

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Executive

4 December 2023

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
8.	(Pages 3 - 28)	Annual Monitoring Report 2023 Proposed changes to AMR	Planning Policy, Conservation & Design Manager, Principal Planning Policy Officer	Proposed changes to AMR

If you need any further information about the meeting please contact Natasha Clark, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221534

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Agenda Item 8

Note for Executive 4 December 2023

AGENDA ITEM 8: Annual Monitoring Report 2023

Schedule of proposed amendments and revised land supply table (attached)

This note sets out proposed changes to the draft 2023 AMR (Appendix 1 to the report).

The proposed changes are mainly necessary to ensure consistency with the Council's housing monitoring system. They include corrections to figures for sites where permissions had previously erroneously been assumed to have lapsed. A further change results from revised delivery assumptions for Wretchwick Green (South East Bicester). This has the consequence of reducing the Council's housing land supply from the 5.6 years as set out in paragraphs 3.2 and 3.4 (Table 1) of the published Executive report to 5.5 years. The necessary consequential changes to the AMR would be made with Members approval.

Page	Paragraph / table	Existing text/Issue	Proposed amendment
23	Table 16 of AMR	The total number of units completed in 2023 has been reported incorrectly as 19 for Graven Hill.	Amend this to 35 units.
24	Table 18 of AMR	Inconsistencies with land supply table at appendix 1 to the AMR.	 Revise totals in table 18 as follows: Banbury: Reduce strategic sites total by 7 units to eliminate a double count. Reduce non-strategic sites by 26 units to delete a site that was incorrectly allocated to Banbury. Total is consequently reduced to 1,870 dwellings with extant permission. Bicester: Increase strategic sites total by 1,669 to reflect two omitted outline allocations and remove a doublecount. Decrease non-strategic sites by 10 to remove a lapsed permission. Decrease Windfalls by 56 dwellings to remove a double count. Total is consequently revised to 4,124.

			 Rest of District: Increase non-strategic sites by 26 units to add a site initially allocated to Banbury. Move five units from windfalls to strategic sites. Total is consequently revised to 2,007
Appendix 1 – Land supply table	Appendix 1 – Land supply table – South East Bicester (Wretchwick Green)	Supply of 50 dwellings included in year 5 of 5 year land supply for South East Bicester with limited evidence of deliverability.	Remove 50 dwellings from year 5 of the supply and make consequential changes to the figures in this row and table totals. Change site to developable. Consequential changes to the Introductory commentary at Appendix 1 including the overall 5 year supply figure, reducing this to 5.5 years supply. Consequently change to main AMR at paragraph 4.8.
Appendix 1 – Land supply table	Appendix 1 – Land supply table – North West Bicester phase 2 remainder	No dwellings are shown in the years after year 5.	Add 150 dwellings to North West Bicester phase 2 remainder for years 28/29 to 30/31 to make consistent with introductory commentary and make consequential changes to the figures in this row and table totals.
Appendix 1 – Land supply table	Appendix 1 – Introductory commentary	Introductory commentary at paragraph 37 should say years 6 to 9 not years 6 to 10 for delivery at North West Bicester.	Change to years 6 to 9 in the commentary at paragraph 37.
Appendix 1 – Land supply table	Final column heading	Total Completions and Projected Completions missing ' to 2031'	Add 'to 2031' after 'Total Completions and Projected Completions'

Proposed Amended Table 16 Progress of Strategic Sites

Cit.	No. of developers				(Completion	IS			
Site	(May 2022)	2022/23	2021/22	2020/21	2019/20	2018/19	2017/18	2016/17	2015/16	2014/15
Bankside Phase 1, Banbury (Longford Park)	3	5	113	52	167	96	142	140	218	148
Land adjoining and West of Warwick Road, Banbury	2	17	74	105	93	11	0	0	0	0
Land East of Southam Road, Banbury (Local Plan Site Banbury 2)	1	19	63	46	82	122	100	99	6	0
Land South of Salt Way and West of Bloxham Road, Banbury (Local Plan Site Banbury 16)	1	75	53	49	52	42	0	0	0	0
North of Hanwell Fields, Banbury (Local Plan Site Banbury 5)	1	93	52	59	54	117	106	57	0	0
South of Salt Way – East (Local Plan Site Banbury 17)	1	131	51	0	3	16	62	37	27	0
West of Bretch Hill, Banbury (Local Plan Site Banbury 3)	1	83	74	45	51	85	93	14	0	0
Graven Hill, Bicester (Local Plan Site Bicester 2)	Primarily 1 with multiple self- builders	35	68	176	44	122	28	1	0	0
Kingsmere, South West Bicester Phase 1	1 (two sales outlets)	100	128	95	110	205	196	231	210	179
Kingsmere, South West Bicester Phase 2	4	251	147	155	12	0	0	0	0	0
North West Bicester Eco-Town Exemplar Project, Bicester (Local Plan Site Bicester 1)	2	0	32	46	41	29	65	0	90	0
Former RAF Upper Heyford (Local Plan Site Villages 5)	2	250	19	76	58	97	103	106	166	46

	Banbury	Bicester	Elsewhere	District
Strategic Sites	1,508	3,851	1,376	6,735
Non-Strategic Sites	300	228	429	957
Windfalls (<10)	62	45	202	309
Totals	1,870	4,124	2,007	8,001

