



LOCAL PLAN MONITORING REPORT 2013/14

Contents

EXECUTIVE SUMMARY	2
1. INTRODUCTION.....	5
2. LOCAL PLAN PROGRESS.....	6
POLICY IMPLEMENTATION	7
3. HOUSING.....	7
4. EMPLOYMENT	21
6. NEIGHBOURHOOD PLANNING.....	38
7. COMMUNITY INFRASTRUCTURE LEVY (CIL)	39
8. DUTY TO COOPERATE.....	39
Appendix 1	41
Appendix 2	41
Appendix 3	42
Appendix 4	42
Appendix 5	42
Appendix 7	43

EXECUTIVE SUMMARY

- E.1 This is an update to the West Oxfordshire Local Plan monitoring report 2013 (which covered the period 1st April 2012 to 31st March 2013) and provides additional data for the following year - i.e. 1st April 2013 to 31st March 2014.
- E.2 The report gives details of the following issues:
- Local Plan progress
 - Local Plan policy implementation
 - Neighbourhood Planning
 - Community Infrastructure Levy (CIL)
 - Duty to co-operate
- E.3 It is anticipated that a further 'interim' monitoring report will be published in autumn 2015 covering the period 1st April 2014 – 31st March 2015 in order to provide as up to date a picture as possible.

Local Plan Progress

- E.4 The Council is currently in the process of replacing its adopted Local Plan (2006) with a new Local Plan covering the period 2011 – 2031. Following publication of a draft Local Plan for consultation in November 2012, the Council had hoped to formally publish and submit the final version of the Local Plan in summer 2013.
- E.5 However, publication was deferred pending the outcome of a new Oxfordshire Strategic Housing Assessment (SHMA). The SHMA was subsequently completed in April 2014 and in response the Council undertook a 'focused' Local Plan consultation on housing issues in August 2014.
- E.6 Having regard to the outcome of that consultation, recent evidence and analysis and current national policy and practice guidance, the Council formally published its pre-submission draft Local Plan in March 2015 and proposes to submit it for examination in summer 2015.
- E.7 There is a possibility that once adopted the Local Plan will need to be subject to an early review to address the issue of unmet housing need arising from Oxford City.

Policy Implementation

Housing

- E.8 The 186 additional homes completed in the reporting year (1/4/13 – 31/3/14) is much lower than anticipated and can be attributed to the slow building progress on some sites, coupled with prolonged negotiations on one of the Local Plan allocated sites. However, as work starts on some larger development areas at Carterton and Witney, the build rate is expected to increase dramatically, with around 3,750 homes anticipated over the next five years (1/4/2014 – 2019).
- E.9 Although only 186 homes were built during the year, about one in five of these was affordable (41 new homes) and well over 800 affordable homes have been completed since 2006. The Council has now set an annual target of 170 additional affordable dwellings per annum and, as at February 2015, there

were about 1,000 affordable homes with either extant planning permission or a resolution to grant permission subject to a legal agreement.

- E.10 The signs of recovery from the recent recession noted in the previous monitoring report continue and during the reporting year well over 500 new homes have been granted permission. This is more than twice last year's figure.
- E.11 During 2013/14 nearly 68% of all new homes completed occupied previously-developed land. This is higher than the 60% figure achieved last year and it is expected that the figure for 2014/15 will also be over 60%. However, the figure is likely to drop in the years from 2015 onwards, as a number of large greenfield development areas come on line.

Economy

- E.12 West Oxfordshire retains a relatively diverse local economy with manufacturing retaining an above average presence in the District, against a national picture of decline in this sector.
- E.13 Total business turnover from tourism related activities has increased by 5.3% to £273.8m since last year.
- E.14 The proportion of working age people claiming job seekers allowance has decreased by 0.2% to 1.0% since the last monitoring period. This remains lower than the regional and national averages.
- E.15 Completions of business related development have decreased to 2,439m² during this monitoring period with some loss of business land to residential use in the rural areas.
- E.16 Loss of employment land continues to be resisted and as such, the main towns retain a flexible supply of land and premises for business development to meet existing demand.
- E.17 Town centre vibrancy and viability remains strong in the District.

Environment

- E.18 There have been no additional sites allocated for their wildlife value during the reporting year.
- E.19 11 new species have been added to the UK BAP priority species list for West Oxfordshire since the last monitoring period.
- E.20 The population of Water Voles in West Oxfordshire's waterways remains stable.
- E.21 There has been no change in the condition of SSSI units in the District.
- E.22 There has been a slight increase in the farmland bird index since 2004 although recent surveys indicate mixed fortunes for different species. Goldfinches have increased in population density during the ten-year period while a long term decline can be seen in greenfinch populations.
- E.23 Renewable energy generation has continued to increase in West Oxfordshire with 152 solar installations with a total capacity of 672.29kw registering for feed in tariffs during the monitoring period.

Neighbourhood Planning

- E.24 There are several Neighbourhood Development Plans (NDPs) underway in the District. The most advanced of these is the Chipping Norton Neighbourhood Plan which is likely to be submitted to the District Council in late spring 2015 at which point the Council will administer a formal 6-week consultation period, prior to independent examination and if successful, referendum.
- E.25 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 is currently undertaking research into issues and options for a Neighbourhood Plan for Broadwell.
- E.26 The Charlbury Neighbourhood Area was designated in September 2014. A significant amount of work undertaken by the Charlbury community in recent months towards a Community Plan will contribute to their proposed Neighbourhood Plan.
- E.27 The Eynsham Neighbourhood Area was designated in December 2014. An event was held to consult the community on local issues and priorities for action which will feed into the early consultation on issues and options for potential inclusion in the Neighbourhood Plan.
- E.28 There are no Neighbourhood Development Orders (NDOs) in place.

Community Infrastructure Levy (CIL)

- E.29 The Council has agreed in principle to undertake the further work necessary to introduce the Community Infrastructure Levy (CIL) into West Oxfordshire. In November 2013 Cabinet agreed to publish the West Oxfordshire CIL Preliminary Draft Charging Schedule (PDCS) for consultation. The consultation ran from 11th December 2013 until 5th February 2014.
- E.30 Having regard to the outcome of that consultation and updating of the Council's evidence base, the Council updated its evidence base and prepared a CIL Draft Charging Schedule (DCS) publishing it for consultation in March 2015 alongside the pre-submission draft Local Plan. It is anticipated that the DCS will be submitted for independent examination in summer 2015.

Duty to Co-Operate

- E.31 In terms of the duty to co-operate, the Council continues to work constructively, actively and on an on-going basis with other local authorities and relevant bodies both in relation to the Local Plan and the supporting evidence base. A statement, setting out in detail, how the Council has fulfilled its duty to co-operate was published as one of the proposed submission documents alongside the Local Plan in March 2015¹.

¹ <http://www.westoxon.gov.uk/media/1037107/Duty-to-Co-operate-Statement-March-2015.pdf>

I. INTRODUCTION

- I.1 Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act, requires local authorities to prepare monitoring reports. These contain details of the implementation of the local development scheme (the Council's timetable for preparing its development plan) and the extent to which their local development plan policies are being achieved. The Act notes that these reports must be made available to the public and must cover a period 'which the authority considers appropriate in the interests of transparency'. That period must be no longer than 12 months.
- I.2 This monitoring report covers the period 1st April 2013 – 31st March 2014. It should be read in conjunction with previous monitoring reports which are all available on the Council's website.
- I.3 In accordance with legislative requirements, this monitoring report provides information on the following issues:
- Local Plan progress
 - Local Plan policy implementation
 - Neighbourhood Planning
 - Community Infrastructure Levy (CIL)
 - Duty to co-operate
- I.4 It is anticipated that a further, interim update LDF monitoring report will be published in autumn 2015 and covering the period 1st April 2014 – 31st March 2015.

