

## ANNEX 1

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	Total Completions and Projected Completions 2006-2026	Details	
						12	13	14	15	16	17	18	19	20	21	22	23	24	25	26			
<b>BANBURY &amp; NORTH CHERWELL</b>																							
<b>BANBURY</b>																							
<b>Banbury - Completed Identified Sites (10 or more dwellings)</b>																							
61-66 Calthorpe Street	Complete. 06/00221/F	0.04	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion of upper floors to 14 no. one bed apartments. Complete.
Oxford Lodge, 51 Oxford Road	Complete. 00/02253/F	0.08	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Change of use from house in multiple occupation to 12 flats (net gain 11). Complete.
108 Bretch Hill	Complete. 06/00237/F	0.01	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Demolition of existing shop and garages. Construction of 10 No. one bedroom flats. Complete.
Spencer House, Britannia Road	Complete. 03/02159/F	0.42	PDL	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Redevelopment. Complete.
Hanwell Fields	Complete. Urban extension. Committed in the Non-Statutory Local Plan for 900 dwellings.	32.94	G	0	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	Strategic site. 1016 completions (747 before 1/4/06). Complete.
Land north of Castle Street & east of Southam Road	Complete. Non-statutory allocation. 05/01591/F & 08/00258/F.	1.24	PDL	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	Complete. 05/01591/F for 56 assisted living flats, 30 sheltered flats and 30 affordable housing units (McCarthy and Stone - 116 dwellings net) on northern part of the site. 08/00258/F for the conversion of 19, 21 and 23 Castle Street to form 12 studio apartments (7 net). One unit lost elsewhere (04/00641/F). Lapsed permission (07/00082/F) for 4 one bed flats and 4 two bed flats on adjacent builder's yard within the allocated area.
South of Warwick Road & west of North Bar	Two parts of a non-statutory allocation complete (01/00588/F for 58 homes (before 1/4/06) and 05/01880/F for 12 with care home). Part of the allocation still available (see North Bar Place). Non-statutory allocation for 110 dwellings.	0.82	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	70 dwellings and a care home complete on two parts of the non-statutory allocation (01/00588/F & 05/01880/F). 58 of these units completed before 1/4/06.
Hanwell Fields Farm	Complete 07/01886/REM, 08/00307/REM, 09/01000/F	0.85	G	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Former farm buildings and agricultural land remaining from the Hanwell Fields urban extension.
'The Autosshop', 38 Middleton Road	Complete. 07/01428/F	0.1	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Delayed in 2009 but now complete
Former Bridge Motors Site, Causeway	Complete. 06/01332/F. One part of non-statutory allocation for 40 dwellings.	0.19	PDL	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	New permission (06/01332/F) granted in Oct 06 for mixed use development including 24 flats on the former Bridge Motors site. Complete.
Orchard Fields Primary School	Complete. 08/02066/F	1.66	PDL	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused school. Redeveloped by the Oxfordshire Care Partnership for 40 extra care flats & 60 bed care home (08/02066/F).
Former Cattle Market	Complete. Most of the site allocated in the Non-Statutory Local Plan (410 dwellings). 00/01832/F, 01/00210/OUT,	15.28	PDL	0	435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	435	Large part of non-statutory local plan allocation. 523 completions recorded (88 before 1/4/06). Other remaining areas to be developed are the Cemex and Grundons sites (elsewhere in the Housing Delivery Monitor).

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					01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26			
	05/00070/REM, 04/02630/REM, 05/00768/REM, 04/02710/REM, 05/01631/REM, 06/02443/REM, 07/02088/F, 08/02180/F.																						
<b>Land adjoining and to the rear of 286 to 304 Broughton Road</b>	Complete. 05/00173/OUT & 06/00376/REM	0.81	G	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 18 detached dwellings (Linden Homes).	
<b>Banbury - Completed Identified Sites Sub-Totals</b>				<b>0</b>	<b>1063</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1063</b>		
<b>Banbury - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)</b>																						Site contributing to the 5 year rolling supply of deliverable sites e.g 2011-2016	
<b>Old Stanbridge Hall, Banbury School, Ruskin Road</b>	Full permission granted on 20/9/10 (10/00907/F).	0.95	Mostly PDL	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Conversion and extension of disused school building by Housing 21 to provide 70 extra care dwellings. Monitored by CDC Housing Services. At October 2011 on course to complete by the end of March 2012.	
<b>Former allotment, Miller Road</b>	Planning permission (10/01053/F) granted for 10 flats on 16/9/10	0.15	G	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Self-build project to develop 10 flats sub-contracted through Sanctuary housing association. Funding secured. Partnership with Southwark Habitat for Humanity and the Council and supported by Oxford and Cherwell Valley College, Oxfordshire County Council and Connexions. Monitored by CDC Housing Services. On course to complete by the end of March 2012.	
<b>56-60 Calthorpe St</b>	Granted on appeal on 17 March 2009 - 07/02584/F & APP/C3105/A/08/2087474	0.11	PDL	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	Redevelopment of site for retail use on ground floor with 14 residential units on three upper floors. Agent, Planning Works Ltd, (for Lionsgate Properties) considers (Oct 11) that the development is still likely to be viable but that the developers are waiting for more favourable market conditions including for the retail space. Now likely that they will seek a renewal of the permission (expires March 2012) and develop themselves in 2-3 years time rather than sell-on.	
<b>Bankside</b>	Permission granted on 30/9/09 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 22 dwellings (net) (09/00939/F). Non-statutory allocation for an urban extension.	75.1	G	1092	0	0	0	0	75	100	100	150	150	150	150	150	67	0	0	0	1092	Permitted urban extension (up to 1070 homes) controlled by Hallam Land and Gallaghers. Planning permission (09/00939/F) separately granted for 23 dwellings (22 net) at 33 Oxford Road and land to the rear of nos. 35 - 59 but linked to implementation of the main permission. Discharge of condition for design code (including masterplan principles) attached to main permission presently being sought (10/00294/DISC). Negotiations over possible amendment of the legal agreement taking place. Hallam & Gallaghers hope (Oct 11) that a sale of part (or possibly all) of the main Bankside site will be effected during the course of the next year followed by reserved matter applications. They assume that development could commence early in 2013 with 75 occupations by the end of 2013 and then a steady delivery rate of between 100-150 homes per annum. It is understood that the site would be sold with a completed design code/masterplan. In the interests of caution delivery from 2014/15 to 2022/23 considered to be a reasonable assumption, equating to c.120 homes per annum.	
<b>Neithrop House, 39 Warwick Road</b>	Half implemented. 05/01431/F	0.08	PDL	7	7	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	14	Conversion & extension. Listed building in conservation area. Conversion of building to 7 dwellings completed. Completion of the 7 new build awaited. The owner of the site advises (Oct 11) that he has tried marketing the new build plots with no success	