Proposed Amended Table 18 Breakdown of sites with extant permission (net) 2011 - 2023

ea	Category	Site name and address	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/23 (net)	Completions to 31/03/23 - land supply sites (excludes historic completions)	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	+	Total Completions and Projected Completions to 2031
anbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	18/00293/OUT Caravan site, Station Road		Outline permission for 63 dwellings expired in June 2022. A new outline application for 63 dwellings (22/01564/OUT) at Station Road was approved in July 2023 subject to signing of a section 106 agreement. Site is part of a wider allocation in the adopted Cherwell Local Plan and the wider site is proposed to be allocated for mixed use development in the draft Local Plan Review 2040. Projection allows sufficient time (circa 3 years) for reserve matters submission and determination.	Lapsed	Deliverable				0 0	0	33	30	0	0	0	0	6
anbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	18/01569/F Robert Keith Car Sales		Previous application has lapsed. However work has started on site with former buildings set to be demolished. A new application (23/00276/F) received in February 2023 to vary a condition was permitted in May 2023. This is a full application, allowing development to commence towards the beginning of the 5 year period.	Lapsed	Deliverable) () 9	10	0	0	0	0	0	0	1
anbury	BANBURY 1 - BANBURY CANALSIDE	Canalside	Remainder of the Banbury 1 Allocation		This is the remainder of the strategic allocation in the adopted Local Plan 2011-2031 for 700 homes (Banbury 1). Work on the Supplementary Planning Document has been put on hold . This is a developable site as planning permission has yet to be secured. Site to be kept under review through the Draft Local Plan Review. However, at the current time it remains allocated and developable should an application come forward.		Developable	() (0 0	0	0	0	0	100	100	372	20
anbury	HARDWICK	Road		Allocation Reserved matters	Complete	Complete	Complete		537	, (0 0	0	0	0	0	0	0	0	53

Area	Category	Site name and address		Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/23 (net)	Completions to 31/03/23 - land supply sites (excludes historic completions)	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions to 2031
	HARDWICK	Land West of Southam Road		Reserved	One part of a strategic allocation in the adopted Local Plan 2011- 2031 (Banbury 2). Reserved Matters for 90 dwellings is secured by Sanctuary Housing. All conditions discharged. Section 73 application being considered regarding lighting impact during development on ecology but expected to be resolved shortly. Ground works have started on site in 2023 and are continuing. Beechgrove homes are the developer and are advertising the opportunity to purchase the homes.	Granted	Deliverable	9	D (0 45	45	0	0	0	0	0	C	90
Banbury	BANBURY 3 - WEST OF BRETCH HILL	West of Bretch Hill	13/00444/OUT 17/00189/F	Allocation Full	The site is currently under construction by Bloor Homes with the majority of the homes already built. Developer remains on site with no known significant barriers to the remainder of the dwellings being completed.	Under construction	Deliverable	3	5 445	5 35	5 0	0	0	0	0	0	0	C	0 480
Banbury J	BANBURY 4 - BANKSIDE PHASE 2	Bankside Phase 2	19/01047/OUT	Outline	Planning application for 700 dwellings (17/01408/OUT) was received in June 2017. A new application (19/01047/OUT) for a residential development of up to 825 dwellings was approved subject to legal agreement in July 2021. It is assumed that 2 housebuilders will be on site at a peak of 50 homes per year per developer. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. Five years from the base date is considered sufficient time for the first dwellings to come forward.	-	Deliverable		D (0 0	0	0	50	100	100	100	475	350
	NORTH OF	North of Hanwell Fields	M	Allocation Reserved matters	Complete	Complete	Deliverable		515	5 () 0	0	0	0	0	0	0	C	515
Banbury		North of Hanwell Fields	19/02126/F Persimmon Phase 3	Allocation Full	Complete	Complete	Deliverable		D 36	5 (0 0	0	0	0	0	0	0	C	36
		North of Hanwell Fields	18/01206/OUT Broken Furrow Outline	Reserved	Outline permission for up to 46 homes was secured n March 2020. Reserved matters application (21/00056/REM) was approved in November 2021. The site is almost is complete. Built by Kendrick homes.	Under construction	Deliverable	1	2 27	7 12	2 0	0	0	0	0	0	0	C	39

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Banbury	BANBURY 8 - BOLTON ROAD	Bolton Road	21/04202/F	Allocation Full	Planning application 21/04202/F for the redevelopment of the Former Buzz Bingo, Bolton Road for 80 retirement living apartments including communal facilities, access, car parking and landscaping was submitted in December 2021 and was permitted in August 2022. Ground works have started on the site and is beng built by Churchill Living.	Granted	Deliverable	8	0 0	0 (0 40	40	0	0	0	0	0	0	80
Banbury	BANBURY 8 - BOLTON ROAD	Bolton Road	-	Allocation	The former Buzz Bingo site has been granted permission (ref 21/04202/F) for 80 retirement living appartments and is under construction. This is the remainder of the site which is developable only for the remaining 120 dwellings. The site is identified in the draft Cherwell Local Plan Review 2040.		Developable		0 0		0 0	0	0	0	0	0	60	0	60
Banbury D C C C	BANBURY 16 - LAND SOUTH OF SALT WAY AND WEST OF BLOXHAM ROAD		14/01188/OUT 17/00669/RE M 18/01973/RE M	Allocation Reserved matters	The site is being developed by Redrow Homes and is very advanced with nearly all the homes built. 75 completions were recorded in 2022/3 and the Council's latest monitoring identifies further completions during 2023/24. There are no known restrictions meaning the remander of the site cannot be completed. Build out rates on site and in Banbury generally also support this conclusion.	Under construction	Deliverable	7.	2 271	1 72	2 0	0	0	0	0	0	0	0	343
Banbury			12/00080/OUT 14/01225/RE M	Allocation Reserved matters	Complete		Complete	(0 145	5 () 0	0	0	0	0	0	0	0	145
Banbury		South of Salt Way - East	15/01326/OUT 19/00895/RE M	Allocation Reserved matters	Reserved Matters is secured and the site is being developed by David Wilson Homes and Barrett. 131 completions were recorded in 2022/3 and the Council's latest monitoring identifies further completions during 2023/24. Two house builders on site means that the site will be delivered early within the 5 year period. Projection is consistent with build rates on this site and in Banbury generally in recent years.		Deliverable	10	1 179	75	5 26	0	0	0	0	0	0	0	280