2. LOCAL PLAN PROGRESS

- 2.1 The Council already has in place an adopted Local Plan but that 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 keen to introduce a replacement Local Plan as soon as possible.
- 2.2 In November 2012 a draft Local Plan was published for consultation and it was anticipated that the final version of the plan would be formally published and submitted in summer 2013. However, publication was deferred pending the outcome of a new Strategic Housing Market Assessment (SHMA) for Oxfordshire.
- 2.3 The SHMA was eventually completed in April 2013 and in response the Council undertook a focused consultation on a number of housing related issues in August 2014.
- 2.4 Having regard to the outcome of that consultation as well as recent evidence and analysis and national policy and practice guidance, the Council formally published the pre-submission draft West Oxfordshire Local Plan in March 2015 for the statutory period of 6-weeks (27 March – 8 May 2015).
- 2.5 It is anticipated that the plan will be formally submitted in June 2015 with a view to independent examination in autumn 2015.
- 2.6 The Council's Local Development Scheme (LDS) was updated in January 2015 and covers the period 2015 – 2018. The LDS includes the following timetable for the Local Plan:
- March 2015 Publication of pre-submission draft Local Plan
 - May 2015 Submission
 - July 2015 Pre-hearing meeting (if needed)
 - September 2015 Hearing
 - January 2016 Inspector's report received
 - March 2016 Adoption
- 2.7 The Council's previous LDS (published in March 2014) referred to the preparation of a Local Plan 'Part 2' which would deal with smaller site allocations including provision for travelling communities. However, in light of the fact that the Council is likely to have to review the Local Plan early in order to address the issue of 'unmet' housing need arising from Oxford City, these issues will now be addressed through that early review document rather than a separate Local Plan Part 2 document.
- 2.8 The timetable for the early review is dependent on the outcome of joint work currently ongoing and being co-ordinated through the Oxfordshire Growth Board but it is likely to follow on immediately from adoption of the Local Plan which is anticipated in March 2016.

POLICY IMPLEMENTATION

3. HOUSING

Provision and delivery over the plan period

- 3.1 This section provides information on the amount, type and location of new housing built in the District as well as how much is forecast to come forward.

Number of new homes built

- 3.2 Although the 2012/13 Annual Monitoring Report indicated that 286 new homes would be built during the reporting year (1st April 2013 to 31st March 2014) only 186 were actually completed. This was due to a number of sites, such as the Buttercross Works development in Witney and the land off Cox's Lane in Enstone, progressing more slowly than had been anticipated. In addition, the Local Plan allocated site at Cromwell Park, in Chipping Norton, did not gain planning permission as quickly as expected and delivered no homes in the reporting year. The housing trajectory (*Chart 2*) indicates how future housing might be delivered over the following years and *Table 6* shows the expected delivery of identified sites, of 10 or more dwellings, in greater detail.
- 3.3 The number of homes built since the start of the plan period (1st April 2011 – 31st March 2014) numbers 823. Nearly a quarter of these (23%) were built on Local Plan allocated sites and another 14% were delivered through Rural Exception Sites. Monitoring of house building since 2001 has shown that around 60% of all homes completed in West Oxfordshire have been delivered on sites allocated through the Local Plan process. The housing trajectory on Page 10 gives an indication of how the Local Plan requirement of homes will come forward over the plan period and just under 60% of the homes delivered within that period will be on allocated sites.

Location of new homes

- 3.4 *Table 1* below shows the three year delivery, from the start of the plan period until 31st March 2014, in each of the District's sub-areas. It will be noted that twice as many homes have been delivered in the Eynsham-Woodstock sub-area, when compared with the Witney sub-area. Much of this additional housing was completed on Local Plan allocated sites in Eynsham, Woodstock and Carterton.

Sub-area	2011	2012	2013		
Burford-Charlbury	55	34	43	132	16%
Carterton	37	80	18	135	16%
Chipping Norton	26	29	32	87	11%
Eynsham-Woodstock	194	93	28	315	38%
Witney	47	42	65	154	19%
	359	278	186	823	

Table 1 - Development by sub-area between 1st April 2011 and 31st March 2014

3.5 The pre-submission draft Local Plan 2031 continues the past policy approach in steering a large proportion of new housing development to the District’s main service centres of Witney, Carterton and Chipping Norton, with additional requirement going to the other service centres and larger settlements. This is likely to result in a housing delivery similar to that shown in *Chart 1*, below

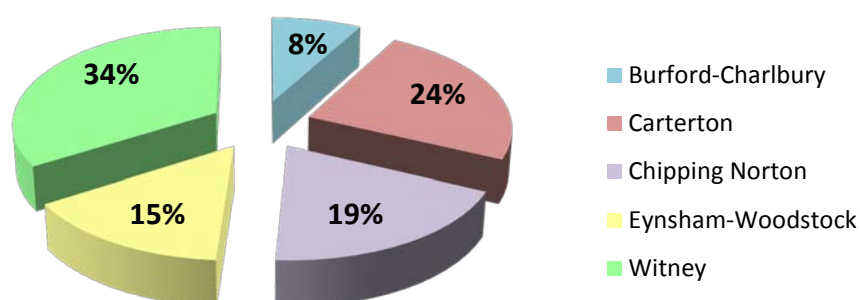


Chart 1 - Housing delivery by sub-area

3.6 Over 70% of the additional dwellings, completed in the reporting year, were completed in the District’s service centres, with Witney contributing 62, Carterton, 8 and Chipping Norton, 14. The remaining centres provided a further 47 between them, with 15 being built in Burford, 11 in Charlbury and 10 in Woodstock. A similar proportion (75%) of new homes with extant (unimplemented) planning permission will be completed in the District’s service centres.

3.7 As noted in Paragraph 3.3, above, about 60% of all homes built in West Oxfordshire in the past, and a similar proportion of those to be built in the coming years, have and will occupy Local Plan allocated sites. Conversely, this means that about 40% of all of the housing completed within the District takes place on previously-unidentified (windfall) sites. In the reporting year, almost all development took place on such sites and only 7% were built on allocated sites. Since 2001, 2,834 new dwellings have been completed on previously unidentified sites – a significant average of nearly 220 homes each year.

3.8 Looking forward, nearly three quarters of all homes with full unimplemented planning permission (at 1st April 2014) will be built on previously unidentified ‘windfall’ sites. Although, in the long-term we should expect the provision of homes from certain exhaustible sources, such as redundant barns and business premises, to diminish, there does not yet seem to be any reduction in the number of small, previously-unidentified sites coming forward. **Table 2** shows the numbers of homes that have been delivered on windfall sites since 2006.

