

# **Annual Monitoring Report 2025**

## **(01/04/2024 - 31/03/2025)**

**December 2025**

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# 1. Introduction

## What is the Annual Monitoring Report?

Cherwell District Council has a statutory obligation, as set out in the Town and Country Planning Regulations 2012, to produce an Authority Monitoring Report (AMR). This should be published at least annually and should include information about:

- progress with local plan preparation
- the duty to cooperate process,
- housing delivery
- how policies are delivering the aims of the Local Plan,
- any policies which are not being implemented
- Neighbourhood Planning in the district

In summary, the Cherwell District Council Annual Monitoring Report (AMR) reviews progress in preparing the Council's planning policy documents and assesses whether its existing development plan policies are effective. This AMR covers the period 1 April 2024 – 31 March 2025. A base date of 31 March 2025 is used for monitoring performance against specified indicators.

### **Background**

The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015. The Local Plan provides the strategic planning policy framework for the district. Policies within the Plan replace some of the saved policies of the previously adopted Cherwell Local Plan 1996. Policy Bicester 13 of the Local Plan was re-adopted on 19 December 2016 following the outcome of a legal challenge.

The Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford's Unmet Housing Need was adopted by Cherwell District Council on 7 September 2020. The Plan provides the strategic planning framework and sets out strategic site allocations including a housing trajectory to provide Cherwell District's share of the unmet housing needs of Oxford to 2031.

Cherwell District Council is preparing a new Local Plan for the period 2020 to 2042. The Local Plan was submitted to the Secretary of State for Housing, Communities and Local Government for examination on 31<sup>st</sup> July 2025. Further information on the examination can be found at <https://www.cherwell.gov.uk/info/281/local-plan-review-examination>

For further information relating to the AMR, please contact the Council's Planning Policy team at [planning.policy@cherwell-dc.gov.uk](mailto:planning.policy@cherwell-dc.gov.uk)

## 2. Cherwell Planning Policy Documents

The existing statutory Development Plan comprises:

- Cherwell Local Plan 2011-2031 Part 1 (July 2015 incorporating Policy Bicester 13 re-adopted December 2016);
- Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need;
- The saved policies of the adopted Cherwell Local Plan 1996; and
- The made (adopted) Neighbourhood Plans for:
  - Adderbury;
  - Bloxham;
  - Deddington;
  - Hook Norton;
  - Mid Cherwell; and
  - Weston-on-the-Green

The Development Plan also includes the saved policies of the Oxfordshire Minerals and Waste Local Plan 1996, which is produced by [Oxfordshire County Council](#). A new Minerals and Waste Core Strategy Part 1 was adopted on 12 September 2017. The most recent Oxfordshire Minerals and Waste Development Scheme was produced in July 2025.

### Local Development Scheme Progress

The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents relevant to future planning decisions. An updated LDS was published in July 2025. It provides for:

- **Cherwell Local Plan Review** – a review of the adopted Cherwell Local Plan 2011-2031 to ensure key planning policies are kept up to date for the future, and to replace policies from the 2015 adopted Cherwell Local Plan 2011-2031 (Part 1), the remaining saved policies of the 1996 Local Plan and the 2011 Non-Statutory Local Plan interim policies. Upon adoption by the Council, it will become part of the statutory Development Plan.

- **Community Infrastructure Levy (CIL) Charging Schedule** The purpose of CIL is to raise funds to deliver infrastructure that will support new development in Cherwell District. This could include open space, leisure centres, sports facilities, transport schemes, schools amongst other requirements.

### **Cherwell Local Plan Review**

Progress on the preparation of the Cherwell Local Plan Review continued in the 2024/25 monitoring year as follows:

A consultation on the Cherwell Local Plan Review 2042 Proposed Submission Document took place between 19<sup>th</sup> December 2024 and 25<sup>th</sup> February 2025.

The Local Plan was submitted to the Secretary of State for examination on the 31 July 2025.

### **Community Infrastructure Levy (CIL) Charging Schedule**

Consultation on a Draft Charging Schedule, Infrastructure Funding Statement and Viability Assessment took place between 11 July and 24 August 2024. The LDS sets out a detailed timetable for all stages of CIL preparation with approval being proposed for April 2026 (estimated).

### **Supplementary Planning Documents**

No work on Supplementary Planning Documents (SPDs) was undertaken during the 2024/25 monitoring year.

### **Duty to Co-operate**

Local Councils are expected to consider strategic issues relevant to their areas through a statutory 'Duty to Co-operate' established by the Localism Act (2011) and described in the National Planning Policy Framework (NPPF).

During the monitoring period 2024/25 the Council continued to meet its statutory obligations under the Duty to Cooperate as set out in the Duty Cooperate Compliance Statement which form part of the evidence base for the examination of the Cherwell Local Plan Review 2042.

## **3. Neighbourhood Planning**

Neighbourhood Development Plans ("Neighbourhood Plans") were introduced in 2011 as a way for communities to decide the future of the places where they live and work.

A Neighbourhood Development Plan that has been adopted as a part of the development plan for a local authority's area is known as a "made" Neighbourhood Plan. The six "made" Neighbourhood Plans in Cherwell District up to 31/03/2025 are shown in Table 1.

**Table 1 "Made" Neighbourhood Development Plans in Cherwell District**

Neighbourhood Plan Area	Designated Date	Date plan "made"	Monitoring Year
Adderbury	3 June 2013	16 July 2018	2018/19
Bloxham*	3 June 2013	19 December 2016	2016/17
Hook Norton	3 June 2013	19 October 2015	2015/16
Mid Cherwell	7 April 2015	14 May 2019	2019/20
Weston-on-the-Green	2 November 2015	19 May 2021	2021/22
Deddington	02 December 2013	22 May 2024	2024/25

During the monitoring period from 1 April 2024 to 31 March 2025, one new neighbourhood area has been designated: Heyford Park. Consequential changes were also made to the designated Mid Cherwell neighbourhood area in June 2024 as a result of the Heyford Park designation.

**Table 2 Designated Neighbourhood Area in Cherwell District**

Neighbourhood Plan Area	Designated Date	Monitoring Year
Bodicote*	04 January 2016	2015/2016
Chesterton	21 February 2024	2023/2024
Hampton Gay & Poyle, and Bletchington	25 October 2022	2022/2023

<b>Heyford Park</b>	10 June 2024	2024/2025
<b>Islip</b>	17 February 2022	2021/2022
<b>Merton</b>	02 December 2013	2013/2014
<b>Milcombe</b>	03 January 2023	2022/2023
<b>Stratton Audley</b>	03 June 2013	2013/2014
<b>Shipton on Cherwell &amp; Thrupp</b>	11 February 2019	2018/2019

- Although not in the monitoring year the boundary of the Bodicote Neighbourhood Plan area was updated in October 2025 to align with revised parish boundaries

## 4. Monitoring Results – Cherwell Local Plan 2011-2031 Part 1

For each policy in the Cherwell Local Plan 2011-2031 (Part 1), there is an indicator, and a target used to measure the policy's effectiveness. This section sets out the detailed monitoring results using indicators from the adopted Local Plan 2011-2031 (Part 1). The Monitoring Framework is included at Appendix 5.

### Theme One: Developing a Sustainable Local Economy

Cherwell Local Plan 2011-2031 (Part 1) Policy SLE 1 seeks to protect existing employment land and buildings for employment (B class) uses. The Policy supports the delivery of employment development on allocated sites.

The strategic employment allocations (including mixed-use sites for housing and employment) in the 2015 Local Plan, as well as development on non-allocated sites, are monitored.

**Table 3 Employment completions on non-allocated land during 2024/25 (sqm)**

<b>Location</b>	<b>E(g)</b>	<b>E not specified</b>	<b>B2</b>	<b>B8</b>	<b>Mixed B Use</b>	<b>Total</b>
<b>Banbury</b>	6.3	0	486	13.82	0	506.12



<b>Bicester</b>	0	0	57429.1	-4444.21	1194	54178.89
<b>Kidlington</b>	11038	575.4	0	0	-575.4	11038
<b>Rural Areas</b>	515.25	400	323.2	805	0	2043.45
<b>Cherwell Total</b>	11559.6	975.4	58238.3	-3625.39	618.6	67766.46

Table 4 Employment commitments on non-allocated land on 31 March 2025 (sqm)

Location	E(g)	E not specified	B2	B8	Mixed B Use	Total
<b>Banbury</b>	-287.5	0	1805	3248	620	5385.5
<b>Bicester</b>	258.1	6078	-98	-3590	0	2648.1
<b>Kidlington</b>	4063.5	0	0	0	4063.5	8127
<b>Rural Areas</b>	1437.1	974	-590	3802	0	5623.1
<b>Cherwell Total</b>	5741.24	7052	1117	3460	4683.5	21783.7

Table 4a Employment completions on non-allocated land from 1 April 2020 to 31 March 2025

	B1	B2	B8	Mixed B Use	Total E	Total
<b>2020/21</b>	7596.25	305.25	8491	0	0	16,392.5
<b>2021/22</b>	5,006	8,604	-6,022	0	-940	6648
<b>2022/23</b>	413	2,536	-238	10,084	13,120	25,914
<b>2023/24</b>	0	459	1600	17,731	13,898	33,688
<b>2024/25</b>	0	58238.3	-3625.39	618.6	12535	67766.46

Recent corrections to completions data for 21-22 and 22-23 mean the data from these years presented here does not match the data in last year's AMR. These corrections

*involve: excluding non-relevant use classes (i.e., Sui Generis, and use classes E(a) – E(f)) and ensuring that completions at Oxford Technology Park are accurately captured. ‘Total E’ refers to use class E(g) and any unspecified E use class.*

Since 2020, changes to the use class order result in uses previously captured in Class B1 now falling under the newly created Class E(g) replacing the previous use class B1.

## Employment Completions

Table 5 shows the total employment floorspace completed during 2024/25 (net). The ‘net’ figures reflect the overall completion totals considering any losses which include redevelopments and changes of use away from commercial use. This table includes completions on allocated and non-allocated sites.

Tables 3 – 5 only includes commitments and completions within Class E(g), or unspecified Class E. (Former Use Class B1 is now included as E(g))

**Table 5 All employment completions during 2024/25 (sqm)**

Location	E(g)	E unspecified	B2	B8	Mixed B Use	Total
Banbury	6.3	0	486	13.8	0	506.1
Bicester	0	1640.8	57429.1	12456.8	1194	72720.7
Kidlington	11038	575.4	0	0	-575.4	11038
Rural Areas	515.3	400	323.2	805	0	2043.5
<b>Cherwell Total</b>	<b>11559.6</b>	<b>2616.2</b>	<b>58238.3</b>	<b>13275.6</b>	<b>618.6</b>	<b>86308.26</b>

## Employment Commitments

Table 6 shows the total employment floorspace commitments at 31/03/2025.

Employment commitments include sites which have been granted planning permission in the past and remain extant, this includes development on allocated and non-allocated sites.

As of 31 March 2025, there remains employment floorspace to be implemented equating to 199746 sqm. Development at Bicester contributed to most of the total

commitment for employment floorspace (72%), followed by the Rural Areas (21%), Banbury (3%), and Kidlington (4%).