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Banbury	BANBURY 17 - SOUTH OF SALT WAY	South of Salt Way - East	21/03639/F	Allocation	Planning application 21/03639/F for a re-plan of the western parcel of 19/00895/REM for 107 dwellings, that is an additional 23 dwellings to the 84 already consented for this part of the site, was approved subject to legal agreement in May 2022. Two house builders on site means that the site will be completed within the 5 year period.		Deliverable					0 23	0	0	0	0	0	0	23
Banbury	BANBURY 17 - SOUTH OF SALT WAY		14/01932/OUT	Outline	Outline permission for the 1000 homes is secured. This covers the remaining area of the site which is the majority of the strategic allocation. Reserved matters for two of the development parcels (22/02068/REM) were permitted in April 2023 for 237 dwellings. Reserved matters has also been granted for a spine road (20/03702/REM) and link road (20/03724/REM) serving the school and a foul water pumping station (21/03950/REM). No known delays in developers starting on site, conditions discharged, S106 obligations varied to allow early road construction to facilitate speedier development (21/00653/M106), ground works in place. Infrastructure will be delivered based on the number of occupations meaning that there will be no significant delays in delivering the homes permtted. Persimmon homes are developing the 237 homes in Phases 1 & 3. Discussions are underway on reserve applications for further phases. Charles Church is currently preparing an application (anticipated Dec. '23) for the Phase 2 land (south of Phases 1 & 3 – zoned for 110-122 dwellings). Projection is consistent with build rates on this site and in Banbury generally in recent years. There are two house builders on site. A significant proportion of the site is forecast to be completed within the 5 year period. Developer has indicated that development is likely to be delivered in line with the projection.		Deliverable	1000) 50	0 75	75	100	100	100	100	100	300	700
Banbury	BANBURY 18 - DRAYTON LODGE FARM	Drayton Lodge Farm	18/01882/OUT	Allocation Outline	Outline permission for up to 320 dwellings is secured. The site was acquired by Vistry Group which consist of Bovis Homes and Linden Homes in November 2020. Reserved matters application (22/02357/REM) has now been approved in May 2023. Most conditions have now been discharged. Projection is consistent with build rates in Banbury generally in recent years. Developer has estimated that the majority of the site will be built out in 5 year period and they will start on site in early 2024.		Deliverable	320			0 50	50	75	75	70	0	0	0	320

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Banbury	BANBURY 19 - LAND AT HIGHAM WAY	Land at Higham Way	-	Allocation	A strategic allocation in the adopted Local Plan 2011-2031 for 150 homes. Outline application (16/00472/OUT) for approximately 200 dwellings is pending consideration. This is not an extensive site and in the interest of caution the site should remain with 150 homes as per Local Plan allocation. This is a brownfield site in a very sustainable location. The site is included in the Brownfield Register (Site BLR12). The Council is in ongoing dialogue with the agents to resolve some planning issues in relation to the outline application. This is a developable site as Outline permission has yet to be secured. Site to be kept under review. The site is identified in the Draft Local Plan 2040 for employment, but this should not change developable status as the Plan is at the early stages.		Developable				0 0	0	0	0	50	50	50	C	0 150
	NORTH AND WEST OF BRETCH HILL RESERVOIR ADJ TO	Land North and West of Bretch Hill Reservoir adj to Balmoral Avenue, Banbury	20/01643/OUT	matters	The site is identified for 70 homes in the Non-Statutory Local Plan 2011. Outline permission for 49 homes is secured. A Reserved Matters application (22/00996/REM) for 49 dwellings submitted on behalf of a housebuilder (Orbit Homes) was approved in February 2023. Orbit homes are promoting the new homes for sale. This site has a relatively small number of dwellings to deliver during the 5 year period. Projection is consistent with build rates in Banbury generally in recent years.		Deliverable	49	, o		0 10	39	0	0	0	0	0	C	9 49
	UNALLOCAT ED SITES (10		05/01337/OUT 13/01682/F Multiple RMs	Reserved matters	Complete	Complete	Complete	(0 1081		0 0	0	0	0	0	0	0	C	0 1081
	UNALLOCAT ED SITES (10 or more	Land Adjoining And West Of Warwick Road	13/00656/OUT 15/00277/RE M 16/02428/RE M		Complete	Complete	Complete	(300		0 0	0	0	0	0	0	0	C	300

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	BANBURY - UNALLOCAT ED SITES (10 or more dwellings)	Court,	20/01317/F	Full	Complete	Complete	Complete	(23	3 (0 0	0	0	0	0	0	0	C	23
	BANBURY - UNALLOCAT ED SITES (10 or more dwellings)	Land to the rear of 7 and 7A High Street	18/00487/F	Full	This is a small brownfield site in a very sustainable location. Full planning permission was secured but has now lapsed.	Lapsed		() () (0 0	0	0	0	0	0	0	C	0
	BANBURY - UNALLOCAT ED SITES (10 or more dwellings)		21/03644/OUT	Outline	Outline planning application (21/03644/OUT) for up to 49 dwellings, associated open space, sustainable urban drainage systems, and access was approved in June 2022. The application was submitted by Lone Star Land and will be delivered by Orbit homes. Reserved matters application, pursuant to the outline planning permission granted under reference 21/03644/OUT for the erection of up to 49 dwellings permitted in August 2023. This site has a relatively small number of dwellings to deliver during the 5 year period. Projection is consistent with build rates in Banbury generally in recent years.	-	Deliverable	4	9 (0 0	0	49	0	0	0	0	c	9 49
	BANBURY - UNALLOCAT ED SITES (10 or more dwellings)	Opposite	21/03426/OUT	Outline	Outline planning application (21/03426/OUT) for up to 78 dwellings and associated open space was approved subject to lega agreement in April 2022. The application was submitted on behalf of a housebuilder, Manor Oak Homes, who will be developing the site. Signing of section 106 agreement is imminent. Projection is consistent with build rates in Banbury generally in recent years.	-	Deliverable		D (0 0	0	28	50	0	0	0	c) 78
		Land Adjoining Withycombe Farmhouse Stratford Road A422 Drayton	22/02101/OUT		Outline planning application for a residential development comprising up to 250 dwellings was permitted in February 2023 subject to the signing of a section 106 agreement which is expected imminently. Developer (Bloor homes) anticipates delivery of homes within the next 5 years and reserve matters application to be submitted imminently. Site is identifed in the draft Local Plan Review 2040. Projection is consistent with build rates in Banbury generally in recent years.		Deliverable)))) (0 0	0	0	50	75	75	50		250

