



## LOCAL PLAN MONITORING REPORT 2016-17

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## **Executive Summary**

- E1 This is the West Oxfordshire Local Plan Monitoring Report 2016-17. It primarily covers the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017 but where available, data has been provided up until the 30<sup>th</sup> June 2017.
- E2 In accordance with legislative requirements this monitoring report provides information on the following:
- Local Plan progress
  - Community Infrastructure Levy (CIL)
  - Duty to co-operate
  - Neighbourhood Planning
  - Local Plan policy implementation

### **Local Plan Progress**

- E3 Good progress has been made with the new Local Plan for West Oxfordshire having been formally submitted for examination in July 2015.
- E4 The first stage of the examination was held in November 2015 but following receipt of the Inspector's preliminary findings in December 2015, the examination was suspended for a period of 12 months to allow for additional work to be carried out. Proposed main modifications were published for consultation in November 2016 and submitted for examination in March 2017.
- E5 Stage 2 of the Examination was undertaken from Tuesday 9 May until Thursday 18 May 2017, dealing with matters of legal compliance, the spatial strategy, the provision of new homes, economic development, transport and environmental protection.
- E6 Stage 3 of the examination hearings took place from Tuesday 11 July until Thursday 20 July 2017, dealing with the sub area strategies, Local Plan housing allocations and 5 year housing land supply.
- E7 During stages 2 and 3 of the Examination, the Council committed to undertake some additional work to support the Examination process. This will be subject to public consultation in November/December 2017.
- E8 Taking account of this additional work and any consultation responses received, it is anticipated that the Inspector will publish his thoughts on the most appropriate way forward for the Local Plan in late 2017/early 2018.

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

- E9 West Oxfordshire District Council published a preliminary draft CIL charging schedule (PDCS) in late 2013 and a draft charging schedule (DCS) in March 2015. The DCS was formally submitted in September 2015 and was subject to independent examination in November 2015 alongside the Local Plan.
- E10 A revised draft charging schedule was prepared in response to the CIL examiner's preliminary findings, previous consultation responses (including further consultations on

proposed changes in September 2015 and November 2015) updated viability evidence and current national policy on the provision of affordable housing. Public consultation on the revised draft charging schedule took place for 6-weeks from 27 January to 10 March 2017.

- E11 Since this last consultation took place, the Government commissioned an independent review of CIL which has been carried out by the CIL review team who made various recommendations to Government for consideration. The key recommendation of which is to replace CIL with a Local Infrastructure Tariff (LIT) to be calculated using a national formula and based on local market values. Until such time as the Government makes further announcements regarding this review which is expected in the autumn, officers consider it important to proceed with CIL given the important role it plays in helping to fund essential infrastructure. On this basis it is anticipated that the revised draft CIL charging schedule will be submitted for examination in late 2017/early 2018 with a view to adoption in 2018.

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

- E12 Section 110 of the Localism Act sets out a 'duty to co-operate' which essentially means that local planning authorities and other 'prescribed bodies' must engage constructively, actively and on an on-going basis to address cross-boundary issues of strategic importance such as housing and transport.
- E13 In his preliminary findings on the Local Plan (December 2015) the Inspector was able to conclude that the Council had fulfilled the duty to co-operate.
- E14 During the monitoring period (1st April 2016 – 30th June 2017), the Council has continued to actively engage with a broad range of parties in the preparation of the West Oxfordshire Local Plan 2031 and supporting evidence base, as well as broader strategic issues affecting the County as a whole. The Council continues to engage with other Oxfordshire Authorities as well as the Local Economic Partnership (LEP) on such matters as spatial planning and infrastructure delivery. In particular, considerable work has been undertaken in relation to the apportionment of 'unmet' housing need from Oxford.

### **Neighbourhood Planning**

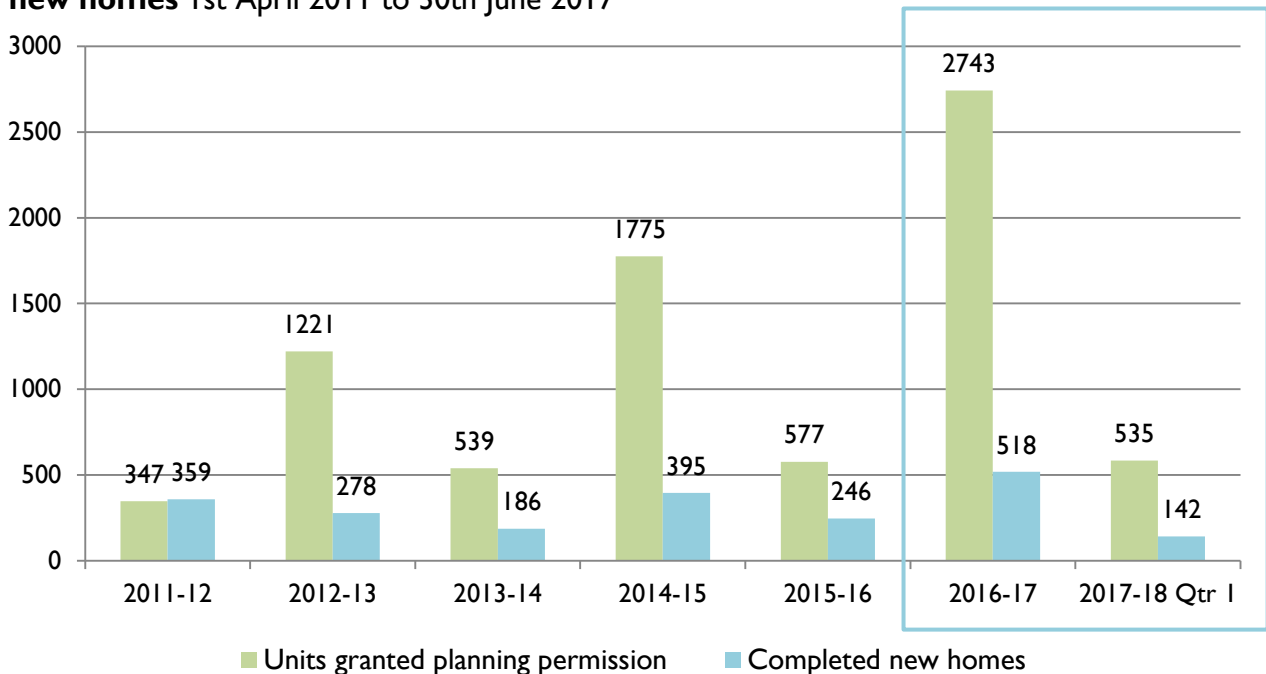
- E15 There is one adopted Neighbourhood Plan in West Oxfordshire. The Chipping Norton Neighbourhood Plan was formally 'made' (adopted) on 15 March 2016 and now forms part of the statutory development plan for West Oxfordshire.
- E16 There are a further eight Neighbourhood Plans in progress:
- Brize Norton Neighbourhood Plan
  - Broadwell Village Neighbourhood Plan
  - Charlbury Neighbourhood Plan
  - Eynsham Neighbourhood Plan
  - Hailey Neighbourhood Plan
  - Shilton Neighbourhood Plan
  - Milton-under-Wychwood Neighbourhood Plan
  - South Leigh Neighbourhood Plan

## Local Plan Policy Implementation

### Providing New Homes

- E17 Over the past 30 years, the population of West Oxfordshire has increased by +18,600 people or +21%. 45% of this growth (+8,400 people) took place in the last 10 years (from 2006 to 2016).
- E18 The main driver of West Oxfordshire’s population growth has been inward internal migration i.e. people moving from elsewhere in the UK.
- E19 By 2039 the number of people aged 85+ living in West Oxfordshire is expected to reach 8,300, more than double the number in this age group in 2016.
- E20 In the monitoring period 1 April 2016 to 30 June 2017, a total of:
- 3,328 homes were granted planning permission with 2,743 granted in 2016-17 and 535 granted in Quarter 1 of 2017-18
  - 660 new homes were completed with 518 completed in 2016-17 and 142 completed in Quarter 1 of 2017-18
- E21 As of 30<sup>th</sup> June 2017, 5,848 dwellings (5,240 on sites with 10 or more units and 608 on small sites) have an extant (existing) planning permission or resolution to grant planning permission subject to completion of a legal agreement. It is therefore anticipated that dwelling completion rates will increase significantly in future years.

### Number of residential units granted planning permission and number of completed new homes 1st April 2011 to 30th June 2017

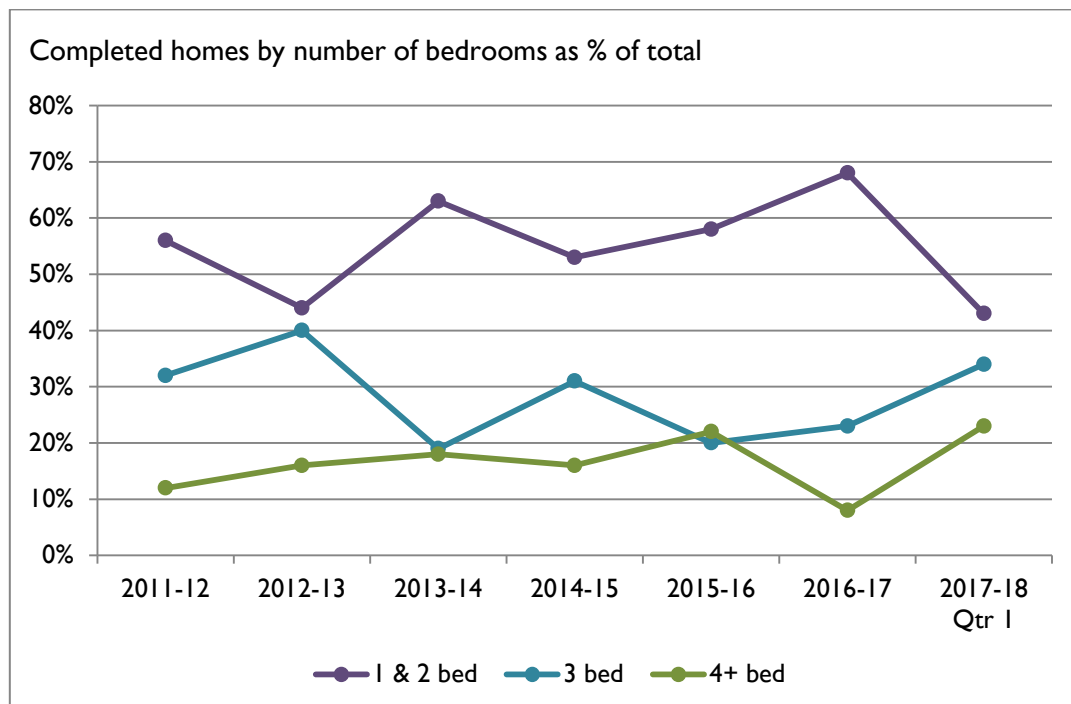


E22 The largest developments granted planning permission in the monitoring period were:

- 2016-17:       **300** units planned for Land East of Woodstock
- 260** units planned for Land North of Burford Road, Witney
- 257** units planned for Land at Downs Road, Curbridge
- 2017-18 Q1:  **160** units planned for Land West of Thornbury Road, Eynsham
- 100** units planned for Land South of Banbury Road, Chipping Norton
- 50** units planned for Land North and East of Belclose Cottage, North Leigh

E23 Detailed monitoring data shows that:

- The proportion of homes completed on previously developed (brownfield) land was 36% in 2016-17 and 35% in Qtr I 2017-18.
- There was one rural exception site permitted during the monitoring period for 10 affordable dwellings, at New Road in Kingham (15/00797/FUL)
- The total number of affordable housing completions was 123 (24%) in 2016-17 and 55 (39%) in Qtr I 2017-18.
- The number of households with points on the housing waiting list in West Oxfordshire has increased to 2,170 at 30th June 2017.
- The majority of new homes completed in West Oxfordshire are 1 and 2 bedroom properties. Over the past six years (2011-12 to 2016-17), 55% of new homes built were 1 or 2 bed, 28% were 3 bed and 17% were 4 bed or more.



## ***Sustainable Economic Growth***

- E24 The number of full time jobs in West Oxfordshire has increased and unemployment has fallen.
- Between 2011 and 2015 the total number of full time employees increased by 4,300 to 28,900 and the number of part time employees declined by 1,100 to 13,200.
  - As of July 2017, a total of 405 people in West Oxfordshire were claiming out of work benefits (claimant count) equivalent to 0.6% of the working age population (aged 16 to 64). This was below regional (0.9%) and England (1.5%) averages).
- E25 As of October 2017, superfast broadband was available for 90% of all West Oxfordshire premises, up from 67% in January 2013. The aim is for over 99% coverage by 2020.
- E26 There are 14 premises listed as Assets of Community Value (ACV) in West Oxfordshire as of 30<sup>th</sup> June 2017.
- E27 Employment floorspace permitted for business use in West Oxfordshire over the monitoring period was 55,161m<sup>2</sup> in 2016-17 and 2,289m<sup>2</sup> in Q1 2017-18. The largest permission for new business development in 2016-17 was in West Oxfordshire Business Park, Carterton for 17,983m<sup>2</sup> of mixed business units.
- E28 There has been limited new retail development in the District during this monitoring period with no new supermarkets (the recent Aldi at Chipping Norton having been completed in the previous monitoring period). Any new development has been small scale and largely limited to town centre locations.

## ***Transport and Movement***

- E29 The Census 2011 shows that:
- The proportion of people driving a car to work in West Oxfordshire district was 71% of all commuters. This was above the South East average (65%) and England average (60%).
  - 16% of commuters travelled to work in West Oxfordshire district by walking or cycling, similar to the averages for the South East (15%) and England (14%).
  - The rate of people working from home in the district is relatively high, especially in rural areas. 14% of those in employment in West Oxfordshire were working mainly at or from home. This was up from 11% in 2001 and above the England 2011 average (11%).
- E30 The traffic monitoring point showing the highest traffic flow in West Oxfordshire continues to be the A40 east of the B4022 with 30,400 annual average vehicles per day in 2016. The road section showing the greatest increase in vehicles between 2011 and 2016 was the B4047 east of Minster Lovell with an extra 3,500 vehicles on average per day now making use of that route.
- E31 There were 2 full travel plans (for sustainable travel) produced in West Oxfordshire in 2016-17.

## ***Environmental and Heritage Assets***

- E32 The 2017 Biodiversity Annual Monitoring Report prepared by the Thames Valley Environmental Records Centre (see annex) shows that there was:
- No change in the condition of Sites of Special Scientific Interest (SSSI);
  - A slight decrease in the farmland birds index
  - Four species removed from the priority species list for the District
- E33 Additional local Environmental and Heritage monitoring data shows that:
- One large scale solar energy scheme completed on land near to Charlbury. This community energy scheme has potential to generate 4.3MW of electricity and will provide surplus funds for environmental projects in the area.
  - Renewable Energy Foundation records indicate that there were 17 domestic renewable energy schemes subsidised by the feed in tariff scheme during the monitoring period, with an installed capacity totalling 63.69Kw
  - West Oxfordshire has 2 Air Quality Management Areas (AQMAs).
    - Air Quality at the Chipping Norton and Witney AQMAs exceed the objective for nitrogen dioxide.
    - The latest report on air quality in the District (August 2016) indicates that nitrogen dioxide concentrations are decreasing over time in both Chipping Norton and Witney.
    - Concentrations outside of the AQMAs are all below the objectives at relevant locations (latest report 2016).
  - 23 out of 51 Conservation Areas have an up to date Character Appraisal.
  - There is a reducing number of “At Risk” sites in West Oxfordshire included in the Heritage At Risk Registers:
    - In 2014: 1 place of worship and 22 archaeology entries;
    - In 2015: 1 place of worship and 14 archaeology entries;
    - In 2016: 2 places of worship and 10 archaeology entries.

## I. Introduction

### Purpose of the Annual Monitoring report

- 1.1 West Oxfordshire District Council has a statutory obligation to produce a monitoring report according to requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.2 The purpose of the Annual Monitoring Report (AMR) is to provide the latest information on:
  - Local Plan progress
  - Community Infrastructure Levy (CIL)
  - Duty to co-operate
  - Neighbourhood Planning
  - Local Plan policy implementation
- 1.3 This AMR primarily covers the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> June 2017 but where data is available it is reported up until 30<sup>th</sup> June 2017.

### Changes to the West Oxfordshire Annual Monitoring report

- 1.4 This Annual Monitoring Report includes indicators used in previous versions of West Oxfordshire's Monitoring reports and takes into account the proposed revised set of indicators as set out in the submission draft Local Plan 2031.
- 1.5 These changes have been carried forward from the AMR published in 2016 and includes the following aspects;
  - The overall structure of the AMR now follows the framework of the policies as set out in the submission draft Local Plan;
  - New indicators are included where available;
  - Reporting is for the total District and by Sub-Area.

### Structure of this report

**Section 2** reports on the progress of the emerging West Oxfordshire Local Plan and associated documents.

**Section 3** looks at neighbourhood planning within the District.

**Section 4** provides a summary overview of social statistics for the District

**Section 5** sets out the monitoring results for the 2016-17 and quarter 1 of 2016-17 in detail. This section uses the theme headings from the submission draft Local Plan 2031.

- 1.6 For further information on the AMR, please contact West Oxfordshire District Council's Planning Policy team:

Email: [planning.policy@westoxon.gov.uk](mailto:planning.policy@westoxon.gov.uk) Telephone: 01993 861667



## 2. West Oxfordshire's Local Plan and associated documents

2.1 The West Oxfordshire Local Development Scheme (LDS) sets out the proposed timetable for preparing the Local Plan and other policy documents that will be relevant to future planning decisions.

2.2 An updated Local Development Scheme was published in March 2016<sup>1</sup>

### Local Plan Progress

2.3 The Council's current Local Plan was adopted in 2006 and had an end date of 2011. Whilst most of the policies have been formally saved under transitional arrangements and are still used for development management purposes, the Council is seeking to introduce a replacement Local Plan as soon as possible.