**Table 6 All employment commitments on 31 March 2025 (sqm)**

Location	E(g)	E not specified	B2	B8	Mixed B Use	Total
<b>Banbury</b>	-287.4	0	1805	3248	620	5385.3
<b>Bicester</b>	71452.7	21050	-98	100418	0	192823
<b>Kidlington</b>	4063.5	0	0	0	4063.5	8127
<b>Rural Areas</b>	21402.1	974	8660	9762	0	40798.1
<b>Cherwell Total</b>	<b>96630.8</b>	<b>22024</b>	<b>10367</b>	<b>113428</b>	<b>4683.5</b>	<b>247133</b>

**Banbury** – All 13 ha of allocated employment land at Banbury 15 (Employment Land Northeast of Junction 11) are completed. There is an extant permission in Middleton Road for a change of use from office to self-contained flats. Works are underway for this conversion. Blenheim Court in George Street has prior approval to convert offices into 45 residential apartments. Both permissions, when implemented will result in a loss of employment floorspace.

**Bicester** – At Catalyst Bicester (Bicester Gateway) Buildings 1 to 8 are completed and occupied. Buildings 9 to 13 (part of phase 3) and are due to commence in late 2025 Axis J9 Phase 3 is now completed.

Construction of the Siemens Healthineers building in Bicester, the new £250 million superconducting magnet manufacturing facility has progressed throughout the monitoring period. The 56,000sqm site is expected to be operational in 2026 once full fit out has been completed.

**Kidlington** – There were more deliveries at Oxford Technology Park. Units 8 and 9 were completed. Units 10 and 11 are expected to be subject to a new planning application. The New Science Park - Land West of the Junction with the Boulevard Oxford Airport (23/00517/F) has delivered building B (2256sqm) and the amenity Hub building (193.17sqm)

**Rural** – 3 units as part of Grange Farm in Godington totalling 465sqm of mixed commercial use was completed. 5 office, research and light industry units were delivered at Apollo Office Park in Wroxton. An agricultural building at Godington Hall was converted into a car storage building as part of planning application 23/00020/F.

**Table 7 Land on Local Plan Employment Allocations without planning permission on 31 March 2025 (ha)**

Location	Remaining Allocated Area (ha)
Banbury	5.9
Bicester	35.03
Rural Areas	3.7
<b>Total</b>	<b>44.63</b>

Table 7 shows the total remaining allocated land available in the district (44.63 ha) excluding land with planning permission (Local Plan (2011 to 2031) allocations).

The employment trajectory in the Local Plan 2011-2031 shows the anticipated delivery of strategic sites. The Council continues to work with promoters, strategic partners and others to bring sites forward. Table 8 provides details of the status of each of the strategic employment sites.

**Table 8 Status of Local Plan Employment Allocations**

Location	Comments
<b>Banbury</b>	<p><u>Banbury 6: Employment Land West of the M40</u></p> <ul style="list-style-type: none"> <li>• This strategic site provides for 35 ha of mixed employment generating development.</li> <li>• 29.1 ha of development (units 1-5, 6, 7, 8 and 9) has been completed under various planning permissions.</li> <li>• Planning permission was granted for the construction of two new logistics warehouses (units 9 and 10) (20/00608/F) in August 2020. Land within CDC amounts to 4.4 ha. Development has been completed.</li> <li>• There is no planning permission in place for the remaining area of 5.87 ha.</li> </ul> <p><u>Banbury 15: Employment Land Northeast of Junction 11</u></p> <ul style="list-style-type: none"> <li>• This strategic site comprises 13 ha of land for mixed employment generating development.</li> <li>• Planning permission was granted in July 2020 for commercial development (19/00128/HYBRID) divided into part A and B. The site is complete.</li> </ul>
<b>Bicester</b>	<p><u>Bicester 1: Northwest Bicester</u></p> <ul style="list-style-type: none"> <li>• A new zero-carbon mixed-use development totalling 390 ha of land. 10 ha of the total land allocated is expected to provide for employment uses within the Plan period. All the allocated land for employment development has been completed.</li> </ul> <p><u>Bicester 2: Graven Hill</u></p> <p>This predominantly brownfield site is proposed for a mixed-use development totalling 241 ha of land. 26 ha of the total land allocation is expected to provide for employment uses within the plan period.</p> <ul style="list-style-type: none"> <li>• Planning permission (11/01494/OUT) for all 26 ha of employment provision was granted in August 2014 and was subsequently amended by a section 73 application (19/00937/OUT), which has been activated by demolition works. No significant employment development has started. Permission has been granted for a variation of the plans, showing a relocation of the pub, community centre, nursery, and extra</li> </ul>

Location	Comments
	<p>care facility: 21/03749/F. This has not started, and a new planning permission with revised plans is expected.</p> <ul style="list-style-type: none"> <li>• The Primary school on 3.34ha has been built. The row of local centre units has been built with some units occupied.</li> <li>• 22/01829/OUT granted permission for the development of B8 'Storage or Distribution' use comprising up to 104,008 sq. m (GIA). This has not yet commenced.</li> </ul> <p><u>Bicester 4: Bicester Business Park</u></p> <ul style="list-style-type: none"> <li>• 29.5 ha of land to the southwest of Bicester proposed for employment-generating development.</li> <li>• Following previous lapsed applications, 23/01080/OUT was granted in April 2023. This application covers 13 ha and involves 60,000 sqm of Class E floorspace. 23/02715/REM was permitted in August 2024 for phase one of this permission, constituting one office building and car parking, together covering approximately 1.3 ha.</li> <li>• There is a loss of employment land allocation to other uses (retail and restaurant) of 7.64 ha.</li> <li>• There is no planning permission in place for the remaining area of 8.76 ha.</li> </ul> <p><u>Bicester 10: Bicester Gateway</u></p> <ul style="list-style-type: none"> <li>• A strategic development site totaling 18 ha of land for the provision of business uses.</li> <li>• The allocation has been brought forward in parts. Phase 1 represents land to the west of Wendlebury Road and Phase 2 represents land to the east of Wendlebury Road.</li> <li>• 16/02586/OUT was granted for Phase 1 in 2017, for B1 units and a hotel. The site comprises two parcels of land. The northern parcel of land (Phase 1a), related to the hotel, is complete. The southern parcel of land (Phase 1b) has permission (under reserved matters application 22/02025/REM) for 12 knowledge economy units.</li> <li>• Phase 2 (comprising the remainder of the Bicester 10 allocation, to the east of Wendlebury Road) was granted planning permission for B1 development and a health and racquets club on 15.8 ha of land in September 2020 (19/01740/HYBRID).</li> <li>• 22/01632/REM and 20/02779/REM cover 9 units of employment land. Unit 1-4 were completed during 21/22. Units 5-8 were completed during 23/24, and Unit 9 completed 24/25.</li> </ul>

Location	Comments
	<ul style="list-style-type: none"> <li>22/01945/REM was granted consent on 12<sup>th</sup> October 2022 for a further 4 units totaling 10,195sqm. This is outside, but adjacent to the allocation, and is currently under construction.</li> <li>All 18 ha of the land allocated for employment development has planning permission, and all building on Phase 2 of the site, east of Wendlebury Road, has been completed.</li> </ul> <p><u>Bicester 11: Employment Land at North-East Bicester</u></p> <ul style="list-style-type: none"> <li>A strategic employment development site of 15 ha.</li> <li>Outline planning permission (15/01012/OUT) was granted in May 2016, and various reserved matters have been approved pursuant to this outline consent.</li> <li>Development of the northern part of the allocation – 10.5 ha of land – is complete.</li> <li>Covering approximately 1.2 ha, planning permission was granted in May 2024 for a coffee unit and drive-through with associated parking (21/02286/F). This is now complete.</li> <li>There is no planning permission in place for the remaining 3.3 ha of the allocation.</li> </ul> <p><u>Bicester 12: Southeast Bicester</u></p> <ul style="list-style-type: none"> <li>A mixed-use site for employment and residential development totaling 155 ha of land. 40 ha of total land allocated expected to provide for employment uses within the Plan period. However, it is unlikely that this will be implemented in full as the consented schemes have a lower employment floorspace.</li> <li>Units A1, A2 and B (16/00861/HYBRID and 18/00091/F) to the south-east of the allocation adjacent to the A41 are complete and cover 11.01 ha of land. A further 5.47 ha of land has planning permission for the development of Unit C (19/00388/F) has been completed.</li> <li>7 ha employment provision (60% B1 40% B8) (16/01268/OUT) was approved May 2022 to the north of Units A1, A2, B and C. As this application gives little detail on employment provision, and this is a complex site, for the purposes of this AMR this has not been included as a planning permission in the relevant figures. The remaining Local Plan employment land allocation without planning permission is 23.52 ha.</li> </ul>
<b>Rural Areas</b>	<p><u>Former RAF Upper Heyford</u></p> <ul style="list-style-type: none"> <li>Mixed use land allocation of 520ha in the July 2015 Local Plan (Policy Villages 5). An additional 1,600 dwellings to the 761 dwellings (net)</li> </ul>

Location	Comments
	<p>approved by that time at Heyford Park, (i.e. a total of 2,361) and approximately 120,000sqm of land for employment provision.</p> <ul style="list-style-type: none"> <li>○ Outline planning permission (10/01642/OUT) was granted in December 2011 for the proposed new settlement 'Heyford Park' comprising residential (1,075 dwellings, including reuse of up to 300 former military dwellings) and employment uses including commercial reuse of most of the vacant former airbase buildings plus car processing for about 6,000 cars on the central part of the former Southern Taxiway, a school, playing fields and other physical and social infrastructure. The application site measured approximately 76.3 ha in total. Subsequent reserved matters and full approvals have seen all those dwellings built and occupied.</li> <li>○ Full planning permission (16/02446/F) was granted in April 2020 for an additional 296 dwellings at Heyford Park on Parcel/Phase 9, on a 12ha site. Approximately 200 of which have still to be built and occupied. The consent took the overall number of approved dwellings to 2,657.</li> <li>○ A Hybrid application (18/00825/HYBRID) for 1,175 further dwellings (taking the approved cumulative total to 3,832), 929sqm retail uses, a 670sqm medical centre, 35,175sqm new employment uses, a 2,520sqm school, a 925sqm community building, areas for indoor (515sqm) and outdoor sports (Parcel 18), and additional education facilities, plus 76.6ha for filming activities and relocation of car processing actives on the former Southern Taxiway to its western end was approved in September 2022 yielding 8.3ha of employment floorspace with up to 35,175sqm of new build employment in the proposed Creative City area. A reserved matters approval was granted (22/02255/REM) in February 2023 for an initial phase of 138 dwellings under this Hybrid consent and all have subsequently been built and occupied.</li> <li>○ Full planning permission granted on land to the East of Larsen Road and Letchmere Drive (22/03063/F) in March 2025 for a further 123 dwellings, taking the approved cumulative total to 3,955. David Wilson Homes have recently started construction.</li> <li>○ Outline permission granted at appeal (APP/C3105/W/23/3326761) in March 2024 on land west of Chilgrove Drive for an additional 230 dwellings (beyond the Policy Village 5 allocation). Once built and occupied, this would take to approved cumulative total of dwellings at Heyford Park to 4,185.</li> <li>○ Retrospective consent was granted in November 2024 for the continued temporary use of certain buildings and the eastern parts of the former Southern Taxiway for extra car and van processing operations for up to about 10,000 vehicles (23/02827/F).</li> </ul>



Location	Comments
	No significant new-build employment development has started on site save for the reuse of many of the Hardened Aircraft Shelters, some former hangers and other former military buildings.

