

Site	Local Plan Allocation	Development Management Status (December 2024)	Commentary on Deliverability / Developability (January 2025)	Completions 01/04/2011 to 31/03/2024	Planning permission at 31/3/2024 minus units built and recorded at 31/03/2024	Total Dwellings Expected to 2031	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Supply 2011 to 2031	Supply Post 2031	Total Supply
HOUSING FOR CHERWELL'S NEEDS																
BANBURY																
Banbury Completed Sites (10 or more Homes)	-			3561	0	0	0	0	0	0	0	0	0	3561	0	3561
Banbury Deliverable Sites																
Canalside Caravan site, Station Road	2015 Local Plan Allocation - Banbury 1: Banbury Canalside	Outline planning permission 22/01564/OUT 18/00293/OUT	Outline permission (18/00293/OUT) for 63 dwellings expired in June 2022. A new outline application (22/01564/OUT) for 66 dwellings was granted permission on 19/07/2024. The site is part of a wider allocation in the adopted Cherwell Local Plan. Projection allows sufficient time (circa 3 years) for reserve matters submission and determination	0	0	63	0	0	0	30	33	0	0	63	0	63
Canalside Robert Keith Car Sales	2015 Local Plan Allocation - Banbury 1: Banbury Canalside	Full planning permission / Under Construction 23/00276/F 18/01569/F	Full planning permission granted in May 2023. Demolition works have completed on site. Completion anticipated 25/26.	0	19	19	0	19	0	0	0	0	0	19	0	19
Land West of Southam Road	2015 Local Plan Allocation - Banbury 2 - Hardwick Farm, Southam Road (East and West)	Reserved Matter approval / Under Construction 18/00273/OUT 19/02226/REM	One part of a strategic allocation in the adopted Local Plan 2011- 2031 (Banbury 2). Reserved Matters for 90 dwellings is secured by Sanctuary Housing. The majority of conditions have been discharged. Ground works commenced on site in 2023. Site visit at October 2024 confirmed 33 dwellings under construction at that time. Beechgrove homes are the developer and are advertising the opportunity to purchase the homes.	0	90	90	0	30	30	30	0	0	0	90	0	90
Bolton Road	2015 Local Plan Allocation - Banbury 8 - Bolton Road	Full Planning Permission / Under construction 21/04202/F	Planning permission 21/04202/F for the redevelopment of the Former Buzz Bingo, Bolton Road for 80 retirement living apartments including communal facilities, access, car parking and landscaping was submitted in December 2021 and was permitted in August 2022. Various DOC and a variation to condition approved outside of the monitoring period. Ground works started on the site and is being built by Churchill Living, promoting 78 units. The development commenced in Spring 2023. Delivery expected within the 5 year period.	0	78	78	0	0	28	50	0	0	0	78	0	78
Land South of Salt Way and West of Bloxham Road	2015 Local Plan Allocation - Banbury 16 - Land south of Salt Way and West of Bloxham Road	Reserved matters approval / under construction 14/01188/OUT 16/00597/F 17/00669/REM 18/01973/REM	The site is being developed by Redrow Homes and is very advanced with nearly all the homes built. The Council's latest site visit monitoring identifies the remaining completions will take place during 2024/25.	324	19	343	19	0	0	0	0	0	0	343	0	343
Land West Adj To Salt Way And West Of Bloxham Road Banbury		22/03868/OUT	Development of up to 60 homes. The site is not part of Banbury 16 Allocation, it is an extension of the allocation. Housing land supply was determinative to the appeal.	0	0	60	0	0	0	30	30	0	0	60	0	60

South of Salt Way - East	2015 Local Plan Allocation - Banbury 17 - South of Salt Way	15/01326/OUT 19/00895/REM (280) 21/03639/F (replan increasing to 303) Part outline permission, Part REM permission, plus application pending decision. 14/01932/OUT (1000) 22/02068/REM (parcels 1 and 3 for 237) (Parcel 2 --24/00772/REM pending 94 dwellings)	Part complete / part under construction. NW Corner complete. Pavillions - 2 housebuilders on board , site largely complete assumed remaining 68 dwellings to be delivered 24/26 which is consistent with earlier build out rate. (associated permission of 107 dwellings is a replan and not a new permission. Total capacity 303. Further outline permission for 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation (Total allocation 1495 dwellings). Reserved matters for two of the development parcels (22/02068/REM) were permitted in April 2023 for 237 dwellings. Reserved matters has also been granted for a spine road (20/03702/REM) and link road (20/03724/REM) serving the school and a foul water pumping station (21/03950/REM). No known delays in developers starting on site, conditions discharged, S106 obligations varied to allow early road construction to facilitate speedier development (21/00653/M106), ground works in place. Infrastructure will be delivered based on the number of occupations meaning that there will be no significant delays in delivering the homes permtded. Persimmon homes are developing the 237 homes in Phases 1 & 3. Discussions are underway on reserve applications for further phases. Phase 2 land (south of Phases 1 & 3 – zoned for 110-122 dwellings). Projection is consistent with build rates on this site and in Banbury generally in recent years. There are two house builders on site. A significant proportion of the site is forecast to be completed within the 5 year period. Developer has indicated that development is likely to be delivered in line with the projection.	359	1089	1448	87	99	23	75	75	75	75	868	580	1448