2.4 A new draft Local Plan covering the period up to 2031 was formally published for a 6-week period of consultation from 27 March – 8 May 2015 in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.5 Representations were received from around 150 individuals and organisations and the plan was subsequently submitted for independent examination on 14 July 2015.

2.6 Planning Inspector Mr Simon Emerson BSc, DipTP, MRTPI was appointed to establish whether the Local Plan is 'sound', taking into account the representations made as well as national policy.

2.7 The first Local Plan hearing session (Stage 1) dealing with strategic matters, including the duty to co-operate and housing and employment requirements, was held between Monday 23 November and Thursday 26 November 2015.

2.8 The Inspector's preliminary findings were published in December 2015 in two parts:

**Part 1** deals with the housing requirement, the needs of Oxford City and the duty to co-operate;

**Part 2** deals with housing supply and delivery, affordable housing and requirements for particular housing needs.

2.9 The findings raised a number of concerns including the fact that the proposed housing requirement was not justified and had not been derived from a process which complies with the requirements of the NPPF.

2.10 In light of his preliminary findings, the Council wrote to the Inspector asking him to suspend the examination in order for the Council to prepare and consult on necessary changes to the plan. In response, the Inspector agreed to suspend the Local Plan examination until December 2016.

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<sup>1</sup> <https://www.westoxon.gov.uk/media/994624/lids-update-march-2016.pdf>

- 2.11 Consultation on proposed changes to the draft Local Plan ended on Friday 23 December 2016. The representations received were sent to the Planning Inspectorate, along with the proposed modifications to the local plan and supporting evidence on 10 March 2017.
- 2.12 During the suspension of the Examination Mr Emerson retired as a Planning Inspector. Mr Malcolm Rivett BA (Hons) MSc MRTPI was appointed to conduct the remainder of the Examination.
- 2.13 Stage 2 of the Examination hearings was undertaken from Tuesday 9 May until Thursday 18 May 2017, dealing with matters of legal compliance, the spatial strategy, the provision of new homes, economic development, transport and environmental protection.
- 2.14 Stage 3 of the examination hearings took place from Tuesday 11 July until Thursday 20 July 2017, dealing with the sub area strategies, Local Plan housing allocations and 5 year housing land supply.
- 2.15 During stages 2 and 3 of the Examination, the Council committed to undertake some additional work to support the Examination process. This will be subject to public consultation in November/December 2017.
- 2.16 Taking account of this additional work and any consultation responses received, it is anticipated that the Inspector will publish his thoughts on the most appropriate way forward for the Local Plan in late 2017/early 2018.

### **Community Infrastructure Levy**

- 2.17 The Community Infrastructure Levy (CIL) allows local planning authorities to raise funds from developers who are undertaking building projects in their area. CIL is charged on most new developments on a pound (£) per square metre basis and can be used for improvements to local infrastructure such as roads, schools and open spaces.
- 2.18 CIL charges are set out in a document called the 'charging schedule'. Infrastructure projects that are proposed to be funded by CIL are set out in a schedule, commonly referred to as a Regulation '123 list'.
- 2.19 West Oxfordshire District Council published a preliminary draft CIL charging schedule (PDCS) in late 2013 and a draft charging schedule (DCS) in March 2015. The DCS was formally submitted in September 2015 and was subject to independent examination in November 2015 alongside the Local Plan.
- 2.20 The revised draft charging schedule was prepared in response to the CIL examiner's preliminary findings, previous consultation responses (including further consultations on proposed changes in September 2015 and November 2015) updated viability evidence and current national policy on the provision of affordable housing. Public consultation on the revised draft charging schedule took place for 6-weeks from 27 January to 10 March 2017.
- 2.21 Since this last consultation took place, the Government commissioned an independent review of CIL which has been carried out by the CIL review team who made various recommendations to Government for consideration.

2.22 The key recommendation of which is to replace CIL with a Local Infrastructure Tariff (LIT) to be calculated using a national formula and based on local market values. Until such time as the Government makes further announcements regarding this review which is expected in the autumn, officers consider it important to proceed with CIL given the important role it plays in helping to fund essential infrastructure. On this basis it is anticipated that the revised draft CIL charging schedule will be submitted for examination in late 2017/early 2018 with a view to adoption in 2018.

### **Duty to Cooperate**

2.23 Section 110 of the Localism Act sets out a 'duty to co-operate' which essentially means that local planning authorities and other 'prescribed bodies' must engage constructively, actively and on an on-going basis to address cross-boundary issues of strategic importance such as housing and transport.

2.24 The duty to co-operate is intended to fill the strategic planning gap created by the abolition of regional spatial strategies.

2.25 Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans. If a local planning authority cannot demonstrate that it has complied with the duty then the Local Plan will not be able to proceed further in examination.

2.26 The Town and Country Planning (Local Planning) (England) Regulations 2012 also require each local authority to report on any activities undertaken through the duty to co-operate during the period covered by the monitoring report.

2.27 During the period of the monitoring report (1st April 2016 – 30th June 2017), the Council has continued to actively engage with a broad range of parties in the preparation of the West Oxfordshire Local Plan 2031 and supporting evidence base, as well as broader strategic issues affecting the County as a whole. The Council continues to engage with other Oxfordshire Authorities as well as the Local Economic Partnership (LEP) on such matters as spatial planning and infrastructure delivery. In particular, considerable work has been undertaken in relation to the apportionment of 'unmet' housing need from Oxford.

2.28 A summary statement setting out in detail how the Council has fulfilled the duty to co-operate was published alongside the pre-submission draft Local Plan in March 2015<sup>2</sup>.

2.29 In his preliminary findings on the Local Plan in 2015 the Inspector was able to conclude that the Council had fulfilled the duty to co-operate. In his guidance note for the Stage 2 examination hearing session published in March 2017, the Inspector concluded that as the duty to co-operate applies in the preparation of a Local Plan until the point of submission, that there was no reason to disagree with the Inspector's conclusions from Stage 1 and as such no further consideration has been given to the duty to co-operate in the remainder of the examination.

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<sup>2</sup> <http://www.westoxon.gov.uk/media/1037107/Duty-to-Co-operate-Statement-March-2015.pdf>

## **Supplementary Planning Documents**

- 2.30 A revised **West Oxfordshire Design Guide** Supplementary Planning Document (SPD) was adopted by West Oxfordshire District Council in April 2016.
- 2.31 The 2016 version includes new chapters on Roofs & Roofing Materials (Section 9), New Development & Context (Section 11), Extensions & Alterations (Section 14), Greener Traditional Buildings (Section 16) and Shop Front Design (section 17).
- 2.32 For new development – and particularly larger schemes – Section 11 contains new material on pre-application engagement, and detailed analysis of context.

### 3. Neighbourhood Planning

3.1 Neighbourhood planning was introduced through the Localism Act 2011 and provides local communities with the opportunity to prepare their own development plan to help guide decisions at the local level.

3.2 Once adopted, Neighbourhood Plans form part of the statutory planning framework and must be taken into account by the District Council when determining planning applications.

3.3 There is one adopted Neighbourhood Plan in place in West Oxfordshire:

- Chipping Norton Neighbourhood Plan

3.4 There are a further eight Plans which are underway in the District:

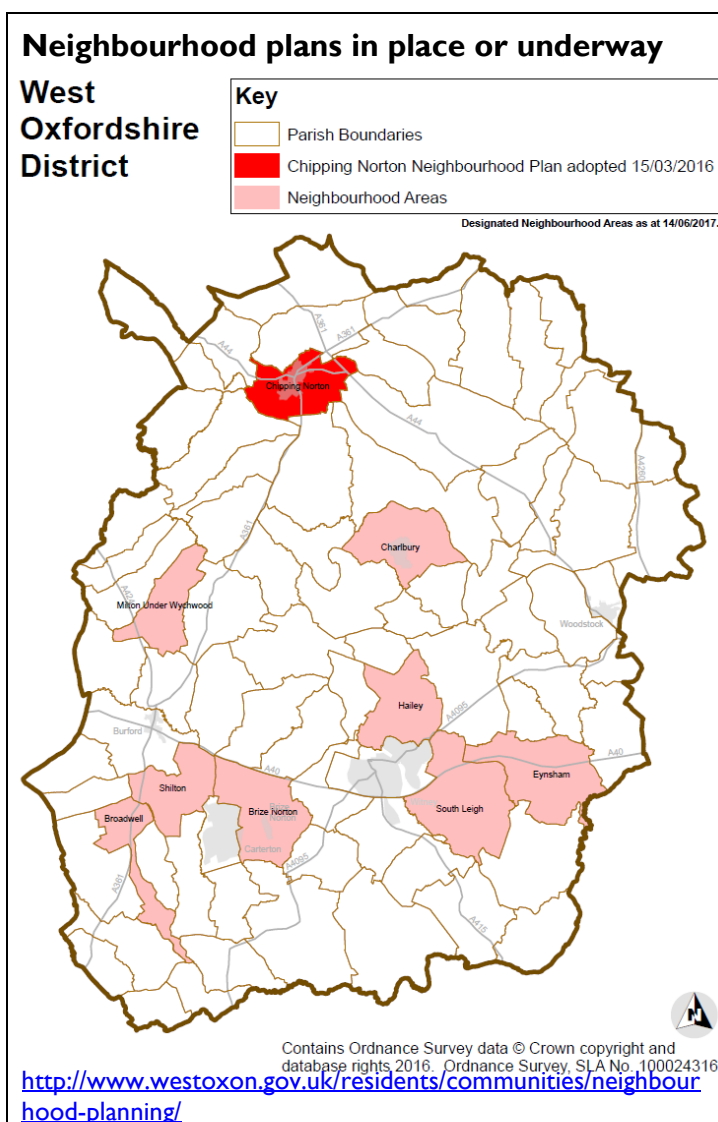
- Brize Norton Neighbourhood Plan
- Broadwell Village Neighbourhood Plan
- Charlbury Neighbourhood Plan
- Eynsham Neighbourhood Plan
- Hailey Neighbourhood Plan
- Milton-under-Wychwood Neighbourhood Plan
- Shilton Neighbourhood Plan
- South Leigh Neighbourhood Plan

#### Adopted Plans

##### **Chipping Norton**

3.5 The Plan Proposal was submitted to West Oxfordshire District Council on 25<sup>th</sup> May 2015. Following the statutory Regulation 16 pre-submission consultation the Plan was submitted for Examination, with the result being that, subject to modifications, the Plan was found to meet the basic conditions.

3.6 The District Council formally 'made' (adopted) the Chipping Norton Neighbourhood Plan on 15 March 2016. It now forms part of the statutory development plan for West Oxfordshire.



## **Plans in Progress**

### ***Brize Norton***

- 3.7 Brize Norton Parish Council is the qualifying body responsible for the development of a Neighbourhood Plan for the Parish of Brize Norton. The Neighbourhood Area to which the Plan relates covers the Parish of Brize Norton which was designated on 8 May 2017. Under the Neighbourhood Planning (Amendment) Regulations 2016, the proposal qualified for designation without consultation or decision from West Oxfordshire District Council.

### ***Broadwell***

- 3.8 In the absence of a Parish Council, the Broadwell Village Neighbourhood Forum was designated in May 2014, alongside the Broadwell Neighbourhood Area. The Neighbourhood Forum continued its work on developing and drafting the Neighbourhood Plan during 2016/17.

### ***Charlbury***

- 3.9 The Charlbury Neighbourhood Area was designated in September 2014. A significant amount of work undertaken by the Charlbury community in 2016/17, including a Housing Needs Assessment, will inform the development of policies and proposals in the Plan.

### ***Eynsham***

- 3.10 The Eynsham Neighbourhood Area was designated in December 2014, and the Parish Council and Eynsham Futures Steering Group developed an active liaison with the District Council's Planning Team in 2015/16 to develop their Neighbourhood Plan.
- 3.11 The Eynsham Neighbourhood Plan was submitted to the District Council in July 2017, and was subject to Regulation 16 pre-submission consultation through August and September, receiving 35 representations. The Plan was submitted to the Examiner on 22nd September 2017, the outcome of which remains outstanding at the time of writing.

### ***Hailey***

- 3.12 The Hailey Neighbourhood Area was designated in December 2015 – the first formal step towards a Neighbourhood Plan.

### ***Milton-under-Wychwood***

- 3.13 Milton Under Wychwood Parish Council is the qualifying body responsible for the development of a Neighbourhood Plan for the Parish of Milton Under Wychwood. The Neighbourhood Area to which the Plan relates covers the Parish of Milton Under Wychwood which was designated on 1 March 2017. Under the Neighbourhood Planning (Amendment) Regulations 2016, the proposal qualified for designation without consultation or decision from West Oxfordshire District Council.

### ***Shilton***

- 3.14 Shilton Parish Council is the qualifying body responsible for the development of a Neighbourhood Plan for the Parish of Shilton. The Neighbourhood Area to which the Plan relates covers the Parish of Shilton which was designated on 5 October 2016. Under the

Neighbourhood Planning (Amendment) Regulations 2016, the proposal qualified for designation without consultation or decision from West Oxfordshire District Council.

### **South Leigh**

- 3.15 South Leigh Parish Council is the qualifying body responsible for the development of a Neighbourhood Plan for the Parish of South Leigh. The Neighbourhood Area to which the Plan relates covers the Parish of South Leigh which was designated on 1 March 2017. Under the Neighbourhood Planning (Amendment) Regulations 2016, the proposal qualified for designation without consultation or decision from West Oxfordshire District Council.

### **Neighbourhood Development Orders**

- 3.16 Neighbourhood Development Orders (NDOs) allow certain types of development to come forward without the need for planning permission. No qualifying bodies have initiated the process for introducing any such orders within the District.
- 3.17 For further information on Neighbourhood Planning in West Oxfordshire visit the following web page:

<http://www.westoxon.gov.uk/residents/communities/community-planning/neighbourhood-planning/current-neighbourhood-plans/>

## 4. West Oxfordshire Character and Context

4.1 This section provides a summary of the latest social statistics on West Oxfordshire district.

### A rural, growing and ageing population

4.2 The latest Office for National Statistics population estimates (2015) show West Oxfordshire with an estimated total population of 108,600, remaining the second most sparsely populated district in the South East region.

4.3 Over the past 30 years, the population has increased by 18,600 people or +21%. 45% of this growth (+8,400 people) took place in the past 10 years (from 2006 to 2016).

4.4 The main driver of West Oxfordshire's population growth has been inward internal migration i.e. people moving from elsewhere in the UK.

4.5 By 2039 the number of people aged 85+ living in West Oxfordshire is expected to reach 8,300, more than double the number in this age group in 2016.

West Oxfordshire in numbers	
Estimated resident population (2016)	108,700
People aged 85+ (2016)	3,300
Estimated people aged 85+ (2039)	8,300
Estimated dwelling stock (2015)	47,050
Employee jobs (2016)	43,000
Median weekly earnings of full time resident workers (2016)	£575 (Eng £541)
Claimants of Job Seeker Allowance (August 2017)	420
Self-employment as % of economically active population (March 2017)	21.6% (South East 12.1%)
Home working as % of those in employment (2011)	8% (South East 6.6%)
Average price of semi-detached (Q4 2016)	£341,213
Lower quartile house price to lower quartile earnings (2016)	11.39 (Eng 7.16)
Crime rate per 1,000 (2016)	30.6 (Oxfordshire 52.9)

### Low unemployment, high rates of self-employment and home working

4.6 As of August 2017, 420 residents of West Oxfordshire were claiming job seeker allowance. This is well below the post-recession peak of 1,138. The unemployment rate of 2.3% is less than half the national average (4.7%).

4.7 Median earnings of West Oxfordshire residents are significantly above that of England as a whole.

4.8 Rates of self-employment and home working in West Oxfordshire are well above average and are highest in rural parts of the district.

### Low cost housing remaining unaffordable for many

4.9 In 2016 in West Oxfordshire the cheapest (lower quartile) market housing was over 11 times lower quartile earnings. In Q4 2016, the average price of a semi-detached property in the district was £341,213.



### **District is ranked poorly on geographical access to services**

- 4.10 According to the latest Indices of Deprivation (2015), 14 rural areas of West Oxfordshire are ranked within the 10% most deprived in England on access to local services (includes distance to GP, post office, primary school, supermarket).

### **Relatively low rate of crime**

- 4.11 In 2016, the crime rate per 1,000 residents in West Oxfordshire was well below the average for the county as a whole.

## 5. Monitoring Results

- 5.1 This section is structured according to the main themes of the submission draft Local Plan and incorporates indicators used in previous Annual Monitoring Reports supplemented by indicators (where available) as proposed in the draft new monitoring framework.
- 5.2 Note that these new indicators will be reviewed and may be revised for the next AMR, including the addition of new indicators if necessary.