Year	Burford-Charlbury	Carterton	Chipping Norton	Eynsham-Woodstock	Witney	
2006	36	274	93	28	379	810
	18	37	10	22	25	112
2007	38	272	132	60	363	865
	28	51	29	39	23	170
2008	65	159	39	65	250	578
	51	61	27	69	39	247
2009	31	80	41	35	197	384
	33	21	20	35	39	148
2010	53	67	27	128	149	424
	44	26	21	38	63	192
2011	55	37	26	194	47	359
	33	24	26	42	36	161
2012	34	80	29	93	42	278
	29	17	29	38	29	142
2013	43	18	32	28	65	186
	20	18	21	17	35	111
XXX = completions on all sites						
XXX = completions on small windfall sites (sites of less than 10 units)						

Table 2 – Housing delivery on ‘windfall’ sites

Over this 8 year period there have been the following average annual completions on small windfall sites:

Burford-Charlbury sub-area = **32**

Carterton sub-area = **32**

Chipping Norton sub-area = **23**

Eynsham-Woodstock sub-area = **38**

Witney sub-area = **36**

- 3.9 At 1st April 2014 there were 325 sites benefitting from full planning permission and with the capacity to provide around 1,300 new homes. In addition there were a number of other sites which had been granted planning permission subject to the signing of a legal agreement. Between them, these other sites have the potential to deliver around 1,200 additional homes.

Proportion of ‘brownfield’ and ‘greenfield’ development

- 3.10 The last Monitoring Report (2012/13) reported a completion rate of 60% of homes built in the year on previously-developed land. In the reporting year, nearly 68% of the homes completed were on brownfield land and a similar proportion is expected next year (2014/15), although the ratio is expected to decrease beyond that point.

3.11 Since 1st April 2001, 47% of all new homes built in the District have been completed on previously-developed land - a very high percentage given the rural character of the area. *Chart 3* shows the proportions of homes built on previously-developed and greenfield sites since 1st April 2001.