**Table 9 Employment Permissions 31 March 2025 (ha)**

Extant permissions on allocations			Extant Permissions on Non-Allocations			Total Extant Permissions		
Location	Gross	Net	Location	Gross	Net	Location	Gross	Net
Banbury	0	0	Banbury	2.9648	1.18592	Banbury	2.9648	1.18592
Bicester	51.69	20.676	Bicester	8.4818	3.39272	Bicester	60.1718	24.0687
Kidlington	0	0	Kidlington	1.3667	0.54668	Kidlington	1.3667	0.54668
Rural Areas	8.3	3.32	Rural Areas	3.5688	1.42752	Rural Areas	11.8688	4.74752
<b>Total</b>	<b>59.99</b>	<b>23.996</b>	<b>Total</b>	<b>16.3821</b>	<b>6.55284</b>	<b>Total</b>	<b>76.372</b>	<b>30.5488</b>

Table 9 shows the amount of land with planning permissions on 31 March 2025.\* The 'Gross' column shows site areas with planning permission. The 'Net' columns indicate the approximate building size, assuming a plot ratio of 40%. A gross total of 76.37 ha has been permitted with 78.5% being on strategic allocations. Only new build employment or significant extensions are shown, not changes of use between employment uses, since this would result in no overall gain in employment land.

The total extant permissions at Kidlington (Oxford Technology Park) are 2.73 (gross) / 1.09 (net) ha. Two of the four buildings are complete, so only half of the site's area is captured above.

\* In the previous Annual Monitoring Report, Kidlington sites (Oxford Technology Park and Begbroke Science Park) were included in the calculations for extant permissions on allocations. For this Annual Monitoring Report, both of the sites are calculated on the non-allocations.

**Table 10 Total Employment Land Available on Allocations (adopted Local Plan 2011-2031 on 31 March 2025 (ha))**

Location	Site Area (gross)	Site Area (net)
Banbury	5.9	2.36
Bicester	75.33	30.13
Kidlington	-	-
Rural Areas	12	4.8
<b>Total</b>	<b>93.23</b>	<b>37.29</b>

Table 10 shows the total employment land available on Local Plan allocations is 93.23 ha (this includes the remaining undeveloped land within allocated sites, a proportion of which will have planning permission). A large proportion of this is located at Bicester where there are six strategic allocations for employment and mixed-use development, and in the Rural Areas where there is a substantial allocation for employment provision at the Former RAF Heyford development.

**Table 11 Loss of employment land to non-employment use (includes completions on allocations and non-allocations) during 2024/25**

Location	Land Area (ha)
Banbury	0
Bicester	1.056
Kidlington	0
Rural Areas	0
<b>Cherwell Total</b>	<b>0</b>

During 2024/25, there was one recorded loss of employment land, due to a demolition of buildings on the former McKay Trading Estate at Bicester (24/00450/DEM).

## Town Centres

Policy SLE 2 Securing Dynamic Town Centres confirms that main town centre uses in out-of-centre locations will only be supported if no central or edge-of-centre sites are suitable or available, with preference given to accessible sites, well connected to the centre.

The target is for no net loss of town centre use floorspace within town centres.

One permitted application in the reporting period results in net loss of town centre floor space: 24/00538/F (111m<sup>2</sup>)

Policy SLE 2 also sets out local thresholds for the retail impact test. The Monitoring Framework indicator and target requires a Retail Impact Assessment to be submitted with all applications over the thresholds set out in Policy SLE 2.

The Council has approved two applications that were accompanied by a Retail Impact Assessment during the monitoring period: 24/00423/F and 24/01538/F

## Tourism

Completed tourism developments are an indicator used to measure the effectiveness of Policy SLE 3 Supporting Tourism Growth. The target is for an annual increase in completed tourism developments over the plan period.

During 2024/25, there have been no tourism related completions.

An application (24/02146/F) has been approved for a class B8 building (hanger 137) at Bicester Motion to be converted into an indoor e-karting centre. It is being implemented and is expected to be completed in Q1 2026.

The Council is currently considering a planning application for a major tourism development (Puy du Fou) north of Bucknell near Bicester.

The application for Oxford United football stadium was approved by Cherwell District Council on the 14 August 2025 planning committee. The application was referred to the Secretary of State who has declined to call it in.

**Table 12 Completed Tourism Developments During 01/04/2024 to 31/03/2025**

Use Class	Net floorspace completions (sqm) 2024/25
E(d) and F1)	0
Former D2 (now Sui Generis)	0

<b>Sui Generis</b>	0
<b>Total</b>	<b>0</b>

The effectiveness of Policy SLE 3 Supporting Tourism Growth is also measured by the number of visitors to tourist attractions in the district with the target being an annual increase. However, no data is currently available to measure this target.

## Transport

Policy SLE 4 Improved Transport and Connections states that the Council will support key transport proposals. In respect of transport, Policy SLE 4 requires new development to provide financial and/or in-kind contributions to mitigate the transport impacts of development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes, whilst also enabling improvements to be made to the local and strategic road and rail networks.

Progress of transport schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of completed and new transport infrastructure projects. During the period April 2023-March 2024 monitoring period there were improvement works to the Kidlington roundabout and A44 corridor which included new pedestrian and cycle paths and a dedicated in bound bus lane (now completed).

Policy SLE5 of the Local Plan sets out the Council's relevant policy in relation to the London to Birmingham high speed railway link and states that "Cherwell District Council will work with High Speed 2 Ltd, with the aim of influencing the design and construction of the route through Oxfordshire". There are no updates for this monitoring year.

## Theme Two: Building Sustainable Communities

### Five-year housing land supply Position

Tables 14 – 16 provide the calculations of the current five-year land supply based on the Housing Delivery Monitor at Appendix 1. Using the latest Standard Method calculation there is a need to provide 1118 dwellings per annum to meet Cherwell's needs. Only sites considered to be 'deliverable', as defined by the NPPF, are included in the calculation of the five-year housing land supply.

Previous AMRs have monitored and calculated two separate land supply positions: one for Cherwell's needs, and one for Oxford's unmet housing needs. However, following

2024 appeal decisions and a recent High Court judgment a combined assessment of the district's housing land supply position must now be prepared. Table 14 presents the assessment for Cherwell only, Table 15 for Oxford's Unmet Needs, and then Table 16 presents the combined assessment and shows that the district can demonstrate a 3.1-year housing land supply for the period 2025 to 2030.

**Table 14: Cherwell Only Housing Land Supply Calculation**

Description	5-year Period 2025/26 to 2030/31
Annual Requirement Standard Method	1113
5 Year Requirement Standard Method	5565
5% Buffer	278.25
5 Year Requirement Plus Buffer	5843.25
Revised Annual Requirement (Over next 5 years)	1168.65
Deliverable Supply Over Next 5 Years	5063
<b>Total Years Supply Over next 5 Year</b>	<b>4.3</b>

**Table 15: Partial Review Only Housing Land Supply Calculation**

	Partial Review Only (Oxford's Unmet Housing Land Supply)	
Step	Description	Five-year period 2025 to 2030
A	Partial Review requirement 2021- 26	1,700
B	Annual Requirement 2021-26	340
C	Partial Review Requirement 2026-31	2,700
D	Annual Requirement (c/5)	540
E	Requirement to date (b x 4 years)	1,360
F	Completions 2021-24	0
G	Shortfall at 31/3/25 (f -e)	1,360
H	Base requirement over next 5 years (b x 1) + (d x 4)	2,500
I	Base requirement over next 5 years plus shortfall	3860
J	Base requirement over next five years plus 5% buffer (i x 1.05)	4053

K	Revised Annual Requirement over next 5 years (j/5)	810.6
L	Deliverable supply over next 5 years	1060
M	<b>Total years supply over next 5 years (l/k)</b>	<b>1.3</b>

DRAFT

**Table 16: Combined 5-Year Housing Land Supply Calculation at 31/03/2025**

<b>Description</b>	<b>5-year Period 2025 to 2030</b>
Combined base requirement over next 5 years plus buffers	9896.25
Revised Annual Requirement (Over next 5 years)	1979.25
Deliverable Supply Over Next 5 Years	6123
Total Years Supply Over next 5 Year	<b>3.1</b>
Shortfall	<b>-3773.25</b>

## Housing Completions

**Table 17 Housing completions from 1 April 2011 to 31 March 2025**

	Banbury			Bicester			Elsewhere			District			
	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	GF	PDL	Total	PDL %
2011/12	34	102	136	40	26	66	118	36	154	192	164	356	46%
2012/13	4	38	42	116	14	130	50	118	168	170	170	340	50%
2013/14	12	22	34	137	33	170	119	87	206	268	142	410	35%
2014/15	222	106	328	193	30	223	119	276	395	534	412	946	44%
2015/16	257	96	353	307	60	367	316	389	705	880	545	1425	38%
2016/17	349	59	408	309	62	371	141	182	323	799	303	1102	27%
2017/18	530	86	616	315	40	355	266	150	416	1111	276	1387	20%
2018/19	521	133	654	272	165	437	252	146	398	1045	444	1489	30%
2019/20	502	96	598	178	106	284	170	107	277	850	309	1159	27%
2020/21	356	87	443	296	180	476	126	147	273	778	414	1192	35%
2021/22	467	44	511	272	79	351	169	157	326	908	280	1188	24%
2022/23	424	57	481	392	54	446	78	313	391	894	424	1318	32%
2023/24	170	27	197	180	46	226	246*	136	382	596*	209*	805	26%
2024/25	373	39	412	48	30	78	150	77	227	571	146	717	20%
Totals	4221	992	5213	3055	925	3980	2320	2321	4641	9596	4238	13834	31%

Table 17 shows the annual housing completions in Cherwell since 2011. The total number of housing completions (net) between 2011 and 2025 is 13,834 dwellings. During 2024/25, 717 (net) housing completions were recorded, a decrease of 88 from the 2023/24 monitoring year. This decrease is primarily due to a marked slowdown in completions in Bicester with the completion of Kingsmere and the new proposed developments in Bicester still coming forward. The remaining sites in Banbury are all progressing at pace and delivering well.

Between 2015 and 2024/25 in six out of eight years housing completions in the district have remained higher than the adopted annualised planned requirement of 1,142 per annum. In February 2022 the Council resolved to apply the standard method for the assessment of local housing need for Cherwell. For the monitoring period the local housing need for Cherwell was 1118 dwellings per annum. Completions from 2015 to 2025 total 11,780, or an average of 1,178 per annum.

In 2024/25, 57% of completions were at Banbury, 11% at Bicester and 32% elsewhere. 20% of the 717 homes delivered during the monitoring year were on previously developed land. Of the 13,834 homes built since 2011, 38% have been at Banbury, 29% at Bicester and 33% elsewhere in the district.

Table 18 shows the progress being made on strategic sites (100 or more dwellings) allocated in the 2015 Local Plan.

**Table 18 Progress of Strategic Sites at 31 March 2025**

Site	Policy Ref	Completions (2011 – 2025)	Permissions
<b>BICESTER</b>			
North West Bicester	Bicester 1	412	2230
Graven Hill	Bicester 2	554	189
South West Bicester Phase 2	Bicester 3	649	96
South East Bicester	Bicester 12	0	1500
Gavray Drive	Bicester 13	0	0
<b>BANBURY</b>			
Canalside, Banbury	Banbury 1	0	82
Southam Road	Banbury 2	581	46
West of Bretch Hill	Banbury 3	480	0
Bankside Phase 2	Banbury 4	0	820
North of Hanwell Fields	Banbury 5	590	0
Bolton Road	Banbury 8	0	80
South of SaltWay (West)	Banbury 16	324	19
South of SaltWay (East)	Banbury 17	524	924
Drayton Lodge Farm	Banbury 18	90	230



Higham Way	Banbury 19	0	0
<b>ELSEWHERE</b>			
Former RAF Upper Heyford	Villages 5	1241	1273

The Housing Delivery Monitor in the AMR appendices provides further details.

Table 19 shows the housing completions recorded since 2011 for strategic sites (100 or more), non-strategic sites (10-99) and windfall development (<10 homes). Table 20 shows this data for permissions (note this includes all permissions not all will be considered “deliverable” supply for the purposes of calculating the five-year land supply).