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<b>42 South Bar Street</b>	Permission 07/01457/F for 13 flats expired. Permission 10/01465/F for 9 flats. Application 11/00974/F for 13 resolved to be approved subject to legal agreement on 8/9/11. Amending application (11/01530/F) received.	0.04	PDL	9	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	in current market conditions. He will continue with marketing over the next couple of years but if necessary build himself as the market improves. Agents (Cleford Essex Associates) advise (Oct 11) that once the revised application is approved the site will be developed by a charity (Response) and will be complete by the end of 12/13. The intention is for some of the units to be occupied in Summer 2012.				
<b>62 64 and land to the rear of 58, 60 Oxford Road</b>	Nearing completion. Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1/10/08.	0.41	G	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Development of 11 dwellings (9 net). Sold to Taylor Wimpey in 2010. Should be complete in 11/12				
<b>Hightown House (grounds of Penrose House), 67 Hightown Road</b>	Planning Permission 04/01395/F for 12 flats expired. New application 11/00820/F for 14 flats approved subject to legal agreement on 8/9/11	0.16	PDL	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Owners of the site, Kingerlee Homes, advised in October 2011 that the principles for the legal agreement are accepted and that although the site is only just viable, it is a good site and they would hope that the site is developed within the next 12 months either by Kingerlee, or if sold on, by another housebuilder. Whitley Stimpson LLP occupy Penrose House itself and intend to keep the building in office use.				
<b>Dashwood School</b>	Work commenced on site. Development principles approved January 2007. Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F. Declared surplus to educational requirements.	0.29	PDL	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Pupils transferred to new school on the former Cattle Market site. Permission granted for refurbishment of school building and construction of new building to provide 19 affordable dwellings. Conditions discharged. To be developed by Paradigm housing who are on site and expect to complete in 2012/13.				
<b>Land south of Hightown Road</b>	Large part of this site is a non-statutory allocation for 10 dwellings. Outline permission (09/01845/OUT) granted permission on 10/3/10 for demolition of 47 Hightown Road and erection of 9 dwellings (8 net). Included in the Housing Delivery Monitor as an allocated site.	0.78	G	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Agents, Tuckley Chester Design, advise (Oct 11) they expect to be given instruction soon to prepare a detailed scheme and that the site will hopefully be developed in the next 12 months.				
<b>Land adjoining and north west of 35 Crouch Hill Road</b>	New permission granted on 22/12/10 (10/00388/OUT).	0.6	G	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	Agents (Savills) for the owners of the site (A T Kimberley Holdings) advise (Oct 11) that they are about to market the site and that they expect reasonable interest from developers. Some ecological requirements before commencement. Best estimate for delivery is 13/14.				
<b>Banbury - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>1244</b>	<b>7</b>	<b>89</b>	<b>54</b>	<b>39</b>	<b>82</b>	<b>100</b>	<b>100</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1288</b>					

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<b>Banbury - Specific, Developable Sites (Years 6-15) (10 or more dwellings)</b>																							
<b>Orchard Way</b>	Permission granted on 2 August 2010 - 09/01776/F	0.44	PDL	20	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	20	CDC is in discussion with the County Council about a possible package of proposals for this area including Lincoln House (elsewhere in the Housing Delivery Monitor). Although there is presently no funding to implement the permitted scheme, the package now being explored would allow for the Orchard Way site to be developed in about 2014.	
<b>Calthorpe House, 60 Calthorpe Street</b>	Outline permission 09/00038/OUT granted on 22/7/09 & part of land allocated for mixed use development in the non-statutory plan	0.08	PDL	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	Permission for 13 flats and two retail units. New County Council accommodation has been constructed on the Tramway Road Industrial Estate and Calthorpe House is now vacant. The County Council advises (Oct 11) that no offers were received for the site by July 2010 and the future strategy for the property is being considered. CDC is in discussion with the County Council about possible acquisition to deliver affordable housing. Would be delivered in the short term if shown to be achievable	
<b>Junction of Warwick Road &amp; Foundry Street, 92-94 Warwick Road</b>	Understood that work commenced but then stopped. Planning permission 03/02616/F granted in February 2005.	0.13	PDL	22	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22	Planning permission granted for 19 flats and 3 maisonettes. A number of conditions were discharged in 2010 (10/00018/DISC). Others outstanding. Agents (Demarcation) confirm (Oct 11) that work has ceased for financial reasons but that the owner is likely to develop the site over the next 12-18 months. Not deliverable at the present time but remains a developable site.	
<b>Bretch Hill Farm</b>	Allocated in saved, adopted Local Plan for 60 dwellings. Allocated in non-statutory Local Plan for 70.	2.54	G	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	24	Although allocated in consecutive local plans this site has not come forward for development and is constrained by a 20m water tower and 49m telecommunications mast. It is now considered that only 24 dwellings are likely to be developable post 2016. Has been developer interest in the site in the past but it is understood that the landowners expectations were not met.	
<b>Orchard Lodge, Warwick Road</b>	Discussions about possible acquisition by CDC ongoing. Urban Housing Potential Study 2005 - Site BA025	0.33	PDL	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	UHPS - identified site with housing potential. Now vacant. CDC in discussion with the County Council about possible acquisition to deliver a mix of housing tenures including affordable housing. Feasibility work suggests that the site is developable for about 25 homes.	
<b>Cemex and Grundons, Merton Street</b>	Remaining part of 'Cattle Market and adjoining land' allocation in the Non-Statutory Local Plan	1.9	PDL	0	0	0	0	0	50	93	0	0	0	0	0	0	0	0	0	0	143	75 dwellings per hectares considered to be a reasonable working assumption for these areas (about 143 dwellings) allowing for flats and houses. Development dependent on the implementation of the Flood Alleviation Scheme (FAS) which is scheduled for completion early in 2012. The County Council has approved (06/00954/CM) a replacement waste management site for Grundons nearby subject to use of the existing site ceasing once the new development is built. Grundons advise (Oct 11) that it will need to dispose of the existing site for housing to fund the relocation. They are testing the market for housing but it could be several years before the the proposals are delivered. Cemex advise (Oct 11) that its site has been cleared and is now surplus to requirements. They intend to make the site available for redevelopment once the Grundons access road (Higham Way) has been adopted (in progress). Best estimate for redevelopment - 2014-16.	
<b>Lincoln House, Lincoln Close</b>	Urban Housing Potential Study Site - BA070	0.4	PDL	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential (16 dwellings). The County Council advises (Oct 11) that the property has now been vacated (to Orchard Fields). CDC is in discussion with the County Council about a possible package of proposals for this area including Orchard Way (elsewhere in the Housing Delivery Monitor) and the development of a mix of uses including residential at Lincoln House. Redevelopment could take place in 2013. A mix of uses may mean a lower number of units than identified in the UHPS.	