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	BANBURY - SMALL SITES (1 to 9 dwellings)	-	-	WINDFALL	These small sites have planning permission.	Small sites	Deliverable	62	2 504	31	L 31	0	-	-	-	-	-	-	566
Bicester	NORTH	North West Bicester Eco- Town Exemplar Project	10/01780/HYB RID Elmsbrook Phases 1, 2, 3 and 4	Allocation Hybrid	The site is being developed by 2 housebuilders (A2 Dominion and Crest Nicholson) and is very advanced with phases 1, 2 and 3 already built. The Council's latest monitoring information shows that the site is almost complete.	Under construction	Deliverable	27	312	27	7 0	0	0	0	0 0	C	C) (339
Bicester	NORTH WEST BICESTER	North West Bicester Eco- Town Exemplar Project	19/01036/HYB RID Mixed use centre	Allocation Hybrid	Full planning permission for 16 flats above the local centre units is secured. The Council's latest monitoring information shows that construction of the local centre units has started. Delivery is currently expected in 2024.	Granted	Deliverable	16	5 O	C	0 16	0	0	0	0 0	C	C		0 16
Bicester	NORTH WEST BICESTER	North West Bicester Eco- Town Exemplar Project		Allocation Full	This is a partial re-plan of the western part of phase 4 and proposes an additional 3 dwellings to the 54 originally approved on this part of the site under 10/01780/HYBRID. The site is being developed by Crest Nicholson and the Council's latest monitoring information shows that the site is almost complete.	Under construction	Deliverable	25	32	25	5 0	0	0	0	0	C	C		57

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Biceste 1	BICESTER 1 - NORTH WEST BICESTER	North West Bicester Phase 2	14/02121/OUT	Outline	Outline planning permission for 1700 homes on land to the north of Middleton Stoney Road, forming part of the wider North West Bicester strategic allocation was secured by P3EcoLtd on 30 January 2020. A Reserved Matters application (21/02339/REM) for 500 of the 1700 homes (forming phase 1) was submitted on behalf of Countryside Properties in July 2021 and was subsequently withdrawn. Applications continue to be submitted for Discharge of Conditions (including Phasing Plan and Design Code) and Reserved Matters for access arrangements, road layouts and a first residential phase of 123 dwellings (23/00214/REM, 23/00170/REM, 23/01493/REM and 23/01586/REM and 23/00207/DISC, 23/01496/DISC and 23/01558/DISC). The active engagement between developer (Cala homes) and Council relating to delivery of Reserved Matters are separate to restrictions imposed by infrastructure delivery as 500 dwellings are permitted on the site for 1700 dwellings prior to strategic infrastructure needing to be in place. Cala homes have submtted a phasing plan which indicates development will start in 2024. Due to the absence of reserved matters permission the site will not deliver homes before 2026/27.		Deliverable	1700		D		D C	50	50	50	50	50	1450	250

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Biceste	BICESTER 1 - NORTH WEST BICESTER		17/00455/HYB RID 21/01630/OUT 21/04275/OUT Hawkwell Village	Outline	Outline application 14/01675/OUT for employment development and 150 dwellings on land to the south west of the railway line was allowed at appeal in November 2017. Application 17/00455/HYBRID for highways and residential development (150 dwellings), submitted on behalf of Albion Land was approved on 7 August 2017. Application for employment uses (21/3177/F) was approved in July 2022. Employment development has been built in the south east corner of the north west Bicester site. Application 14/01641/OUT for 900 dwellings was approved subject to legal agreement in October 2015. Application made by Hallam land management in December 2021 for 3100 homes but has yet to be determined. To support NW Bicester, 2 bridges were installed under the railway at the start of April 2021. The delivery of roads is to follow and work is ongoing to resolve any funding gaps. The Council is working closely with the promoters of the site and other agencies to move the site forward and provide the necessary infrastructure and funding to unlock the remaining phases. However, this site can only be considered developable at this stage. Part of the wider site granted at appeal for 530 dwellings in July 2023 could also be delivered prior to strategic infrastructure being in place and there is some prospect that this could see delivery starting within 5 years.		Developable			0	0	0	0 (50	50	50	3738	150
Biceste	BICESTER 2 - GRAVEN HILL	Graven Hill	16/01802/OUT Outline remainder		Outline application has lapsed meaning that dwellings are not expected to be delivered during the 5 year period.	Lapsed	Developable			0	0	0 (0 0		50	50	50	945	150

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	BICESTER 2 - GRAVEN HILL	Graven Hill	20/02345/LDO (expired)20/02 345/LDO Local Development Order variuos confirmations of compliance 22/02312/RE M		A revised Local Development Order for 276 plots was adopted in November 2020 which, along with 17/02107/LDO (now expired), helped facilitate the delivery of initial self-build dwellings on the site. This is a self-build development with primarily 1 housebuilder. Several of these plots are now under construction. The current LDO will remain in force until December 2023. Existing permissions expected to be delvered over the next 5 year period based on past site delvery rates and some short term uncertainity on delivery mechanisms.	Under construction	Deliverable	14	1 135	5 25	5 25	25	25	41		0	0	(0 276
	BICESTER 2 - GRAVEN HILL	Graven Hill	Various RMs	Allocation Reserved matters	Existing permissions expected to be delvered over the next 5 year period based on past site delvery rates.	Under construction	Deliverable	184	4 344	4 25	5 25	50	50	34	0	0	0	(528
Bicester	BICESTER 2 - GRAVEN HILL	Graven Hill	Allocation remainder	Allocation	The remaining 200 homes will be provided on land at Langford Park. This is a developable site and will be kept under review.	-	Developable		0 () () (0	0	0	0	0	0	200	0 0
		South West Bicester Phase 2	13/00847/OUT Outline remainder	Allocation Outline	Outline permission for up to 709 homes was secured in May 2017. 60 homes remain as commitments under this Outline permission. Forecast delivery of specialist housing for older people corresponds to requirements in signed legal agreement. Discussions on-going with developer/promoter. Planning application expected in November 2023. Application for alternative scheme for 82 homes likley to be made. This demonstrates on-going commitment to bringing the site forward. Infrastructure works including roads and utilities are already in place to service the parcel.	Granted	Deliverable	6	0 (0	60	0	0	0	0	(0 60
	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	18/00647/RE M Parcel H and I	Allocation Reserved matters	The site is currently under construction by Cala Homes with most of the site built. Developer anticpates that the site will be built our early in the 5 year period.		Deliverable	5:	5 192	2 50) 5	0	0	0	0	0	0	(247
	BICESTER 3 - SOUTH WEST BICESTER PHASE 2	South West Bicester Phase 2	18/01777/RE M Parcels N, O and P	Allocation Reserved matters	Complete	Complete	Complete		0 176	5 0		0	0	0	0	0	0	(0 176