**Table 19 Breakdown of Housing Completions (net) from 1 April 2011 – 31 March 2025**

	<b>Banbury</b>	<b>Bicester</b>	<b>Elsewhere</b>	<b>District</b>
<b>Strategic Sites</b>	3,979	3,355	1,241	8,575
<b>Non-Strategic Sites</b>	688	451	2395	3,534
<b>Windfalls (&lt;10)</b>	546	174	1,005	1,725
<b>Totals</b>	<b>5,213</b>	<b>3,980</b>	<b>4,641</b>	<b>13,834</b>

**Table 20 Breakdown of sites with extant permission (net) 31 March 2025**

	<b>Banbury</b>	<b>Bicester</b>	<b>Elsewhere</b>	<b>District</b>
<b>Strategic Sites</b>	2,182	3,919	1,503	7,604
<b>Non-Strategic Sites</b>	654	42	661	1,357
<b>Windfalls (&lt;10)</b>	93	55	252	400
<b>Totals</b>	<b>2,929</b>	<b>4,016</b>	<b>2,416</b>	<b>9,361</b>

## Housing Density

The indicator looks at net housing density of completions. However, due to the way in which data is recorded in planning applications, only the gross site area is available. As such, the housing density is reported lower than has been achieved.

**Table 21 Gross housing density of large, completed sites during 2024/25 (10 or more dwellings)**

	2024/25
<b>Total Site area (gross)</b>	<b>30.1</b>
<b>No. of dwellings on large sites</b>	<b>491</b>
<b>Gross housing Density</b>	<b>16.3</b>

The housing density of large, completed sites (10 or more dwellings) during 2024/25 is 16.3 dwellings per hectare (dph) which is an increase from the previous year (8.6). During the monitoring period completed sites cover a range of development types totalling a gross area of 30.1 hectares and 491 dwellings. The density is higher due to the range of development types and gross area calculations

## Affordable Housing

Policy BSC3 is monitored according to the net affordable housing completions/ acquisitions per tenure. Table 22 shows the number of affordable housing completions since 2011/12.

**Table 22 Net Affordable Housing Completions**

<b>Year</b>	<b>Affordable housing completions (net)</b>
<b>2011/12</b>	204
<b>2012/13</b>	113
<b>2013/14</b>	140
<b>2014/15</b>	191
<b>2015/16</b>	322
<b>2016/17</b>	278
<b>2017/18</b>	426
<b>2018/19</b>	510
<b>2019/20</b>	400
<b>2020/21</b>	295
<b>2021/22</b>	178
<b>2022/23</b>	181
<b>2023/24</b>	266
<b>2024/25</b>	<b>262</b>
<b>Totals</b>	<b>3766</b>

A total of 262 net affordable housing completions were recorded during 2024/25 which is a slight decrease of 4 dwellings on the last year's numbers. These were made up of 129 affordable rented tenure, 57 social rent, 73 shared ownership and 3 discounted market sale. Affordable Housing completions recorded in this AMR are secured through a Section 106 legal agreement and may therefore sometimes differ from the number recorded by the Strategic Housing Team.

#### Self-Build (SB) completions

Policy BSC3 is also measured against the number of SB completions. There were 47 self-build dwellings completed at Graven Hill during 2024/25. This is an increase of 15 from last years reported completion. This meets the target for BSC3 which is for an annual increase in the number of SCB completions.

#### Housing Mix

Policy BSC4 Housing Mix reports completions by number of bedrooms. This data is not readily available and therefore, no reporting is available for this indicator.

#### Area Renewal

Policy BSC 5 states that the Council will support area renewal proposals that direct investment to improve the physical and community fabric of the district to improve social outcomes, improve health and well-being, educational attainment, and

employment outcomes. Monitoring indicator targets are for improvements in levels of deprivation in the district and positive trends across all the Brighter Futures in Banbury programme indicators.

The [Brighter Futures Partnership](#) covers three wards in Banbury, North Oxfordshire- Grimsbury, Neithrop and Ruscote enabling organisations from grass roots community groups through to statutory and strategic agencies to work together to increase opportunities, raise aspirations and improve health for the residents of this area.

The partnership sets out to break cycles of deprivation in the areas of Banbury with greatest health and income inequalities. There are 6 theme areas of Stronger Communities and Volunteering Health Wellbeing and Physical Activity Safer Communities Housing Economy Education and Skills which deliver opportunities through steering group guidance and facilitating relationships between organisations and residents.

The Brighter Futures in Banbury Programme Annual Report is available to view on the Council's website\*.

## Travelling Communities

Policy BSC 6: Travelling Communities of the adopted Cherwell Local Plan 2011-2031 provides a sequential and criteria-based approach to the provision of new traveller sites. The Policy sets a requirement of 19 (net) additional pitches to meet the needs of Gypsies and Travellers and 24 (net) additional plots for Travelling Show people up to 2031.

An Oxfordshire Gypsy and Traveller, Travelling Showperson and Boat Dweller Accommodation assessment (GTAA) of needs was completed in December 2024 to inform the Cherwell Local Plan Review 2042. This takes into account the Government's decision to revise the definition of gypsies and travellers for the purposes of planning policy as included in the 2024 Planning Policy for Traveller Sites (PPTS). This assessment provides the council with the most up-to-date information about the need for Gypsy and Traveller Pitches and Travelling Showpeople plots.

It is considered that significant weight may be given to GTAA in line with paragraph 49 in the NPPF. No representations were made as part of the Regulation 19 Cherwell Local Plan 2042 consultation in relation to the quantified need for pitches or plots as set out in the GTAA.

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\* <https://www.cherwell.gov.uk/info/118/communities/873/brighter-futures-in-banbury>

Therefore the 2024 GTAA is now being used as the basis for 5-year supply calculations for both pitches and plots when monitoring Policy BCS 6. The approach taken to assessing need is in line with Planning Policy for Traveller Sites and NPPF.

The 2024 assessment recorded 12 permitted Gypsy and Traveller sites (70 pitches) and 4 Travelling Show people yards (14 plots) in the District.

At the time of surveying, the GTAA found that 20 of the 70 pitches were vacant. There were no vacant plots on the Travelling show people yards.

Tables 23 and 24 show the identified need for both accommodation types:

**Table 23: 2024 GTAA study Gypsy and Traveller need**

5 year authorised pitch shortfall (2023/24 to 2027/28)	5
Long-term need (2028/29 to 2041/42)	20
Total net shortfall 2023/24 to 2041/42	25

**Table 24: 2024 GTAA study Travelling Showperson need**

5 year authorised plot shortfall (2023/24 to 2027/28)	4
Long-term need (2028/29 to 2041/42)	0
Total net shortfall 2023/24 to 2041/42	4

Gypsy and Traveller Pitches: Current supply and Five-year supply

**Table 25 Gypsy and Traveller Pitches at 31 March 2025**

Site	Pitches March 2023	24/25	Net Totals
Bicester Trailer Park, A41 Wendlebury, Nr Bicester, Oxon	8	0	8
The Stables, Main Street, Great Bourton	1	0	1
Corner Meadow, Mollington	21	+3	24
Stable Block, Mollington	5	0	5
Foxfield Farm, Station Road, Ardley (Horwood Site, Ardley)	1	0	1
Little Acre, Woodstock Road, Yarnton.	3	0	3
Summer Place Blackthorn Road, Launton*	3	+1	4
Summer Place Extension**	0	+4	4
Manor Park, Kidlington Road, Hampton Poyle, Kidlington	11	0	11
Greenacres (Land west of M40 Adj A4095), Chesterton	3	0	3
Land North West of Hill Cottage, Caulcott	5	0	5
The Paddock, Main Street, Great Bourton	3	0	3

OS Parcel 9635, NE of HMP Bullington, Widnell la, Piddington	6	0	6
	70	8	78

*\*Summer Place has permission for 4 pitches (13/00279/F: 2 pitches 17/00031/F : 2 pitches). However, the GTAA only include 3 pitches.*

*\*\*Summer Place extension granted permission in July 2019 (18/01259/F). New information shows that the permission has now been fully implemented.*

There are 5 recorded completions for 2024/25 at Summer Place, Launton.

The three pitches at Corner Meadow, Mollington are included in Table 26 as future supply as they were not included in the GTAA supply.

It should be noted that some sites are subject to enforcement action for reasons of non-compliance with planning conditions. However, as these sites do have planning permission and action is being sought to regularise these contraventions they are included in the current supply. Future AMRs will review the status of these sites.

**Table 26 - Deliverable supply**

Site	25/26	26/27	28/29	29/30	30/31	Total	Details
Corner Meadow, Farnborough Road, Mollington	0	3	0	0	0	3	Permission (23/00996/F)
Manor View Hampton Poyle	2					2	Permission granted 2/1/25 22/01293/F
Land North of A4421 Bicester Road Fringford	4					4	Permission granted 7/7/25 24/02167/F
<b>Totals</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	

The 2024 GTAA identifies additional potential sources of pitch supply but as these have not been assessed to determine whether they are deliverable they have not been included in the calculations.

In addition to completions and deliverable supply, the following applications are pending determination:

- Planning application (24/0097/F) for 12 pitches (6 net) at Widnell Lane, Piddington:
- Planning application (24/02741/F) at Manor Park, Hampton Poyle for 6 static caravans.
- Planning application (24/02742/F) at Manor Park, Hampton Poyle for an additional static caravan and day room.

Permissions granted since 31 March 2025:

- Planning permission (22/01293/F) granted on appeal on 2 April 2025 for 2 new pitches at Manor View, Hampton Poyle.
- Planning permission (24/02167/F) granted on 7 July 2025 for 4 new pitches at Land North of A4421 Bicester Road Fringford

These permissions will be included in next year's AMR. They have been included in the future supply as they meet the definition of deliverable in 2024 PPTS.

**Table 27 Calculation of 5 Year Land Supply for Gypsy and Traveller Pitches (2024 GTAA)**

		<b>Five Year Period 2024 /25-29/30 (from 1 April 2025) (figures rounded)</b>
<b>a</b>	Plan Requirement (2023/24 to 2041/42)	25
<b>b</b>	Annual Requirement (a/19)	1.32
<b>c</b>	Requirement to date (b x 2 years)	2.64
<b>d</b>	Completions	5
<b>e</b>	Shortfall / surplus at 31/3/25(c-d)	+2.36
<b>f</b>	Base Requirement over next 5 years (b x 5)	6.6
<b>g</b>	Base Requirement over next 5 years plus shortfall (f +/- e)	4.24
<b>h</b>	Revised Annual Requirement over next 5 years (g/5)	0.85
<b>i</b>	Deliverable Supply over next 5 Years	9 (see table 26)
<b>j</b>	Total years supply over next 5 years (i/h)	10.59
<b>k</b>	Shortfall (g- i)	0

The 2024 GTAA assess the need for the period to 2023/24 – 2041/42. Taking into account current deliverable supply it provides a 10.59 year's supply for the period 2024/5 to 2029/30.

### Travelling Showpeople Current supply and Five-year supply

The 2024 GTAA identifies a need for 4 plots between 2023/24 and 2041/42  
Table 28 shows the current supply position for plots for Travelling Showpeople.  
There have been no applications for Travelling Showpeople accommodation since 2001.

**Table 28 Existing Supply of Travelling Showpeople Plots at 31 March 2025**

Site	Plots March 2023	Plots 24/25	Net total
Rose's Yard, Blue Pitts, Bloxham	3	0	3
Blue Pitts, South Newington Road, Carousel Park, Bloxham	2	0	2
Faircare, Bloxham	6	0	6
Hebborn's Yard, Gosford, Kidlington	3	0	3
<b>Totals</b>	14	0	14

At 31 March 2025, the total supply of Travelling Show People plots remains at 14, with no net gain or losses since March 2012.