### Overall Strategy

- 5.3 This theme includes policies that apply to all development regardless of scale or type:
- Presumption in favour of sustainable development
  - Locating development in the right places
  - Prudent use of natural resources
  - High quality design
  - Supporting infrastructure

Draft Policy		Proposed indicator		
OS1	Presumption in favour of sustainable development	OS1.1	% applications determined within target timescale	Over 2,000 applications were received by the Council during the monitoring period (Excluding notifications and discharge of conditions)  The percentage of planning applications determined within the target timescale was <b>82.9%</b>
		OS1.2	% applications refused as contrary to policy	The percentage of planning applications refused was <b>6.9%</b>
		OS1.3	Number of successful appeals for major development	A total of 21 appeals were allowed in the monitoring period with 15 of these relating to new residential development.
		OS1.4	5-year housing land supply	The Council's May 2017 housing land supply position statement indicates that using the Liverpool Methodology and a 5% buffer the Council can demonstrate a 5.85 year supply and with a 20% buffer a 5.12 year supply.
OS2	Locating development in the right places	OS2.1	Annual total of new development floorspace <b>permitted / (completed)</b> within each sub area	<u>Witney Sub Area</u> Residential dwellings 851 (202) Non-residential floorspace 16,276m <sup>2</sup>  <u>Carterton Sub Area</u> Residential dwellings 434 (180) Non-residential floorspace 20,024m <sup>2</sup>  <u>Chipping Norton Sub Area</u> Residential dwellings 172 (110) Non-residential floorspace 3,743 m <sup>2</sup>

				<p><u>Eynsham Woodstock Sub Area</u> Residential 1,329 (133) Non-residential floorspace 16,513m<sup>2</sup></p> <p><u>Burford Charlbury Sub Area</u> Residential 489 (35) Non-residential floorspace 106m<sup>2</sup></p>
		OS2.2	Proportion of District development floorspace permitted / completed within each category of settlement / each sub area	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
OS3	Prudent use of natural resources	OS3.1	% car use	As of 2011, people driving a car to work in West Oxfordshire district was <b>71%</b> of all commuters. This was above the South East average (65%) and England average (60%).
		OS3.2	Residual household waste per household	West Oxfordshire residual household waste per household for 2015/16 was 377.3 kg (England average 511.9 kg)
		OS3.3	% household waste sent for reuse, recycling and composting	Recycling rates 2015-16 West Oxfordshire: 60.8% (6 <sup>th</sup> highest in England) South East: 45.5% England: 42.4%
		OS3.4	Proportion of development taking place on previously developed land	The % of homes completed on previously developed land was: <b>36%</b> in 2016-17 <b>35%</b> in Qtr 1 2017-18
		OS3.5	Average density of development	The average density of development on sites larger than 10 dwellings during the monitoring period, was 45.9 dwellings per hectare.
		OS3.6	% developments allowed in Flood Zones 2 and 3	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		OS3.7	Air quality	West Oxfordshire has 2 Air Quality Management Areas (AQMAs). Air Quality at the Chipping Norton and Witney AQMAs exceed the objective for nitrogen dioxide. Concentrations outside of the AQMAs are all below the objectives at relevant locations (latest report 2016).
		OS3.8	Compliance with sustainable construction requirements (to be addressed through building regulations)	<i>To be removed or amended in light of changes in government policy on building regulations</i>

OS4	High quality design	OS4.1	Number of design awards won	<i>New indicator to be set up. Data will be reported in the next Annual Monitoring Report</i>
		OS4.2	Number of appeals upheld on design grounds	
OS5	Supporting infrastructure	OS5.1	Number of IDP schemes delivered per annum	<i>New indicator to be set up. Data will be reported in the next Annual Monitoring Report</i>
		OS5.2	Money derived from new development as contribution to CIL	<i>New indicator to be set up once charging schedule has been adopted in 2017. Data will be reported in the next Annual Monitoring Report</i>
		OS5.3	Contributions derived through S106 agreements	A total of £661,442.08 was collected in 2016-17 through S106 agreements (unrelated to affordable housing).
		OS5.4	Annual community infrastructure floorspace	2016 – Q1 2017-18  A total of 2,645m <sup>2</sup> of new community floorspace was permitted District Wide during the monitoring period comprising healthcare facilities, educational establishments and space for local clubs.

## Providing New Homes

5.4 This theme includes:

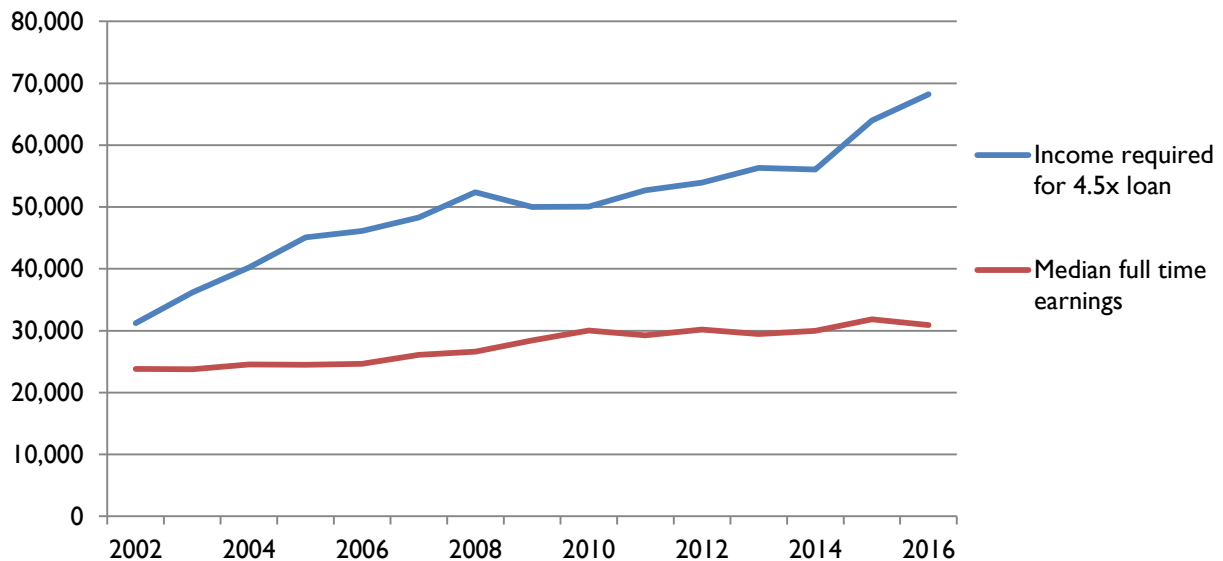
- Amount and distribution of housing
- Delivery of new homes
- Affordable housing
- Type and mix of new homes
- Custom and self-built housing
- Existing housing
- Travelling communities

### **Housing context – housing affordability**

5.5 The income needed to afford a mortgage for a median-priced semi-detached property in West Oxfordshire has increased significantly. In 2002 it would have required 1.3x the median income to afford a median-priced semi-detached property in the District, by 2016 this had increased to 2.2x the median income.

#### **Income required for a mortgage compared to median gross annual residence-based earnings**

*Where mortgage value assumed at 95% value of property, and 4.5x loan-to-income ratio*



### Housing context – private rents

5.6 Between 2011 and 2016, the average weekly cost to rent in West Oxfordshire increased by 31% to £112 per week. This change was above the increase in rental costs in Oxford (+22%) and England (+25%).

#### Average weekly Private Registered Provider rents: West Oxfordshire: 2011 to 2016

£	2011	2012	2013	2014	2015	2016	2011 to 2015
Oxford	93.87	99.04	105.26	109.10	113.20	114.54	+20.67 (22%)
West Oxfordshire	85.12	90.51	98.69	103.72	109.26	111.92	+26.80 (31%)
England	78.28	83.21	88.41	92.30	95.89	97.84	+19.56 (25%)

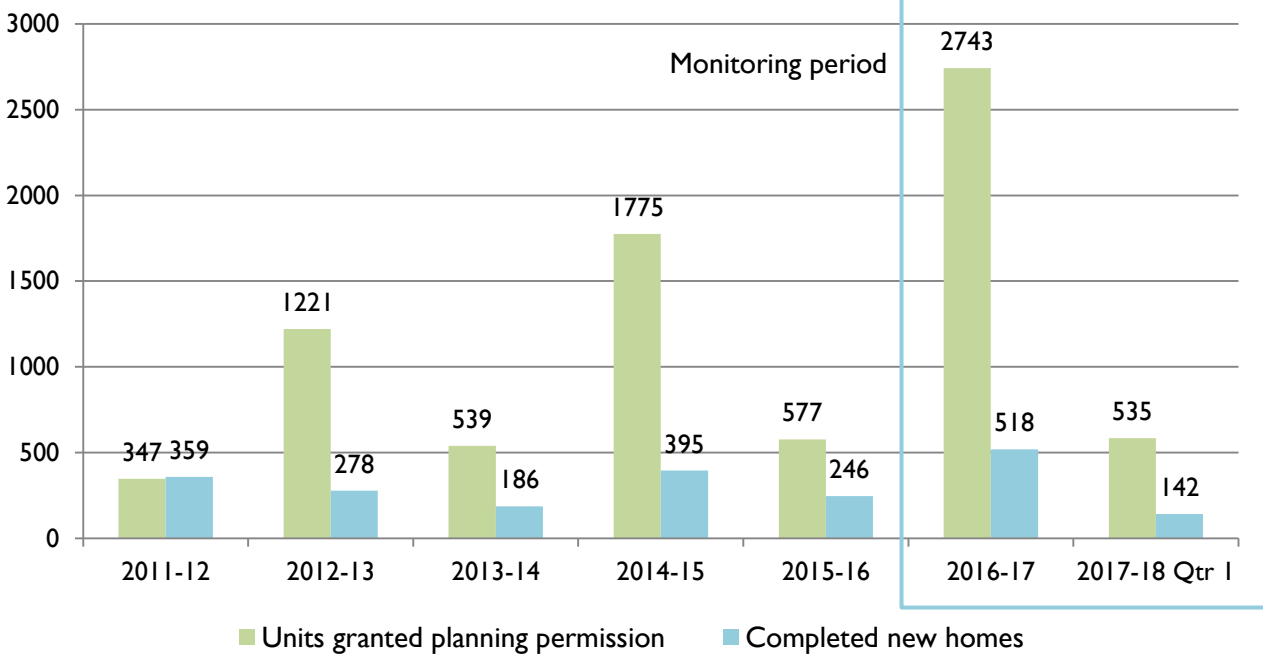
Draft Policy		Proposed indicator		
HI	Amount and distribution of housing	HI.1	Residential permissions / completions (district)	<p><i>Permissions</i>  <b>3,278</b> residential units were given planning permission between April 2016 and June 2017 including 1,026 allowed via the appeals process</p> <p><i>Completions</i>  <b>660</b> homes were completed between April 2016 and June 2017:                      518 completions 01/04/2016 - 31/03/2017                      142 completions 01/04/2017 – 30/07/2017</p>
		HI.2	Proportion of target (District)	The Local Plan housing target is 660 dwellings per annum. 78% of target delivered in 2016/17 86% of target for first qtr 2017/18
		HI.3	Residential completions by sub-area	202 Witney (31%) 180 Carterton (27%) 110 Chipping Norton (17%) 133 Eynsham Woodstock (20%) 35 Burford Charlbury (5%)
		HI.4	Proportion of target by sub-area	Witney Target 31% Carterton Target 27% Chipping Norton Target 17% Eynsham Woodstock Target 20% Burford Charlbury Target 5%
		HI.5	5 year housing land supply	The Council's May 2017 housing land supply position statement indicates that using the Liverpool Methodology and a 5% buffer the Council can demonstrate a 5.85 year supply and with a 20% buffer a 5.12 year supply. This is subject to confirmation through the examination process.

### HI.1 and HI.3 Residential permissions / completions

5.7 Since the beginning of the plan period, 1<sup>st</sup> April 2011, until 30<sup>th</sup> June 2017, in West Oxfordshire district there were:

- 7,737 residential units granted planning permission; an average of 1,238 a year
- 2,124 new homes completed; an average of 340 a year.

**Number of residential units granted planning permission and number of completed new homes** 1st April 2012 to 30th June 2017



5.8 The largest developments granted planning permission in the monitoring period were:

- 2016-17:**
- 300** units planned for Land East of Woodstock
  - 260** units planned for Land North of Burford Road, Witney
  - 257** units planned for Land at Downs Road, Curbridge
  - 169** units planned for Land South of Witney Road, Long Hanborough
  - 169** units planned for Land West of Shilton Road, Burford
  - 160** units planned for Land East of Mount Owen Road, Bampton
  - 135** units planned for Land South of Stanmore Crescent, Carterton
  - 120** units planned for Land South East of Pinsley Farm, Long Hanborough
- 2017-18 Q1:**
- 160** units planned for Land West of Thornbury Road, Eynsham
  - 100** units planned for Land South of Banbury Road, Chipping Norton
  - 50** units planned for Land North and East of Belclose Cottage, North Leigh

5.9 Major developments contributing to the growth in completed new homes in the district were:

**95** dwellings completed at Springfield Nursery, Curbridge in 2016-17

**83** dwellings completed at Land at Swinbrook Road, Carterton; 65 in 2016-17 and a further 18 in Qtr I 2017-18

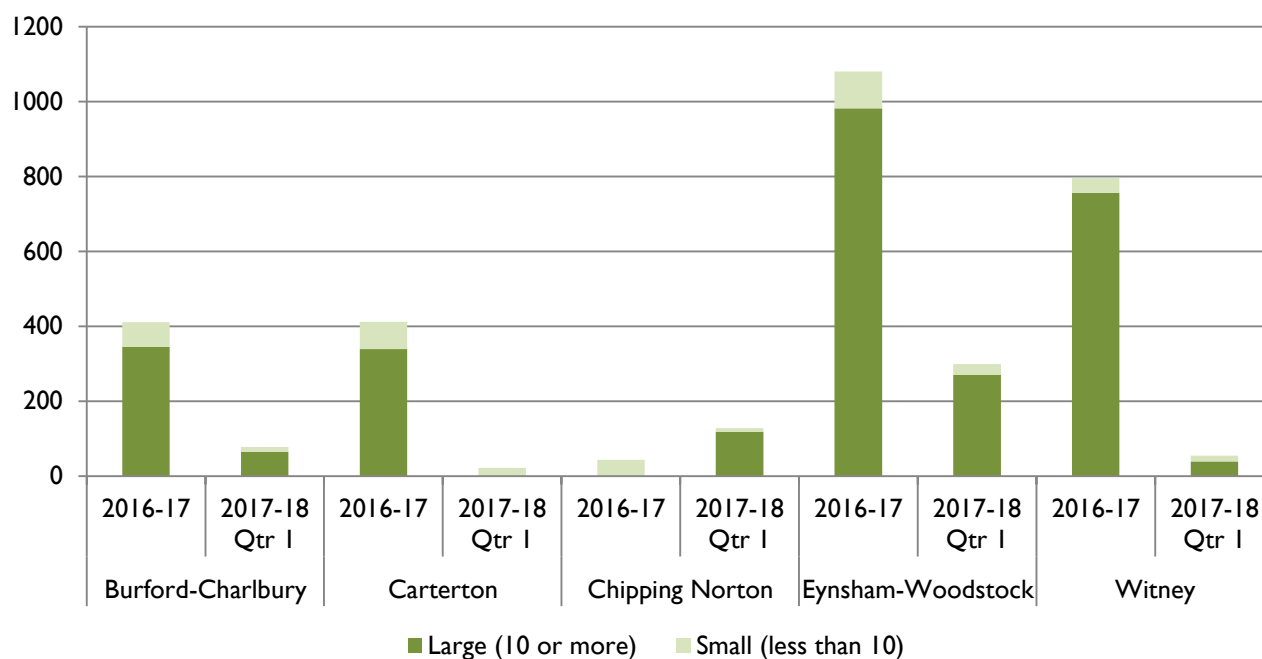
**68** dwellings completed at New Road, Bampton; 39 in 2016-17 and a further 29 in Qtr I 2017-18

**58** dwellings completed at Land North East of Marlborough School, Woodstock; 44 in 2016-17 and a further 14 in Qtr I 2017-18

**53** dwellings completed at Land South and East of Walterbush Road, Chipping Norton; 27 in 2016-17 and a further 26 in Qtr I 2017-18

5.10 In the monitoring period 1<sup>st</sup> April 2016 to 30<sup>th</sup> June 2017 a total of 3,328 homes were granted planning permission with 2,743 granted in 2016-17 and 535 granted in the first quarter of 2017-18.