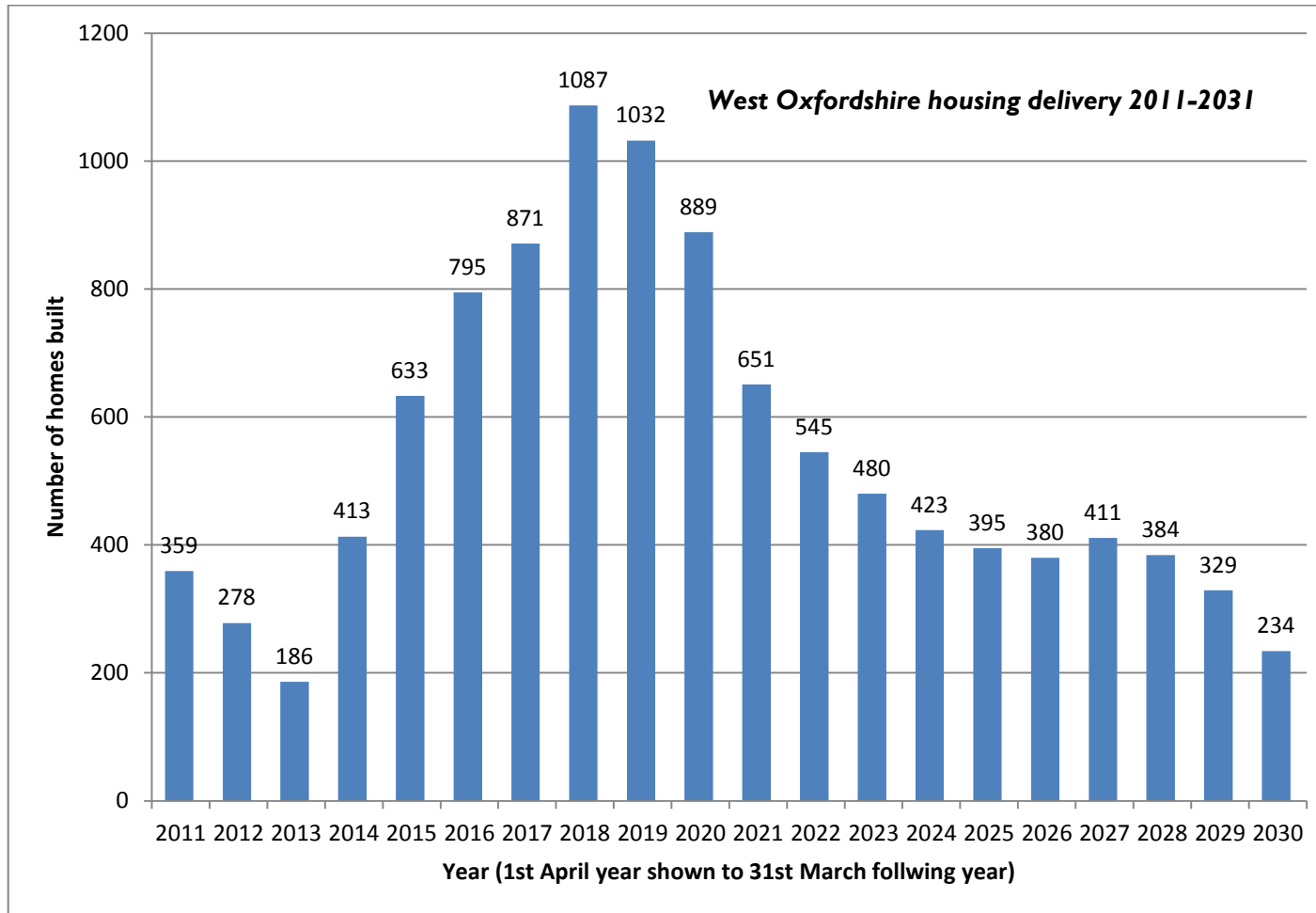


Chart 2 - Indicative housing delivery in West Oxfordshire 2011-2031

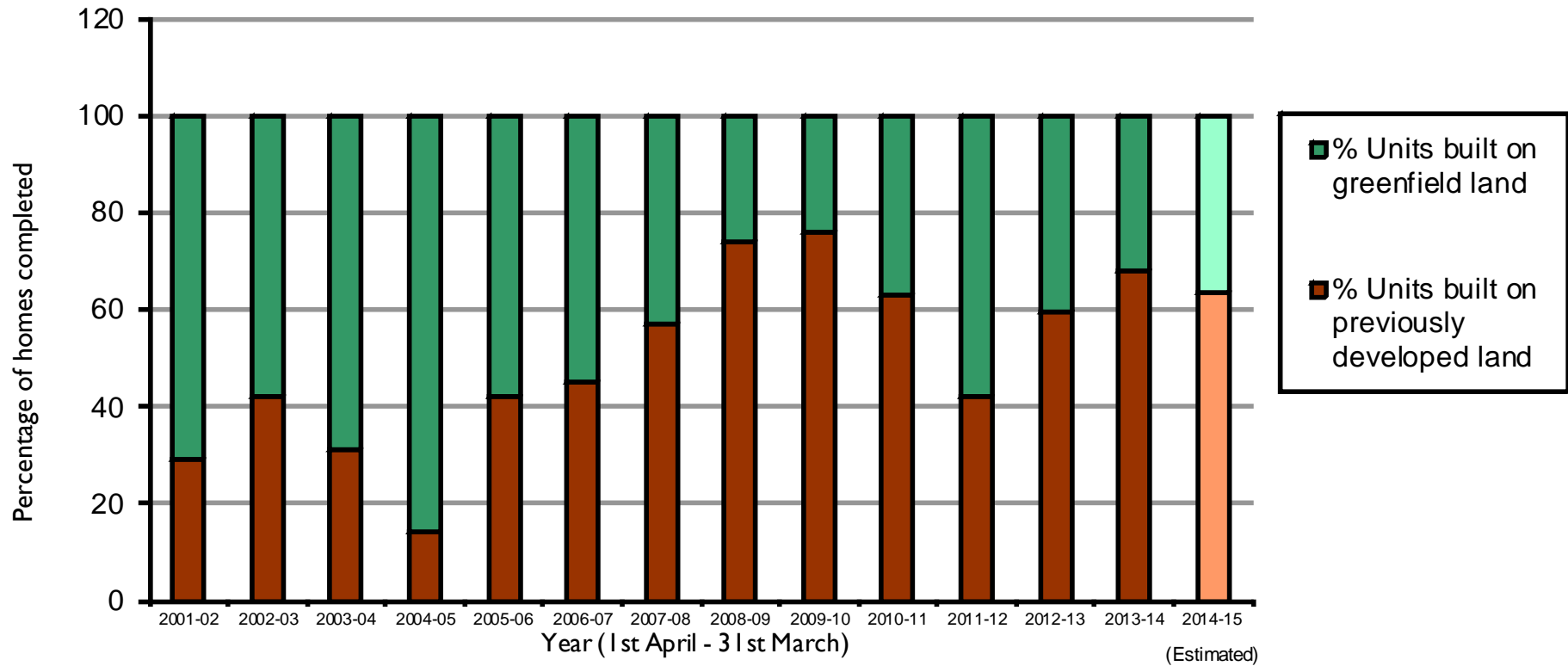


Chart 3 - Proportion of new homes completed on previously developed and greenfield land in West Oxfordshire

Type and Mix of New homes

- 3.12 Local authorities are expected to examine the needs of the different groups within their areas and to address those needs, partly, through the delivery of suitable residential accommodation. As well as obvious problems, like affordability, it is important that a local authority understands the differences that issues such as age, location, disability, etc. can have on demand. To better understand this complex demand, a Strategic Housing Market Assessment (SHMA) was carried out across the whole of Oxfordshire in 2014 [SHMA-Full-Report-April-2014.pdf \(PDF-1712K\)](#).
- 3.13 The latest SHMA and the Council's previous Housing Needs Assessment (HNA) suggest that the current need for affordable housing in West Oxfordshire is somewhere between 220 and 274 additional homes per year. Well over 800 new affordable homes have been built within the District since 2006 and *Appendix 7* shows their locations. 182 of these new build affordable homes were provided on Rural Exception Sites (RES) which cater for specific local housing needs on sites that would not normally be released for residential development. *Table 3* shows housing delivery on RES sites since 1992.
- 3.14 Over 40 affordable homes were delivered in the reporting year (more than one in five of all the homes built) and there are, currently (February 2015), about 1,000 proposed homes with extant planning permission, or a resolution to grant subject to a legal agreement. Based on the number of affordable homes with extant permission and those in the pipeline, the Council has resolved to set a target of 170 additional affordable homes per year.
- 3.15 In terms of the location for affordable homes, the Council aims to provide the majority of affordable housing within West Oxfordshire's three major settlements, to meet the greater demand there, and to try to provide at least 30% in the more rural areas.. In the previous year (2012/13) 32% of affordable dwellings were outside of the three main towns but, in the reporting year, this figure for delivery in the more rural areas has risen to over 80%. Since 2006, about 60% of the 828 completions have been in Witney, Carterton or Chipping Norton.
- 3.16 The 2012/13 Monitoring Report noted that in terms of tenure type, the Council's aim was to provide an affordable housing mix of 2 homes for rent for each intermediate unit. It noted that affordable delivery since 2006 had followed that policy fairly closely, with 65% of the 787 homes completed being for rent. The Council's general approach now is to try to attain a mix of 70% affordable rent and 30% intermediate. With the delivery of proportionately more rented homes in the reporting year, the balance since 2006 is now 66% rented and 34% intermediate. Of the 200 plus affordable homes that benefitted from planning permission on the 1st April 2014 (where the tenure was known), nearly 90% were for affordable rent.
- 3.17 Having fallen to its lowest point since 2006, last year, the proportion of smaller, 1 and 2 bed properties has risen from 44% to 63% of all homes completed. Whilst the level of larger (4 or more beds) homes has remained fairly steady, the proportion of completed 3 bed properties has halved, compared to the previous year, falling from a share of 40% to one of 18%. *Chart 4* shows the pattern of completions since 2006.
- 3.18 This dramatic fall in the completion of 3 bed properties is echoed by a significant rise in the number of such homes gaining permission in the reporting year. *Table 4* shows that almost half of all homes permitted during the year 2013/14 were for 3 bed properties, compared to a percentage of only 20 during the previous year.

Parish	Number of dwellings	Year(s) completed
Ascott-under-Wychwood	6	1997
Bampton	31	1992
Burford	15	2013
Charlbury	51	1994, 2003, 2013
Clanfield	6	2008
Enstone	8	1992
Fulbrook	12	1992
Hailey	12	1999
Kingham	13	1998, 2002
Langford	16	1994, 2011
Leafield	10	2006
Over Norton	6	2008
Ramsden	5	2009
Shipton-under-Wychwood	10	1995
Stonesfield	16	2005, 2011
Tackley	16	1994, 1997
Woodstock	31	1992, 2010
Wootton	15	2000, 2011
Eynsham	40	2010
Chadlington	12	2011
Combe	8	2011
Long Hanborough	24	2011
Stanton Harcourt	16	2011
	379	