As stated above the 2024 GTAA is being used to measure the 5-year supply of travelling show people plots. This identifies a need for 4 plots up for the five years of the plan period with no longer term need identified. There is therefore no five year supply of travelling show person plots.

**Table 29 2025 Travelling Showperson Need:**

5 year authorised plot shortfall (2023/24 to 2027/28) (identified in GTAA)	4
Longer term need up to 2041/42	0
Total net shortfall 2024/25- 2029/30	4

Given the lack of relevant planning applications since 2001 for travelling showpeople accommodation and the small level of need identified in the study a criteria-based policy BSC6 and the emerging Local Plan Review 2042 (once examined) provide a suitable sequential approach to determine planning applications if they arise.



## Education

The effectiveness of Policy BSC 7 Meeting Education Needs is measured by the timely provision of education infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.

Gosford Hill Secondary School planning application has been approved, and work is due to commence. (24/00070/F)

The Heyfordian School Trust in Heyford Park has had a planning application approved for a single storey extension to provide primary school accommodation and to allow for the expansion of the secondary school accommodation (24/02771/F)

East Street Day Nursery in Banbury has had a planning application approved for 2 prefabricated buildings to be used for the early years and community learning (24/02574/F)

## Health and Well Being

The effectiveness of Policy BSC 8 Securing Health and Well Being is measured by the timely provision of health infrastructure to meet development needs in accordance with strategic site delivery as set out in the IDP.

## Public Services and Utilities

The effectiveness of Policy BSC 9 Public Services and Utilities is measured by the timely provision of public services and utilities infrastructure to meet development needs in accordance with strategic site delivery and as set out in the IDP.

Progress of public services and utilities infrastructure schemes is recorded in the IDP Update.

## Open Space, Sport, Recreation and Community Facilities

Provision of open space, sport, recreation, and community facilities is managed by Cherwell Local Plan 2011-2031 (Part 1) Policies BSC 10, BSC 11 and BSC 12. Policies BSC 11 and BSC 12 set qualitative and local standards of provision for outdoor and indoor recreation. Progress of open space, sport, recreation, and community facilities schemes is recorded in the IDP Update. Section 6 of this AMR monitors the implementation of Policy INF 1 and contains a summary of open space and recreation infrastructure projects.

## Theme Three: Ensuring Sustainable Development

## Mitigating and Adapting to Climate Change – Policy ESD 1

Several indicators measure progress towards achieving the targets for Policy ESD 1. There is some overlap with regards to other policies in the Plan. Indicators that are reported under Policy ESD 1 are:

- Carbon emissions in the district per capita.

Carbon emissions per capita in the district were 10.4 tonnes in 2010. In 2021, the latest year for which data is available, estimates place the figure at approximately 7 tonnes.

- Permissions granted contrary to Environment Agency advice on flood risk grounds (see below)
- The Monitoring Framework lists former National Indicator (NI) 175—'access to services and facilities by public transport, walking, and cycling'—as an indicator of Policy ESD 1's progress. However, since NI reporting became voluntary in 2010, the Council no longer routinely collects data on NI 175. As a result, this is no longer monitored.

## Energy and Sustainable Construction

Policies ESD 2 – 4 of The Cherwell Local Plan (Part 1) 2011-2031 address energy and climate considerations. Several indicators and targets have been developed to measure these policies. However, monitoring progress against some of the indicators is not currently feasible. For example, the requirements of Policy ESD 3 in terms of water use is now addressed through Building Regulations. Also as there is no longer a requirement for non-residential development achieving BREEAM standards it is not possible to monitor this.

The Council does not currently record the number of energy statements submitted or the number of district heating feasibility assessments submitted with planning applications. Suitable indicators will be considered through the Cherwell Local Plan Review.

In relation to monitoring of Policy ESD 4, one district heating scheme was permitted during 2024/25) (24/02937/OUT).

**Table 34: Permitted renewable energy capacity by type**

Type	No. of applications granted permission in 2024/25
Wind	0
Solar PV	34
Solar thermal	0
Ground source	1
Air source	15
Biomass	1
<b>Total</b>	<b>51</b>

During 2024/25, 51 planning applications were approved for renewable energy schemes which is a decrease from 61 in 2023/24. The renewable energy schemes approved were mostly small-scale domestic installations.

The majority of small-scale energy schemes, especially solar PV schemes, benefit from permitted development rights and do not require planning permission. Whilst it is not possible to identify and record these installations from planning application data, the Department for Business, Energy and Industrial Strategy have published renewable electricity data. The latest data confirms that from 2014 – 2024, there had been 5015 photovoltaic installations in Cherwell.

## Flooding

The effectiveness of Policy ESD 6 in seeking to manage and reduce flood risk in the district is measured using the following indicators:

- The number of permissions granted contrary to Environment Agency advice on flood risk grounds and:
- Flood Risk Assessments received for development proposals within Flood Zones 2 & 3, within 1 ha of Flood Zone 1, or 9m of any watercourse. However, the Council currently only has data available for applications received in Flood Zones 2 and 3.

The Environment Agency publishes a list of applications they have objected to on flood risk grounds to assist Local Authorities who are completing their annual monitoring reports.

**Table 35: Environment Agency Objection's to Planning Applications (01/04/2024 to 31/03/2025\***

Planning Ref	Location	Permitted/not permitted at 31 March 2025
21/01119/OUT	Certas Tramway Road Banbury OX16 5TD	Withdrawn
24/00421/MA56	Omfax Systems Ltd 21 Causeway Bicester OX26 6AN	Permitted
21/01834/F	Impellam Group Limited Former Warehouse And Stores Lower Cherwell Street Banbury OX16 5AY	Permitted
21/02286/F	Land North West Of Launton Road Roundabout Adjoining Skimmingdish Lane Caversfield	Permitted
22/01682/F	Land North Of Manor Farm Noke	Refused, appealed
22/03513/F	Land North And South Of Pingle Drive Bicester	Permitted
23/01771/F	Former Pakefield House to Fortescue House St Johns Street Bicester OX26 6SL	Permitted

**Table 36: Planning applications received during 2024/25 for development proposals within Flood Zones 2 and/or 3.**

Flood Zone	Applications Received Number of homes granted permission
Flood Zones 2	80
Flood Zones 3	64
<b>Total</b>	<b>144</b>

\* <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

Applications in Flood Zones 2 also recorded as being in flood zone 3	49
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### Sustainable Drainage Systems – Policy ESD7

The Council does not currently record the number of completed SuDS schemes in the district.

### Water Resources – Policy ESD 8

With other policies in the Plan, Policy ESD 8 seeks to reduce the impact of development on the water environment. Environment Agency data confirms that no planning permissions were granted during 2024/25 contrary to Environment Agency objections.

### Biodiversity and the Natural Environment – Policies ESD0-11

These seek to protect the Oxford Meadows SAC (Policy ESD 9), protect and enhance biodiversity and the natural environment (Policy ESD 10) and Conservation Target Areas (Policy ESD 11).

**Table 37: Planning Applications within 1000m of Oxford Meadows SAC**

Application	Location	Proposal	Decision	Date
24/00623/F	Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY	Installation of external lighting services using existing underground duct systems	Permitted	03/05/2024
24/00624/LB	Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY	Installation of external lighting services using existing underground duct systems	Permitted	03/05/2024
24/01242/DISC	The Barn Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY	Discharge of Condition 4 (doors & windows) of 22/01938/LB	Permitted	15/07/2024
24/01649/DISC	The Barn Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY	Discharge of Conditions 4 (doors & windows), 5 (slate sample), 6 (cladding samples), and 8 (juxtaposition of the walls and roof) of 22/01937/F	Permitted	22/08/2024
24/01798/DISC	Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY	Discharge of condition 4 (lights method statement) 5 (lights drawings and samples) of 24/00624/LB	Permitted	19/09/2024
24/01799/DISC	Yarnton Manor Church Lane Yarnton Kidlington OX5 1PY	Discharge of condition 4 (lights method statement) 5 (lights drawings and samples) of 24/00623/F	Permitted	19/09/2024

24/02477/CM	Cassington Pit Cassington Road Yarnton	Section 73 application for the continuation of the development permitted by MW.0122/20 (winning and working of sand and gravel with restoration using suitable imported materials) without complying with condition 6 in order to extend the time period for r	No Observations	11/10/2024
24/03059/LB	Yarnton Manor Church Lane Yarnton OX5 1PY	New single steel beam to strengthen the first floor landing	Permitted	23/01/2025

The following information on biodiversity has been provided by the Thames Valley Environmental Records Centre (TVERC) in their Biodiversity Annual Monitoring Report\*.

**Table 38: Designated sites of intrinsic environmental value**

Designated Site	Area in hectares (2020)	Area in hectares (2021)	Area in hectares (2022)	Area in hectares (2023)	Area in hectares (2024)	Area in hectares (2025)	As % of Cherwell (2025)
<b>Local Wildlife Sites (LWS)</b>	1,469.48	1,460.93	1,457.73	1457.77	1473.69	1492.85	2.54%
<b>Local Geological Sites (LGS)</b>	139.46	139.46	139.53	135.34	135.34	135.34	0.23%

Local sites are non-statutory designations which include both local wildlife sites (designated for significant biodiversity value) and local geological sites (designated for their significant geological value). There are 90 Local Wildlife Sites and 14 Local Geological Sites within Cherwell. The data in Table 38 shows that the area of LWS has increased by 18.89ha since last year whilst the area of LGS has remained the same. The

\* <https://www.tverc.org/>

calculation of the percentage of designated sites within Cherwell are based on GIS determination of the area that the Local Authority cover. For Cherwell this is 58873.21ha.

The Single Data List 160-00 (SDL160) aims to measure the performance of local authorities at protecting their local biodiversity and geodiversity, by assessing the implementation of positive conservation management on Local Sites. The most recent SDL160 dataset was published in February 2025 and provides information for the 2023/24 monitoring period (no information has been published for the 2024/25 monitoring periods as of the time of writing). This dataset shows that in 2023/24, 48% of Local Sites in Oxfordshire were in positive management. This shows a slight decrease from the 2022/23 monitoring year, when 54% of sites were in positive management. More specifically, in 2023/24, 70% of Oxfordshire's Local Geological Sites were in positive management, compared to 45% of Oxfordshire's Local Wildlife Sites.

### Priority Habitats

Table 39 provides details of the 41 UK priority habitats which have been identified within Cherwell. The area of priority habitats has increased from **4,089** ha in 2024 to **4,667** ha in 2025.