Number of residential units **granted planning permission** by sub-area, 2016-17 and 2017-18 Qtr I

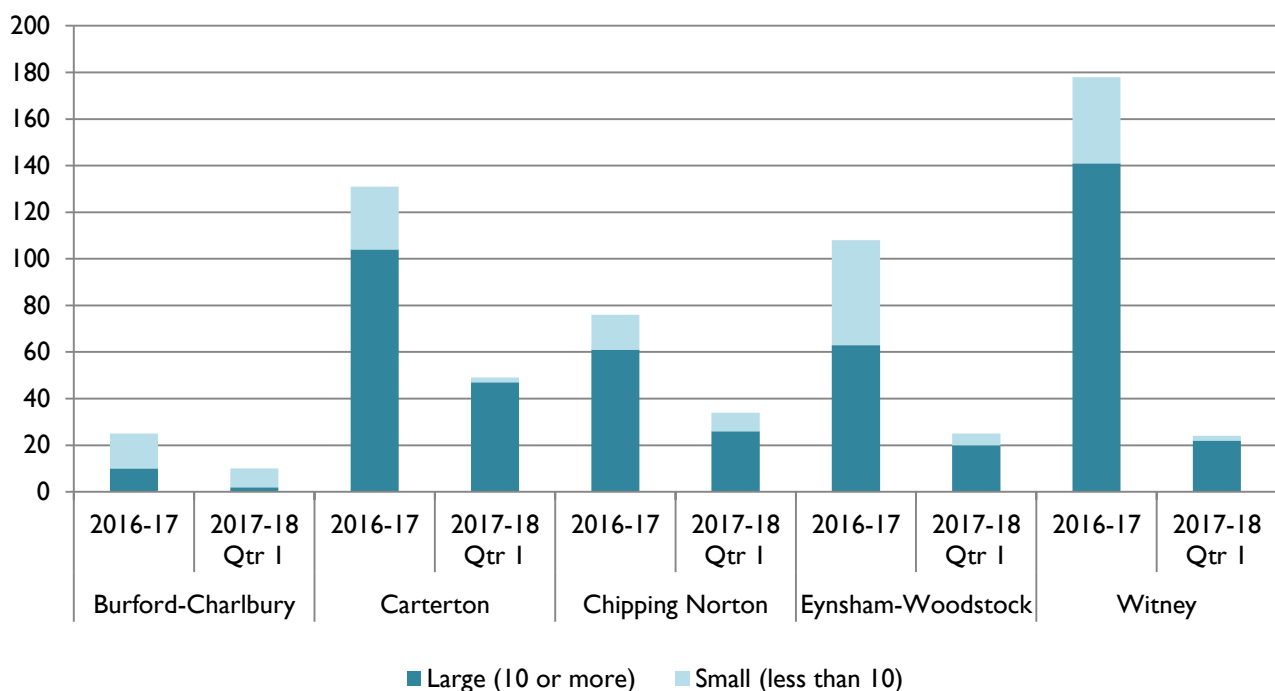


2016-17	Burford-Charlbury	Carterton	Chipping Norton	Eynsham-Woodstock	Witney	Total
Large developments (10 or more)	345	339	0	982	756	2,422
Small developments (less than 10)	66	73	44	98	40	321
Total units	411	412	44	1,080	796	<b>2,743</b>



2017-18 Q1	Burford-Charlbury	Carterton	Chipping Norton	Eynsham-Woodstock	Witney	Total
Large developments (10 or more)	65	0	118	220	39	442
Small developments (less than 10)	13	22	10	29	16	93
Total units	78	22	128	249	55	<b>535</b>
1 <sup>st</sup> April 2016 to 30 <sup>th</sup> June 2017						
Total units	489	434	172	1,329	851	3,278
% of District Total	15%	13%	5%	41%	26%	100%

Number of **completed new homes** by sub-area, 2016-17 and Qtr I 2017-18



**Total Net residential development completions in West Oxfordshire 2016 – Q1 2018**

2016-17	Burford-Charlbury	Carterton	Chipping Norton	Eynsham-Woodstock	Witney	Total
Large developments (10 or more)	10	104	61	63	141	379
Small developments (less than 10)	15	27	15	45	37	139
<b>Total</b>	25	131	76	108	178	<b>518</b>

2017-18 Q1	Burford-Charlbury	Carterton	Chipping Norton	Eynsham-Woodstock	Witney	Total
Large developments (10 or more)	2	47	26	20	22	117
Small developments (less than 10)	8	2	8	5	2	25
Total	10	49	34	25	24	<b>142</b>
1 <sup>st</sup> April 2016 to 30 <sup>th</sup> June 2017						
Total	35	180	110	133	202	<b>660</b>
% of District Total	5.3%	27.3%	16.7%	20.2%	30.6%	100%

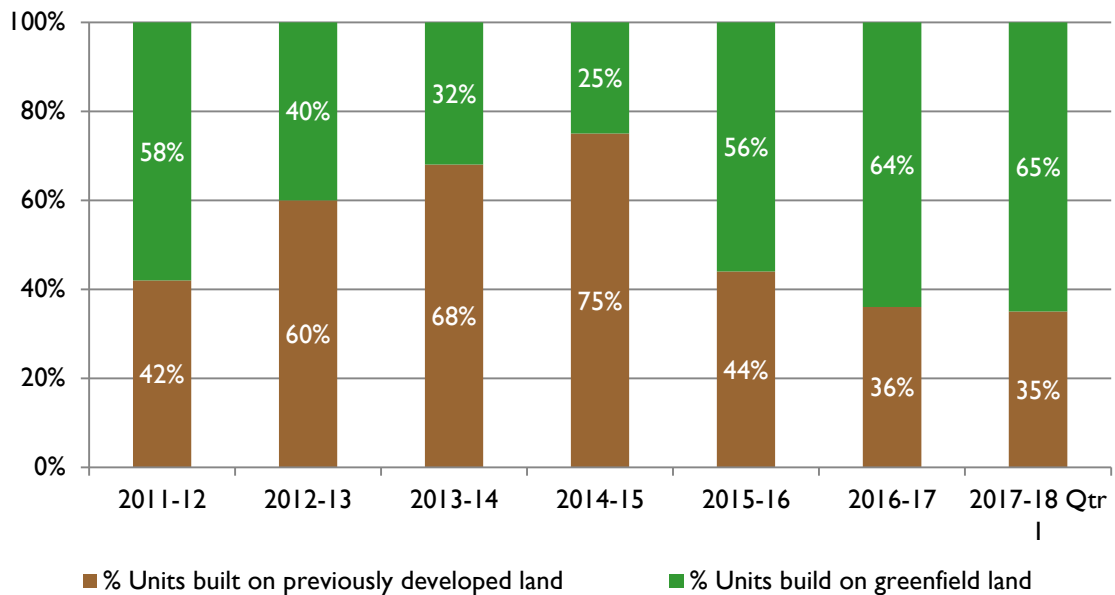
- 5.11 As of 30<sup>th</sup> June 2017, 5,848 dwellings (5,240 on sites with 10 or more units and 608 on small sites) have an extant (existing) planning permission or resolution to grant planning permission subject to completion of a legal agreement. It is therefore anticipated that dwelling completion rates will increase significantly in future years.
- 5.12 In the monitoring period 1<sup>st</sup> April 2016 to 30<sup>th</sup> June 2017 a total of 660 (net) new homes were completed with **518** completed in 2016-17 (the highest since 2011-12) and **142** completed in the first quarter of 2017/18.
- 5.13 The lower proportion of completions in the Burford-Charlbury sub-areas is a reflection of the constraints to development that apply across the area including the Cotswolds Area of Outstanding Natural Beauty.

Draft Policy		Proposed indicator		
H2	Delivery of new homes	H2.1	Residential permissions / completions by sub-area / settlement (see H1.1 and H1.3 and charts above)	<p><b>Permissions</b>  <b>2,743</b> residential units were given planning permission in 2016-17 and <b>535</b> in Qtr 1 2017-18.</p> <p><b>Completions</b>  <b>518</b> homes were completed in 2016-17 and <b>142</b> in Qtr 1 2017-18.</p>
		H2.2	Percentage of development taking place on previously developed land	<p>The % of homes completed on previously developed land was:  <b>31%</b> in 2016-17  <b>37%</b> in 2017-18 Q1</p>
		H2.3	Delivery of new homes on allocated sites: Proposal 5 Buttercross Works, Witney Proposal 10 Coral Springs Witney Proposal 15 North East Carterton	<p><u>Buttercross Works, Witney</u>  <b>16</b> dwellings (16/17)  <u>Coral Springs, Witney</u>  <b>95</b> dwellings (16/17)  <u>North East Carterton</u>  <b>65</b> dwellings (16/17) <b>18</b> dwellings (Q1 17-18)</p>
		H2.4	Number / % residential schemes on unidentified windfall sites	<p>Homes completed on non-allocated sites was:  <b>342 (66%)</b> in 2016-17 and <b>124 (87%)</b> in Q1 2017-18</p>
		H2.5	Number of Rural Exception Site schemes	<p><b>Permissions</b>  A scheme of 10 affordable dwellings was granted at New Road in Kingham in 2016/17</p> <p><b>Completions</b>  The New Road scheme is nearing completion and it is anticipated that the entire site will be completed in 2017/18</p>
		H2.6	5 year housing land supply	<p>The May 2017 housing land supply position statement indicates that using the Liverpool Methodology and a 5% buffer the Council can demonstrate a 5.85 year supply and with a 20% buffer a 5.12 year supply</p>
		H2.7	% development taking place in Flood Zones 2 and 3	<p><i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i></p>

## H2.2 Percentage of development taking place on previously developed land

- 5.14 Previously developed land includes replacement dwellings, redevelopment of land and conversion of non-residential buildings.
- 5.15 The % of homes completed on previously developed land during this monitoring period in West Oxfordshire was: 35% in 2016-17 and 35% in Qtr 1 of 2017/18.
- 5.16 The amount of development on brownfield land has declined over the plan period and it is anticipated that the proportion of new dwellings permitted and completed on brownfield sites in the future will further decrease as the availability of such sites declines.
- 5.17 The Council has a duty to publish a brownfield land register by 31 December each year and to review the register at least once a year. This will help to identify brownfield sites suitable for housing. The intention of having a brownfield register is to speed up the delivery of suitable sites.

### Proportion of new homes completed on previously developed and greenfield land in West Oxfordshire, 2011-12 to 2017-18 Qtr 1



Draft Policy		Proposed indicator		
H3	Affordable housing	H3.1	Total number of affordable housing permissions / completions in district per annum	The total number of affordable housing <u>completions</u> in West Oxfordshire was: <b>123</b> in 2016-17 <b>55</b> in Qtr 1 2017-18
		H3.2	Proportion of total housing completions that are affordable	The overall % of homes completed that are affordable in West Oxfordshire was: <b>24%</b> in 2016-17 <b>39%</b> in Qtr 1 2017-18
		H3.3	Proportion of total housing completions that are affordable by sub-area	The sub-areas with the highest proportion of affordable housing in the district were Chipping Norton in 2016-17 (54%) and Carterton in 2017-18 Qtr 1 (51%).
		H3.4	Changes in housing need including the extent of the Council's waiting list	As of November 2017 there were a total of 2,170 households (with points) on the waiting list for housing in West Oxfordshire of which <b>55</b> had priority needs.
		H3.5	Affordable housing commuted sums secured for schemes of 6-10 units within AONB	The total amount of money collected through S106 agreements for affordable housing during the monitoring period is £207,355.59

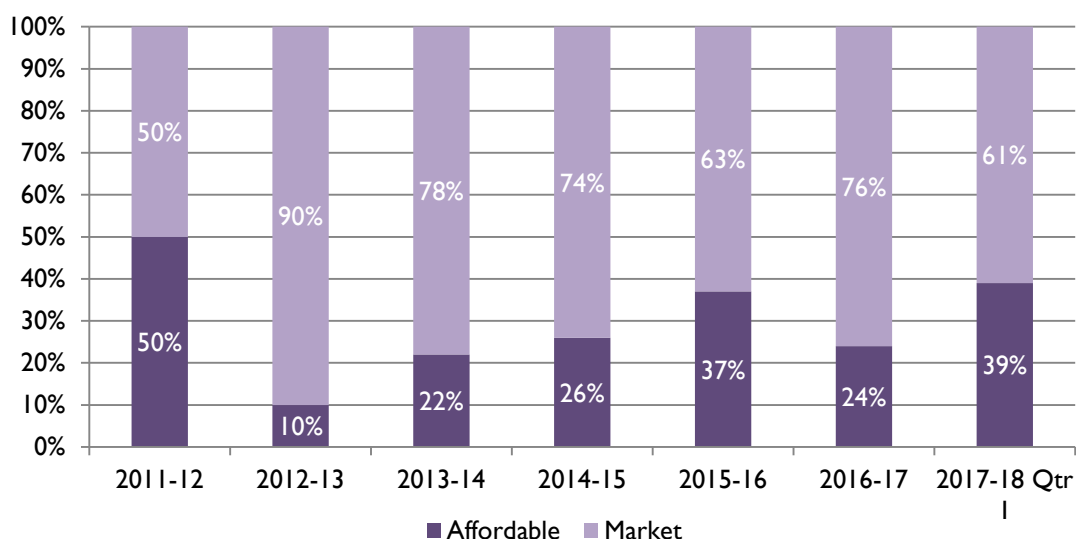
### ***H3.2 Proportion of total housing completions that are affordable***

- 5.18 The first part of the monitoring period (2016-17) saw a decrease in the overall proportion of affordable housing completions at 24%, down from 37% in the previous monitoring period. This may be a result of the revised affordable housing policy (H3 Local Plan 2031) which sets higher thresholds for on site affordable housing delivery. No on-site affordable housing is required on any sites below 11 dwellings, anywhere in the District. This has an impact, particularly in the rural parts of the District where large scale schemes are generally less likely to be permitted.
- 5.19 The emerging Local Plan proposes larger scale housing allocations in settlements throughout the District which will contribute to future affordable housing delivery in rural areas. A number of large schemes have been granted permission during the monitoring period which will also contribute to future affordable housing delivery in line with Policy.
- 5.20 Over the six year period 2011-12 to 2016-17, a total of **551** affordable homes were completed in West Oxfordshire, this was **28%** of the total (net) housing completions (1,982).
- The Local Plan 2031 sets a minimum target of 30% affordable housing in the designated 'lower value' area and up to 50% in the 'higher value' area
  - It is anticipated that future planned housing growth will significantly increase the number of new affordable homes in the District by 2031 in order to help meet identified needs.

**Local Plan Affordable Housing Value Zones (draft Local Plan 2031 - Policy H3)**



### Percentage of new homes completed market vs. affordable

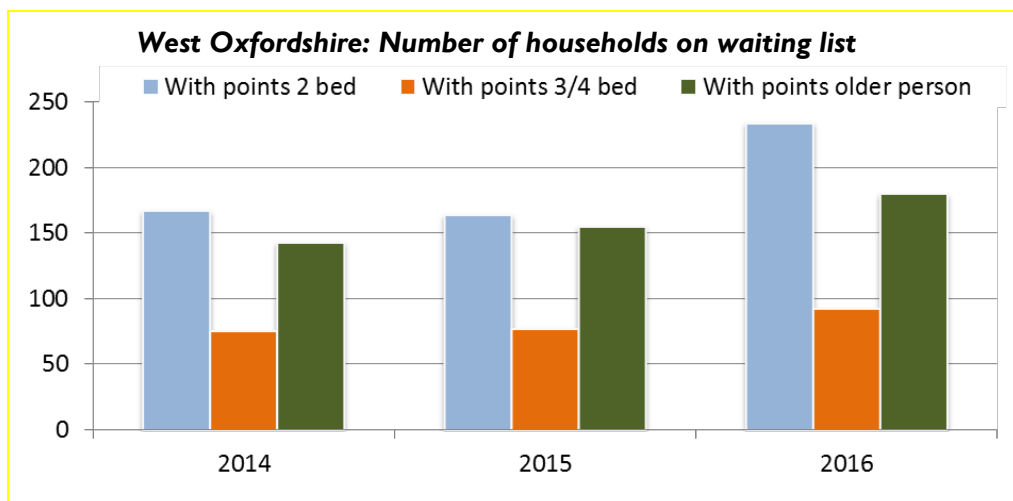


### Affordable housing completions distribution by sub-area

Sub-area	2016-17		2017-18 (Qtr 1)	
	Affordable / total completions	Affordable %	Affordable / total completions	Affordable %
Burford-Charlbury	9 / 25	36%	0 / 10	0%
Carterton	36 / 131	27%	25 / 49	51%
Chipping Norton	41 / 76	54%	14 / 34	41%
Eynsham-Woodstock	24 / 108	22%	9 / 25	36%
Witney	13 / 178	7%	7 / 24	29%
<b>Total</b>	<b>123 / 518</b>	<b>24%</b>	<b>55 / 142</b>	<b>39%</b>

### H3.4 Housing waiting list

- 5.21 The number of households with points on the housing waiting list in West Oxfordshire has increased from 663 as of 1 April 2014 to 2,170 at the end of the monitoring period.
- 5.22 The proportion requiring 1 or 2 bed housing accounts is 86% of the housing register (1,862 households).
- 5.23 The number of people in priority need on the housing waiting list is 55 (3%). Those in priority need may be homeless or at risk of homelessness, may be in dangerously overcrowded situations or have a serious health condition.



5.24 As of April 2016, 46% of households with points on the housing waiting list were looking for a 2 bed home. Including the older person category, the demand for 1 or 2 bed homes was 82%.

#### Number of households on waiting list – West Oxfordshire

	Apr 2014		Apr 2015		Apr 2016	
With points 2 bed	167	43%	164	41%	234	46%
With points 3/4 bed	75	19%	77	19%	92	18%
With points older person	143	37%	155	39%	180	36%
Total with points and in priority need	385	100%	396	100%	506	100%
Total with points	663		673		922	

Draft Policy		Proposed indicator		
H4	Type and mix of new homes	H4.1	Proportion of residential permissions by type and tenure by sub-area	Over the monitoring period (2016-17 – Q1 2017-18), 44% of dwelling were 1 and 2 bedroom properties, 33% three bed properties and 23% 4 or more bed.
		H4.2	Proportion of residential completions by type and tenure by sub-area	Over the monitoring period (2016-17 to Q1 2017-18), 61% of completed new homes were 1 or 2 bed, 27% were 3 bed and 12% were 4 bed or more.
		H4.3	Overall housing stock by type	The total number of dwellings in West Oxfordshire's Council Tax base (Oct 16) was 47,207 of which just under half (49%) were in the lower Council Tax bands (A-C).
		H4.4	Proportion of homes built to accessible and adaptable housing standards	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		H4.5	Proportion of new home built as wheelchair user dwellings	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>



#### H4.1 Type of new homes permitted

5.25 The largest proportion of new homes permitted during the monitoring period were 1 and 2 bedroom properties, both flats and houses (44%). 3 bedroom properties accounted for 33% and 4 bedroom or larger properties just less than a quarter at 23%.