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	SOUTH	South West Bicester Phase 2	19/02225/RE M Parcels J, L and M	Allocation Reserved matters	The site is currently under construction by Barratt David Wilson with nearly all of the homes already built. Developer anticpates that the site will be built out early in the 5 year period.	Under construction	Deliverable	29	197	29	ə 0	0	0	0	0	0	0	C	226
	GATEWAY BUSINESS	Bicester Gateway Business Park, Wendlebury Road, Bicester	20/00293/OUT	Allocaton Outline	Outline planning permission in place for allocated site. Reserved Matters applied for in respect of employment (knowledge cluster) elements (22/02025/REM) 21/02723/OUT – planning permission for variation of condition of 20/00293/OUT to remove co-working hub – Planning permission granted 12 October 2021. Will de-link the delivery of the hub and residential development allowing for faster delivery. The residential scheme indicated blocks of apartments which would enable swifter delivery due to the nature of the development. Discussions occuring with developer, who is the landowner, on developing site for new homes.	Granted	Deliverable	273	c			0	0	50	50	50	23	100	173
Bicester	BICESTER 12 SOUTH EAST BICESTER (WRETCHWI CK GREEN)	Bicester (Wretchwick	16/01268/OUT	Allocation Outline	Site is promoted by Boyer Planning on behalf of Redrow Homes. Outline planning permission is recently secured and conditions are being discharged indicating ongoing commitment to delivery. Discharge of Conditions application relating to the Design Code in progress with active engagement to reach agreement with landowners and way forward on highways and drainage. Pioneer Roundabout now constructed. Legal Agreement signed spring 2022. Reserved matters application expected in 2024. The expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction.	-	Developable	1500) C		0 0	0	0	0	50	50	50	1350	150
	BICESTER 13 GAVRAY DRIVE	Gavray Drive	-	Allocation	Outline application (21/03558/OUT) for up to 250 dwellings was submitted on behalf of land promoter (L&Q Estates) in October 2021 and is pending consideration. Section 106 agreement discussions are continuing. This is a developable site and will be kept under review.	-	Developable	C			0 0	0	0	0	50	50	50	100	150

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Bicester		Cattle Market	-	Allocation	Council owned site. Planning permission to extend the use of existing car park for a further 5 years (14/00461/CDC) was granted on 20 June 2014. A new 5 year management plan has recently been signed by the Council which retains the car park use until September 2022. There are no plans to amend the use of the Cattle Market car park having just agreed a 10 year lease with SSE to provide power to the EV chargers which went live to the public on 27 May 2021. This is a developable site and will be kept under review.The site is identified in the draft Cherwell Local Plan Review 2040.		Developable	C	0	c	0 0	0	0	0	0	0	0	40	0
	WEST	Kingsmere (South West Bicester) - Phase 1	-	Allocation Reserved matters	Complete	Complete	Complete	C	1306	-	-	-	-	-	-	-	-	-	1306
Bicester	(SOUTH WEST	Kingsmere (South West Bicester) - Phase 1		Allocation Reserved matters	The site is being developed by Bellway and is almost complete.	Under construction	Deliverable	4	46	4	L 0	0	0	0	0	0	0	C	50
Bicester	WEST	(South West			Parcel KME is being developed by Vistry Homes and is almost complete.	Under construction	Deliverable	15	192	15	6 0	0	0	0	0	0	0	C	207
Bicester	WEST	Kingsmere (South West Bicester) - Phase 1	17/02072/RE M 17/2582/REM KMF and KMG	Reserved matters	Parcels KMF and KMG is being developed by Linden Homes and is almost complete.	Under construction	Deliverable	6	172	6	6 0	0	0	0	0	0	0	(0 178
Bicester	WEST	Kingsmere (South West Bicester) - Phase 1	M	Allocation Reserved matters	Complete	Complete	Complete	с С	3	C	0 0	0	0	0	0	0	0	(3

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Bicester		Land South of Church Lane (Old Place Yard and St Edburgs)		Full	Complete	Complete	Complete		0 1	4 () (0 0	0 0) 0) () C) (0 14
Bicester	BICESTER - UNALLOCAT ED SITES (10 or more dwellings)	Land South West Of Queens Avenue And Kingsclere Road Bicester OX26 2JH	21/02890/F	Full	Planning permisson granted for 10 dwellings in November 2022. The site is under construction by Bicester builders LTD.	Under construction	Deliverable	1	D	0 10			0 0	C	D C) (D C) 10
Bicester		Pakefield House St Johns Street Bicester OX26 6SL	21/01818/F	Full	Planning permission granted on appeal for 34 retirement apartments in October 2022. The developer is Churchill retirement living. A further application has been submitted for additional flats (23/01771/F). This shows continued interest from the developer in developng the site.	Granted		3	4	0 0) (0 20	0 14		D 0) () (34
Bicester		Interiors, 85-	16/02461/OUT 19/01276/RE M	Reserved matters	Complete	Complete	Complete		0 1	0 0) () () 0		0 0) C) () 10
Bicester	BICESTER - UNALLOCAT ED SITES (10 or more dwellings)		19/02311/OUT	Outline	Lapsed	Lapsed	Lapsed		D	0 (0	() 0) C) (0
Bicester	BICESTER - SMALL SITES (1 to 9 dwellings)	-	-	WINDFALL	These small sites have planning permission.	Small sites	Deliverable	4	5 16	1 1	5 15	5 15	-	-	-	-	-	-	206