**Table 39: Changes in priority habitats by number and type**

UK priority habitat type	Area (ha) 2020	Area (ha) 2021	Area (ha) 2022	Area (ha) 2023	Area (ha) 2024	Area (ha) 2025
Coastal and floodplain grazing marsh	1,401.67	1,400.51	1,400.51	1471.395	1519.95	1524.1
Eutrophic standing water	110.76	121.47	121.47	240.72	239.68	238.74
Lowland calcareous grassland	97.84	97.84	97.41	95.12	104.55	143.33
Lowland dry acid grassland	7.34	7.34	7.34	7.76	7.76	8.62
Lowland fens	41.81	41.70	39.07	39.62	41.87	42.31
Lowland meadows	518.71	515.55	510.08	509.44	510.01	499.43



UK priority habitat type	Area (ha) 2020	Area (ha) 2021	Area (ha) 2022	Area (ha) 2023	Area (ha) 2024	Area (ha) 2025
Lowland mixed deciduous woodland*	983.28	982.85	988.07	978.21	1037.82	1490.33
Lowland wood pasture and parkland	438.46	438.46	438.46	437.22	441.78	485.46
Open mosaic habitats on previously developed land	56.34	56.34	56.34	57.16	78.93	131.67
Ponds	2.80	0	0	0	0	0.25
Possible priority grassland habitat**	41.63	41.63	41.63	0	0	
Purple moor grass and rush pasture	5.57	4.78	4.78	4.78	4.78	4.78
Reedbeds	17.50	17.50	17.50	17.46	17.46	17.46
Rivers	0.94	0.94	0.94	0.92	18.72	19.12
Traditional orchards	26.79	26.79	26.79	26.79	26.79	31.17
Wet woodland	29.35	29.61	30.18	28.92	29.76	30.14
Hedgerow (Priority Habitat)***	0	0	0	9.83	8.79	
Lowland Heathland	0	0	0	0.20	0.20	0
Lowland Beech and Yew Woodland****				0.00	0.16	0.16

UK priority habitat type	Area (ha) 2020	Area (ha) 2021	Area (ha) 2022	Area (ha) 2023	Area (ha) 2024	Area (ha) 2025
Total area of priority habitat	3,780.78	3,783.29	3,780.56	3926.10	4,089.01	4667.34

The increase in lowland deciduous mixed woodland largely reflects changes TVERC's use of new data sources

\*\*In 2023 possible priority grassland was reclassified

\*\*\*Hedgerow will now be mapped linearly by TVERC, rather than as a polygon. In future reports, data for hedgerows will be given in linear metrics.

\*\*\*\*Lowland Beech and Yew Woodland was introduced as a habitat in 2024 and was not previously recorded

Table 40 provides details of the number of UK priority species which have been identified within Cherwell. The number of UK priority species listed in Cherwell is 132. 7 species have been removed from the list, as they have not been recorded within the District in the period 2015-2025. These species include the Hazel Dormouse and the Lesser Spotted Woodpecker

**Table 40: Change in numbers of UK priority species**

	2012-2022	2013-2023	2014-2024	2015-2025
Number of UK priority species	132	135	136	132

There are 51 SSSI's wholly or partly within Cherwell covering approximately 1.22% of the district. These sites are of national importance for nature conservation and are protected from damaging activities. Summary data for SSSI condition is provided in Table 41, based on condition assessments carried out by Natural England from 2002 to 2025. By area, 78.9% of SSSIs remain in a favourable condition, with 14.6% unfavourable/recovering, and 4.6% unfavourable/no change.

**Table 41 SSSI condition for 2024-2025**

Condition	No. of units or part units 2023/24	No. of units or part units 24/25	Sum of hectares 2023/24	Sum of hectares 2024/25	% in Cherwell, 24-25
Favourable	34	34	569	569	78.9%
Unfavourable/ Declining	2	2	5	5	0.7%
Unfavourable/ No change	1	2	6	33	4.6
Unfavourable/ Recovering	12	11	132	105	14.6%
Destroyed	2	2	9	9	1.2%
<b>Total</b>	<b>51</b>	<b>51</b>	<b>721</b>	<b>721</b>	

Table 42: Distribution and Status of Farmland Birds

Species	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Corn Bunting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.5
Goldfinch	4.25	9.0	5.40	7.80	12.50	0.00	4.57	5.14	5.50	7.17
Greenfinch	2.5	1.8	1.00	0.40	0.33	0.67	1.14	0.14	0.50	0
Grey Partridge	0.0	0.2	0.00	0.00	0.00	0.00	0.00	0.29	0.17	0.33
Jackdaw	1.75	14.2	4.00	7.00	25.17	4.00	40.00	5.71	21.00	7.17
Kestrel	0.5	0.00	0.80	0.40	0.50	0.00	0.14	0.29	0.67	0.33
Lapwing	1.5	0.8	3.40	4.20	5.00	0.00	5.29	3.14	6.17	5.83
Linnet	6.0	6.0	7.80	6.40	2.67	0.67	11.29	7.86	5.33	4.67
Reed Bunting	6.0	2.8	4.80	3.60	2.00	0.67	3.14	2.14	4.50	4.17
Rook	16.75	9.4	14.20	16.80	7.67	2.67	2.57	3.43	7.33	7.17
Skylark	10.5	7.2	9.80	14.00	11.67	3.33	12.43	12.43	9.33	12.5
Starling	0.00	36.8	9.00	2.60	8.17	0.00	3.86	7.43	29.67	7.83
Stock Dove	0.00	1.2	4.40	5.20	2.17	1.67	3.00	2.14	1.67	2.17

Tree Sparrow	0.00	3.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Turtle Dove	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Whitethroat	3.75	3.2	5.00	4.20	3.67	4.33	2.86	5.29	2.67	3.83
Wood pigeon	33.25	38.4	43.20	36.20	22.67	21.67	26.14	23.71	25.00	28.17
Yellow Wagtail	0.00	0.0	0.00	0.40	0.17	0.00	0.14	0.29	0.00	0.00
Yellowhammer	7.50	5.6	4.60	4.60	3.33	4.00	10.00	4.43	3.50	4.50
Total Density	94.25	139.6	117.60	113.80	87.69	43.68	126.57	84.15	123.01	96.34
<b>Index</b>	<b>1.00</b>	<b>1.48</b>	<b>1.25</b>	<b>1.21</b>	<b>0.93</b>	<b>0.46</b>	<b>1.34</b>	<b>0.89</b>	<b>1.31</b>	<b>1.02</b>

(Mean counts per squares (i.e. density per square kilometre) of farmland birds in Cherwell. Results generated from data supplied by the BTO/JNCC/RSPB Breeding Bird Survey)

Farmland bird density and the index are given in Table 42.

The data provided this year includes new data for previous years, based on new survey information. Therefore, the index values reported this year are slightly different to those reported last year. The most recent data is from 2024.

This indicator uses a list of 19 species, compiled by the RSPB. Survey data was generated by the British Trust for Ornithology and then made available to TVERC for processing at a district-specific level. To establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used. Changes in bird populations in subsequent years (over a 10-year period) are then stated relative to that baseline.

The farmland bird index for Cherwell for 2024 (most recently available data) is 1.02, which shows the index decreased by 0.29 compared to 2023.

**Table 43: Distribution and Status of Water Voles**

Year	Number of sections surveyed along the Oxford Canal (per 500m stretch)	Positive surveys	% positive
2019	14	1	7
2020	17	4	24
2021	13	0	0
2022	13	1	8
2023	10	0	0
2024	17	3	18%

Seventeen surveys for water voles were carried out along the Oxford Canal in 2024/5 by the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT). There were three positive sightings during this period.

**Table 44: UK priority habitat resource in CTAs in Cherwell**

Priority Habitat	Total area (ha) 2020	Total area (ha) 2021	Total area (ha) 2022	Total area (ha) 2023	Total area (ha) 2024	Total area (ha) 2025
Coastal and floodplain grazing marsh	935.90	935.90	1,138.27	1208.87	1254.18	1258.33
Eutrophic standing waters	83.59	83.36	92.62	130.75	130.66	127.84
Lowland calcareous grassland	73.80	73.80	73.31	71.01	80.44	108.96
Lowland dry acid grassland	7.33	7.33	7.34	7.34	7.34	8.2
Lowland fens	36.08	36.80	34.74	34.81	37.06	37.48
Lowland meadows	497.09	492.83	486.85	493.51	492.83	478.49
Lowland mixed deciduous woodland	353.66	355.04	373.53	364.23	393.01	503.83
Lowland wood pasture and parkland	280.17	280.17	279.59	278.37	280.74	285.15

Priority Habitat	Total area (ha) 2020	Total area (ha) 2021	Total area (ha) 2022	Total area (ha) 2023	Total area (ha) 2024	Total area (ha) 2025
Open mosaic habitats on previously developed land	0.11	0.11	0.11	0.11	0.11	48.9
Ponds	1.35	0.00	N/A	N/A	N/A	0.25
Possible priority grassland habitat	14.22	14.22	27.95	0	0	N/A
Purple moor grass and rush pasture	5.57	4.78	4.78	4.78	4.78	4.78
Reedbeds	17.19	17.19	17.19	17.05	17.05	17.05
Rivers	0.35	0.35	0.34	0.32	5.49	5.61
Traditional orchards	4.61	4.61	4.65	4.65	4.65	5.38
Wet woodland	19.01	19.27	20.90	19.63	19.98	20.34
Hedgerow (Priority Habitat)	0	0	0	9.73	8.69	N/A
Lowland Beech and Yew Woodland	-	-	-	0.00	0.16	0.16
<b>TOTAL</b>	<b>2,330.04</b>	<b>2,327.77</b>	<b>2,562.16</b>	<b>2645.14</b>	<b>2737.17</b>	<b>2910.75</b>

Table 44 details the UK priority habitats within Conservation Target Areas (CTAs) in Cherwell. CTAs identify some of the most important areas for biodiversity, where targeted conservation action will have the greatest benefit. The total area of UK priority habitat within Conservation Target Areas in Cherwell has increased from 2737.17 ha in 2024 to 2910.75 in 2025. The changes in the UK priority habitats are mostly attributed to new information such as new data sources for woodland habitats.

### Landscape – Policies ESD 12 & ESD 13

The indicators and targets for this policy consider: built development permitted in the AONB and permissions granted contrary to the advice of the AONB Management Board. Targets for both indicators have been met – no planning permissions were granted for major development within the AONB/National Landscape, and no permissions were granted for development within the AONB contrary to the advice of the AONB/National Landscape Management Board during 2024/25.

Policy ESD 13 seeks to conserve and enhance the landscape character of the district. Data is not available to monitor this policy.

### Oxford Green Belt – Policy ESD 14

Part of Cherwell District falls within the Oxford Green Belt and Policy ESD 14 seeks the protection of the Green Belt in accordance with national planning policy. The indicator for this policy is completed development in the Green Belt complying with Policy ESD 14. This policy has not previously been monitored due to the availability of data. The Cherwell Local Plan Review 2042 will review how development in the Green Belt is recorded and analysed to ensure future indicators are effective.

### The Built and Historic Environment – Policy ESD 15

Several indicators and targets aim to measure the effectiveness of Policy ESD 15. However, it has not been possible to gather data necessary for this. The Cherwell Local Plan Review 2042 will review how development which impacts the historic environment is recorded and analysed to ensure future indicators are effective.

Three Conversation Area reviews are in progress. These are Bloxham, Grimsbury and Hanwell.

### The Oxford Canal – Policy ESD 16

There are two targets for ESD 16:

- 1) An increase in completed transport / recreation / leisure / tourism uses within 1km of the Oxford Canal over the plan period.
- 2) Planning permissions granted contrary to statutory consultee advice on heritage grounds.

During the monitoring period no planning permissions were granted contrary to statutory consultee advice on heritage grounds.

### Green Infrastructure – Policy ESD 17

Policy ESD 17 sets out the Council's approach to ensure the maintenance and enhancement of the district's green infrastructure network. The Monitoring Framework target is for a net gain in green infrastructure provision over the plan period. Progress of green infrastructure schemes is recorded in the IDP Update.

### Other Indicators – Policy Bicester 5 Strengthening Bicester Town Centre

Policy Bicester 5 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Bicester town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Bicester town centre.

Vacancy rates within Bicester town centre were assessed as part of the Vacant premises feasibility study - Findings and recommendations are dated from September 2025.