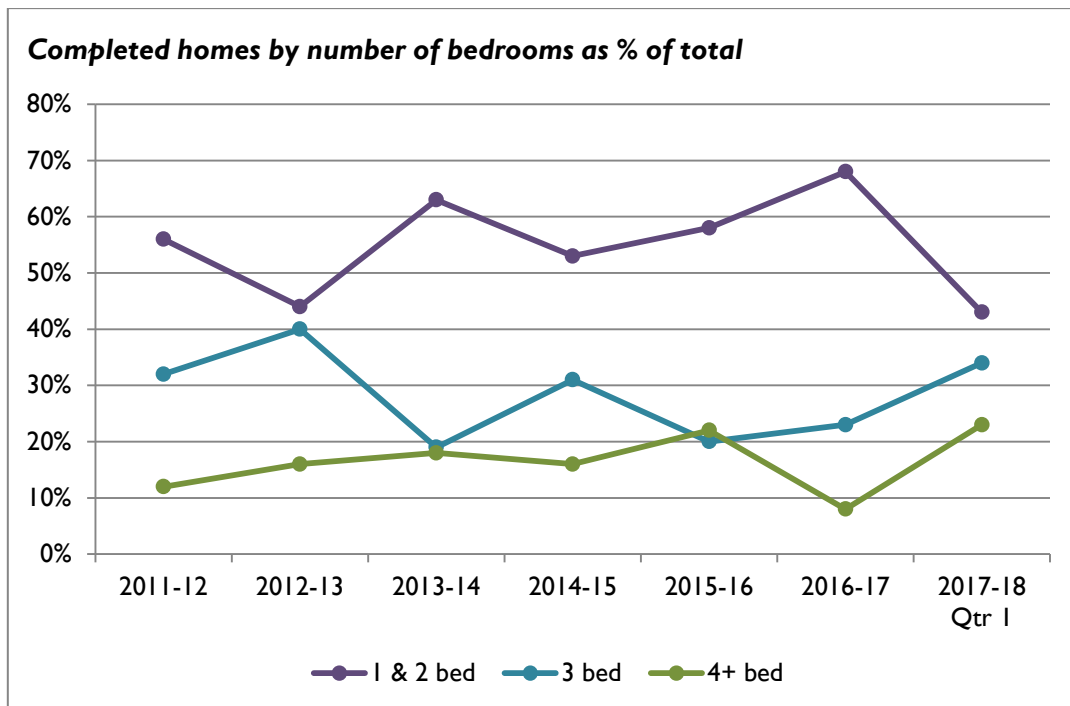
5.26 This is broadly in line with Policy H4 of the Local Plan 2031 which sets out the following property size guidelines;

- 4.8% 1-bed properties
- 27.9% 2-bed properties
- 43.4% 3-bed properties
- 23.9% 4+bed properties

5.27 A number of larger scale proposals do not currently have bedroom details associated with them as they are currently outline permissions. The granting of reserved matters approval may therefore have a bearing on the overall mix of property sizes in the District and will be reported in future monitoring reports.

#### H4.2 Type of new homes completed

5.28 1 and 2 bedroom properties continue to be the majority of new homes completed in West Oxfordshire. Over the past six years (2011-12 to 2016-17), 55% of new homes were 1 or 2 bed, 28% were 3 bed and 17% were 4 bed or more.



	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18 Q1
1 and 2 bedrooms	56%	44%	63%	53%	58%	68%	43%
3 bedrooms	32%	40%	19%	31%	20%	23%	34%
4 or more bedrooms	12%	16%	18%	16%	22%	8%	23%

#### H4.3 Overall housing stock by type

5.29 As of October 2016, 49% of West Oxfordshire's total dwellings on the Council Tax valuation list were in the lower Council Tax Bands A to C. Across England 66% of dwellings were in these lower bands.

#### West Oxfordshire: number of dwellings by Council Tax band as of October 2016

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	TOTAL
West Oxfordshire	1,607	5,418	16,038	10,416	6,966	3,837	2,566	359	47,207
	3.4%	11.5%	34.0%	22.1%	14.8%	8.1%	5.4%	0.8%	100%
England	24.5%	19.6%	21.8%	15.4%	9.5%	5.0%	3.5%	0.6%	100%

Draft Policy		Proposed indicator		
H5	Custom and self-build housing	H5.1	Quantum of land allocated for self-build projects per annum	<p>One application was granted during the monitoring period with provision for custom and self build housing.</p> <p>The Rushy Bank scheme in Charlbury allocated 18 plots for custom and self build housing (15/03099/FUL)<sup>3</sup></p> <p>The Local Plan 2031 includes draft allocations which will be required to provide 5% of total plots for custom housing when implemented.</p>
		H5.2	Number of people on WODC self-build register requiring a plot	<p>The online West Oxfordshire self-build register opened to submissions in October 2015.</p> <p>There have been 364 expressions of interest in the Council's self-build register recorded since the register opened.</p>
		H5.3	Number of self-build	One application was granted during the

<sup>3</sup> This decision was subject to judicial review and the decision to grant permission was subsequently quashed. The application will be re-considered during the next monitoring period

			permissions / completions per annum	monitoring period with provision for custom and self build housing.  The Rushy Bank scheme in Charlbury allocated 18 plots for custom and self build housing (15/03099/FUL) <sup>4</sup>
H6	Existing housing	H6.1	Residential conversions to non-residential uses by District and sub-area	<i>Indicator being developed. May be replaced as majority are conversions from non-residential to residential.</i>
		H6.2	Size, number, location of existing housing which is subdivided / extended (or proposed for such alterations) to provide additional dwellings	A total of 7 schemes were granted during the monitoring period for sub division of existing dwellings, resulting in a net gain of <b>9 dwellings</b> .
		H6.3	Number of replacement dwellings	A total of 24 schemes were classed as re-development during the monitoring period, resulting in a gain of 48 dwellings.
		H6.4	Number of empty homes	According to CLG data, there were <b>1,088</b> vacant dwellings in West Oxfordshire in 2016.

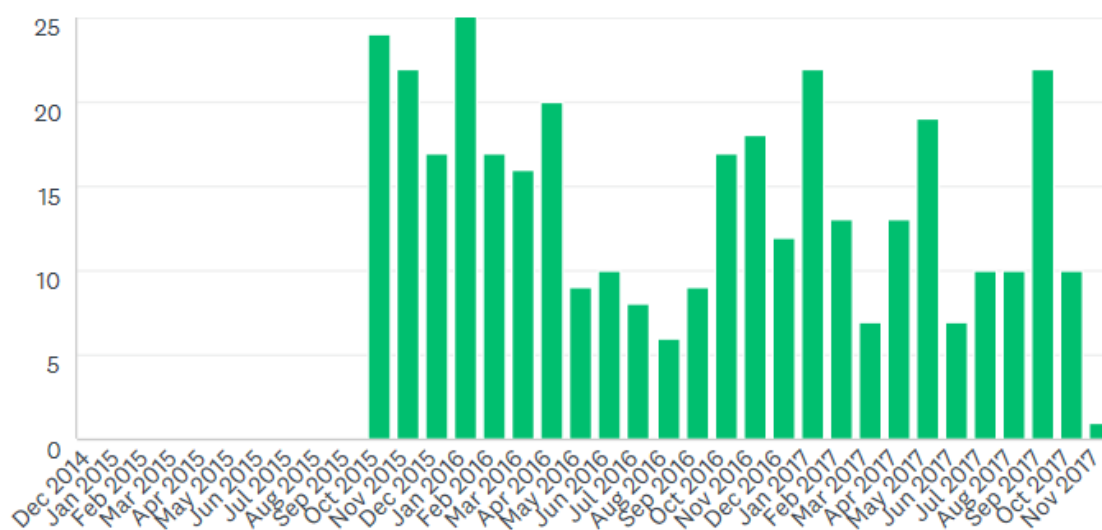
### ***H5.1-3 Custom and self-build housing***

- 5.30 West Oxfordshire District Council is responsible for maintaining a custom and self-build register, for individuals and groups of people who want to acquire serviced plots of land to build their own housing.
- 5.31 It is the duty of the Council to grant permission for enough serviced plots of land to meet the demand for custom and self-build housing in the District.
- 5.32 The Council has received 364 expressions of interest for the self-build register since October 2015.

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<sup>4</sup> This decision was subject to judicial review and the decision to grant permission was subsequently quashed. The application will be re-considered during the next monitoring period

### Expressions of interest for Custom and self-build register 2015-2017



- 5.33 One application was granted during the monitoring period with provision for custom and self build housing.
- 5.34 The Rushy Bank scheme in Charlbury allocated 18 plots for custom and self build housing (15/03099/FUL) although this decision was subject to legal challenge and was subsequently quashed. The application is likely to be reconsidered during the next monitoring period.
- 5.35 It will be necessary to identify some serviced plots within the next monitoring period in order to meet legislative requirements<sup>5</sup>
- 5.36 The Local Plan 2031 seeks to set aside a proportion of the allocated strategic development areas for custom and self-build housing. Residential schemes larger than 100 dwellings should also include 5% of serviced plots for custom and self-build housing.

#### **H6.4 Number of empty homes**

- 5.37 Between 2015 and 2016 the total number of empty homes (vacant dwellings) in West Oxfordshire increased somewhat, but remained below the totals of 2011-2013. According to past survey data the main reasons for vacant dwellings in West Oxfordshire are where they are being repaired or renovated and where properties are in the process of being sold. Second home ownership is also relevant but in relatively low proportions.

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<sup>5</sup> [Self build and custom housebuilding act 2015](#)

**Vacant dwellings: West Oxfordshire: 2011 to 2015**

	2011	2012	2013	2014	2015	2016	2015 to 2016	
All vacant dwellings	1,219	1,115	1,164	1,040	1,028	1,088	+60	+5.8%
All long-term vacants	344	339	311	232	199	262	+63	+31.7%
Private provider general needs vacants	10	77	43	16	18	16	-2	-11.1%
Other <sup>2</sup> public sector vacants	96	62	62	45	135	Not provided	N/A	N/A

Source: CLG live tables on dwelling stock, table 615; <sup>1</sup>not including supported housing or housing for older people rental stock <sup>2</sup>Public sector vacant dwellings include dwellings owned by government departments and other public sector agencies (e.g. regional health authorities, Ministry of Defence, the Forestry Commission and county councils).

Draft Policy		Proposed indicator		
H7	Travelling communities	H7.1	Total number of pitches	83 Gypsy and Traveller pitches and 18 Showpeople plots (as of October 2016)
		H7.2	Total number of permissions per annum	6 plots for travelling Showpeople were approved in 2016/17 at Cuckoowood Farm near Freeland
		H7.3	Proportion of permissions on allocated and unallocated sites	All new permissions were focussed on the authorised site at Cuckoowood Farm
		H7.4	Level of identified need	A study of the need for Traveller pitches and Travelling Showpeople plots in West Oxfordshire was completed in October 2016  The report indicates a need for 4 pitches and 5 plots over the plan period (2011-2031)
		H7.5	5-year housing land supply	6 additional plot permissions for Travelling Showpeople provides in excess of a 5 year housing land supply.  The delivery of these plots will be phased over the plan period to ensure that they aren't all delivered at the same time.

5.38 All Councils are required to make adequate provision to meet the housing needs of Gypsies, Travellers and Travelling Showpeople.

5.39 The Local Plan 2031 allocates land for traveling showpeople provision at Cuckoowood Farm near Freeland in the Eynsham Woodstock Suba Area.

- 5.40 Permission has been granted for 6 plots within this allocation during the monitoring period, which addresses all of the need identified in the Council's evidence.
- 5.41 No allocations have been made for Gypsy or Traveller pitches, although it is considered that any need arising up to the year 2031 can be met by permitting new sites, or extensions to existing sites through the Council's criteria based policy in the Local Plan.

### Sustainable Economic Growth

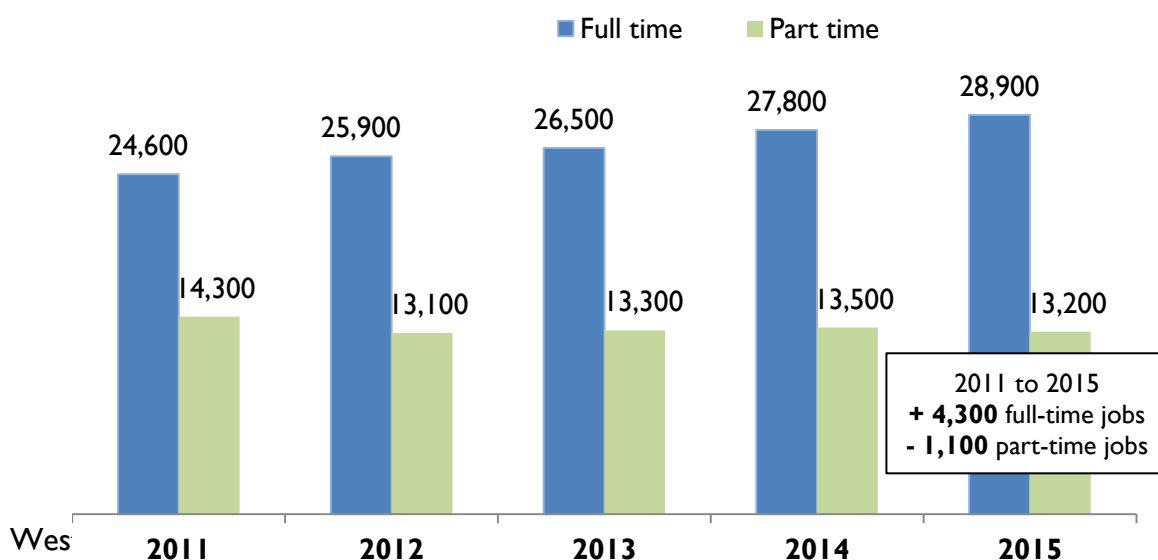
5.42 This theme includes:

- Land for employment
- Supporting the rural economy
- Re-use of non-residential buildings
- Sustainable tourism
- Local services and community facilities
- Town centres

### Economic context – jobs

- 5.43 West Oxfordshire has a relatively strong and healthy local economy with a low unemployment rate and a wide and diverse range of businesses. The Local Plan employment policies seek to support and contribute to this prosperity by ensuring that a wide range of land, sites and premises, together with supporting infrastructure, is available to meet the needs of businesses.
- 5.44 According to ONS estimates there were a total of 57,000 jobs in West Oxfordshire in 2015 and a jobs density of 0.87 (number of jobs per working age resident).
- 5.45 Employee jobs (full time and part time jobs for businesses based in West Oxfordshire, excluding self-employed and HM Forces) accounted for 42,100 of this total.
- 5.46 Between 2011 and 2015 there was an increase in full time employment in the District. The total number of full time employees increased by 4,300 and the number of part time employees declined by 1,100 (see following chart).

**West Oxfordshire: Total Employees 2011 to 2015**

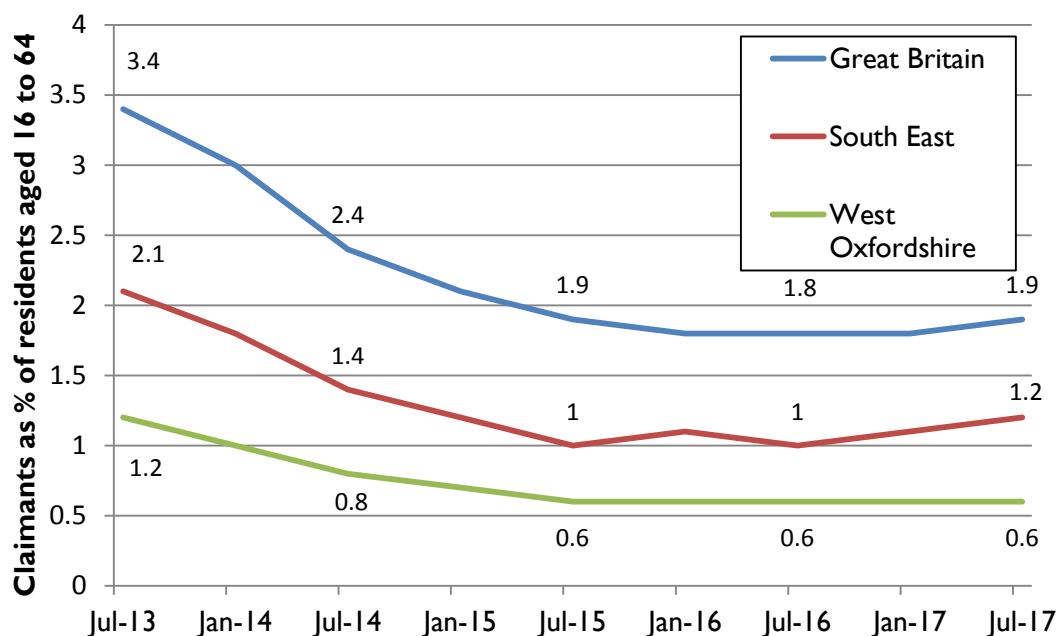


5.47 The majority of jobs remain in the services sectors (82.8% of the total). The manufacturing sector remains relatively strong accounting for an above-average proportion of jobs (11.9% in West Oxfordshire compared with 6.2% in the South-East and 8.3% across Great Britain).

**Economic context – unemployment**

5.48 As of July 2017, a total of 405 people in West Oxfordshire were claiming out of work benefits (claimant count) equivalent to 0.6% of the working age population (aged 16 to 64). This was below the regional (0.9%) and national (1.5%) averages.

**West Oxfordshire: Percentage of working age population claiming out-of-work benefits July 2013 to July 2017**

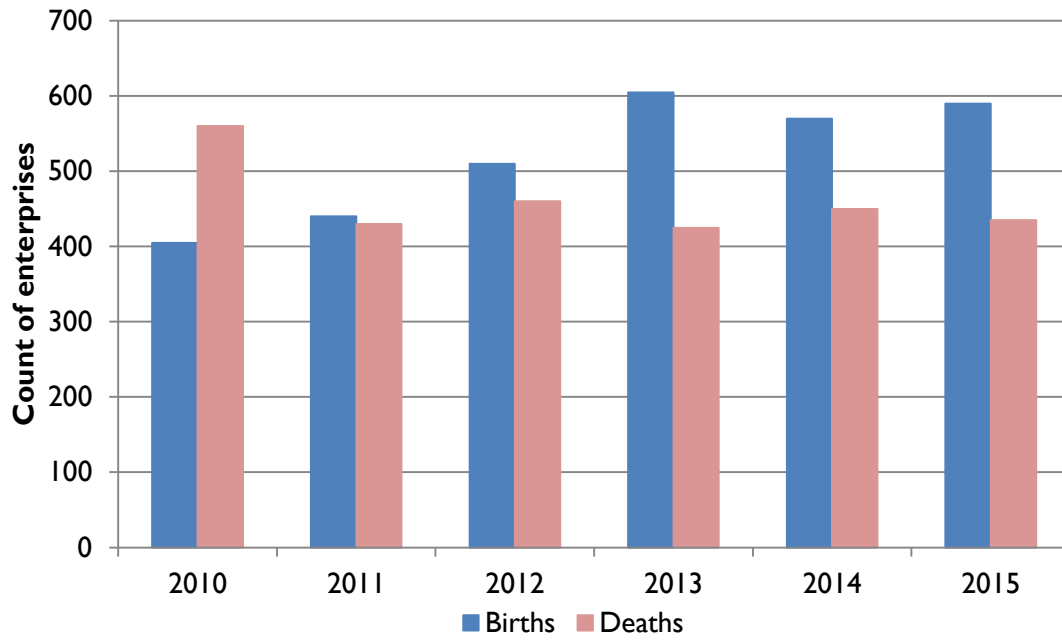


Source: ONS via Nomis Web

**Economic context – new businesses**

5.49 According to the latest ONS Business Demography data, in 2015 there were 590 new enterprises and 435 businesses no longer active in West Oxfordshire. The number of new enterprises has remained above the number of businesses that have ceased trading.