Drayton Lodge Farm	2015 Local Plan Allocation - Banbury 18 - Drayton Lodge Farm	Reserved matters approval / under construction 22/02357/REM (320) 18/01882/OUT	Outline permission for up to 320 dwellings. The site was acquired by Vistry Group in November 2020. Reserved matters application (22/02357/REM) approved in May 2023. Development is under construction. Projection is consistent with build rates in Banbury generally in recent years. A site visit during October 2024 confirms that completions have occurred and all foundations are now in place. Developer has estimated that the site will be built out in 5 year period and they will start on site in early 2024.	0	320	320	30	50	50	50	50	50	40	320	0	320
Land at Deerfields Farm Canal Lane Bodicote	2004 Non-Statutory Local Plan - Policies H1b, H10, Bankside	Outline planning permission 19/02350/OUT	Outline application for up to 26 dwellings was approved 18/11/2022. Discharge of Condition for a Construction Management Plan was permitted in October 2024. The expected delivery rates allow for lead-in times of reserved matters and construction.	0	26	26	0	0	0	26	0	0	0	26	0	26
Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton	None	Outline permission, reserved matters pending decision 23/03139/REM 22/02101/OUT	Outline planning permission granted 10/01/2024. Reserved Matters 23/03139/REM -approved April 2024. Developer (Bloor homes) anticipates delivery of homes within the next 5 years (September 2024). Projection is consistent with build rates in Banbury generally in recent years	0	250	250	4	50	50	50	50	46	0	250	0	250

South West Bicester Phase 2	2015 Local Plan allocation - Bicester 3 - South West Bicester Phase 2	13/00847/OUT , 23/03073/HYBRID (82 extra care C3 and 14 dwellings 96 pending decision))	Largely complete. Ongoing developer interest and submission of planning applications for the remaining allocation area. There is an application pending decision (Nov 24). for a total of 96 units. Discharge of conditions pending decision.	649	0	745	0	30	30	36	0	0	0	745	0	745
North West Bicester	2015 Local Plan allocation - Bicester 1	Various (part permission) 10/01780/HYBRID 14/02121/OUT 19/01036/HYBRID 21/01227/F 21/01630/OUT 21/04275/OUT 21/01227/F 23/03365/OUT	Exemplar part of the site constructed. An application for outline planning permission for a mixed use development including 1,700 dwellings was permitted on 30/01/2020. A variety of applications including design and phasing plans and reserved matters application for access arrangements, road layouts. A first phase for 123 dwellings have permitted for Cala Homes. An outline application 21/01630/OUT for 530 dwellings was allowed on appeal 25/07/2023 (Firethorn). Application 21/04275/OUT and 23/03365/OUT -decision pending (Hallam - mixed use -3100 dwellings) At 31/03/2024 - 412 dwellings are recorded as complete (10/01780/HYBRID and 19/01036/HYBRID and 21/01227F) Discussions with the Council, developers & Homes England are ongoing.	412	2230	6000	0	25	100	100	100	100	200	1037	4963	6000
Graven Hill	2015 Local Plan allocation - Bicester 2 - Graven Hill	Various permissions under construction Various planning records 11/01494/OUT, 15/02159/OUT, 15/02266/REM 16/01802/OUT, (21/03654, 22/0104, 22/02312, 22/02313. 22/02311, 22/02310, 22/02308, 22/02181, 22/02137)	Under construction. Graven Hill is an allocated site for 2,100 dwellings. The Council is the shareholder of arms length development company. Planning applications include development phases and individual self-build plots. Although a new planning application is required for stage 2 of the development an existing s106 agreement (relating to the original outline planning permission for 1900 homes) remains. 745 completions are expected from the first stage of development. During the 23/24 monitoring period and beyond a variety of applications have been approved for discharge of conditions and non-material amendments. Delivery projection is consistent with build rates in Bicester generally in recent years.	511	239	2100	50	50	50	50	50	100	111	972	1128	2100
Pakefield House St Johns Street Bicester OX26 6SL	None	Planning permission 21/01818/F 23/01771/F	Under construction. Planning permission granted on appeal for 34 retirement apartments in October 2022. The developer is Churchill retirement living. A subsequent application has been approved for a total of 41 apartments (23/01771/F) approved post monitoring period 02/04/2024. 4 completions recorded 23/24 The development is being actively marketed, first occupation Summer 2025. A site visit during Spring 2024 confirmed work continues on site.	4	30	34	20	10	0	0	0	0	0	34	0	34