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<b>North Bar Place</b>	Part of Non-Statutory Allocation (South of Warwick Road & West of North Bar)	0.79	PDL	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	25	Vacant land as well as car servicing, engineering, workshop and public car parking uses to the rear of offices and a restaurant within the site and fronting North Bar Street. Previous uses included car breakage. Past applications include withdrawn schemes for 71 and 85 flats (04/01660/F & 01/00778/F), a refused scheme for 73 flats (00/01181/F) and an unimplemented office development (98/01858/F & 99/00073/F). Excluding the historic buildings on North Bar Street and important groups of trees, there is approximately 0.5 hectares of developable land. A density of about 50 dwellings per hectare and a yield of about 25 homes, should allow for a combination of town houses and flats with some commercial elements.
<b>Canalside</b>	Non-statutory allocation for 165 dwellings. Draft SPD.	24.5	PDL	0	0	0	0	0	25	75	135	150	100	0	0	0	0	0	0	0	485	The 2005 Urban Housing Potential Study 2005 (UHPS) concluded that despite constraints, infrastructure requirements and complexity, a higher density could be achieved (approx. 250 homes) than suggested by the Non-Statutory Local Plan (165 dwellings). Since 2008, consultants have been working on feasibility and masterplanning for a comprehensive scheme. Early conclusions suggested potential for some 1200 homes. The potential yield in the Housing Delivery Monitor was increased in 2008 to just under 500 homes in view of the consultants' emerging conclusions. A draft SPD, including plans for 1000-1200 homes, was produced in Nov 09 and was subject to consultation. The SPD is now being finalised and is expected to be adopted informally for development control purposes pending completion of the Core Strategy. It would then be adopted formally. The site is dependent on the Banbury Flood Alleviation Scheme (FAS) which is being implemented and scheduled for completion early in 2012. 12 completions were recorded on this site before 1/4/06.
<b>Banbury - Specific, Developable Sites (Years 6-15) Sub-Totals</b>				55	0	0	0	70	95	168	184	150	100	0	0	0	0	0	0	0	767	
<b>Banbury - Completions on other unidentified sites</b>				-	170	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings).
<b>Banbury - Housing Land Availability Totals</b>				1299	1240	89	54	109	177	268	284	300	250	150	150	150	67	0	0	0	3288	