**West Oxfordshire: Business Births and Deaths 2010 to 2015**



Source: ONS Business Demography 2015



Draft Policy		Proposed indicator		
EI	Land for Employment	EI.1	Total employment land available	There is approximately 72Ha of employment land identified within existing and draft allocations throughout the District. Much of this is not currently available but will be brought forward through the development of strategic allocations later in the plan period.
		EI.2	New business formation / survival rates	West Oxfordshire 2015 590 new enterprises 450 businesses no longer active
		EI.3	Total amount permitted employment land (district)	<u>2016-17</u> A net increase of 55,161m <sup>2</sup> permitted in 'B' use classes. <u>Q1 2017-18</u> A net increase of 2,289m <sup>2</sup> permitted in 'B' use classes
		EI.4	Total amount permitted employment land by sub-area	Net 'B' use classes permitted over the whole monitoring period Witney – 16,276m <sup>2</sup> Carterton – 20,024m <sup>2</sup> Chipping Norton – 3,743 m <sup>2</sup> Burford Charlbury – -106m <sup>2</sup> Eynsham Woodstock 16,513m <sup>2</sup>
		EI.5	Total amount of employment floorspace permitted per annum	Employment floorspace permitted for business use (B use class): <u>2016-17</u> 55,161m <sup>2</sup> <u>Q1 2017/18</u> 2,289m <sup>2</sup>
		EI.6	Total amount of employment floor space completed per annum	Employment floorspace completed for business (B use class): <u>2016-17</u> 7,335m <sup>2</sup> <u>Q1 2017-18</u> 1,766m <sup>2</sup>
		EI.7	Amount of employment land lost to other uses per annum	<u>2016-17</u> The loss of office space and change of use to residential use has been allowed on a number of occasions under permitted development rules, resulting in a loss of 750m <sup>2</sup> of office space in 2016-17 and 300m <sup>2</sup> in Q1 2017-18
		EI.8	Take up of allocated employment land	The Local Plan 2031 sets out an employment land target of 60 Ha of new development over the plan period.

Draft Policy		Proposed indicator		
				There is currently approximately 19ha of existing land with permission or remaining within existing allocations and a further 53 Ha identified within draft Local Plan allocations.

### **EI.1 Total employment land available**

5.50 The draft Local Plan 2031 allocates land for employment at Chipping Norton and as part of the proposed Garden Village north of Eynsham.

5.51 This land will be delivered as part of the strategic development areas when development commences later in the plan period. The draft plan also identifies a potential for 4 ha of business land on the existing playing fields east of Monahan Way at Carterton subject to their replacement elsewhere.

5.52 The emerging Local Plan makes no further employment allocations although sites in existing use are protected through policy and there is some remaining land for development within these locations.

5.53 Details of land available for employment as part of remaining and future Local Plan allocations are detailed in the table below. It should be noted that suggested changes submitted to the Local Plan Inspector in September 2017 have not been factored into the delivery assumptions below as those suggested changes have no status and may not be accepted by the Inspector.

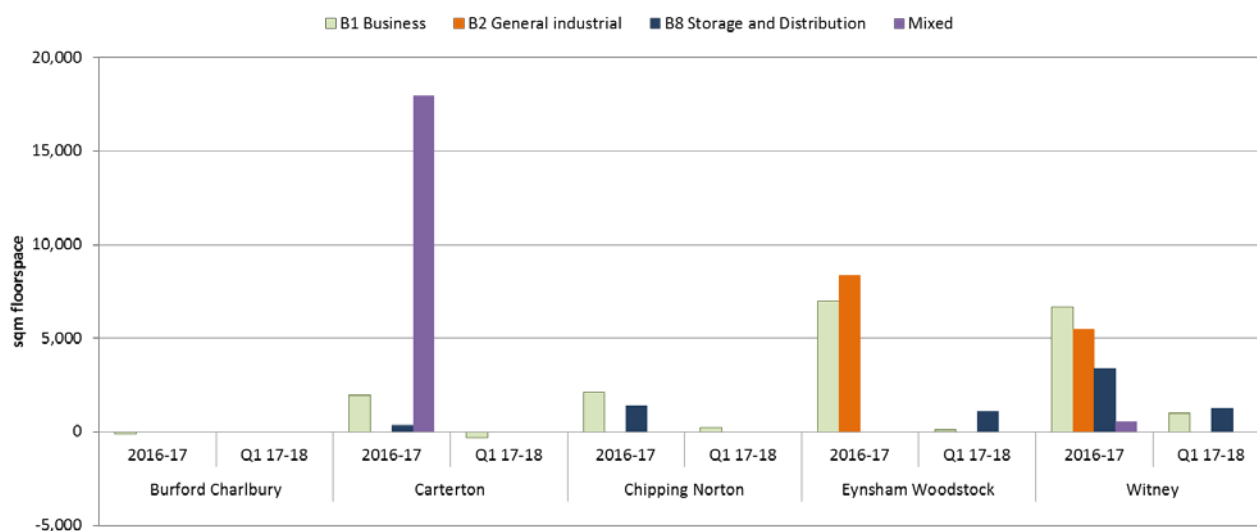
Sub Area	Location	Site Status	Site Type	Site Area (Ha)
Witney	West of Downs Road, Witney	Existing with capacity	Industrial	2.10
Witney	Land at Witney Football Club	Permission Granted	Office	0.40
Witney	East of Downs Road, Witney	Existing with capacity	Business Park	2.22
Witney	South of Range Road, Witney	Existing with capacity	Business Park	0.37
Witney	West Witney SDA	Permission Granted	Mixed Use	10.00
Carterton	West Oxfordshire Business Park, Carterton	Existing with capacity	Business Park	1.87
Carterton	Ventura Park, Carterton	Existing with capacity	Business Park	0.43
Carterton	Land east of Carterton	Permission Granted	Mixed Use	1.50
Carterton	Land at Monahan Way, Carterton	Draft Allocation	Business Park	4.00
Chipping Norton	Cromwell Park, Chipping Norton	Existing with capacity	Office	0.13
Chipping Norton	Land North of London Road, Chipping Norton	Draft Allocation	Business Park	9.00
Eynsham	Land north of the A40	Draft Allocation	Science Park	40.00

### E1.3-5 Total amount of employment floorspace permitted per annum

5.54 The employment floorspace permitted for business use in West Oxfordshire over the monitoring period has resulted in a net gain of approximately 55,161 m<sup>2</sup> in 2016-17 and 2,289 m<sup>2</sup> in Q1 2017-18.

5.55 The largest permission for new business development in 2016-17 was in West Oxfordshire Business Park, Carterton for 17,983m<sup>2</sup> of mixed business units. Much of the new business floorspace is comprised of changes of use between land use types.

### Net Change in business floorspace m<sup>2</sup> during monitoring period



### Floorspace (m<sup>2</sup>) for employment granted planning permission by sub-area

2016-17	Burford Charlbury	Carterton	Chipping Norton	Eynsham Woodstock	Witney	TOTAL
B1 a Offices	-106	1,616	126	6,648	4,931	13,125
B1 b Research and Development	0	0	1,747	0	0	1,747
B1 c Light Industry	0	365	260	320	1,752	2,697
<b>Total B1</b>	<b>-106</b>	<b>1,981</b>	<b>2,133</b>	<b>6,968</b>	<b>6,683</b>	<b>17,659</b>
B2 General industrial	0	0	0	8,364	5,480	13,844
B8 Storage and Distribution	0	360	1,370	0	3,374	5,104
Mixed B1, B2, B8	0	17,983	0	0	571	
<b>B TOTAL</b>	<b>-106</b>	<b>20,324</b>	<b>3,503</b>	<b>15,332</b>	<b>16,108</b>	<b>55,161</b>
Q1 2017-18	Burford Charlbury	Carterton	Chipping Norton	Eynsham Woodstock	Witney	TOTAL
B1 a Offices	0	-300	240	96	876	912
B1 b Research and Development	0	0	0	0	0	0
B1 c Light Industry	0	0	0	0	127	127

<b>Total BI</b>	<b>0</b>	<b>-300</b>	<b>240</b>	<b>96</b>	<b>1,003</b>	<b>1,039</b>
B2 General industrial	0	0	0	0	0	0
B8 Storage and Distribution	0	0	0	1,085	165	1,250
<b>B TOTAL</b>	<b>0</b>	<b>-300</b>	<b>240</b>	<b>1,181</b>	<b>1,168</b>	<b>2,289</b>
<b>1st April 2016 to 30th June 2017</b>	<b>Burford Charlbury</b>	<b>Carterton</b>	<b>Chipping Norton</b>	<b>Eynsham Woodstock</b>	<b>Witney</b>	<b>TOTAL</b>
Total employment floorspace	-106	20,024	3,743	16,513	16,276	56,450

Draft Policy		Proposed Indicator		
E2	Supporting the rural economy	E2.1	Total amount of rural employment floorspace	A total of 29,334m <sup>2</sup> of new employment floorspace (B use classes) was permitted outside of the three main settlements during the monitoring period.
		E2.2	Total area of floor space permitted for rural diversification by sub-area	A number of agricultural buildings have been converted for holiday lets during the monitoring period (See Policy E4)  One diversification scheme was permitted at Elmwood Farm, Black Bourton (Carterton Sub Area) – 615m <sup>2</sup> for distillery use.
		E2.3	Total area of floor space completed by sub-area	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		E2.4	% coverage of superfast broadband in rural areas	As of October 2017, superfast broadband was available for 90% of all West Oxfordshire premises, up from 67% in January 2013. The aim is for over 99% coverage by 2020.

### **E2.1-4 Supporting the Rural Economy**

- 5.56 The Local Plan strategy aims to guide large scale businesses development to the main service centres in the District with better transport connections and access to a larger pool of labour.
- 5.57 The policies of the Plan also seek to support the rural economy by protecting existing employment sites, allowing rural diversification schemes and by delivering infrastructure such as high speed broadband to enable rural businesses to operate more effectively.
- 5.58 There has been a significant amount of new business floorspace permitted in rural areas during the monitoring period, with 29,334m<sup>2</sup> of floorspace permitted for new development or changes of use between business types.
- 5.59 The bulk of this has been permitted within existing, established employment sites.

- 5.60 Much of the development that could be classed as rural diversification has been through the conversion of redundant farm buildings to holiday lets, thus supporting the rural economy through diversification and an improved tourism offer (See Tourism Section).
- 5.61 There was one other diversification scheme permitted during the monitoring period at Elmwood Farm in Black Bourton, for the change of use of a redundant farm building to a distillery.

Draft Policy		Proposed Indicator		
E3	Re-use of non-residential buildings	E3.1	Total number of non-residential conversions permitted by sub-area	<p>A total of 37 applications were approved (District wide) for changes between non-residential uses in 2016-17.</p> <p>The majority of these were between employment and other commercial uses. 4 of these were between non-residential and residential uses resulting in a loss of 4,246m<sup>2</sup> non-residential floorspace but a gain of 26 dwellings</p> <p>A total of 14 applications were approved (District wide) for changes between non-residential uses in Q1 2017-18</p>
		E3.2	Total number of non-residential conversions completed by sub-area	<p>A total of 24 schemes recorded as completed during the monitoring period.</p> <p>3 of these were from non-residential to residential uses</p>

### **Policy E3.1-2**

- 5.62 The Local Plan enables the re-use of non-residential buildings, including vernacular agricultural buildings for other uses, where the proposed use is considered to be sustainable and where it would protect the integrity of buildings that make a positive contribution to local character.
- 5.63 Changes to the General Permitted Development Order (GPDO) now allow the change of use from agricultural buildings to residential use, without planning permission.
- 5.64 There have been 4 schemes allowed during the monitoring period resulting in 7 additional new dwellings in rural areas.
- 3 dwellings, Sturt Farm, Burford
  - 1 dwelling, Brook End Farm, Chastleton
  - 1 dwelling, Sycamore Farm, Middle Barton
  - Further 2 dwellings, Sturt Farm, Burford

5.65 A number of other agricultural buildings have been allowed as holiday accommodation (See Policy E4) and for rural diversification (See Policy E2) during the monitoring period.

Draft Policy		Proposed Indicator		
E4	Sustainable tourism	E4.1	Total number of leisure and recreation permissions per annum	<i>A total of 18 schemes were granted permission during the monitoring period for tourism related developments. Most of these related to the provision of hotel and holiday accommodation</i>
		E4.2	Total area of leisure and recreation permissions by location	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		E4.3	Tourism and visitor spend in West Oxfordshire	Total tourism related spend of almost £280m in West Oxfordshire in 2014. Tourism related jobs continued to grow between 2013 and 2014 accounting for an estimated 3,559 FTE jobs.

#### **E4 - Total amount of employment floorspace permitted per annum**

5.66 The Local Plan seeks to locate new tourist and visitor facilities close to service centres and villages and to re-use appropriate existing buildings wherever possible.

5.67 The tourism economy is worth a significant amount of money to the local economy and supports a large number of jobs.

5.68 In 2014, total tourism spend in West Oxfordshire was almost £280m and accounted for an estimated 3,559 full time equivalent jobs.

5.69 A number of new schemes have been permitted in West Oxfordshire during the monitoring period, increasing the amount of tourist accommodation and in many cases, re-using existing, redundant agricultural and business premises.

5.70 A new hotel has been permitted to the west of Witney as part of a mixed use scheme for residential and employment uses.

#### **Tourism related schemes permitted in West Oxfordshire 2016- Q1 2018**

Description	Parish Name	Sub Area	Permission Reference
Conversion (including single storey in-fill extension) of existing derelict outbuilding to create additional holiday let together with associated storage shed. (Part retrospective).	Burford	Burford Charlbury	16/01239/FUL
Conversion of stables to two holiday lets.	Alvescot	Carterton	16/01467/FUL
Conversion and extension to create two holiday lets.	Bampton	Carterton	16/02864/FUL
Mixed use development comprising; an employment area of up to a maximum of 3,720 sq metres B1(a) offices; a hotel (up to 62 bed); up to a maximum of 257 homes together with public open spaces; landscaping, new access to Downs Road and other associated works.	Curbridge	Witney	16/01450/OUT

Description	Parish Name	Sub Area	Permission Reference
Erection of building to provide additional staff accommodation and erection of smaller separate building to house a dedicated staff welfare facility.	Great Tew	Chipping Norton	16/03353/FUL
Removal of timber frame garage and erection of a new single storey timber structure for home office and 2 spare rooms for B+B letting.	Kencot	Carterton	17/00094/FUL
Change of use and associated operations to convert existing buildings to five holiday lets. (Part retrospective)	Lew	Carterton	16/00314/FUL
Change of use of holiday let to ancillary bedroom accommodation to Hotel.	Minster Lovell	Witney	16/03332/FUL
Change of use and refurbishment of the existing principal stable building, currently used as a workshop and staff flat, to create six ensuite bedrooms with central stair lobby.	Spelsbury	Burford Charlbury	16/00871/FUL
Erection of holiday let.	Stonesfield	Burford Charlbury	16/02265/FUL
Amendments to 14/0693/P/FP to include, extension to car park and new vehicular exit. Erection of various buildings for use of hotel guests.	Great Tew	Chipping Norton	16/02882/FUL
Erection of single storey extension to enlarge existing restaurant area.	Hanborough	Eynsham Woodstock	16/00702/FUL
Conversion of stables to two holiday lets.	Alvescot	Carterton	16/01467/FUL
Single storey rear extension to form 2 letting rooms. Demolish small wc block, alterations to existing 3 letting rooms, to form wcs, and 2 family letting rooms. En-suites with all newly formed letting rooms.	Burford	Burford Charlbury	17/01008/FUL
Restoration of the walled garden to provide a restaurant, production garden, leisure facilities, the construction of 6 lodges, the provision of an underground car park and associated access and landscaping.	Great Tew	Chipping Norton	16/00971/FUL
Extension to include new access, toilets, store, staffroom and relocated shop facility.	Brize Norton	Carterton	17/00922/FUL
Retrospective change of use of Units 9 and 10 from B1 (Business) to D2 (Assembly and Leisure). Retrospective landscaping works to create a courtyard garden and smoking shelter to the north of the barn and a gravelled parking area to the east of the barn.	Filkins and Broughton Poggs	Carterton	17/00616/FUL

Draft Policy		Proposed Indicator		
E5	Local services and community facilities	E5.1	Amount of floorspace permitted per annum for community uses	2016 – Q1 2017-18  A total of 2,645m <sup>2</sup> of new community floorspace was permitted District Wide during the monitoring period comprising healthcare facilities, educational establishments and space for local clubs.
		E5.2	Amount of floorspace under community use lost per annum	The most significant loss during the period was from the redevelopment of the former Witney Football Club for mixed use development
		E5.3	Total number of community facilities by district and sub-area	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		E5.4	Number of premises allocated as assets of community value	1 public house was listed as an asset of community value in 2016-17, bringing the total number to 14. 2 premises entered into a 'relevant' disposal during the monitoring period, and therefore are no longer listed. Full listing available at <a href="http://www.westoxon.gov.uk/residents/communities/community-rights/">http://www.westoxon.gov.uk/residents/communities/community-rights/</a>

