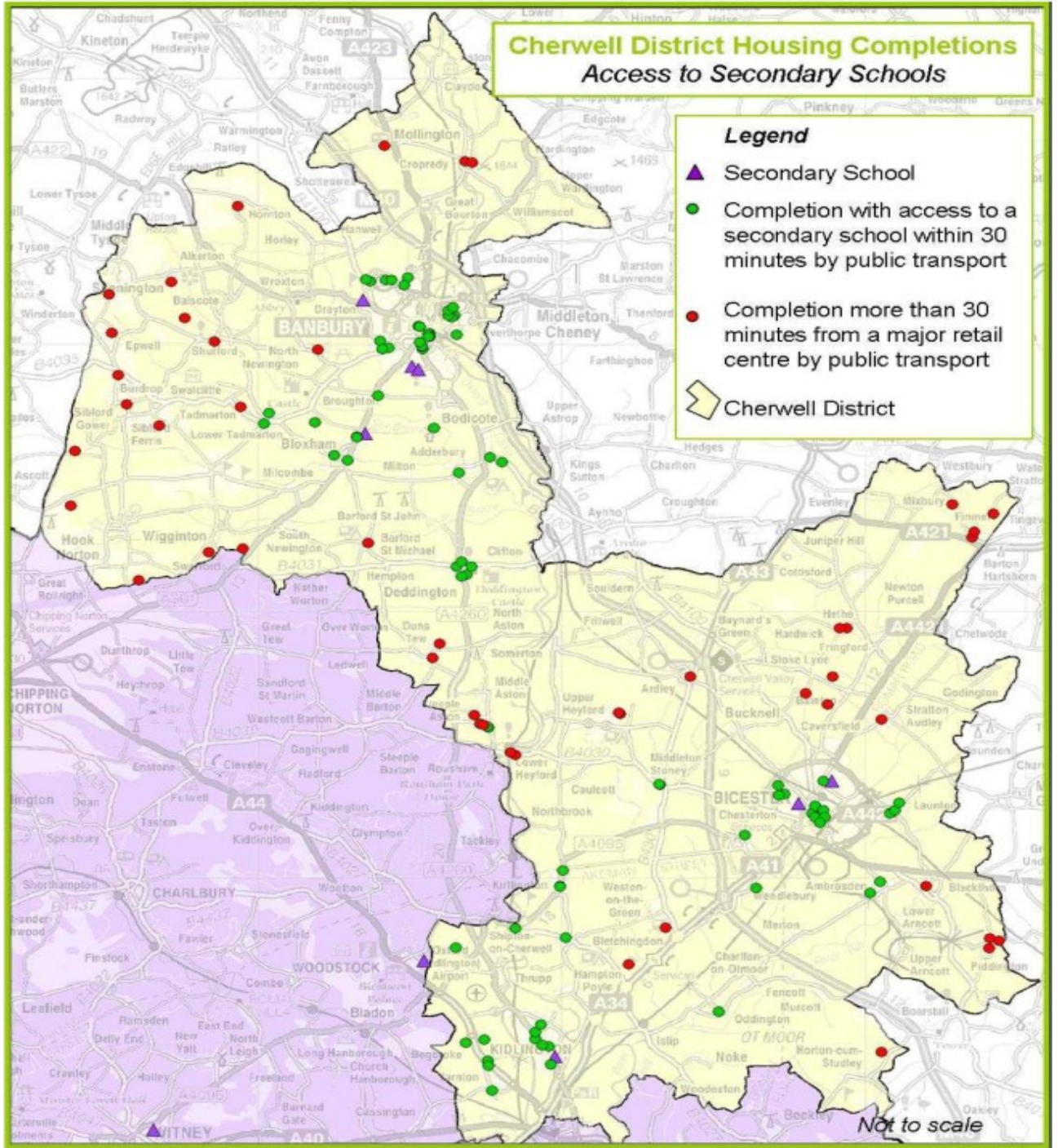


Figure 8 Access to Hospitals

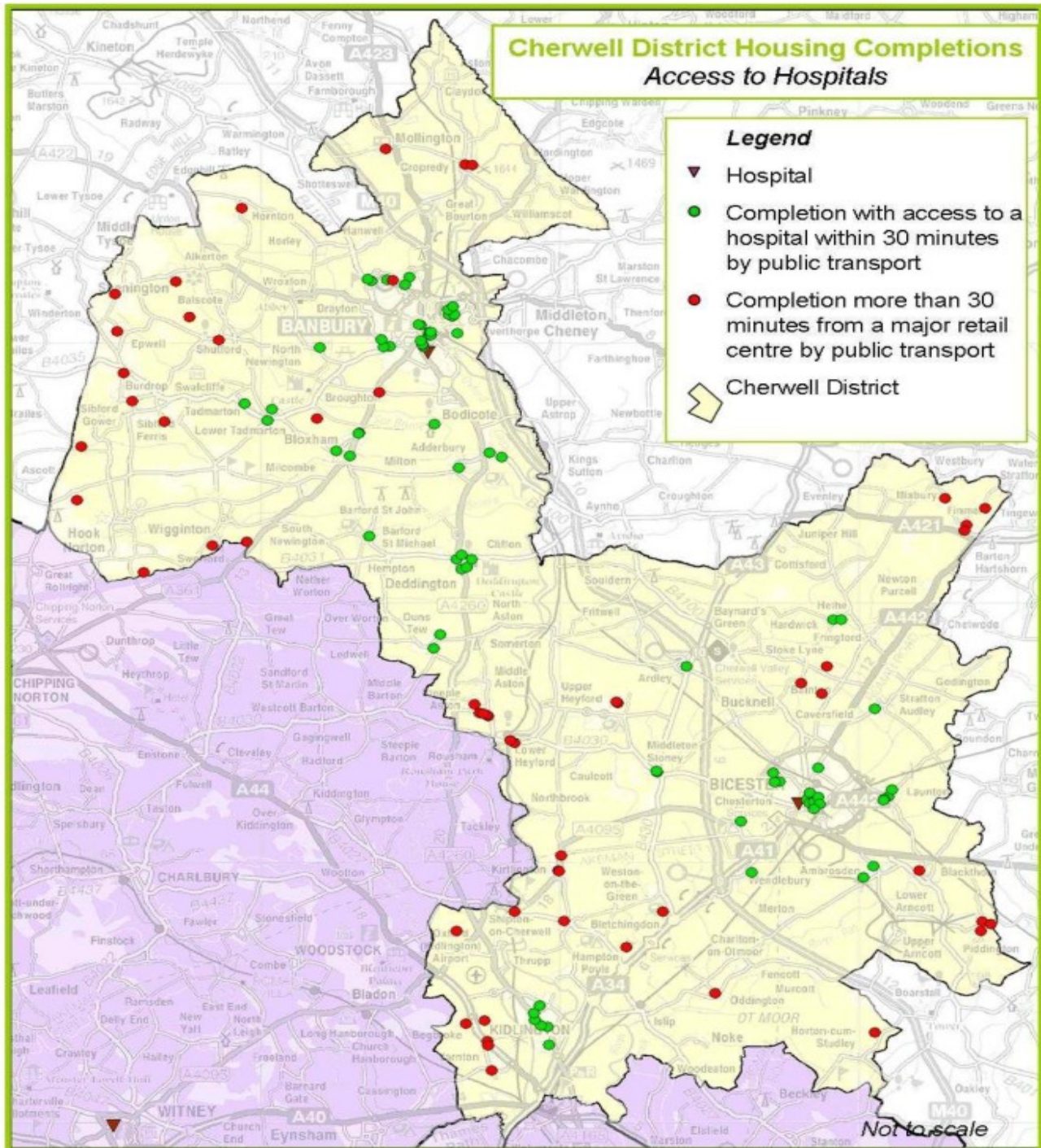


Figure 9 Access to GP Surgeries

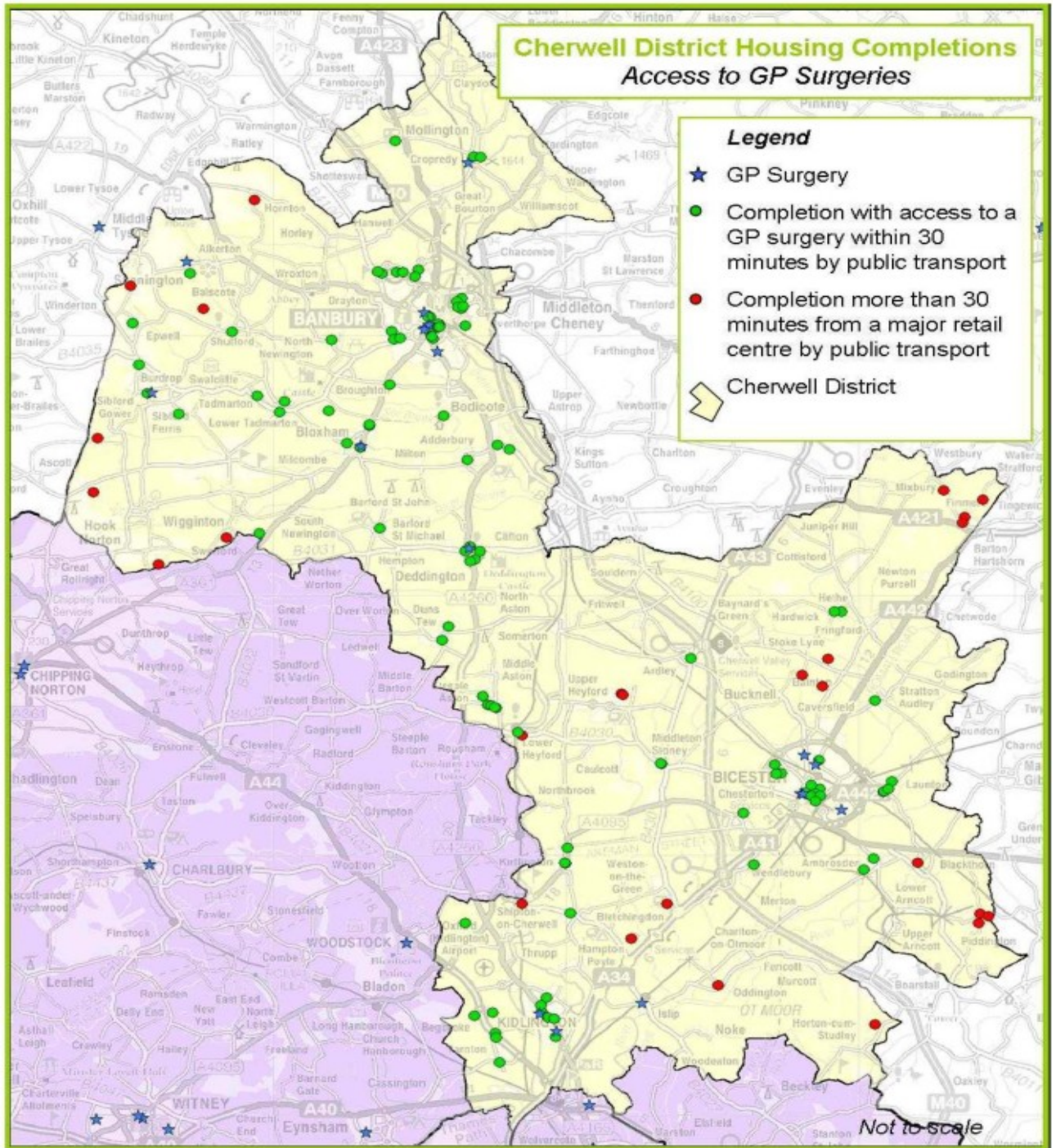
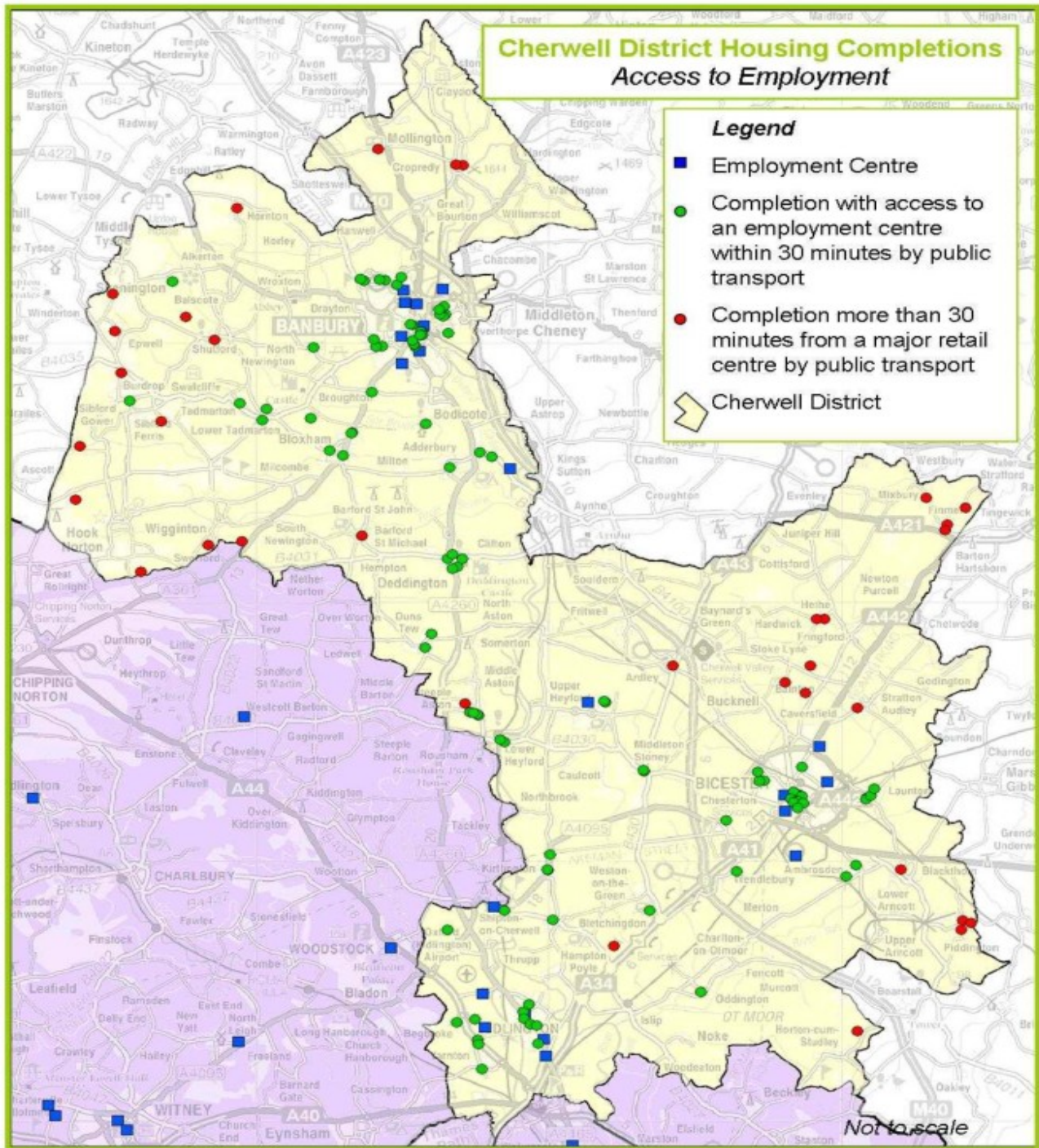


Figure 10 Access to Employment Centres



Appendix 7 Biodiversity

Table 38 UK BAP Species Identified in Cherwell

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

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

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

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

Table 39 SSSI Conditions

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

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

Table 40 SSSI Conditions in Oxfordshire

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

% of County covered by SSSI = 1.7%

Table 41 SSSI Conditions in Cherwell

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

% of District covered by SSSI = 0.9%

Information Sources:

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