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<b>Banbury - Other Housing Potential</b>																						Sites with housing potential but not identified as being deliverable or developable
<b>28A Ferguson Road</b>	Expired outline planning permission 04/01099/OUT	0.37	PDL	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	Permission previously granted for demolition of existing dwelling and construction of housing. Application suggested approximately 10 dwellings. There has been no recent indication of implementation and permission expired in 2009. Remains a site with housing potential.	
<b>Oxford and Cherwell Valley College East Campus (North), Broughton Road</b>	Outline Planning Permission 07/02043/OUT expired on 3/1/11	2.1	PDL	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50	Existing college buildings are sub-standard. There is a need to develop a modern college. The college intended to rebuild the campus on the southern of its sites with the northern site being sold for residential development. It received permission (07/02043/OUT) for some 110 dwellings as part of an enabling package. However, funding a comprehensive scheme became difficult and the college decided that it would instead improve the accommodation incrementally. As advised by the college in 2010, these works could enable enable a potential land release on the northern side of the campus for approximately 50 dwellings. However, not considered to be deliverable or developable at this time.	
<b>3 West Bar Street</b>	Full permission 08/01665/F for 10 flats. Expires 14/10/11	0.15	PDL	10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	Permission 08/01665/F granted on 14/10/08 and expires on 14/10/11 (conversion and change of use of existing offices to create 10 new apartments). West Bar Partnership advises (Oct 11) that they are letting the permission lapse and will review what they wish to do with the property in the future. No longer a deliverable or developable site but retains some housing potential.	
<b>Calthorpe St (East)</b>	Allocated for mixed-use development in the non-statutory local plan.	1.67	PDL	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	20	Identified in the Urban Housing Potential Study 2005 as a site (BA011) with housing potential (30 dwellings). Calthorpe House (a developable site elsewhere in the Housing Delivery Monitor) forms part of the site. The potential yield for the remainder of Calthorpe Street East has therefore been lowered to about 20 dwellings.	
<b>Bolton Road</b>	Allocated for mixed-use development in the non-statutory local plan. Draft SPD	1.7	PDL	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	Identified as having housing potential in the Urban Housing Potential Study 2005 - Site BA013/BA014. Now subject to a Draft SPD for a retail led scheme. Viability work does not rely on the provision of housing but allows for the possibility of some being developed provided it does not undermine the retail objectives of the SPD	
<b>Corner of George St &amp; Britannia Road</b>	Urban Housing Potential Study 2005 - Site BA026	0.22	PDL	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	20	UHPS - identified site with housing potential. Some interest in redevelopment.	
<b>Crofts, 21-27 Broad Street</b>	Urban Housing Potential Study 2005 - Site BA027	0.17	PDL	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	10	UHPS - identified site with housing potential	
<b>TA Centre, Harriers View, Oxford Road</b>	Urban Housing Potential Study 2005 - Site BA044	0.52	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	UHPS - identified site with housing potential	
<b>25-27 West Bar</b>	Urban Housing Potential Study 2005 - Site BA069	0.23	PDL	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential.	
<b>Town Centre House, Southam Road &amp; land rear of 5&amp;6 Arran Grove</b>	Refused application 08/01166/F for 38 flats. Withdrawn application 08/00071/F for 46 flats.	0.19	PDL	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	30	Application refused principally on design grounds. Had been developer interest in the site. No recent activity.	
<b>Planning Permissions - Other Sites</b>	Existing permissions on sites not specifically identified			139	–	41	41	43	–	–	–	–	–	–	–	–	–	–	–	125	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 139 minus 10% for non-implementation leaves 125 over 3 years (permissions generally have 3 year expiry dates)	
<b>Banbury - Other Housing Potential Sub-Totals</b>				<b>149</b>	<b>0</b>	<b>41</b>	<b>41</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>310</b>	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details
				01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26			
<b>Banbury - Housing Land Availability Plus Other Housing Potential</b>			1448	1240	130	95	152	177	268	384	320	270	170	150	160	67	0	0	15	3598		
<b>REST OF NORTH CHERWELL</b>																						
<b>Rest of North Cherwell - Completed Identified Sites (10 or more dwellings)</b>																						
<b>Land off Banbury Road, Ells Lane, Bloxham</b>	Complete. Non-statutory allocation for 10 dwellings. 06/00312/F	1.21	G	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	Full planning permission for 27 dwellings (06/00312/F). Complete.	
<b>Beauchamp Squash Club, Barford Road, Bloxham</b>	Complete. 03/02443/F amended by 05/00859/F	0.34	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete. Demolition of existing building and erection of 14 No. new houses (3 built before 1/4/06)	
<b>Fritwell C of E School, Fritwell</b>	Complete. 03/01035/F	0.21	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Erection of 15 No. 2 bedroom dwellings.	
<b>Green Hill House, Oxford Road, Adderbury</b>	Complete. 07/02135/F for 53 dwellings.	1.99	PDL	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	Complete. Developer was Linden Homes. Site of former care home (Leonard Cheshire) now at Warwick Road, Banbury.	
<b>North of Milton Road, Bloxham</b>	Complete. Outline planning permission 05/02103/OUT & reserved matter approval 07/01653/REM. Non-statutory allocation for 40 dwellings.	2.38	G	0	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	Complete	
<b>Land south of Aynho Road, Adderbury</b>	Site complete. Non-statutory allocation for 10 dwellings. Full Planning Permission 06/00017/F	0.76	G	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Erection of 13 market dwellings and 6 affordable.	
<b>Rest of North Cherwell - Completed Identified Sites Sub-Totals</b>			0	199	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199		
<b>Rest of North Cherwell - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)</b>																					Sites contributing to the 5 year rolling supply of deliverable sites (e.g. 2011-2016)	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details	
<b>South of Milton Road, Bloxham</b>	Full planning permission (09/01811/F) granted on 26 July 2010	1.9	G	61	0	20	41	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61 homes granted permission in the absence of a five year rolling supply in Summer 2010. Conditionally required to implement within 2 years. Bewley Homes now on site and advise (Oct 11) that there should be 20 completions by the end of 2011 and, sales permitting, the remaining 41 by the end of 2012.
<b>Former RAF Upper Heyford</b>	Outline permission 08/00716/OUT granted on appeal on 11 January 2010. Saved policy under the 2016 Structure Plan for 1000 dwellings gross (700 net) & non-statutory Local Plan allocation. Development Brief (SPD) adopted March 2007. Revised outline application 10/01642/OUT resolved to be approved on 24 March 2011.	505	PDL	761	0	0	0	45	45	45	45	45	45	45	45	45	45	45	45	45	585	Outline application 08/00716/OUT was granted on appeal on 11 January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (there are 314 existing homes, leaving a net new build of 761). The site has been acquired by the Dorchester Group. The approved revised application (10/01642/OUT) allows for retention of more of the existing housing. Revised delivery projections provided by the Dorchester Group (Oct 11) allow for a low rate of delivery from 2013 to 2030 (approximately 45 per year, reduced from 75 per year) allowing for market conditions, meaning that 585 dwellings (net) would be complete by 2026 and 761 by 2030/31. Legal agreement expected to be signed by the end of the year.
<b>Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton</b>	Outline Planning Permission 06/00698/OUT. Alternative reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings)) both allowed on appeal on 1 May 2008. Resolution to approve a further 2 dwellings instead of a shop and flat (10/00002/F)	0.55	PDL	5	18	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Now known as Pinson Close. Developer (Avoncroft Homes). Approaching completion.
<b>Oak Farm, Milcombe</b>	Outline permission (10/00967/OUT) granted on 5/4/11 for 29 dwellings. Non-statutory allocation for 15 dwellings.	0.93	G	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29	Agent (Savills) advises (Oct 11) that the site is under offer to a developer and the aim is to exchange shortly. The sale is unlikely to complete until April 2012 to provide time to meet the needs of an existing resident. The preferred purchaser has advised that they intend to prepare and submit a reserved matters application this year so they are ready to be on site upon completion of the purchase next year.
<b>Rest of North Cherwell - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>827</b>	<b>18</b>	<b>25</b>	<b>41</b>	<b>74</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>45</b>	<b>698</b>	





Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details	
BANBURY & NORTH CHERWELL - COMPLETED IDENTIFIED SITES			0	1262	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1262	
BANBURY & NORTH CHERWELL - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES (YEARS 1-5)			2071	25	114	95	113	127	145	145	195	195	195	195	195	112	45	45	45	1986		
BANBURY & NORTH CHERWELL - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15)			55	0	0	0	70	95	168	184	150	100	0	0	0	0	0	0	0	0	767	
BANBURY & NORTH CHERWELL - COMPLETIONS ON OTHER UNIDENTIFIED SITES			-	462	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	462	
<b>BANBURY &amp; NORTH CHERWELL - HOUSING LAND AVAILABILITY TOTAL</b>			2126	1749	114	95	183	222	313	329	345	295	195	195	195	112	45	45	45	4477		
BANBURY & NORTH CHERWELL - OTHER HOUSING POTENTIAL			289	0	83	83	85	0	0	100	20	20	20	0	10	0	0	0	15	436		
<b>BANBURY &amp; NORTH CHERWELL - GRAND TOTALS</b>			2415	1749	197	178	268	222	313	429	365	315	215	195	205	112	45	45	60	4913		