Table 3 - Rural Exception Sites completed by parish since 1992

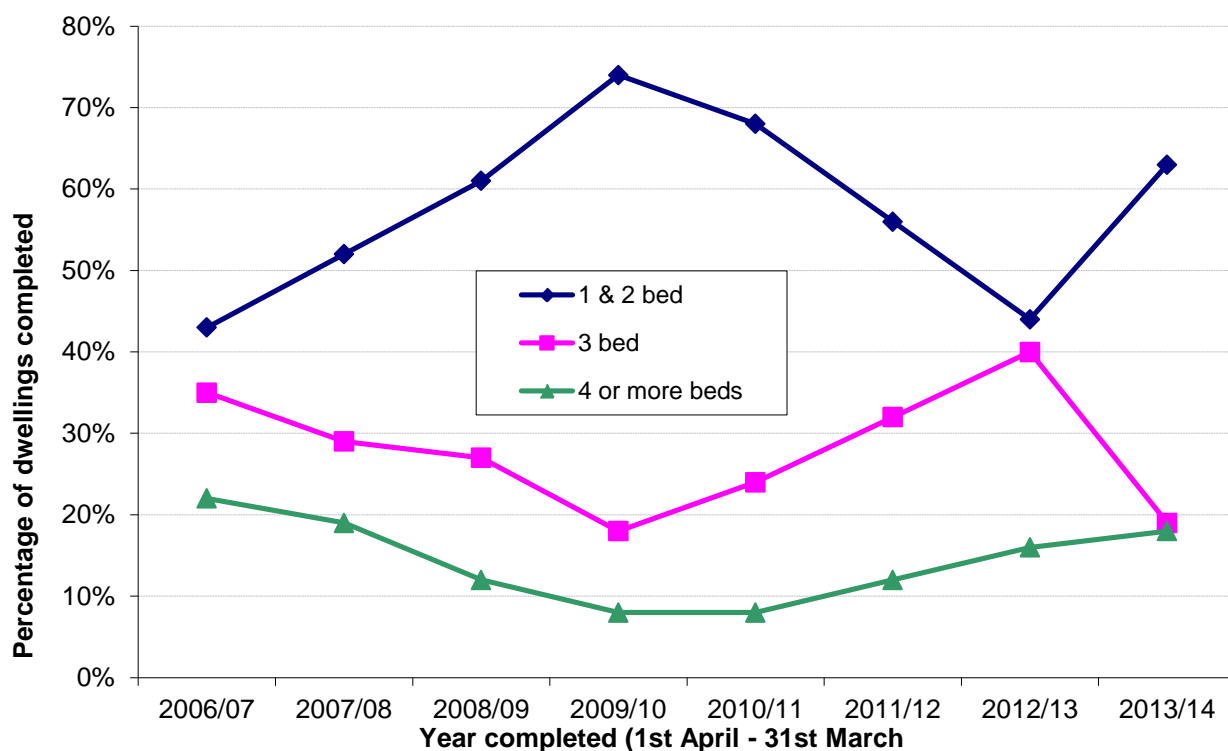


Chart 4 - Number of bedrooms in completed dwellings

DETAILED PLANNING PERMISSIONS GRANTED BY YEAR			
Year	1 & 2 bed	3 bed	4 or more beds
2006/07	58%	31%	11%
2007/08	57%	31%	12%
2008/09	61%	22%	17%
2009/10	57%	29%	14%
2010/11	50%	32%	18%
2011/12	58%	30%	12%
2012/13	61%	20%	19%
2013/14	40%	49%	11%

Table 4 - Annual residential permissions by bedroom numbers

Future delivery of new homes.

3.19 As part of its drive to deliver 'a wide choice of high quality homes', Chapter 6 of the National Planning Policy Framework (NPPF) requires local planning authorities to show that they have a five year supply of deliverable housing sites, as well as a buffer (5%) to ensure choice and competition. During the reporting year the Council produced a Position Statement on Housing Land Supply showing the expected position from the following April 1st (following Government guidance and best practice). This statement (November 2013)

demonstrated the fact that the Council had more than a five year supply, from 1st April 2014, under two different scenarios (the previous South East Regional Plan and the emerging West Oxfordshire Local Plan, which, at that time had estimated a requirement of 5,500 additional homes over the plan period).

- 3.20 However, neither of those plans is any longer relevant, the Government having withdrawn the old regional plans and the housing requirement in our own Local Plan having been amended following the publication of the SHMA (see paragraph 3.12). The District Council has therefore published a more recent 5-year housing land supply position statement (February 2015). Following Government advice to provide up-to-date information in monitoring reports, where available, the housing figures shown on *Table 5a* and *5b* are based on the February position statement. This data is also available on our website at the following location <http://www.westoxon.gov.uk/media/1022143/Position-Statement-on-Housing-Land-Supply-February-2015doc.pdf>
- 3.21 The two tables include sources of housing that are expected to come forward from a variety of sources and these are shown in more detail in Appendices 1 – 6. Two methods of calculation are offered to demonstrate the robustness of the Council’s housing land supply position. *Table 5a* uses the ‘Sedgefield’ methodology, which requires any of the Plan’s previous housing delivery shortfall to be met within the first five years (in this case from 1st April 2015 to 31st March 2020).
- 3.22 *Table 5b* uses the more traditional ‘Liverpool’ method, which has always been West Oxfordshire’s approach under previous development plans. Under this methodology, any previous under-delivery is spread over the remaining plan period (in this case until 31st March 2031).
- 3.23 As a measure of an authority’s ability to meet its requirement for a five year supply of housing sites, the National Indicator 159 returns a percentage figure, with 100% indicating that there is exactly a five year supply of land available. It is considered good performance to achieve this percentage or higher. *Table 5a*, using the ‘Sedgefield’ methodology, shows that the Council has a six year supply of deliverable housing land and can show a figure of 120% for NI 159. Using the ‘Liverpool’ methodology, *Table 5b* shows more than a seven year supply (7.3) and returns a figure of 145% for NI 159.
- 3.24 *Table 6* identifies the amount of housing expected to come forward in each of the pre-submission Draft Local Plan Sub-Areas. This table includes only sites with extant planning permission or those that have been allocated in the West Oxfordshire Local Plan 2011. It should be noted that no allowance is included for SDAs identified in the emerging Local Plan (other than North Curbridge and land East of Carterton which now benefit from a resolution to grant permission subject to legal agreements), future windfall sites or submitted SHLAA sites.

	SOURCE	HOMES	NOTES
A	Pre-submission draft Local Plan housing requirement 2011 – 2031	10,500	525 x 20 year plan period
B	Homes completed 1/4/11–31/3/14	823	
C	Housing completions expected 1/4/14 – 31/3/15	392	
D	Remaining provision required	9,285	A – B - C
E	Plan period years remaining (1/4/15 - 31/3/31)	16	
F	Annualised requirement 1/4/15 - 31/3/31	525	A ÷ 20
G	Requirement for next 5 years including previous shortfall (2011 to 2015)	3,510	(F x 5) + (F x 4) – (B +C)
H	Requirement for next 5 years including 5% buffer	3,685	G x 105%
I	Revised annualised requirement	737	H ÷ 5
J	Deliverable homes on allocated sites with planning permission from 1/4/2015	456	See Appendix 1
K	Deliverable homes on exception sites with planning permission from 1/4/2015	13	See Appendix 1
L	Deliverable homes on sites with permission which were previously unidentified from 1/4/2015	1,003	Dwellings on smaller sites (<10) which have not yet commenced have been discounted by 9.1% to allow for possible lapses (see Appendix 6 - download)
M	Deliverable homes on sites with permission subject to legal agreement	1,462	See Appendix 2
N	Pre-submission draft Local Plan allocations	1,000	See Appendix 3
O	C2 Care Bedrooms	254	See Appendix 4
P	Other potentially deliverable sites	100	See Appendix 5
Q	Potential windfall	130	
R	Total deliverable dwellings	4,418	J + K + L + M + N + O + P + Q

Table 5a - Summary of supply of deliverable sites (Sedgefield methodology)

The formula for calculating the proportion of dwellings that are deliverable (NI 159) is:-

$$\frac{\text{The number of dwellings that can be built on deliverable housing sites}}{\text{The housing supply requirement}} \times 100$$

i.e. $4,418 \div 3,685 \times 100 = \underline{120\%}$ (the equivalent of a 6 year provision)

	SOURCE	HOMES	NOTES
A	Pre-submission draft Local Plan housing requirement 2011 – 2031	10,500	525 x 20 year plan period
B	Homes completed 1/4/11–31/3/14	823	
C	Housing completions expected 1/4/14 – 31/3/15	392	Note completions to date
D	Remaining provision required	9,285	A – B - C
E	Plan period years remaining (1/4/15 - 31/3/31)	16	
F	Annualised requirement 1/4/15 - 31/3/31	580	D ÷ 20
G	Requirement for next 5 years (2015 to 2020)	2,900	F x 5
H	Requirement for next 5 years including 5% buffer	3,045	G x 105%
I	Revised annualised requirement	609	H ÷ 5
J	Deliverable homes on allocated sites with planning permission from 1/4/2015	456	See Appendix 1
K	Deliverable homes on exception sites with planning permission from 1/4/2015	13	See Appendix 1
L	Deliverable homes on sites with permission which were previously unidentified from 1/4/2015	1,003	Dwellings on smaller sites (<10) which have not yet commenced have been discounted by 9.1% to allow for possible lapses (see Appendix 6 - download)
M	Deliverable homes on sites with permission subject to legal agreement	1,462	See Appendix 2
N	Pre-submission draft Local Plan allocations	1,000	See Appendix 3
O	C2 Care Bedrooms	254	See Appendix 4
P	Other potentially deliverable sites	100	See Appendix 5
Q	Potential windfall	130	
R	Total deliverable dwellings	4,418	J + K + L + M + N + O + P + Q