Area		Site name and address	application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/23 (net)	Completions to 31/03/23 - land supply sites (excludes historic completions)	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions to 2031
	VILLAGES 5 - FORMER RAF UPPER HEYFORD		10/01642/OUT Outline remainder	Allocation Outline	Complete	Complete	Complete	-72	2 551		C) () (-36	-36	0) (9 479
	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Upper		Allocation Reserved matters	Complete	Complete	Complete	(44		o a) () () (0	0	C) (9 44
Areas	HEYFORD	Upper Heyford	M Phase 8	Reserved matters	Complete		Complete				0) C			0	0	0		
Areas	FORMER RAF	Upper	15/01209/RE M Parcel B3	Allocation Reserved matters	Complete	Complete	Deliverable	(68		0 0) () () (0	0	C) (68
Areas	FORMER RAF	Upper	М		Phase is being developed by Dorchester Living and is almost complete.	Under construction	Deliverable	5	5 4	5	C) () (0	0	C) (9

Area	0,	Site name and address	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion	Planning Permissions at 31/03/23 minus units built & recorded at 31/03/23 (net)	Completions to 31/03/23 - land supply sites (excludes historic completions)	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Post 2031	Total Completions and Projected Completions to 2031
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Upper	М	Allocation Reserved matters	Complete	Complete	Complete	(2:			0 0	0	0	0	0	0	C	21
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD		17/00983/RE M Parcels B4A and B4B	Allocation Reserved matters	The site is being developed by Vistry Homes and the site is almost complete.	Under construction	Deliverable	50	50) 50		0 0	0	O	0	0	0	C	100
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD	Upper		Allocation Reserved matters	Complete	Complete	Complete	() 1:	L C		0 0	0	C	0	0	0	C	11
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD		19/00440/RE M Phase 8A	Allocation Reserved matters	Complete	Complete	Complete	(24	t C) 0	0	C	0	0	0	C	24
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD		19/00446/F Phase 5D	Allocation Full	Complete	Complete	Complete	(1:	LC) () 0	0	0	0	0	0	C	11
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD		19/00446/F Trenchard	Allocation Full	Complete	Complete	Complete	(3:	L () () 0	0	C	0	0	0	C	31
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD		19/00446/F Phase 8C	Allocation Full	Complete	Complete	Complete	(1	5 () 0	0	0	0	0	0	C	15
Other Areas	VILLAGES 5 - FORMER RAF UPPER HEYFORD		16/02446/F Phase 9		Phase 9 of the development at Heyford Park is under construction by Dorchester Living. The Council's latest monitoring shows that development has started on a significant proportion of the homes not yet built. Dorchester anticipates phase 9 to be completed by 2026/27.	Under construction	Deliverable	218	3 78	3 50) 7!	5 93	0	0	0	0	0	C	296

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Other Areas	FORMER RAF	Former RAF Upper Heyford	15/01357/F	Allocation	A full application for 89 homes on a greenfield site within the strategic allocation by Pye Homes was approved subject to legal agreement in January 2022. Application permitted in September 2023 with the section 106 signed. Application (22/03063/F) now submitted by David Wilson homes resulting in additional dwellings and expected to be determined shortly. Anticipated legal agreement in line with existing agreement. Further developer interest indicates delivery within the 5 year period.	-	Deliverable) () 19	30	40	0	0	0	0	0	89
Other Areas	FORMER RAF	Former RAF Upper Heyford	18/00825/HYB RID 22/02255/RE M	Allocation Hybrid Reserved matters	A new Hybrid application for 1175 dwellings was approved in September 2022. Reserved matters (22/02255/REM) is approved for phase 10 for 138 dwellings. The Councils latest monitoring shows that foundations are in place for the majority of the homes with some near completion. Recent history of delivery on the site with 250 dwellings completed in 2022/3. Dorchester is a long standing and active developer on the site and there are two developers at Heyford Park. Dorchester Living are in partnership with Picture Living who will deliver private rented dwellings. Over the last five years an average of 100 new homes per year were built at Heyford Park. It is anticipated that this level of delivery will continue. Dorchester anticipate that they will deliver over 150 dwellings per year going forward including delivering phase 10 at the same time as future phases. They do not identfy any infrastructure constraints to delivery. Discussions are occurring with the developer concerning future reserved matters applications which are expected shortly. Dorchester's website indicates a range of new homes for sale.	-	Deliverable	117	5 () 38	3 100	75	125	150	100	100	100	387	788
Other Areas	FORMER RAF	Former RAF Upper Heyford	21/03523/OUT	Allocation	An outline application for 31 homes on land within the allocation by Pye Homes was approved in September 2023. The expected delivery rates allow sufficient lead-in time for Reserved Matters approvals and construction time. Application (22/03063/F) now submitted by David Wilson homes resulting in additional dwellings and expected to be determined shortly. Anticipated legal agreement in line with existing agreement. Further developer interest indicates delivery within the 5 year period.	-	Deliverable				0 0	0	10	21	0	0	0	0	31
Other Areas	AREAS - UNALLOCAT ED SITES (10 or more dwellings)			Outline	Outline application for the erection of up to 65 dwellings granted following an appeal in November 2022. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time. Greencore homes are developing and are advertising the site. A reserved matters application is expected imminently.	Granted	Deliverable	65	5 (0 0	0	30	35	0	0	0	0	65