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details	
<b>CENTRAL OXFORDSHIRE</b>																						
<b>BICESTER</b>																						
<b>Bicester Completed Identified Sites (10 or more dwellings)</b>																						
<b>Jubilee Garage (Coach House Mews)</b>	Complete. 03/00469/F	0.55	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Complete. 55 Completions (20 since 1/4/06)
<b>Vine Cottages</b>	Complete. 03/00762/F. Previous commitment in non-statutory local plan.	0.33	PDL	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Complete
<b>Rose Cottage, London Road</b>	Complete. 05/01147/F.	0.27	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete
<b>Sunlight Services, Buckingham Road</b>	Complete. Planning Permission 05/01734/F. Subsequently amended by 08/00748/F.	0.42	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Mixed use development with 3 No. retail units and 1 No. food supermarket to ground floor and 20 No. flats to first and second floor. Complete
<b>Land &amp; Buildings Adjacent &amp; South of 59 Priory Road</b>	Complete. Planning permission 05/00390/F. Part of the Bicester Town Railway Station non-statutory allocation (elsewhere in the Housing Delivery Monitor)	0.15	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Part of a site allocated in the Non-Statutory Cherwell Local Plan 2011
<b>4-6 London Road</b>	Complete. 99/00475/F. Commitment in non-statutory local plan.	0.87	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Remaining part of a development of sheltered flats and cottages. Complete.
<b>Bicester - Completed Identified Sites Sub-Totals</b>				<b>0</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>101</b>	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details	
<b>Bicester - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)</b>																					Sites contributing to the 5 year rolling supply of deliverable sites (e.g. 2011-2016)	
<b>West of Chapel St. &amp; Bryan House</b>	Planning permission (10/00106/F) for 23 homes (5 net). Similar site to the non-statutory allocation for 20 dwellings.	0.5	PDL	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Allocated in the Non-Statutory Cherwell Local Plan 2011. Informal development principles produced in December 2008. Permission granted on 11/1/11 (10/00106/F) for the demolition of Bryan House (18 sheltered homes) and for 23 new affordable homes (gross). These are presently being constructed as an Eco-Bicester demonstration project (code 4 & 5 eco-homes) by Sanctuary housing association. On course to complete in 12/13.
<b>Former Oxfordshire County Council Highways Depot</b>	Non-statutory allocation for 30 dwellings. Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved matter approvals 06/01166/REM & 09/01077/REM. An amending application (09/01076/F) approved subject to legal agreement.	0.56	PDL	60	0	20	20	20	0	0	0	0	0	0	0	0	0	0	0	0	60	Non-statutory allocation and adjoining land. Development of 40 dwellings, 20 extra care flats for the elderly and a 60 place care home (60 dwellings net). The 20 extra-care units have now been developed by Bedfordshire Pilgrims Housing Association (in 11/12). The County Council owns the land for the remaining 40 dwellings and CDC is in discussion with the County Council about acquiring the site to deliver a mix of housing tenures. Considered to be a relatively straight forward site to deliver. Estimated that the 40 homes could be delivered over 12/13 and 13/14.
<b>Kingsmere (South West Bicester)</b>	Under construction. Outline planning permission for an urban extension (1631 homes - 06/00967/OUT & 11/01052/OUT). 46 permitted in 11/12. Non-statutory allocation. Reserved matter approvals and discharge of conditions on-going.	82.7	G	1585	0	20	100	150	150	150	150	150	150	150	150	161	0	0	0	1631	Under construction. Countyside Properties joint venture. Permission 06/00967/OUT (27/6/08) for 1585 homes. Design code approved. 46 additional homes permitted on 30/8/11 (11/01052/OUT). Highway works well underway (approvals for roundabouts, spine and access roads (09/00174/REM, 09/01528/REM, 09/01532/REM, 09/01534/REM, 10/00566/REM); A41 roundabout (09/01530/REM); new perimeter road (09/01531/REM); junction to A41 (10/00325/REM). Sports pitches under construction (11/00565/CDC). Approval for new dwellings on parcels KM1 (94 homes, Taylor Wimpey, 11/00110/REM & 11/00111/REM) and KM2 & KM6 (57 & 38 homes, Bovis Homes, 10/01491/REM & 10/01492/REM). Pending application for 32 homes on KM8 (David Wilson Homes - 11/01508/REM). Application for about 100 homes on KM12 expected (David Wilson). Strategic landscaping applications pending. First completions recorded. Countryside Properties' business plan projections (Sept 11) include delivery of about 250 per annum. For this AMR, a typical annual rate of 150 p.a has been adopted in view of a recent appeal decision, concerns about potential market saturation, and in the interests of caution.	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details	
<b>North-West Bicester Eco-town Exemplar Project</b>	First stage of Council endorsed eco-development. Application (10/01780/HYBRID) approved for 394 homes subject to legal agreement	22.4	G	0	0	20	50	50	50	50	50	50	50	24	0	0	0	0	0	0	394	Full approval for 394 residential units, an energy centre (up to 400 square metres) and ancillary development. Outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. Expected that the legal agreement will be signed, and the decision issued, by end of the year. Residential developer is A2 Dominion which has a contractor in place and is working on discharging conditions. Work is scheduled to start on site early in 2012 and about 20 completions can be expected by the end of the year. A conservative development rate of 50 homes per annum is then expected.
<b>Land south of Talisman Road, Bicester</b>	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18/8/11.	3.83	G	0	0	40	50	50	0	0	0	0	0	0	0	0	0	0	0	0	140	Appeal allowed in the context of an under-supply of deliverable housing land. Also permission for off-site flood mitigation (10/01316/F). Persimmon Homes advised at the public inquiry in July 2011 that it had agreed terms in March 2010 subject to contract to purchase the site from Leda Properties Ltd. Persimmon advised that they expected to change contracts as soon as possible; that the proposed scheme was deliverable and viable to both Persimmon and Leda (including with 40% affordable housing); that they would be in a position to commence the development within 9 months from grant of outline permission; that they anticipated a delivery rate of about 40-50 private and 20-30 affordable dwellings per annum; and, delivery of the entire site within two and a half years of commencement. Leda Properties advise (Oct 11) that a deal has not yet been done but that they anticipate that a reserved matters application would be submitted early in the new year with a view to commencement on site in April 2012. Agents (Kemp&Kemp) advise (Oct 11) that the best estimate for delivery is 40 units in 12/13 and 50 in 13/14 and in 14/15.
<b>Gavray Drive</b>	Outline Planning Permission 04/02797/OUT granted on appeal varied by 09/00584/F. 10/01667/OUT - extension of time limit to 04/02797/OUT - resolved to be approved on 8/9/11 subject to existing s.106 being linked to new permission	27.7	G	500	0	0	0	50	75	75	75	75	75	75	0	0	0	0	0	0	500	Gallagers advise (Oct 11): pre-commencement conditions to be complied with. Great crested newts to be relocated to a secure habitat. Earliest this can happen is February/March 2012 once a Newt Licence is obtained from Natural England. This requires approval of the master plan and the Ecological Construction Method Statement which require prior approval of the reserved matter application for roads and drainage which will be resubmitted once the new legal agreement is signed and permission is issued. Archaeological investigation required before any construction work can start. Hope to make the application to Natural England by January. Site then to be put to market in the not too distant future on the basis of a conditional contract that will not be completed until the newts and archaeology matters have been successfully resolved i.e. the end of 2012. Allowing for further approval of reserved matters from the purchaser it is unlikely that work would commence on site until the middle of 2013 with first occupation by the end of 2013. Then could possibly expect 50-75 occupations a year. If January deadline is not met, the programme would slip by a year.
<b>Bicester - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>2150</b>	<b>0</b>	<b>40</b>	<b>185</b>	<b>270</b>	<b>300</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>275</b>	<b>249</b>	<b>150</b>	<b>161</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2730</b>	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	Total Completions and Projected Completions 2006-2026	Details
<b>Bicester - Specific, Developable Sites (Years 6-15) (10 or more dwellings)</b>																					Identified developable sites not yet considered to be deliverable
<b>Cattle Market</b>	Non-statutory allocation for 40 dwellings. In temporary use as a public car park.	0.79	PDL	0	0	0	0	0	40	0	0	0	0	0	0	0	0	0	0	40	Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00828/CDC). The site is required as a public car park during town centre redevelopment. The redevelopment scheme is underway and expected to be complete by Summer 2013. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 dwellings are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). Best estimate for delivery remains 2015/16.
<b>Land south of Church Lane (Old Place Yard)</b>	Non-statutory allocation for 15 dwellings. Development Principles June 2007	0.63	PDL	0	0	0	0	20	5	0	0	0	0	0	0	0	0	0	0	25	Existing library, County Council offices and older person's home (St. Edburg's). A new library may be provided as part of a phase 2 to the town centre redevelopment scheme subject to funding. St. Edburg's is now expected to become vacant in Spring 2012 following the transfer of residents to the former Highway Depot development. Discussions are taking place between CDC and the County Council about the redevelopment of St. Edburg's (about 20 dwellings). The County Council advise (Oct 11) that its offices are temporarily occupied and can be sold independently of the library. Work on the disposal is to start soon. Development principles approved in June 2007 would allow for about 30 dwellings in total. Estimated that about 25 homes could be developable through the redevelopment of St Edburg's and the County Council's offices in 14/15 and 15/16 although archaeological constraints will require detailed consideration.
<b>Transco Depot, Launton Road</b>	Non-statutory allocation for 25 dwellings. Outline Planning Permission 04/02756/OUT expired in May 2009	0.4	PDL	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	18	Permission for 35 flats expired in May 2009. Agent advised in Oct 08 that in view of market conditions a revised scheme may be required including houses. Potential yield was adjusted down to approximately 18 (45dph) to allow for this possibility. National Grid now owns the site and advised in Sept 10 that it still intended to sell the site for residential and that is anticipated delivery within 3-5 years.
<b>St. Edburg's School</b>	Development principles approved Oct 2008.	0.7	PDL	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14	Declared surplus to educational requirements but presently in use. Unlikely to be developed for residential until about 2015/16 as depends on the primary school being provided at SW Bicester. The Oxford Diocesan Board Of Education advised in Sept 10 that it was working on the basis of a new school being available in 2014. The County Council confirms (Oct 11) that it is reasonable to assume that the new school will be open in Sept 2014. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable landownership issues to be resolved.