### **Change in community use floorspace per annum**

Location / Parish	Description	Area (m <sup>2</sup> )
<b>2016-17</b>		
Alvescot	Erection of 107sqm detached, timber-framed flat roofed building for D1 educational use on school site.	107
Carterton	Change of use from office to leisure.	405
Carterton	Change of use from B2 (light industrial) to allow mixed use of D2 (for use as a personal fitness studio and crossfit facility) and B1,B2,B8 Use Classes	168
Chipping Norton	Single storey front and rear extensions and minor internal modifications to an existing school.	128
Chipping Norton	Removal of existing Scout Hut and erect a new Scout Hut with associated parking.	38
Eynsham	Change of use of empty office from B1 (office) to D1 (clinical practice).	140
Hanborough	Erection of up to 169 dwellings, with new Doctors Surgery, to be up to 740 sq metres in size, with around 27 car parking spaces, with access from the Witney Road, plus open space, and associated works.	740
Langford	Construction of 2-bay modular classroom with associated works.	70
Witney	Change of use from offices to weight loss clinic.	89
Witney	Change of use of first floor offices to tuition centre (class D1 use)	70
Witney	Mixed use development comprising; an employment area of up to a maximum of 3,720 sq metres B1(a) offices; a hotel (up to 62 bed); up to a maximum of 257 homes together with public open spaces; landscaping, new access to Downs Road and other associated works.	Resulted in loss of Witney Football club stadium
Woodstock	Change of use of ground floor accommodation from estate agency (class A2 use) to a mixed use comprising a health clinic (class D1 use) and retail (class A1 use).	28
Woodstock	Alterations and erection of single storey extension (Primary School)	35



<b>Q1 2017-18</b>		
Carterton	Erection of a single storey detached timber out-building to be used as a pre-school with wrap around care provision.	206

Draft Policy		Proposed Indicator		
E6	Town centres	E6.1	Total amount of retail floorspace permitted in centre per annum	Total (net) retail floorspace permitted in main towns: 501m <sup>2</sup> (net) during the monitoring period
		E6.2	Total amount of retail floorspace permitted out of centre per annum	Total (net) retail floorspace permitted outside main towns: 671m <sup>2</sup> over the monitoring period
		E6.3	Loss of A1 (retail) units	There was a slight loss of retail space in Carterton during the monitoring period (-148m <sup>2</sup> ) although this arose from a change of use to a food a drink establishment which would contribute to the vibrancy of the town centre.
		E6.4	Loss of other town centre uses	There was a small loss of A2 use at Woodstock during the monitoring period but resulted in a change of use to other town centre uses including a health clinic and some retail.
		E6.5	Vacancy rates	Last full town centre survey completed in 2012. Indicator will be reported in next Annual Monitoring Report

***E6.1 and E6.2 Total amount of retail floorspace permitted in centre and out of centre per annum***

- 5.71 There has been very limited new town centre development during the monitoring period extending to some small scale residential conversions and new retail units in Carterton.
- 5.72 There has been new no significant retail development anywhere in the District during the monitoring period. The primary focus for new retail development in West Oxfordshire remains the town centre locations in order to protect their vitality and viability in accordance with national policy.
- 5.73 Although there have been some losses of town centre uses through change of use, town centre; locations continue to thrive with a diverse mix of uses.

Floorspace (m<sup>2</sup>) for Shops and other town centre uses **granted planning permission** for main towns in West Oxfordshire

<b>2015-16</b>	<b>A1 Shops</b>	<b>A2 Financial and professional services</b>	<b>A3 Restaurants and cafes</b>	<b>A4 Drinking establishments</b>	<b>A5 Hot food takeaways</b>	<b>TOTAL</b>
Burford						0
Carterton	-148		204			56
Chipping Norton						0
Witney	105					105
Woodstock	13	-69				-56
<b>Other settlements</b>	<b>691</b>	<b>-129</b>	<b>109</b>			<b>671</b>
<b>TOTAL</b>	<b>661</b>	<b>-198</b>	<b>313</b>	<b>0</b>	<b>0</b>	<b>776</b>

<b>Q1 2017-18</b>	<b>A1 Shops</b>	<b>A2 Financial and professional services</b>	<b>A3 Restaurants and cafes</b>	<b>A4 Drinking establishments</b>	<b>A5 Hot food takeaways</b>	<b>TOTAL</b>
Burford						0
Carterton						0
Chipping Norton						0
Witney	13			182		195
Woodstock		-134				-134
<b>Other settlements</b>				<b>51</b>		<b>51</b>
<b>TOTAL</b>	<b>13</b>	<b>-134</b>	<b>0</b>	<b>233</b>		<b>112</b>

5.74 It is apparent from the figures that there have been some losses of retail floorspace within town centres during the monitoring period. Some of this is the result of changes to other town centre uses although some residential conversions have been permitted in the town centres of Burford and Woodstock.

5.75 Town centres within West Oxfordshire continue to thrive however with a good mix of uses attracting a high level of footfall.

## Transport and Movement

5.76 This theme includes:

- Sustainable transport
- Highway improvement schemes
- Public transport, walking and cycling
- Parking provision

### Transport context – traffic flows

5.77 The traffic monitoring point showing the highest traffic flow in West Oxfordshire continues to be the A40 East of B4022 with 30,400 annual average vehicles per day in 2016. The road section showing the greatest increase in vehicles between 2011 and 2016 was the B4047 East of Minster Lovell with an extra 3,500 vehicles on average per day now making use of that route.

Draft Policy		Proposed indicator		
T1	Sustainable transport	T1.1	CIL/S106 funding allocated for sustainable transport projects	<i>Indicator currently being developed by Oxfordshire County Council. Data will be reported in the next Annual Monitoring Report</i>
		T1.2	Number of travel plans produced	<b>2</b> full travel plans produced in 2016-17 in West Oxfordshire.
		T1.3	% car use in district	As of 2011, people driving a car to work in West Oxfordshire district was <b>71%</b> of all commuters <sup>6</sup> . This was above the South East average (65%) and England average (60%).
		T1.4	% travel by walking or cycling	As of 2011, <b>16%</b> of commuters travelled to work in West Oxfordshire district by walking or cycling, just about the averages for the South East (15%) and England (14%) Automatic Cycle count data shows an increase on some cycle routes.
		T1.5	Air quality including AQMAs at Chipping Norton and Witney	See OS3.7
		T1.6	Levels of home working	In 2011, <b>14%</b> of those in employment in West Oxfordshire worked mainly at or from home with higher rates in rural areas.
T2	Highway improvement schemes	T2.1	Delivery of strategic highway schemes identified	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		T2.2	CIL/S106 funding allocated for highway improvement projects	<i>Indicator currently being developed by Oxfordshire County Council. Data will be reported in the next Annual Monitoring Report</i>
		T2.3	Proportion of trips made by car	As of 2011, people driving a car to work in

<sup>6</sup> ONS Census 2011 crown copyright from www.nomisweb.co.uk, table QS701

				West Oxfordshire district was <b>71%</b> of all commuters <sup>7</sup> . This was above the South East average (65%) and England average (60%).
		T2.4	Proportion of trips made by non-car modes e.g. walking, cycling, public transport	22% of commuters in West Oxfordshire in 2011 travelled by walking, cycling or public transport. This was below the South East average (28%) and England average (32%).
		T2.5	Air quality	See OS3.7
		T2.6	Number of travel plans per annum	<b>2</b> full travel plans produced in 2016-17 in West Oxfordshire.
T3	Public transport, walking and cycling	T3.1	CIL/SI06 funding allocated for sustainable transport projects	<i>Indicator currently being developed by Oxfordshire County Council. Data will be reported in the next Annual Monitoring Report</i>
		T3.2	Number of travel plans per annum	<b>2</b> full travel plans produced in 2016-17 in West Oxfordshire.
		T3.3	Proportion of trips made by car	As of 2011, people driving a car to work in West Oxfordshire district was <b>71%</b> of all commuters <sup>8</sup> . This was above the South East average (65%) and England average (60%).
		T3.4	Proportion of trips made by non-car modes e.g. walking, cycling, public transport	See T2.4
T4	Parking provision	T4.1	Amount and capacity of available public parking	16 public car parks in West Oxfordshire with 1,259 long stay and 1,312 short stay spaces <sup>9</sup> .
		T4.2	Number of new, public off street parking spaces permitted per annum	No permissions for new, public off street parking between 01/04/16 and 30/06/17  No permissions found for 2016/17 using Uniform search 'car parking'
		T4.3	Developer contributions secured towards additional parking provision	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>

## **T1.2 Number of travel plans produced**

Number of travel plans produced in West Oxfordshire 2016-17

- Framework Travel Plan: 0
- Full Travel Plan: 2
- Travel Plan Statement: 3
- Travel Information Pack: 5

<sup>7</sup> ONS Census 2011 crown copyright from www.nomisweb.co.uk, table QS701

<sup>8</sup> ONS Census 2011 crown copyright from www.nomisweb.co.uk, table QS701

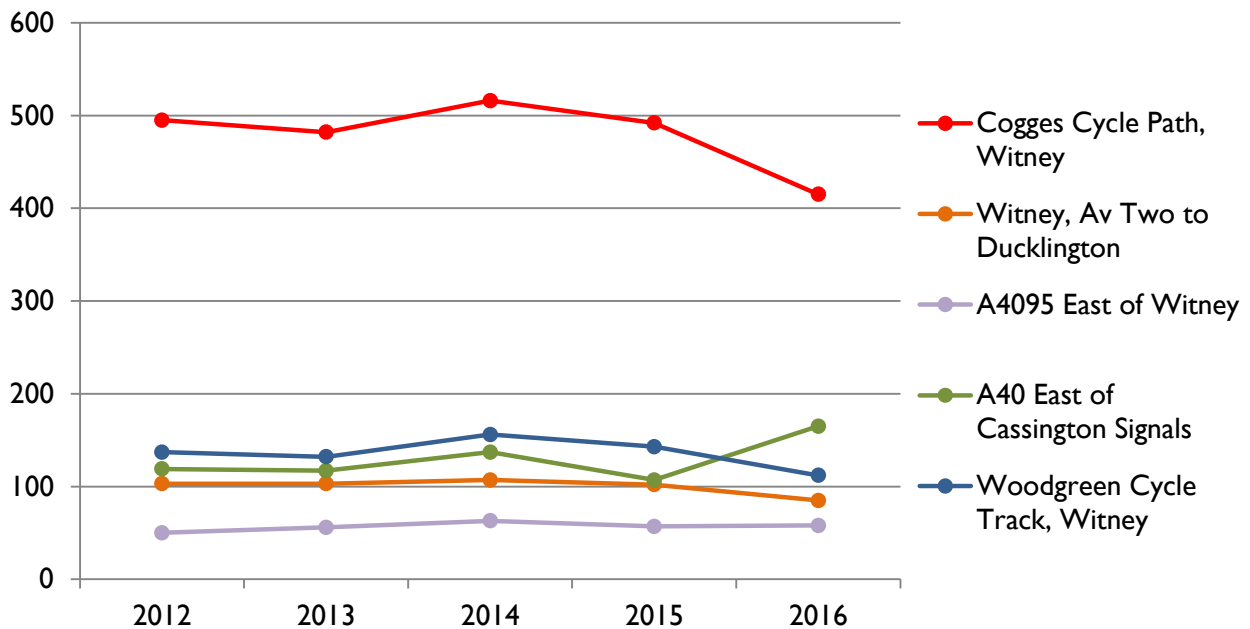
<sup>9</sup> <https://www.westoxon.gov.uk/residents/environment/parking-public-toilets/car-parking/>

Notes: Travel plans are long-term management strategies for integrating proposals for sustainable travel into the planning process. Travel information packs are for small developments that fall below the thresholds for a travel plan statement. A travel plan statement is a simple form of travel plan for smaller developments and can be used where there is a need to encourage sustainable forms of travel but a full travel plan would not be required. The framework travel plan is used for larger mixed-use developments that will have a range of land uses and will have multiple occupiers or phase to the development.

### T1.4 % travel by walking or cycling

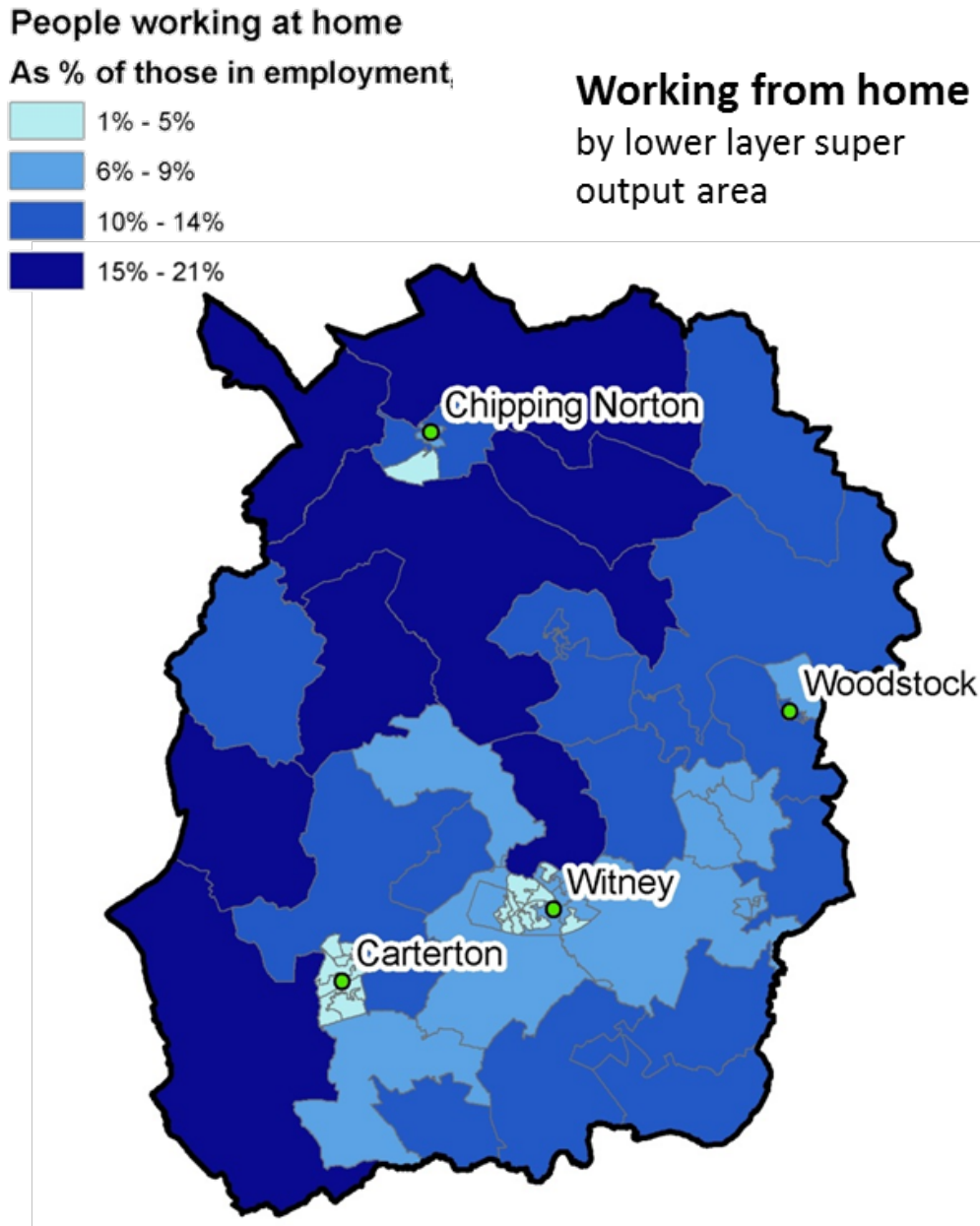
5.78 Automatic cycle counters have shown an decrease in the flow on three out of five automatic cycle counters between 2015 and 2016 on routes in and around Witney. Cycle movements have increased on the A40 east of Cassington signals which may be a response to ongoing high levels of traffic congestion along this route. The Cogges cycle path in Witney remains the most highly trafficked, monitored route in the District, providing safe, convenient access between residential areas and the town centre.