Table 5b Summary of supply of deliverable sites (Sedgefield Methodology)

The formula for calculating the proportion of dwellings that are deliverable (NI 159) is:-

$$\frac{\text{The number of dwellings that can be built on deliverable housing sites}}{\text{The housing supply requirement}} \times 100$$

i.e. $4,418 \div 3,045 \times 100 = 145\%$ (the equivalent of a 7½ year provision)

All sites with development of 10 or more units and not completed before 1 st April 2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	Total
BURFORD-CHARLBURY – With permission											
r/o Shipton Road, Milton-u-Wychwood – 10/0950/P/FP		44									44
Estimate of completions on non-allocated small (less than 10 units) sites with permission	20	5	16	18	9	8					76
Sub-total	20	49	16	18	9	8					120
CARTERTON – With permission											
63 Burford Road, Carterton – 13/0249/P/FP	13										13
Car Park, Black Bourton Road – 12/1217/P/F	10										10
Carterton Petrol Station, Upavon Way – 10/1287/P/OP						20	22				42
REEMA North, Carterton – 13/0399/P/RM			100	100							200
Milestone Road, Carterton – 12/1019/P/FP, 12/1020/P/OP and 11/1916/P/FP				65			43	50	50	55	263
East of Carterton – 14/0091/P/OP				50	100	100	150	150	100	50	700
Allocated sites											
Swinbrook Road – LP Proposal 15		56	56	56	56	26					250
Estimate of completions on non-allocated small (less than 10 units) sites with permission	4	7	11	9	15	4					50
Sub-total	27	63	167	280	171	150	215	200	150	105	1,528
CHIPPING NORTON – With permission											
The Mill, Station Road, Chipping Norton – 07/0127/P/FP						24					24
Chipping Norton War Memorial Hospital – 13/0812/P/FP				14							14
Land at Cox's Lane, Enstone – 12/0494/P/FP	21										21
Court Farm, Great Tew – 11/1011/P/FP						15					15
Allocated sites											
Local Plan Proposal 1		30	50								80
Estimate of completions on non-allocated small (less than 10 units) sites with permission	17	23	12	26	5	8					91
Sub-total	38	53	62	40	5	47					245
EYNSHAM-WOODSTOCK – With permission											
Land at Spareacre Lane, Eynsham – 11/1291/P/OP					12						12
17, Mill Street, Eynsham	13										13
13-15, Mill Street, Eynsham	13										13
Land adj Riely Close, Long Hanborough – 14/0050/P/FP	18										18
Yarnton Road, Cassington – 13/1249/P/FP		10									10
Eynsham East (remaining commitment) – 08/1341/P/FP	6										6
Estimate of completions on non-allocated small (less than 10 units) sites with permission	24	14	36	22	15	11					122
Sub-total	74	24	36	22	27	11					194
WITNEY – With permission											
1a Crawley Road, Witney – 13/0357/P/FP	15										15
Northfield Farm, Witney – 05/2303/P/FP					11						11
Moorland Centre, 24 Dark Lane, Witney – 11/1531/P/OP						11					11
Buttercross Works, Witney – 11/1198/P/FP	130	46									176
10 Newland, Witney – 12/1123/P/FP	11										11
Springfield Nurseries, Curbridge Road – 13/0345/P/FP			15	21							36
North Curbridge SDA, West Witney – 12/0084/P/OP		100	150	150	150	150	150	100	50		1000
Coral Springs, Thorney Leys – 12/1037/P/FP	80	105									185
Estimate of completions on non-allocated small (less than 10 units) sites with permission	27	14	16	21	5						83
Sub-total	263	265	181	192	166	161	150	100	50		1,528
TOTAL	422	454	462	552	378	377	365	300	200	105	3,615
Units on previously developed land	267	91	170	184	61	75	22				870
Units on greenfield land	155	363	292	368	317	302	343	300	200	105	2,745
Percentage on previously developed land	63%	20%	37%	33%	16%	20%	6%	0%	0%	0%	
Percentage on greenfield land	37%	80%	63%	67%	84%	80%	94%	100%	100%	100%	

* Small sites that have not yet commenced have been discounted by 9.1% to allow for possible non-implementation

	Previously developed		Greenfield
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Table 6- Estimated year of completion of residential units on identified sites in West Oxfordshire

Traveller Sites

- 3.25 The Gypsy and Traveller Housing Needs Assessment 2012/13, carried out for West Oxfordshire, Cherwell and South Northamptonshire districts by the consultant 'arc'⁴ (<http://www.westoxon.gov.uk/files/download/9394-5030.pdf>) and published in January 2013 identified 10 authorised Gypsy and Traveller sites within West Oxfordshire, containing 83 pitches. There are also around 20-22 plots on existing Travelling Showpeople sites. Apart from the County Council owned site at The Furlong in Standlake, all of the existing sites have resulted from applications on previously-identified land (windfall sites).
- 3.26 The studies carried out to assess the needs of the travelling communities have identified a requirement of 18 additional pitches for gypsies and travellers (for the period 2012-2027) and 12.86 plots for travelling showpeople (2008-2018). Applying the same methodologies used to ascertain these needs, we have increased the number of years to coincide with the pre-submission Draft Local Plan period, i.e. to 2030/31.
- 3.27 Tables 7a and 7b show the provisions required to meet the accommodation requirements over a five year period. As can be seen, there exists a deliverable 5-year plus supply for Travelling Showpeople but less than 5 years for Gypsies and Travellers.

Gypsies and Travellers

	Requirement/Supply	Pitches	Notes
A	Pitches required 1/4/2012-31/3/2031	22	arc ⁴ report (+ 4 additional years pro-rata)
B	Additional annual requirement	1.2	arc ⁴ report
C	Requirement for period 1/4/2013 – 31/3/2018	6	B x 5
D	Deliverable pitches on sites with planning permission	4	Barnard Gate – 2010 approval which is now complete
E	Number of years' supply	3	D ÷ B
F	Outstanding provision to be made by 31/03/2031	18	A - D

Table 7a - Summary of deliverable Gypsy and Traveller sites over 5 years

Travelling Showpeople

	Requirement/Supply	Plots	Notes
A	Plots required 1/4/2008-31/3/2031	29	Tribal report (+ 13 additional years)
B	Additional annual requirement	1.28	Tribal report
C	Requirement for period 1/4/2013 – 31/3/2018	6	B x 5
D	Deliverable plots on sites with planning permission	8	Cuckoo Wood Farm (08/1885) – 6 (may now be complete); Meadow End (13/0911) - 2
E	Number of years' supply	6.4	D ÷ B
F	Outstanding provision to be made by 31/03/2031	21	A - D

Table 7b- Summary of deliverable Travelling Showpeople sites over 5 years

4. EMPLOYMENT

- 4.1 West Oxfordshire has a relatively strong and healthy local economy with 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.
- 4.2 The most recent data indicates that there were 52,000 jobs in total in West Oxfordshire, a jobs density of 0.78² (i.e. number of jobs per working age resident). The composition of jobs is dominated by the service sector with 80.5% of employee jobs. Manufacturing retains an above average presence in the local economy (12.9% of employee jobs) remaining steady against a national picture of decline in this sector. The District has notable specialisms in motorsport and high performance engineering, medical and optical equipment, technical consultancy and biotechnology.
- 4.3 In the rural areas³ whilst employment in agriculture has declined it is still an important sector economically and for landscape management. The different sub-areas of West Oxfordshire District each have different characteristics and perform different economic roles. The rural north and west of the district have high levels of homeworking and are local service economies. Eynsham and Woodstock in the east of the District have strong functional relationships with the Oxford City region economy.