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11																Total Completions and Projected Completions 2006-2026	Details			
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26					
<b>Bessemer Close / Launton Road</b>	Non-statutory allocation for 70 dwellings.	3.35	PDL	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	50	Existing employment site with a large vacant unit (formerly occupied by the Lear Corporation), a unit occupied by Firstline (to be vacated in Spring 2012), Joblings Garage (car sales and servicing) and storage units to the rear. The Non-Statutory Local Plan seeks a mixed residential and B1 employment development on this site. In June 2008, the Planning Committee resolved to approve an application (08/00709/F) for the demolition of existing vacant industrial unit (formerly occupied by Lear Corporation) and construction of 4 retail units (eastern corner of the site) subject to a legal agreement. However, in the absence of legal agreement the application was disposed of. A comprehensive redevelopment may therefore again be possible. 50 rather than 70 units is presently considered to be more realistic allowing for some possible trade use and the likelihood that there would be less flatted development than envisaged in the Non-Statutory Plan.	
<b>Bicester - Specific, Developable Sites (Years 6-15) Sub-Totals</b>				0	0	0	0	0	88	59	0	0	0	0	0	0	0	0	0	0	0	147		
<b>Bicester - Completions on other unidentified sites</b>				-	57	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings)	
<b>Bicester - Housing Land Availability Totals</b>				2150	158	40	185	270	388	334	275	275	275	249	150	161	0	0	0	0	0	3035		
<b>Bicester - Other Housing Potential</b>																							Sites with housing potential i.e. Other than on completed, deliverable and developable sites identified in this Monitor (less than 10 dwellings)	
<b>West of Victoria Road &amp; South of Victoria Court</b>	Urban Housing Potential Study 2005 - Site BI008	0.91	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	0	0	30	UHPS - identified site with housing potential	
<b>Church Car Park, Hanover Gardens</b>	Urban Housing Potential Study 2005 - Site BI009	0.26	PDL	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10	UHPS - identified site with housing potential	
<b>Corner of Victoria Road &amp; Linden Road</b>	Urban Housing Potential Study 2005 - Site BI013	0.39	PDL	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	UHPS - identified site with housing potential	
<b>Bicester Town Railway Station</b>	Non-statutory allocation for 130 dwellings. Withdrawn application (08/00869/F) for 73 dwellings. Small area (05/00390/F) completed (elsewhere in Housing Delivery Monitor).	6.21	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Large mixed-use allocation including an existing employment area. Recent development includes extension to Bicester Village and associated decked car park. Part of the site developed with 12 dwellings. An application (08/00869/F) was submitted for a further 73 dwellings (Land and buildings West Of Mckay Trading Estate and south east of Priory Road) but was withdrawn. Officer concerns were with design and layout, not the principle of development. However the site has since been sold to Bicester Village. Eastern part of the site is required for operational railway and commercial uses. Therefore presently considered to be no potential for housing. The small part of the site completed with 12 dwellings (05/00390/F) is included elsewhere in Housing Delivery Monitor.
<b>18 London Road</b>	Urban Housing Potential Study 2005 - Site BI078	0.23	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	UHPS - identified site with housing potential	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions 01/04/06 to 31/03/11																	Total Completions and Projected Completions 2006-2026	Details
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26			
<b>Planning Permissions - Other Sites</b>	Existing permissions on sites not specifically identified		35	–	10	10	12	–	–	–	–	–	–	–	–	–	–	–	–	–	32	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 35 minus 10% for non-implementation leaves 32 over 3 years (permissions generally have 3 year expiry dates)
<b>Bicester - Other Housing Potential Sub-Totals</b>			35	0	10	10	12	20	0	0	10	0	0	0	18	0	0	30	0		110	
<b>Bicester - Housing Land Availability Plus Other Housing Potential</b>			2185	158	50	195	282	408	334	275	285	275	275	249	168	161	0	30	0		3145	



Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions																	Total Completions and Projected Completions 2006-2026	Details	
				01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26				
<b>REST OF CENTRAL OXFORDSHIRE</b>																							
<b>Rest of Central Oxfordshire - Completed Identified Sites (10 or more dwellings)</b>																							
<b>Land adjacent 55 High St, Kidlington</b>	Site Complete. Full Planning Permission 04/02571/F amended by 06/01529/F	0.09	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
<b>Former MOD housing estate (land adjoining Laburnum Close), Ambrosden</b>	Part of a larger non-statutory allocation for 50 dwellings. Site complete	0.75	G	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Comprises 3 areas of land: 1) West of Willow Road (1.62 ha) - full permission for 24 dwellings (04/02435/F). Now complete. 2) West of Birch Road (0.74 ha) - only refurbishment of existing dwellings - no additional units. 3) West of Alder Drive & Willow Road (1.04 ha) - unlikely to be developed with further housing.
<b>OS Parcel 1400 East Of Sands Close Adjacent Junction Of Springwell Road And Station Road, Bletchingdon</b>	Site Complete. Full Planning Permission 06/00977/F	0.64	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	2 storey development of 12 no. affordable dwellings
<b>Bowood House Hotel, 238 Oxford Road, Kidlington</b>	Site Complete. Full Planning Permission 06/01187/F	0.29	PDL	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Demolition of existing hotel buildings and construction of 21 no. flats (one and two bed) with associated access road, parking, amenity space and landscaping. Now complete.
<b>The Manor House, Springhill Road, Begbroke</b>	Site Complete. Full Planning Permission 04/01471/F	0.39	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Conversion, alteration and extensions to form 14 flats (13 net)
<b>West of West Hawthorn, Ambrosden</b>	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01007/OUT & reserved matters approval 06/02400/REM	0.81	PDL&G	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused MoD garrison social club and adjoining field. Outline planning permission (05/01007/OUT) for 40 units (April 2006). Reserved matter approval (06/02400/REM). Now complete.
<b>South of Buchanan Road, Arncott</b>	Complete. One of two sites permitted under 06/01213/OUT & 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.4	G	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see below). Reserved matter application 07/00700/REM approved on 15/6/07. Martin Grant Homes
<b>South of Greenfields, Arncott</b>	Complete. One of two sites permitted under 06/01213/OUT & 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.67	G	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see above). Reserved matter application 07/00700/REM approved on 15/6/07. Martin Grant Homes
<b>Adult Training Centre, Blenheim</b>	Complete. Outline Planning Permission 03/00782/OUT, Reserved Matter Approval 07/00645/REM & amended by 08/01761/F	0.86	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Amending permission resulted in an additional dwelling

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11 (net)	Completions																	Total Completions and Projected Completions 2006-2026	Details				
				01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26							
<b>Road, Kidlington</b>																										
<b>Land north east of Gosford Farm, Bicester Road, Gosford</b>	Complete. 07/01718/F	0.67	G	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	Complete. McCann Partnership Homes (Agent: David J Stewart Associates)
<b>North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington</b>	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01064/OUT. Reserved matter approval 08/00726/REM amended by 08/00841/REM	0.59	G	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Bloor Homes. 6 four-bed, 5 three-bed and 4 two-bed including 4 affordable units.
<b>18 High Street, Kidlington</b>	Complete. 08/00811/F	0.08	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Complete. Includes an additional dwelling over a shop.
<b>Land at and including Sherwood Close, Launton</b>	Complete. 01/00260/F	1.94	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 24 in total with 6 before 1/4/06.
<b>Rest of Central Oxfordshire - Completed Identified Sites Sub-Totals</b>				<b>0</b>	<b>258</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>258</b>		
<b>Rest of Central Oxfordshire - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) (10 or more dwellings)</b>																										Sites contributing to the 5 year rolling supply of deliverable sites (e.g. 2011-2016)
<b>Land at Arncott Farm, Buchanan Road, Arncott</b>	Outline planning permission granted on 13/7/11 (10/00806/OUT) for 17 dwellings	0.58	G	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	An application considered in the absence of a five year rolling supply in Summer 2010. Agents (Pegasus Planning) advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Reserved matter application conditionally required to be made within one year of permission. Implementation also required within one year of reserved matter approval. Pegasus Planning advise (Oct 11) that the site is now being marketed by Berry Morris on behalf of the landowner. A reserved matter application in 2012 should enable delivery of the site in 2013/14.

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions																	Total Completions and Projected Completions 2006-2026	Details
				01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26			
<b>Land south of Orchard Close, Arccott</b>	Outline planning permission granted on 13/7/11 (10/00807/OUT) for 50 dwellings	1.7	G	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	50	An application considered in the absence of a five year rolling supply in Summer 2010. Agents (Pegasus Planning) advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Reserved matter application conditionally required to be made within one year of permission. Pegasus Planning advise (Oct 11) that the site is now being marketed by Berry Morris on behalf of the landowner. A reserved matter application in 2012 should enable delivery of the site over 2013/14 and 2014/15.	
<b>North of Cassington Road (land adjacent to Exeter Farm), Yarnton</b>	Under construction. Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Resolution in Nov 10 to approve 50 extra care homes instead of nursing home subject to legal agreement (10/01302/F). Non-statutory allocation for 135 dwellings.	5.87	G	65	103	65	50	0	0	0	0	0	0	0	0	0	0	0	0	218	Full planning permission for 168 homes and a 64 bed nursing home. Developer is Berkeley Homes working with Catalyst housing association to provide 138 affordable homes and a further 30 market homes. On course to complete in 11/12. The planning application for an additional 50 extra care homes is scheduled to return to committee in Nov 11 as officers have agreed that the scheme is unviable with affordable housing. Nevertheless, Housing 21 are in discussion with Berkeley Homes about possible acquisition and if they purchase the site, are expected to deliver the scheme over 12/13 as 100% affordable housing.	
<b>Former DLO Caversfield</b>	11/00151/F - Resolved to be approved subject to legal agreement - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/cafe, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings	9.52	PDL	0	0	3	30	48	48	48	18	0	0	0	0	0	0	0	0	195	Former domestic site within the RAF Bicester conservation area. Change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use of lodge building (building 19) to a shop/cafe, change of use to B8 storage (building 50 only), two new access to Skimmingdish Lane, car parking, landscaping and ancillary development. An additional 8 dwellings (net) approved separately. Legal agreement expected to be signed imminently (agreement in principle). Issue of Listed Building and Conservation Area consents pending signing of the legal agreement (resolution to approve). Developer City & Country advises (Oct 11) that the construction programme is for 3 completions by the end of March 2012, 27 units from April 2012 to Dec 2012, and from then on, 4 completions per month. Projections include some reduction to expectations for 12/13 in view of current market conditions.	
<b>Rest of Central Oxfordshire - Deliverable (Available, Suitable and Achievable) Sites (Years 1-5) Sub-Totals</b>				<b>65</b>	<b>103</b>	<b>68</b>	<b>80</b>	<b>90</b>	<b>73</b>	<b>48</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>480</b>		