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Areas	OTHER AREAS - UNALLOCAT ED SITES (10 or more dwellings)	Deerfields Farm Canal	19/02350/OUT	Outline	Outline permission was granted in November 2022 for up to 26 dwellings. The expected delivery rates allow sufficient lead-in time for Outline and Reserved Matters approvals and construction time.	Granted	Deliverable	26	0	C	0	0	26	0	0	0	0	0	26
Areas	AREAS -	Kidlington Green Social Club, 1 Green Road, Kidlington	19/02341/F	Full	Complete	Complete	Deliverable	C	32	C	0	0	0	0	0	0	0	0	32
Areas		Merton Road,	18/02056/OUT 20/02778/RE M	Reserved matters	A Reserved Matters application was granted permission in December 2021. The Council's latest monitoring information shows that the site is under construction by Redrow Homes who indicate that the new homes are available to purchase.	Granted	Deliverable	84	0	50	34	0	0	0	0	0	0	0	84
Areas	ED SITES (10	Tappers Farm, Oxford	18/00792/OUT	Reserved matters	Outline planning permission is secured. Reserved Matters application for 46 homes (21/02083/REM) was submitted by GreenSquare Homes and was approved in July 2022. Most conditions are discharged. GreenSquare Homes' website states (November 2023) that all plots are now reserved. This indicates the plots are likely to come forward within the next 2 years.	Granted	Deliverable	46	0	C	20	26	0	0	0	0	0	0	46
Areas	ED SITES (10 or more	Hempton Road and	20/02083/OUT 22/02570/RE M	Reserved matters	A Reserved Matters application to 20/02083/OUT for the approval of details of layout was permitted in January 2023. The site is being developed by Burrington estates.	Granted	Deliverable	14	0	14	• 0	0	0	0	0	0	0	0	14
Areas	OTHER AREAS - UNALLOCAT ED SITES (10 or more dwellings)	Oak View, Weston On The Green	13/01796/OUT 16/00574/RE M 17/01458/OUT 18/02066/F	Reserved matters	Complete	Complete	Complete	c	20	C	0	0	0	0	0	0	0	0	20

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Other Areas	AREAS -	Shortlands and South of	18/01894/OUT		Reserved Matters application (21/02893/REM) was approved in June 2022. Most conditions have been discharged. Gade homes have passed development of the site to Deanfield homes. The site is under construction and the developer indicates the new homes will be available shortly. No technical constraints expected to prevent delivery on site.	Granted	Deliverable	25	; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;		0 15	10	0	0	0	0	0	C	25
Other Areas	OTHER AREAS - UNALLOCAT ED SITES (10 or more dwellings)		13/00004/OUT 14/01141/RE M 16/00362/F	Reserved matters	Complete	Complete	Complete	C	61		0 0	0	0	0	0	0	0	C	61
Other Areas		The Green and adj. Oak Farm Drive,		Reserved matters	Complete	Complete	Complete	C) 44		0 0	0	0	0	0	0	0	C	44
Other Areas	OTHER AREAS - UNALLOCAT ED SITES (10 or more dwellings)	and Adj. to Cascade	20/00286/F 22/01946/F	Full	An application (20/00286/F) was permitted in March 2022 and the section 106 has been agreed. A Variation of conditions application was approved in April 2023. Greencore homes are developing and advertising homes on the site.	1	Deliverable	12	2 (1 8	0	0	0	0	0	0	C	12
Other Areas	OTHER AREAS - UNALLOCAT ED SITES (10 or more dwellings)		22/01976/OUT		Outline application for 75 homes permitted in February 2023 subject to section 106. With permission granted over 9 months ago, the section 106 is expected to be signed shortly.		Deliverable	C			0 0	0	25	35	10	0	0	C	0 75

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Other Areas	UNALLOCAT	Land North Of Railway House, Station Road, Hook Norton	21/00500/OUT	Outline	Outline application approved following appeal for 43 homes in August 2022. Section 106 is agreed.	Granted	Deliverable	4	3	D C) 0	0	25	18	0	0	0	0	43
Other Areas			f 19/00831/OUT 21/01278/RE M		Reserved Matters application to 19/00831/OUT for 15 dwellings was permitted in December 2021. Section 106 agreement signed. Burrngton Estates are the developer and indicate that the homes are available for occupation in 2023.	Granted	Deliverable	1	5	0 15	6 0	0	0	0	0	0	0	0	15
Other Areas		Land to the South and adjoining to South Side, Steeple Aston	19/02948/F	Full	Complete	Complete	Complete		D 1	D C	0 0	0	0	0	0	0	0	0	10
Other Areas	AREAS - UNALLOCAT ED SITES (10 or more	9100	19/00963/OUT 22/00959/RE M	Reserved matters	Outline planning permission is secured. Reserved Matters application (22/00959/REM) was submitted on behalf of Hayfield Homes in April 20222 and was permitted in November 2022. Conditions have been discharged. The developer is advertising the new homes for sale.	Granted	Deliverable	4		0 20	20	0	0	0	0	0	0	0	40
Other Areas	UNALLOCAT ED SITES (10 or more		19/00616/OUT	Reserved matters	Outline planning permission is secured. Reserved Matters application (21/02180/REM) was submitted on behalf of CALA Homes in June 2021 and was permitted in August 2022. Most of the conditions have been discharged. The developer anticipates that new homes will be available in early 2024.	Granted	Deliverable	2	3	D C	28	0	0	0	0	0	0	0	28

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Other Areas	AREAS - UNALLOCAT ED SITES (10	Launton	17/01173/OUT 19/02419/RE M	matters	Reserved Matters planning permission was secured in November 2019 and the site is under construction by Mulberry homes. The Council's latest monitoring information shows that the site is almost complete.	Under construction	Deliverable	2	1 45	5 21	L 0	0	0	0	0	0	0	C	66
Other Areas	AREAS - UNALLOCAT	Stone Pits, Hempton Road, Deddington	18/02147/OUT 20/03660/RE M	Reserved matters	Complete	Complete	Complete		0 21		0 0	0	0	0	0	0	0	C	21
Other Areas	AREAS - UNALLOCAT ED SITES (10 or more	Taylor Livock Cowan, Suite F Kidlington Centre, High Street, Kidlington			This is a small brownfield site in a very sustainable location. The planning permission has now expired.	Lapsed	Lapsed		0 0) (0 0	0	0	0	0	0	0	C	0
Other Areas	AREAS -	The Ley Community, Sandy Lane, Yarnton	20/01561/F		Full planning permission is secured and the Council's latest monitoring information shows that all 10 homes are under construction. Sweetcroft homes are the developer.	Granted	Deliverable	1	0 0	0 10	0 0	0	0	0	0	0	0	C	0 10
Other Areas	AREAS - UNALLOCAT ED SITES (10		22/00017/F		Application for 15 flats was granted planning permission in March 2023 subject to the signing of a section 106 agreement. Sweetcroft Homes are the developer. This is a full application and expected to be built out well within the five year period.	t	Deliverable		0 0			15	0	0	0	0	0		15