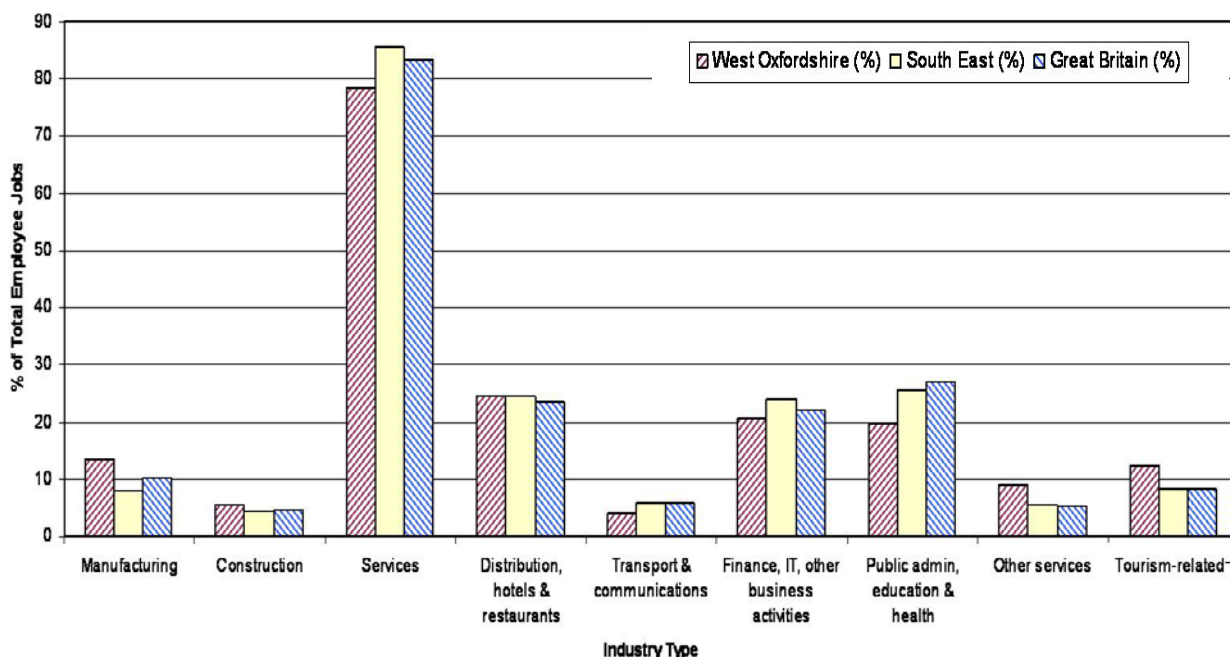


Chart 5 - Sectors of employment in West Oxfordshire

² Jobs Density (2012) www.nomisweb.co.uk

³ Using standard rural-urban definitions the rural area includes all of the District excluding Witney and Carterton

- 4.4 Completions of employment development floor space during the monitoring period (2013/14) totalled 2,439m² (net) in the rural areas, the majority of which was in storage and distribution uses. Some existing business sites have been redeveloped for residential uses in the rural areas. Young's garage in Woodstock for instance was redeveloped for housing resulting in a loss of 699m² of B2 floorspace.
- 4.5 Tourism and the visitor economy remains an important sector, with total tourism related spend of just over £273.8m in the District in 2013. Tourism related jobs continued to grow between 2012 and 2013 accounting for an estimated 3,486 FTE jobs.
- 4.6 These jobs are spread across a wide range of service sectors from catering and retail to public service jobs such as in local government, and not just tourism and represent 12.5% of all employment in the district⁴
- 4.7 Indications are that the retail sector is fairing relatively well. The District's town centres are vibrant with low vacancy rates. Further information on town centre development follows in the town centres section.

The local labour market

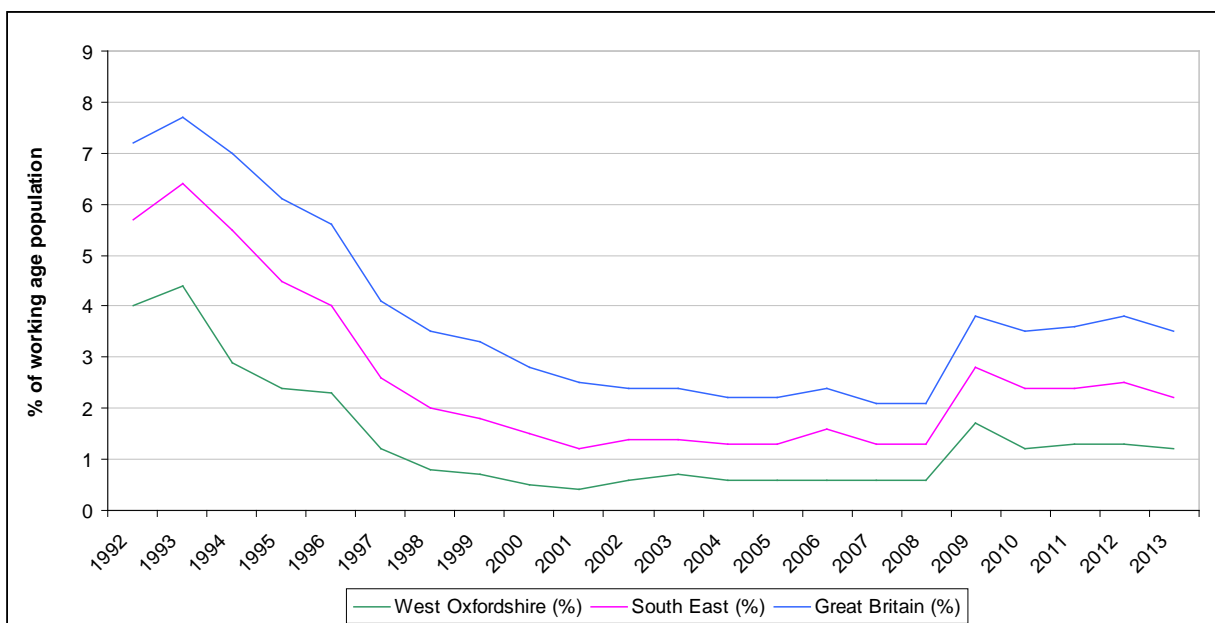


Chart 6 - Unemployment JSA claimants since 1992

- 4.8 Historically there have been fewer jobs in West Oxfordshire than workers with significant levels of out-commuting to Oxford and other employment centres. West Oxfordshire exports 8,300 residents in net terms, just under 15% of its resident workers. There is a particularly high net outflow of workers in the 'education', 'health' and 'professional scientific and technical' sectors. There is a net export of workers in all sectors apart from public administration and agriculture, both of which have a small net inflow.