**Average of 7 Day (Mon-Sun) cycle count**



## T1.6 Home working

5.79 The rate of people working from home in the district is relatively high, especially in rural areas. According to the 2011 Census survey, 14% of those in employment in West Oxfordshire were working mainly at or from home. This was up from 11% in 2001 and above the England 2011 average (11%)



Source: ONS Census 2011 table QS701

Mapping prepared by District Data Service  
[www.districtdata.oxford.gov.uk](http://www.districtdata.oxford.gov.uk)

## Environmental and Heritage Assets

5.80 This theme includes:

- Landscape character
- Biodiversity
- Public realm and green infrastructure
- Decentralised and renewable or low carbon energy development
- Flood risk
- Environmental protection
- Historic environment

Draft Policy		Proposed indicator		
EH1	Landscape character	EHI.1	Total number of applications granted within AONB	<p><u>2016-17</u> 48 applications totalling 252 dwellings (9% of total permitted across District)</p> <p><u>2017-18 Qtr 1</u> 18 applications totalling 101 dwellings (17% of total permitted across District)</p>
		EHI.2	Total number of applications granted within project areas	<p><u>2016-17</u> Lower Windrush Valley – 7 permissions totalling 61 dwellings Windrush in Witney – 1 permission for 75 dwellings Wychwood – 72 permissions totalling 817 dwellings</p> <p><u>2017-18 Qtr 1</u> Lower Windrush Valley – 4 permissions totalling 38 dwellings Windrush in Witney – no permissions Wychwood - 21 permissions totalling 329 dwellings</p>
		EHI.3	Proportion of development in district refused on basis of landscape character impact	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
EH2	Biodiversity	EHI.1	Total number of applications refused on basis of biodiversity impact	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		EHI.2	Number of applications granted within project areas	See EHI.2
		EHI.3	Changes in biodiversity assets including condition of Oxford Meadows SAC, area of protected sites, record of priority species and habitats	No change in SSSI condition. No substantial change in biodiversity assets as reported by Thames Valley Environmental Records Centre (see Annex)

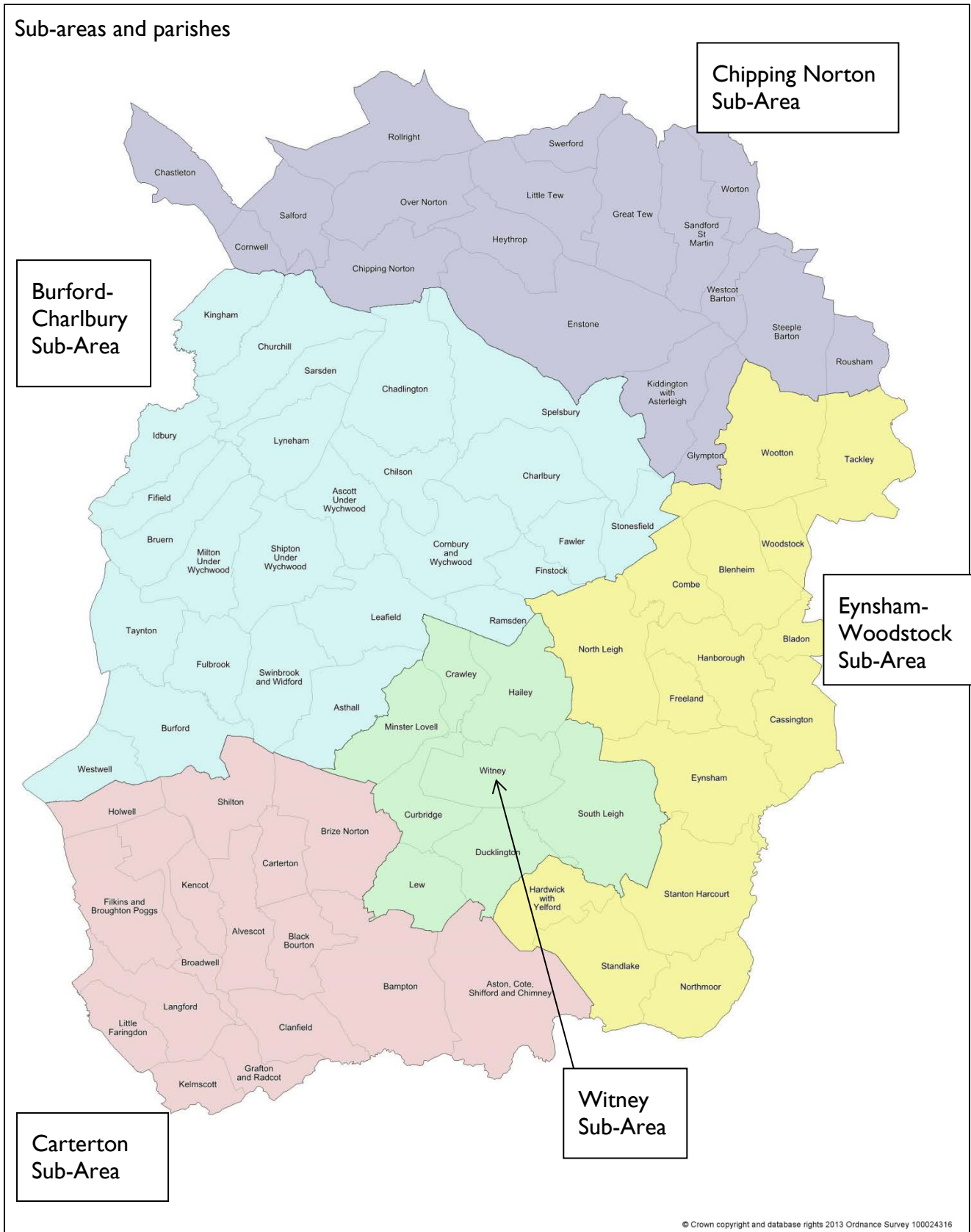
				No apparent change in 2017 report
EH3	Public realm and green infrastructure	EH3.1	Developer contributions secured for green infrastructure enhancements	2016-17 - £374,980 secured for leisure, recreation and play facilities
		EH3.2	Total area of green infrastructure assets lost to new development by sub area	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		EH3.3	Access to informal greenspace	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		EH3.4	Total area of new open space delivered through new development by typology	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
EH4	Decentralised and renewable or low carbon energy development	EH4.1	Total capacity of renewable energy generation secured through new development (capacity, type and location)	As of October 2017 there were over 2,500 domestic renewable energy generators in West Oxfordshire with a total capacity of 8.36 MW (average 3.0 kW per installation).
		EH4.2	Total capacity of standalone renewable energy permitted in district (capacity, type and location)	One large scale solar scheme was completed near Charlbury with an estimated capacity of 4.3MW.  This is community solar scheme with excess funds generated by the scheme to be invested in local environmental projects. (15/01523/FUL)
EH5	Flood risk	EH5.1	Number of applications permitted within Flood Zones 2 and 3 by type	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		EH5.2	Number of applications refused on basis of flood risk by type	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
EH6	Environmental protection	EH6.1	Air quality including number of Air Quality Management Areas (AQMA) (see also OS3.7)	West Oxfordshire has 2 Air Quality Management Areas (AQMAs). Air Quality at the Chipping Norton and Witney AQMAs exceed the objective for nitrogen dioxide. Concentrations outside of the AQMAs are all below the objectives at relevant locations, (latest report 2016) <sup>10</sup>
		EH6.2	Number of applications refused on the basis of environmental protection considerations (by sub area)	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>

<sup>10</sup> <https://www.westoxon.gov.uk/media/845442/Air-Quality-Progress-Report-2014.pdf>

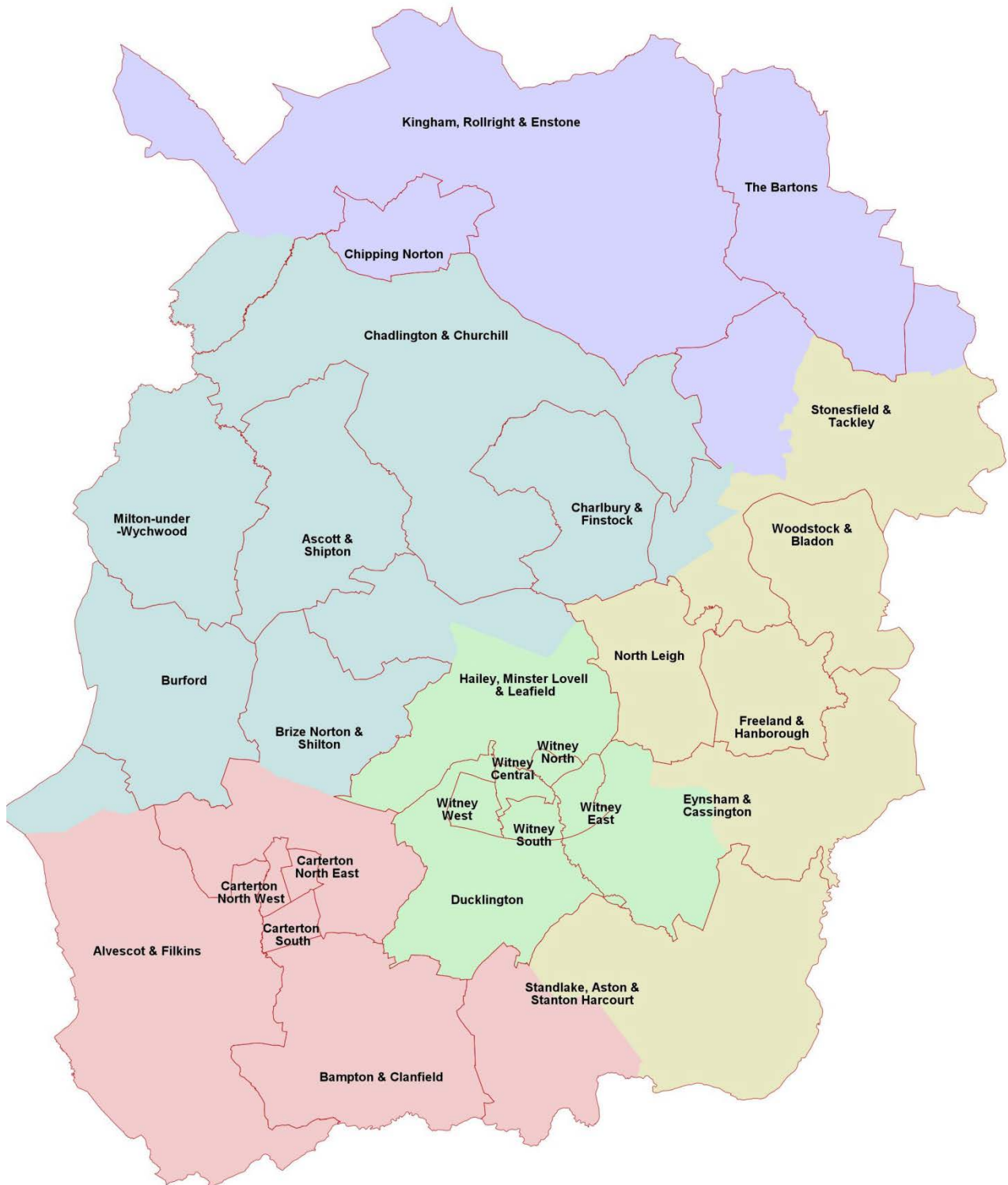


		EH6.3	Records of EHO noise complaints	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
EH7	Historic environment	EH7.1	Number of applications refused on basis of impact on the historic environment	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		EH7.2	Number of applications permitted against advice of English Heritage	<i>Indicator being developed. Data will be reported in the next Annual Monitoring Report</i>
		EH7.3	Financial contributions secured through development to secure heritage assets	£220,000 was secured from the development at Home Farm in Bladon, towards the future maintenance and preservation of the world heritage site at Blenheim Palace
		EH7.4	Number of Conservation Areas with an up to date Character Appraisal	<b>23 out of 51</b> Conservation Areas have an up to date Character Appraisal. The Council is preparing an appraisal for Woodstock, which will be published in the next monitoring period.
		EH7.5	% heritage assets at risk	There is a reducing number of sites in West Oxfordshire included in the Heritage At Risk Registers: In 2014: 1 place of worship and 22 archaeology entries; In 2015: 1 place of worship and 14 archaeology entries In 2016: 2 places of worship and 10 archaeology entries

# ANNEX I – Maps showing Sub-areas, Parishes and Wards



## Sub-areas and wards

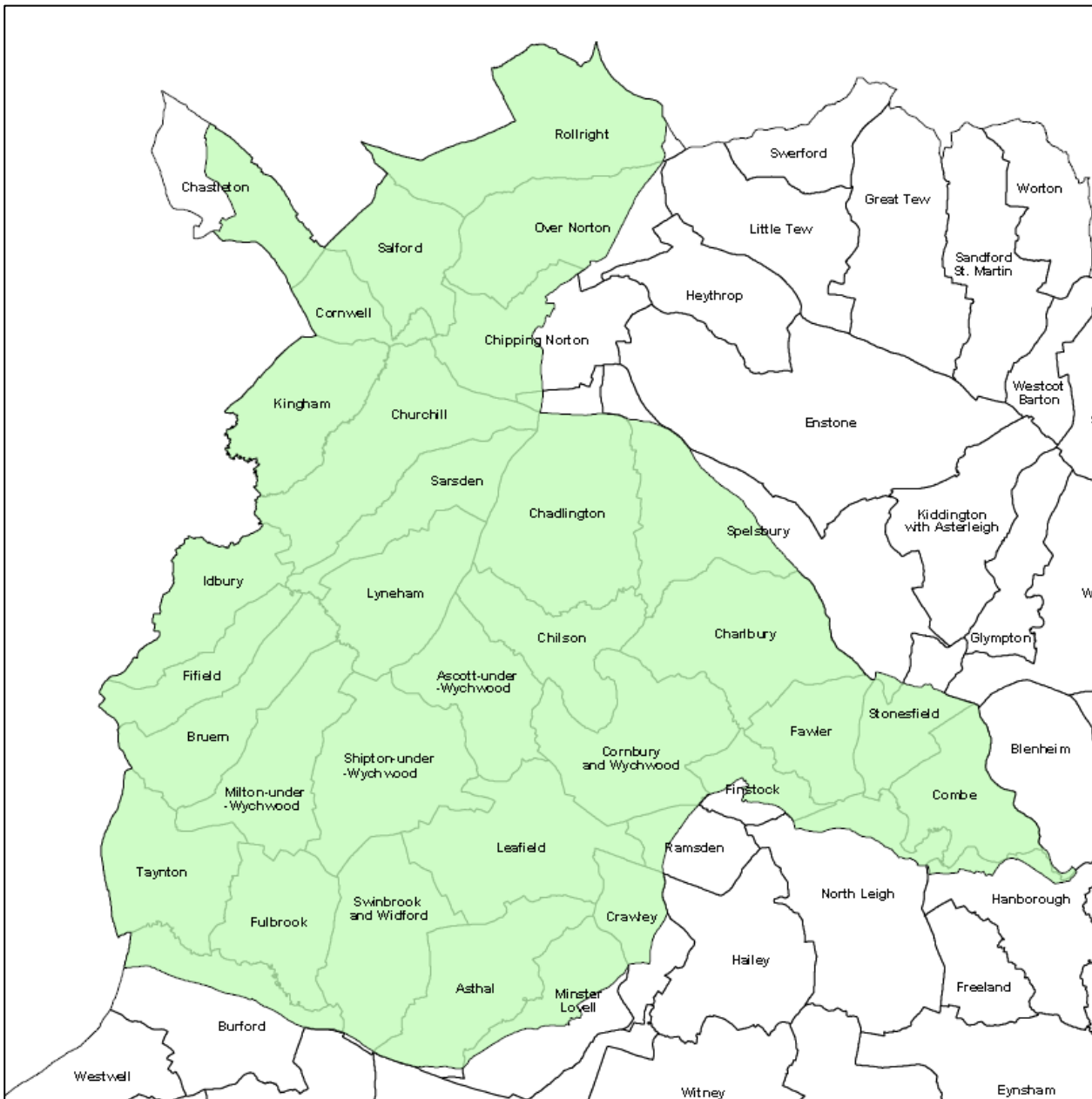


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<b>Sub-area</b>	<b>Parish</b>
Witney	Crawley
Witney	Curbridge
Witney	Ducklington
Witney	Hailey
Witney	Lew
Witney	Minster Lovell
Witney	South Leigh
Witney	Witney
Carterton	Alvescot
Carterton	Aston
Carterton	Bampton
Carterton	Black Bourton
Carterton	Brize Norton
Carterton	Broadwell
Carterton	Carterton
Carterton	Clanfield
Carterton	Filkins & Broughton Poggs
Carterton	Grafton & Radcot
Carterton	Holwell
Carterton	Kelmscott
Carterton	Kencot
Carterton	Langford
Carterton	Little Faringdon
Carterton	Shilton
Chipping Norton	Chastleton
Chipping Norton	Chipping Norton
Chipping Norton	Cornwell
Chipping Norton	Enstone
Chipping Norton	Glympton
Chipping Norton	Great Tew
Chipping Norton	Heythrop
Chipping Norton	Kiddington with Asterleigh
Chipping Norton	Little Tew
Chipping Norton	Over Norton
Chipping Norton	Rollright
Chipping Norton	Rousham
Chipping Norton	Sandford St. Martin
Chipping Norton	Salford
Chipping Norton	Steeple Barton
Chipping Norton	Swerford
Chipping Norton	Westcot Barton
Chipping Norton	Worton

<b>Sub-area</b>	<b>Parish</b>
Eynsham Woodstock	Bladon
Eynsham Woodstock	Blenheim
Eynsham Woodstock	Cassington
Eynsham Woodstock	Combe
Eynsham Woodstock	Eynsham
Eynsham Woodstock	Freeland
Eynsham Woodstock	Hanborough
Eynsham Woodstock	Hardwick with Yelford
Eynsham Woodstock	North Leigh
Eynsham Woodstock	Northmoor
Eynsham Woodstock	Standlake
Eynsham Woodstock	Stanton Harcourt
Eynsham Woodstock	Tackley
Eynsham Woodstock	Woodstock
Eynsham Woodstock	Wootton
Burford Charlbury	Ascott Under Wychwood
Burford Charlbury	Asthal
Burford Charlbury	Bruern
Burford Charlbury	Burford
Burford Charlbury	Chadlington
Burford Charlbury	Charlbury
Burford Charlbury	Chilson
Burford Charlbury	Churchill
Burford Charlbury	Cornbury & Wychwood
Burford Charlbury	Fawler
Burford Charlbury	Fifield
Burford Charlbury	Finstock
Burford Charlbury	Fulbrook
Burford Charlbury	Idbury
Burford Charlbury	Kingham
Burford Charlbury	Leafield
Burford Charlbury	Lyneham
Burford Charlbury	Milton Under Wychwood
Burford Charlbury	Ramsden
Burford Charlbury	Sarsden
Burford Charlbury	Shipton Under Wychwood
Burford Charlbury	Spelsbury
Burford Charlbury	Stonesfield
Burford Charlbury	Swinbrook & Widford
Burford Charlbury	Taynton
Burford Charlbury	Westwell

## ANNEX 2 – Map showing Parishes within Cotswolds AONB



Shaded area is Cotswolds Area of Outstanding Natural Beauty

Boundaries are parishes

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**ANNEX 3 – Biodiversity Annual Monitoring Report 2017 for West Oxfordshire**

Thames Valley Environmental Records Centre