**Table 45: Bicester Town Centre Retail unit result summary**

Date	March 2023	June 2024	September 2025
Total Properties	213	213	213
Total on list	12	24	19
Vacant on market	5	12	12
Vacant not on market	0	6	4
Under offer	3	3	3
Fitting out	0	-	0
Trading and available	1	3	1
Under development /refurbishment	1	1	0
<b>Total empty and/or available</b>	<b>6</b>	<b>21</b>	<b>17</b>
<b>Percentage</b>	<b>3%</b>	<b>10%</b>	<b>8%</b>

Source: Draft Analysis of the Empty Properties Within the Urban Centres of Cherwell District September 2025

In Banbury the total empty and/or available, once properties under offer, fitting out or subject to potential development has reduced slightly from 14% to 13%, over the period June 2024 to September 2025.

**Table 46: Net gain in town centre uses in Bicester (sqm)**

Location	E	Total
<b>Within Bicester town centre</b>	0	0
<b>Outside Bicester town centre</b>	15,662	15,662
<b>Bicester Total</b>	<b>15,662</b>	<b>15,662</b>

## Other Indicators – Policy Bicester 7 Meeting the Need for Open Space, Sport & Recreation

The Council's 2024 Playing Pitch Strategy sets out the current provision and deficiencies across the district in sports provision. An action plan has been established with National Governing Bodies and stakeholders which sets out the approach to improving



current and future provision within Bicester, this is aligned to Policy Bicester 7, meeting the need for open space, sport and recreation.

### Other Indicators – Policy Bicester 8 Former RAF Bicester

Policy Bicester 8 relates to Former RAF land in Bicester of 141.5 ha for the provision of heritage tourism uses, leisure, recreation, employment, and community uses.

An application (24/02146/F) has been approved for a class B8 building (hanger 137) at Bicester Motion to be converted to an indoor e-karting centre. It is being implemented and is expected to be completed in Q1 2026.

### Other Indicators – Policy Bicester 9 Burial Site Provision in Bicester

Policy Bicester 9 is concerned with burial site provision in Bicester. The Council are continually working on S106 contributions coming forward to contribute to Burial Ground Provision.

### Other Indicators – Policy Banbury 7 Strengthening Banbury Town Centre

Policy Banbury 7 is concerned with strengthening the town centre. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Banbury town centre, town centre vacancies, diversity of uses, and completed town centre uses within and outside of Banbury town centre. These are dealt with in turn below.

As noted in Theme 2, the indicators associated with floorspace have become more challenging due to the introduction of Class E. As such, one figure is now reported (previously uses A1-5, B1a and D2).

Data on vacancy rates within Banbury town centre was collated as part of the vacant premises feasibility study findings and recommendations report September 2025.

**Table 47: Banbury Town Centre Retail Unit Result Summary**

Date	March 2023	June 2024	September 2025
Total Properties	475	<b>475</b>	<b>475</b>
Total on list	75	82	69
Vacant – Advertised	32	37	33
Vacant not on market	20	23	26
Under offer	6	10	2
Fitting out / Let	4	6	7
Trading and Available	7	5	1
Under refurbishment	6	1	2

Total empty / or available	59	65	60
<b>Percentage</b>	<b>13%</b>	<b>14%</b>	<b>13%</b>

Source: Draft Analysis of the Empty Properties Within the Urban Centres of Cherwell District September 2025

There has been a gradual decrease in the number of empty units since June 2024 with a 1% decrease over the last 15 months.

**Table 48: Town Centre uses completions within and outside of Banbury town centre (sqm)**

Location	E	Total
Within Banbury town centre	0	0
Outside Banbury town centre	0	0
<b>Banbury Total</b>	<b>0</b>	<b>0</b>

During 2024/25, there is no recorded completion or loss of E use class town centre use within Banbury town centre. In addition to that, there is also no completion or loss outside Banbury town centre.

#### Other Indicators - Policy Banbury 11

There is ongoing development that is gradually meeting the open space requirements of Banbury 11. It is hoped that Longford Park Community Park will be transferred over to be managed by Cherwell District Council in the near future.

#### Other Indicators - Policy Banbury 12

A new site for Banbury Utd FC has been secured in association with approval 19/01047/OUT Land Northeast of Oxford Road West of Oxford Canal and East of Bankside Banbury.

#### Other Indicators - Policy Banbury 13

Banbury Town Council manages cemetery provision. Planning permission was granted for additional cemetery land at Southam Road Banbury (18/02030/F). Cherwell District Council will continue to secure S106 contributions towards delivery of additional provision under Policy Banbury 13.

#### Other Indicators - Policy Banbury 14

Banbury Country Park (formerly Cherwell Country Park) is made up of:

- 2.98 ha of Wildmere Wood,

- 14.37ha of Gateway Meadow
- 4.64 ha of Hardwick Wood
- 8.3ha Roman Meadow Lake
- 4.36ha Railway Arboretum Field

These areas comprise of mixed native tree; scrubland; bramble; rough grassland; established mature trees; a new lake; wetland areas along ditch lines and natural scrapes.

### Other Indicators – Policy Kidlington 1 Accommodating High Value Employment Needs

The Cherwell Local Plan recognises that London-Oxford Airport and Langford Lane industrial estate in Kidlington and Begbroke Science Park play an important role in the district's wider employment context and Policy Kidlington 1 seeks to reinforce and strengthen the emerging cluster of high value industries in this area.

At the Oxford Airport Science Park, one class E building and an amenity hub have been completed under 23/00517/F. Four further permitted class E buildings have yet to be built.

Following completions this year, 9 of the 11 buildings planned for Oxford Technology Park are complete. The completed floor space relates to Building 8A and 8B, which are a mixed E(g) (i), and/or (ii), and/or (iii), and/or B2 and/or B8.

### Other Indicators – Policy Kidlington 2 Strengthening Kidlington Village Centre

Policy Kidlington 2 seeks to support the village centre and ensure that the everyday shopping needs of residents are met. Several indicators and targets have been developed in the Monitoring Framework to measure the effectiveness of this Policy: permitted residential development at ground floor level in Kidlington village centre, village centre vacancies, diversity of uses, and completed town centre uses within and outside of Kidlington village centre.

There were no permissions granted for residential development at ground floor level in Kidlington village centre during 2024/25.

**Table 49: Kidlington Centre/High Street retail unit result summary\***

Date	March 2023	June 2024	September 2025
Total Properties	62	62	62
Total on list	5	8	1

\* Source: Vacant Premises Feasibility Study Finding and Recommendations June 2024

Vacant on the market	5	4	1
Vacant not on market	0	1	0
Under offer	0	1	0
Trading and Available	0	0	0
Under refurbishment	0	0	0
Total empty / or available	5	5	1
<b>Percentage</b>	<b>8%</b>	<b>8%</b>	<b>2%</b>

**Table 50: Town Centre uses completions within and outside of Kidlington Village Centre**

Location	E	Total		
<b>Within Kidlington village centre</b>	0	0		
<b>Outside Kidlington centre</b>	4083.25	4083.25		
<b>Kidlington Total</b>	<b>4083.25</b>	<b>4083.25</b>		<b>4083.25</b>

Within Kidlington village centre, there was no net gain in town centre uses, only two changes of use within the Class order E. ( 24/00988/CLUP and 24/00840/F). However as both of these sites were previously vacant the completions will be reflected in future studies of Kidlington Village Centre's vacancy rates.

Outside Kidlington Centre, there were two completions within the monitoring period:

- Oxford Technology Park Building 9 = 4076m<sup>2</sup> (23/00915/F) and
- Bellenger Way Kidlington = 7.245m<sup>2</sup> (24/00721 F)

## Other Indicators – Policy Villages 1 Village Categorisation and Policy Villages 2 Distributing Growth Across the Rural Areas

The Cherwell Local Plan 2011-2031 directs most of the development to the two main towns in Cherwell with a proportion of the overall growth expected to come forward in the rural areas.

Policy Villages 1 provides a categorisation of villages to guide the consideration of small-scale proposals for residential development within the built-up limits of settlements.

Policy Villages 2 of the adopted Local Plan 2011-2031 provides for an additional 750 dwellings at Category A villages (2014-2031) in addition to the rural allowance for small site 'windfalls and planning permissions as of 31 March 2014. New residential completions on Policy Villages 2 compliant sites at Category A villages from 1 April 2014 contribute to the requirement of 750 dwellings.

Table 51 shows dwellings that are either completed or under construction on sites within the rural area. During 2024/25 there were 64 dwellings completed at Category A villages that contribute to the Policy Villages 2 requirement of 750 dwellings. Between 1 April 2014 and 31 March 2024, there have been a total of 1049 completions, with a further 91 dwellings under construction at 31 March 2025, totalling 1140 dwellings.

Table 52 shows there are an additional 485 dwellings on sites with planning permission, but where construction has not started.

Since 1 April 2014 a total of 1625 dwellings have been identified for meeting the Policy Villages 2 requirement of 750 dwellings, including 1049 completions. The requirement to deliver 750 new dwellings at Category A villages set out in Policy Villages 2 has therefore been met. Note: The completion figure for Policy Villages 2 excludes any completions at the former RAF Upper Heyford strategic allocation which is covered by Policy Villages 5.

**Table 51: Completions and commitments at "Category A" settlements from 1 April 2014 to 31 March 2025**

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Completions during 23/24	Completions during 24/25	Total Completions	Site Status
OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road Adderbury	Adderbury	40	0	0	0	0	0	0	0	0	0	6	32	38	Under construction
East of Deene Close, Aynho Road, Adderbury	Adderbury	60	2	49	9	0	0	0	0	0	0	0	0	60	Complete
Land North of Milton Road, Adderbury	Adderbury	37	0	0	1	30	5	1	0	0	0	0	0	37	Complete
Land off Banbury Road, Adderbury	Adderbury	25	0	0	0	6	3	16	0	0	0	0	0	25	Complete
Ambrosden Court, Merton Road, Ambrosden	Ambrosden	44	0	0	22	22	0	0	0	0	0	0	0	44	Complete
Church Leys Field, Blackthorn Road, Ambrosden	Ambrosden	85	0	0	0	0	20	41	24	0	0	0	0	85	Complete

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Completions during 23/24	Completions during 24/25	Total Completions	Site Status
Land North of Merton Road	Ambrosden	84	0	0	0	0	0	0	0	0	0	84	0	84	Complete
Land North of Station Road, Bletchingdon	Bletchingdon	61	0	0	0	5	19	14	8	12	3	0	0	61	Complete
Diamond Farm Islip Road Bletchingdon	Bletchingdon	10	0	0	0	0	0	0	0	0	0	10	0	10	Complete
Cotefield Farm, Bodicote	Bodicote	4	0	0	0	0	4	0	0	0	0	0	0	4	Complete
Cotefield Farm, Bodicote Phase 2, Bodicote	Bodicote	95	0	0	0	0	0	29	36	30	0	0	0	95	Complete
Land At Tappers Farm Oxford Road Bodicote	Bodicote	46	0	0	0	0	0	0	0	0	0	0	0	0	Under Construction
The Paddocks, Chesterton	Chesterton	45	0	0	0	2	38	5	0	0	0	0	0	45	Complete
Hempton Gate Land North of Hempton Road and West of Wimborn Close Deddington	Deddington	14	0	0	0	0	0	0	0	0	0	14	0	14	Complete

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Completions during 23/24	Completions during 24/25	Total Completions	Site Status
Land South of Home Farmhouse Clifton Road Deddington	Deddington	15	0	0	0	0	0	0	0	0	15	0	0	15	Complete
Stone Pits, Hempton Road, Deddington	Deddington	21	0	0	0	0	0	0	0	3	18	0	0	21	Complete
OS Parcel 9507 South Of 26 And Adjoining Fewcott Road Fritwell	Fritwell	28	0	0	0	0	0	0	0	0	0	18	10	28	Complete
Land North of Hook Norton Primary School and South of Redland Farm, Sibford Road, Hook Norton	Hook Norton	54	0	0	0	0	14	30	10	0	0	0	0	54	Complete
Land South and Adj to Cascade Road Hook Norton	Hook Norton	12	0	0	0	0	0	0	0	0	0	12	0	12	Complete
Land North of Railway House Station Road Hook Norton	Hook Norton	43	0	0	0	0	0	0	0	0	0	0	0	0	Under Construction
2-4 High Street, Kidlington	Kidlington	16	0	0	0	0	0	0	0	16	0	0	0	16	Complete
4 The Rookery, Kidlington	Kidlington	20	0	20	0	0	0	0	0	0	0	0	0	20	Complete



Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Completions during 23/24	Completions during 24/25	Total Completions	Site Status
British Waterways Site, Langford Lane, Kidlington	Kidlington	10	0	0	0	0	0	0	0	10	0	0	0	10	Complete
Co Op, 26 High Street, Kidlington	Kidlington	54	0	0	0	0	0	8	0	46	0	0	0	54	Complete
Kidlington Green Social Club 1 Green Road Kidlington	Kidlington	32	0	0	0	0	0	0	0	0	32	0	0	32	Complete
Kings Two Wheel Centre, 139 Oxford Road, Kidlington	Kidlington	10	0	0	0	0	0	0	10	0	0	0	0	10	Complete
Southeast of Launton Road And Northeast of Sewage Works, Blackthorn Road, Launton	Launton	66	0	0	0	0	0	0	0	34	11	21	0	66	Complete
Land North of The Green and adj. Oak Farm Drive, Milcombe	Milcombe	44	0	0	0	0	0	0	0	38	6	0	0	44	Complete

Site	Location	Dwellings with planning permission	Completions during 14/15	Completions during 15/16	Completions during 16/17	Completions during 17/18	Completions during 18/19	Completions during 19/20	Completions during 20/21	Completions during 21/22	Completions during 22/23	Completions during 23/24	Completions during 24/25	Total Completions	Site Status
OS Parcel 4300 North of Shortlands and South of High Rock Hook Norton Road Sibford Ferris	Sibford Ferris	25	0	0	0	0	0	0	0	0	0	3	22	25	Complete
Land to the South of South Side Steeple Aston	Steeple Aston	10	0	0	0	0	0	0	0	0	10	0	0	10	Complete
Land North of Oak View, Weston on the Green	Weston on the Green	20	0	0	0	0	0	0	0	14	6	0	0	20	Complete
The Ley Community, Sandy Lane, Yarnton	Yarnton	10	0	0	0	0	0	0	0	0	0	10	0	10	Complete
<b>TOTAL</b>		<b>1140</b>	<b>2</b>	<b>69</b>	<b>32</b>	<b>65</b>	<b>103</b>	<b>144</b>	<b>88</b>	<b>203</b>	<b>101</b>	<b>178</b>	<b>64</b>	<b>1049</b>	

**Table 52: Sites with planning permission that have not commenced (at 31/03/2025)**

Site	Location	Dwellings with planning permission
Land to the rear of Gracewell Care Home, Gardner Way, Adderbury (21/01966/F)	Adderbury	18
OS Parcel 3489 Adjoining and Southwest of B4011 Allectus Avenue, Ambrosden (22/01976/OUT)	Ambrosden	75
Land West of Church Ley Field Adjacent to Blackthorn Road, Ambrosden (23/03071/OUT)	Ambrosden	55
Os Parcel 0006 Adjoining North Side of Ells Lane, Bloxham (23/00065/OUT)	Bloxham	30
OS Parcel 0078 North West of Quarry Close, Bloxham (23/01265/OUT)	Bloxham	60
Land South of Green Lane, Chesterton (23/00173/OUT)	Chesterton	147
OS Parcel 2778 Grange Farm Northwest of Station Cottage Station Road Launton (21/04112/OUT)	Launton	65
Land To the Rear of No.12 And South of Dismantled Railway Heath Close Milcombe (22/02104/F)	Milcombe	35
	<b>TOTAL</b>	<b>485</b>

### Other Indicators – Policy Villages 3 Rural Exception Sites

Policy Villages 3 sets out the Council's planning policy regarding rural exception sites. No affordable homes on exception sites were completed during 2024/25.

## Other Indicators – Policy Villages 4 Meeting the Need for Open Space, Sport & Recreation

Policy Villages 4 seeks to address existing open space, sport and recreation deficiencies in Kidlington and the rural areas. Monitoring targets for Policy Villages 4 are as set out in Policy BSC 11 and BSC 12 and the Infrastructure Delivery Plan and progress of open space, sport and recreation facilities schemes in the rural areas is recorded in the IDP Update.

## SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 Part 1 (July 2015)

### SA objectives and suggested indicators

The SA/SEA Adoption Statement (July 2015) sets out the monitoring indicators for monitoring the effects of the Cherwell Local Plan 2011-2031 Part 1 on the SA objectives. The majority of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1. However, there were three not included which related to SA Objectives 5 (crime) and 14 (waste).

SA Objective 14 seeks “To reduce waste generation and disposal and achieve the sustainable management of waste.” The latest data published by DEFRA which is presented in Table 45 confirms that in 2023/24 (the most recent year for which data is available), 53.33% of Cherwell’s household waste was sent for reuse, recycling and compost.

**Table 53: Percentage of household waste sent for reuse, recycling and composting (annual) in Cherwell District during 2013/14 – 2024/25\***

Period	Percentage
2013/14	53.90
2014/15	54.80
2015/16	55.10
2016/17	56.50
2017/18	55.60
2018/19	54.20
2019/20	55.10
2020/21	55.60
2021/22	55.30
2022/23	52.91
2023/2024	53.33

\* Source: [lginform.gov.uk](https://www.lginform.gov.uk)

2024/2025

Information not  
available yet

SA Objective 5 seeks “To reduce crime and disorder and the fear of crime.” The indicator for this objective is by recorded crime levels in Cherwell District. Data about recorded crimes is now sourced from the Thames Valley Police Data Hub and covers the period between June 2024 and June 2025.

**Table 54: Crime Rates in Cherwell District during 2024/25\***

Type of Crime	Number of recorded incidents between June 24 and June 25
Violence with injury	1105
Violence without injury	1759
Stalking and Harassment	1249
Vehicle Crime	584
Residential Burglary	318
Shoplifting	1648
<b>Total</b>	<b>6663</b>

\*Source: <https://www.thamesvalley-pcc.gov.uk/data-hub/>

## 5. Monitoring Results – Cherwell Local Plan 2011-2031 (Part 1) Partial Review

For each policy in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need, there is an indicator and a target which will be used to measure the policy’s effectiveness and to assess whether the objectives are being met. This section sets out the detailed monitoring results using specific indicators from the adopted Local Plan 2011-2031 (Part 1) Partial Review.

\* [www.ukcrimestats.com](http://www.ukcrimestats.com)

## Housing Completions

To date there has been no housing completions at the Partial Review sites. Residential completions will be reported in future AMRs. However, progress is being made with development briefs completed, permissions in place, or resolutions to approve.

**Table 55: Planning Status of Partial Review sites at 31 October 2025**

Partial review site allocation	Planning application number (may not be determined at 31/03/2025)	Site address	Progress of application	Number of dwellings
PR6a	23/01233/OUT	Land East of Oxford Road, North Oxford	Outline application currently under consideration.	690
PR6b	Awaiting application			Proposed 600
PR7a (South)	25/00431/REM	Land At Bicester Road Kidlington	Reserved matters application permitted on 19/6/25	370
PR7a (North)	22/03883/F	Land At Bicester Road Kidlington	Under consideration	96
PR7b	22/01611/OUT	Stratfield Farm 374 Oxford Road Kidlington	Under consideration	118
PR8	23/02098/OUT	Land East of the A44, Begbroke	Under consideration	1800
PR9	21/03522/OUT	OS Parcel 3673 Adjoining and West Of 161 Rutten Lane Yarnton	Permitted 1/11/23	540

## Housing, Mix, Tenure and Size

Policy PR2 Housing Mix, Tenure and Size sets out that the strategic developments provided for under Policies PR6 to PR9. This will be monitored on delivery of the allocations.

## Transport

Policy PR4a Sustainable Transport states that strategic sites are to provide proportionate financial contributions directly related to the development for:

- Highways improvements to infrastructure and services for public transport;
- Provision of land to support implementation of schemes in LTP4, A44/A4260 and other transport mitigation assessment; and
- Improved bus service
  - A44/A4144 corridor
  - A4260/A4165
  - Cross corridors: Langford Lane, Frieze Way

PR7a, will proportionally contribute to A4260 Bicester Road and Lyne Road Signalised Junction, Kidlington to Oxford active travel and bus lane improvements, London Oxford Airport Park and Ride, public transport Infrastructure and services

PR9, will contribute to the A44 highway works prior to first Occupation of the 320<sup>th</sup> dwelling, public transport services and infrastructure contribution prior to the first occupation of any dwelling, as well as travel plan monitoring contribution.

Further progress of transport schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new transport infrastructure projects.

### Kidlington Centre

Policy PR4b sets out the Council's approach to sustainable transport improvements and associated infrastructure to reduce private motorised through traffic along the A4260 in Kidlington and improve the built and natural environment along this corridor. The Monitoring Framework target is to delivery Policy PR4b requirements and Kidlington Masterplan.

Progress of transport schemes is recorded in the IDP Update. Section 7 of this AMR monitors the implementation of Policy PR1, Policy PR11 and delivery of the Infrastructure Schedule requirements and contains a summary of completed and new transport infrastructure projects.

### Green Infrastructure

Policy PR5 sets out the Green Infrastructure requirements under Policies PR6 to PR9 and therefore cannot be monitored at this stage.

## SA/SEA Adoption Statement – Cherwell Local Plan 2011-2031 (Part 1) Partial Review (September 2020)

### SA Objectives and Suggested Indicators

The SEA Directive requires monitoring of the significant environmental effects of the implementation of a plan or programme and this monitoring framework is set out in the Sustainability Appraisal accompanying the Local Plan Partial Review. The SA lists several 'significant effects indicators. Most of the suggested indicators have already been included in the Monitoring Framework of the adopted Local Plan Part 1 and the Partial Review.

## 6. Monitoring progress of infrastructure provision

The Infrastructure Delivery Plan (IDP) contains the infrastructure required to support the adopted Cherwell Local Plan 2011-2031 Part 1 (July 2015) and the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need.

The IDP is a live document adjusted over time to reflect changes in circumstances and strategies alongside the annual monitoring of Local Plan infrastructure Policy INF1 and Policy PR11.

This AMR update includes summary tables of infrastructure progress. The IDP Update has been produced for the emerging Local Plan 2042 (November 2024) Infrastructure updates relevant to the current adopted local plan can be viewed in appendix 3.

## 7. Future Monitoring

The Local Plan 2011-2031 Part 1 was adopted in July 2015 which means that this is the tenth AMR to cover the full monitoring year.

The Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford's Unmet Housing Need was adopted in September 2020. This is the fifth AMR to monitor against the indicators and targets from the Monitoring Framework within the Plan.

Monitoring is important to ensure the successful delivery and implementation of local plan policies. A new monitoring framework will be introduced for the Cherwell Local Plan Review 2042 when adopted.



## Appendix 1 – Housing Delivery Monitor

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## Appendix 2 - Neighbourhood Planning Parishes Map (November 2024)

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## Appendix 3 – Infrastructure Delivery Plan Update (December 2024)

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## Appendix 4 – List of Replaced and Retained Saved Policies

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## Appendix 5 - Adopted Local Plan 2011-2031 Part 1 Monitoring Framework

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## Appendix 6 - Adopted Local Plan 2011-2031 (Part 1) Partial Review Monitoring Framework

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