Category	address	Planning application reference	Permission type (Allocation, Full, Outline, Reserved Matters)	Available and achievable evidence	Scheme status at 01/04/23	Conclusion		Completions to 31/03/23 - land supply sites (excludes historic completions)	Projection 23/2	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/	Projection 28/	Projection 29/	Projection 30/		and Projected Completions to 2031
OTHER AREAS - SMALL SITES (1 to 9 dwellings)	-	-	WINDFALL	Small sites with permission	Small sites	Deliverable	202	876	70	70	62	0	0	0		-	-	1078
windfall	small sites windfall	-			Small sites	Deliverable	-	-	0	0	0	125	125	100	100	100	-	550
windfall	large sites windfall	-	WINDFALL	Windfalls expected from large sites		Deliverable	-	-	0	0	0	0	0	100	100	100	-	300
	OTHER AREAS - SMALL SITES 1 to 9 dwellings) Small sites windfall	DTHER AREAS - SMALL SITES 1 to 9 dwellings) Small sites windfall allowance	OTHER - - AREAS - - - SMALL SITES 1 to 9 - dwellings) District-wide - Small sites windfall - allowance - - arge sites District-wide - windfall allowance - arge sites windfall - windfall large sites windfall	OTHER AREAS - SMALL SITES 1 to 9 dwellings) - - WINDFALL Small sites windfall District-wide small sites windfall allowance - WINDFALL Jarge sites windfall District-wide small sites windfall - WINDFALL	referenceOutline, Reserved Matters)DTHER AREAS - MALL SITES 1 to 9-WINDFALLSmall sites with permissionMALL SITES 1 to 9WINDFALLSmall sites with permissionSmall sites windfallDistrict-wide small sites windfall allowance-WINDFALLWindfall completions on small sites have averaged 140 per year since 2011.arge sites windfallDistrict-wide allowance-WINDFALLWindfall completions on small sites have averaged 140 per year since 2011.	PreferenceOutline, Reserved Matters)DTHER AREAS - NMALL SITES-DTHER AREAS - NMALL SITES-I to 9 dwellings)-District-wide small sites windfall allowance-District-wide windfall allowance-District-wide windfall allowance-District-wide windfall allowance-District-wide windfall allowance-District-wide windfall allowance-District-wide windfall allowance-District-wide windfall-WINDFALL windfall allowanceWindfall completions on small sites have averaged 140 per year since 2011.Arge sites windfall-District-wide arge sites windfall-District-wide windfall-WINDFALL windfallWindfalls expected from large sitesDistrict-wide windfall-District-wide arge sites-Number of the sites-District-wide arge sites-District-wide ar	referenceOutline, Reserved Matters)DTHER XREAS - XREAS - XREAS - MALLSTES 1 to 9	Image sites District-wide - WINDFALL Small sites with permission Small sites have averaged 140 per year Small sites Deliverable 202 Image sites District-wide - WINDFALL Windfall completions on small sites have averaged 140 per year Small sites Deliverable - - Image sites District-wide - WINDFALL Windfall completions on small sites have averaged 140 per year Small sites Deliverable - - Image sites District-wide - WINDFALL Windfall completions on small sites have averaged 140 per year Small sites Deliverable - - Image sites District-wide - WINDFALL Windfalls expected from large sites Deliverable - -	Image sites District-wide - WINDFALL Small sites with permission Small sites Small sites Deliverable 202 876 Small sites - - WINDFALL Small sites with permission Small sites Deliverable 202 876 Small sites - - WINDFALL Small sites with permission Small sites Deliverable 202 876 Small sites - - - - - - - arge sites - WINDFALL Windfall expected from large sites Small sites Deliverable - - - arge sites - - WINDFALL Windfalls expected from large sites Deliverable - - -	JTHER AREAS - MALL SITES 1 to 9 - WINDFALL Small sites with permission Small sites Deliverable 202 876 70 Small sites windfall allowance District-wide smid sites windfall - WINDFALL Small sites have averaged 140 per year Small sites Deliverable - - 0 Small sites windfall allowance District-wide since 2011. WINDFALL Windfall completions on small sites have averaged 140 per year Small sites Deliverable - - 0 Small sites windfall allowance District-wide since 2011. WINDFALL Windfall completions on small sites have averaged 140 per year Small sites Deliverable - - 0 Small sites windfall allowance District-wide since 2011. Windfall sexpected from large sites Deliverable - - 0	JTHER AREAS - JMALL SITES 1 to 9 - WINDFALL Small sites with permission Small sites Deliverable 2.02 8.76 70 70 Simall sites windfall allowance District-wide windfall - WINDFALL Windfalls expected from large sites Small sites Deliverable - - 0 0	Image: stress windfall Deliverable Small sites Deliverable Small	Image: site site site site site site site site	Image: preference Outline, Reserved Matters) Image: preference Outline, Reserved Specific and	Image: preference in the preference	Image: preferenceOutline, Reserved Matters)Outline, Reserved Matters)Substate recorded at 31/03/23 (net)Substate recorded at 31/03/20 (net)Substate recorded at 31/03/20 (net)Substate recorded at 31/03/20 (net)Substate recorded at 31/03/20 (net)Substate recorded at 31/03/20 (net)Su	Image: preference windfall Outline, Reserved Watter) Outline, Reserved Watter) Windfall completions) Space	Image: reference matters) Outline, Reserved matters) Outline, Reserved matters) Set main matters Set matters Set matters Set mathers Set mathers

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5.5 years supply

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