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions																	Total Completions and Projected Completions 2006-2026	Details		
				01/04/06 to 31/03/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26					
<b>Rest of Central Oxfordshire - Specific, Developable Sites (Years 6-15) (10 or more dwellings)</b>																								Identified developable sites not yet considered to be deliverable
<b>Thames Valley Police HQ, Kidlington</b>	Non-statutory allocation for 70 dwellings.	2.38	PDL	0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	85	Will not be developed unless a replacement Thames Valley Police Authority HQ is funded and provided. Will be considered during continued preparation of the emerging Core Strategy & Site Allocations DPDs but unlikely to be available for development before 2016. Potential for about 85 dwellings.
<b>Rest of Central Oxfordshire - Specific, Developable Sites (Years 6-15) Sub-Totals</b>				0	0	0	0	0	0	0	25	60	0	0	0	0	0	0	0	0	0	0	85	
<b>Rest of Central Oxfordshire - Completions on other unidentified sites</b>				-	274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	274	Updating of all other completions i.e. other than on completed, deliverable and developable sites identified in this Monitor (sites less than 10 dwellings)
<b>Rest of Central Oxfordshire - Housing Land Availability Totals</b>				65	635	68	80	90	73	48	43	60	0	0	0	0	0	0	0	0	0	0	1097	
<b>Rest of Central Oxfordshire - Other Housing Potential</b>																								Sites with housing potential but not identified as being deliverable or developable
<b>Tyre Depot, South of Cassington Road, Yarnton</b>	Urban Housing Potential Study 2005 - Site YA003	0.9	PDL	0	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	0	0	0	22	UHPS - identified site with housing potential
<b>Car Park to rear of Co-Op Supermarket, 26 High Street, Kidlington</b>	Expired outline planning permission 07/01507/OUT (expired 30/10/10)	0.32	PDL	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	20	Permission for flats in the car park of an existing supermarket expired. Agents advise (Oct 11) there is currently no expectation of housing delivery. Remains a site with housing potential.

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions 01/04/06 to 31/03/11	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	Total Completions and Projected Completions 2006-2026	Details
					12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
Planning Permissions - Other Sites			161	-	48	48	49	-	-	-	-	-	-	-	-	-	-	-	-	145	Estimation of unidentified potential from extant permissions for small sites (less than 10 dwellings). 161 minus 10% for non-implementation leaves 145 over 3 years (permissions generally have 3 year expiry dates)
Rest of Central Oxfordshire - Other Housing Potential Sub-Totals			161	0	48	48	49	0	0	20	0	0	0	0	22	0	0	0	0	187	
Rest of Central Oxfordshire - Housing Land Availability Plus Other Housing Potential			226	635	116	128	139	73	48	63	60	0	0	0	22	0	0	0	0	1284	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions 01/04/06 to 31/03/11	Completions																Total Completions and Projected Completions 2006-2026	Details
					11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26			
BICESTER & CENTRAL OXFORDSHIRE - COMPLETED IDENTIFIED SITES			0	359	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	359	
BICESTER & CENTRAL OXFORDSHIRE - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES (YEARS 1-5)			2215	103	108	265	360	373	323	293	275	275	275	249	150	161	0	0	0	0	3210	
BICESTER & CENTRAL OXFORDSHIRE - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15)			0	0	0	0	0	88	59	25	60	0	0	0	0	0	0	0	0	0	232	
BICESTER & CENTRAL OXFORDSHIRE - COMPLETIONS ON OTHER UNIDENTIFIED SITES			-	331	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	331	
<u>BICESTER &amp; CENTRAL OXFORDSHIRE - HOUSING LAND AVAILABILITY TOTALS</u>			2215	793	108	265	360	461	382	318	335	275	275	249	150	161	0	0	0	0	4132	
BICESTER & CENTRAL OXFORDSHIRE - OTHER HOUSING POTENTIAL			196	0	58	58	61	20	0	20	10	0	0	0	40	0	0	30	0	0	297	
<b>BICESTER &amp; CENTRAL OXFORDSHIRE - GRAND TOTALS</b>			<b>2411</b>	<b>793</b>	<b>166</b>	<b>323</b>	<b>421</b>	<b>481</b>	<b>382</b>	<b>338</b>	<b>345</b>	<b>275</b>	<b>275</b>	<b>249</b>	<b>190</b>	<b>161</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>4429</b>	

Sites	Status	Greenfield (G) or Site Previously Developed Land (PDL)	Planning Permissions at 31/3/11 minus units built & recorded at 31/03/11(net)	Completions 01/04/06 to 31/03/11	11/	12/	13/	14/	15/	16/	17/	18/	19/	20/	21/	22/	23/	24/	25/	Total Completions and Projected Completions 2006-2026	Details	
					12	13	14	15	16	17	18	19	20	21	22	23	24	25	26			
DISTRICT - COMPLETED IDENTIFIED SITES			0	1621	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1621	
DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5)			4286	128	222	360	473	500	468	438	470	470	470	444	345	273	45	45	45		5196	
DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15)			55	0	0	0	70	183	227	209	210	100	0	0	0	0	0	0	0		999	
DISTRICT - COMPLETIONS ON OTHER UNIDENTIFIED SITES			-	793	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		793	
DISTRICT - HOUSING LAND AVAILABILITY TOTALS			4341	2542	222	360	543	683	695	647	680	570	470	444	345	273	45	45	45		8609	
DISTRICT - OTHER HOUSING POTENTIAL			485	0	141	141	146	20	0	120	30	20	20	0	50	0	0	30	15		733	
DISTRICT - GRAND TOTALS			4826	2542	363	501	689	703	695	767	710	590	490	444	395	273	45	75	60		9342	