Small Site Windfalls (<10 dwellings)	Windfalls	Permitted to 2027 & Trend Projection	Permissions to 2027 and trend based projection (average completions 2011 to 2024)	173	40	265	13	13	14	13	13	13	13	265	0	265
Bicester Developable Sites																
Gavray Drive	2015 Local Plan allocation - Bicester 13 - Gavray Drive	Allocation pending decision 21/03558/OUT	Outline application (21/03558/OUT) for up to 250 dwellings was submitted on behalf of land promoter (L&Q Estates) in October 2021 and is pending consideration. Section 106 agreement discussions are continuing. This is a developable site and will be kept under review.	0	0	250	0	0	0	0	50	50	50	150	100	250

South East Bicester (Wretchwick Green)	2015 Local Plan allocation - Bicester 12 - South East Bicester (Wretchwick Green)	Outline planning permission 16/01268/OUT	Site is promoted by Boyer Planning on behalf of Redrow Homes. Outline planning permission secured 20/05/2022. Conditions are being discharged indicating ongoing commitment to delivery. Several discharge of Conditions pending. Masterplan and Design Code approved 31/10/2024. Pioneer Roundabout now constructed. Legal Agreement signed spring 2022. Reserved matters application anticipated. House builder anticipated the majority of delivery to be post 5 year period.	0	1500	1500	0	0	0	0	75	75	100	250	1250	1500
BICESTER TOTALS																
Bicester Completed Sites (10 or more Homes)				2153	0	0	0	0	0	0	0	0	0	2153	2153	4306
Bicester Deliverable Sites				1749	2539	9144	83	128	194	199	163	213	324	3053	6091	9144
Bicester Developable Sites				0	1500	1750	0	0	0	0	125	125	150	400	1350	1750
Bicester Total Supply				3902	4039	10894	83	128	194	199	288	338	474	5606	9594	15200
Bicester Permissions Excluded				0	273	0	0	0	0	0	0	0	0	0	0	0
OTHER AREAS																
Other Areas Completed Sites (10 or more Homes)	Completed Sites (10 or more Homes)			2329	0	0	0	0	0	0	0	0	0	2329	0	2329
Other Areas Deliverable Sites																
Heyford Park (Former RAF Upper Heyford)	2015 Local Plan allocation - Villages 5 - Heyford Park	10/01642/OUT 18/00825/HYBRID 21/03523/OUT, 21/04289/OUT, 22/03063/F 22/02255/REM	Under construction by Dorchester Living. The Former RAF site was allocated in the adopted Local Plan (Villages 5) for a new settlement comprising approximately 1,600 homes in addition to 761 dwellings permitted (2015). A hybrid outline/detailed planning permission was granted on 9/9/22. 22/02255/REM includes 138 dwellings , associated roads, footways, parking and drainage was approved on 27/02/2023. Full application 22/03063/F includes 123 dwellings that are pending S106 agreement which expected to be resolved end of January 2025. Two applications for residential development submitted in 2024 are expected to be determined before the end of the year.	1150	1440	3706	30	59	96	138	153	100	100	1826	1880	3706
Kidlington Garage, 1 Bicester Road, Kidlington	None	Planning permission 22/00017/F	Under construction. Demolition has taken place. A subsequent application has been submitted for a different design and increase to 18 units. (Decision pending November 24). Housebuilder sweetcroft Homes. Delivery anticipated towards the end of 5 year period due to submission for proposed change in design/numbers-decision. A site visit in October 2024 confirmed works have commenced on site.	0	0	15	0	0	0	0	15	0	0	15	0	15
Land South Of Green Lane Chesterton	None	Outline planning permission 23/00173/OUT	Outline planning application for up to 147 homes was allowed on appeal 15/05/2024. Housing land supply was determinative to the appeal.	0	0	147	0	0	30	30	50	37	0	147	0	147
OS Parcel 3489 Adjoining And South West Of B4011, Ambrosden	None	Outline planning permission 22/01976/OUT	Reserved Matters and Various Discharge of Conditions submitted July 2024, decision pending November 24. Housebuilder Mulberry Homes. The expected delivery rates allow for lead-in times for approval of reserved matters approval and construction.	0	75	75	0	0	25	50	0	0	0	75	0	75
Land East Of Ploughley Road Ambrosden	None	Outline planning permission 22/02866/OUT	OUTLINE planning application for up to 120 dwellings was allowed on appeal 08/07/2024. Housing land supply was determinative to the appeal.	0	0	120	0	0	30	30	40	20	0	120	0	120
OS Parcel 2778 Grange Farm North West Of Station Cottage Station Road Launton	None	Outline planning permission 21/04112/OUT	Outline granted on appeal April 2022. Various Discharge of Conditions approved and others pending at November 2024. Housebuilder Greencore Homes. Developer has advised completions anticipated in 2026 . The expected delivery rates have been moved to 27/28 to allow for lead-in times of reserved matters approval and construction.	0	65	65	0	0	0	30	35	0	0	65	0	65
Land North Of Railway House, Station Road, Hook Norton	None	Outline planning permission 21/00500/OUT 24/01045/REM	Outline Application for up to 43 dwellings was allowed on appeal 16/02/2021. Reserved Matters application submitted by Deanfield Homes. Various Discharge of Conditions submitted October 2024 - pending decision. The expected delivery rates allow for lead-in times for determination of reserved matters and construction.	0	43	43	0	0	0	20	23	0	0	43	0	43