⁴ The Economic Impact of Tourism West Oxfordshire 2013

- 4.9 Of the principal destinations West Oxfordshire residents commute to, 17% (7,500) work in Oxford; 7.5% (3,300) work in Cherwell; and 6.9% (3,000) work in Vale of White Horse. Just 2.5% (1,100) of the workforce work in London.
- 4.10 Unemployment claimant counts⁵ in March 2014 stood at 1.0%, a decrease of 0.2% over March 2013. The rate remains higher than 2008 when the proportion of the working age population claiming JSA fell to 0.6%. However it remains much lower than the regional and national averages (1.8% and 2.9% respectively). Modelled unemployment rates stand at 3.6% of the economically active working age population which is significantly lower than the south east (5.4%) and Great Britain (7.2%). Economic activity (proportion of working age available for work) at 83.6%⁶, and the employment rate (the proportion of the workforce in employment) at 81.6% are above regional and national averages. This is an indication that the economy in West Oxfordshire has functioned well during the recent economic downturn.
- 4.11 The median earnings of those working in West Oxfordshire, at £529.90 per week⁷, is lower than for those living in the District, at £575 per week – a consequence of commuting to higher paid jobs outside of the District. The house price to earnings ratio (also known as an affordability ratio) in 2013 was 9.2⁸ – indicating that lower quartile house prices were more than 9 times higher than lower quartile earnings. High house prices combined with lower wages can make staff recruitment and retention difficult.

The local property market

- 4.12 The Local Plan strategy has been to focus employment growth in the main towns to meet the economic needs of the area whilst encouraging small scale employment development in the rural areas.
- 4.13 In terms of additional business floorspace created, the completion rate for this monitoring period is lower than the previous year with a total of just 2,439m² built compared to 8,901m² in 2012/13. There has also been some loss of existing business land to residential use during the monitoring period with the redevelopment of Youngs Garage in Woodstock accounting for a large proportion of the B1 floorspace losses in the rural areas.

	B1(a)	B1(b)	B1(c)	B1 unable to split	Total B1	B2	B8	Mixed B	Total Net
Witney	214	0	231	0	445	73	316	0	834
Carterton	43	0	0	0	43	0	0	0	43
Chipping Norton	462	0	0	195	657	0	59	0	716
Rural Areas	0	0	490	-399	91	74	653	28	846
Total	719	0	721	-204	1236	147	1028	28	2439

Table 8 - Employment floorspace completed (m²) - 1st April 2013 to 31st March 2014

⁵ Defined as the proportion of working age people claiming Job Seekers Allowance

⁶ Defined as proportion of those people of working age (16-64)

⁷ Earnings by workplace (2012) www.nomis.co.uk

⁸ Table 576 Ratio of lower quartile house price to lower quartile earnings by district. www.communities.gov.uk

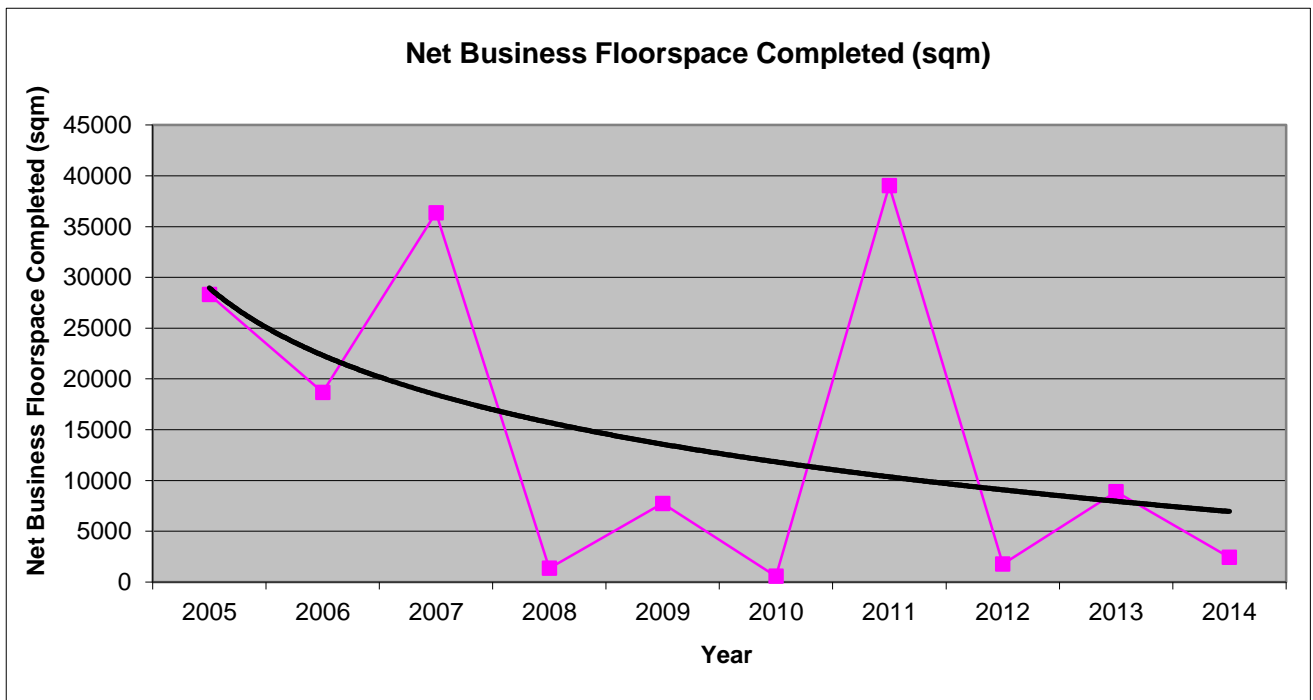


Chart 7 - Net business floorspace completed 1st April 2013 - 31st March 2014

- 4.14 Chart 7 shows how widely business floor space completions have fluctuated in the District since 2005 with peaks in 2007 and 2011. The average annual completion rate over the whole of the time period is 14,521m² with peaks attributable to the development of allocated land and significant developments such as those at RAF Brize Norton in 2010/11.
- 4.15 The completion rate during the reporting year (2013/14) remains below 10,000m² for the third consecutive year. The overall trend for business land completions since 2005 is one of decline.
- 4.16 A small proportion of employment land has been changed to other uses. Local Plan policy seeks to resist the loss of existing employment sites in urban and rural areas where there is some prospect for their continuing use. This policy helps to maintain a flexible supply of employment sites in the main towns and rural areas. In the current economic climate, when commercial property vacancy rates are higher, there is pressure for the redevelopment of employment sites, mainly to residential use. The retention of existing employment sites is critical to ensuring that the local economy is prepared for the eventual upturn in economic performance.
- 4.17 Changes to the general permitted development order (GPDO) have made it easier to change the use of premises in certain circumstances. Amendments to the GPDO in May 2013 for example, enable the change of use from offices (B1(a)) to residential use (C3) without requiring planning permission. Other permitted changes include business uses to retail and vice versa as well as agricultural uses to business and retail. These permitted changes are designed to encourage economic growth and to enable businesses to establish themselves more easily.
- 4.18 Permitted development rights have also been extended to enable the change of use from business and agricultural uses to residential. These changes can be undertaken without planning permission and, currently, may not be picked up by the Council's monitoring system as a result.

Potential supply of employment premises and land

	B1(a)	B1(b)	B1(c)	B1 unable to split	Total B1	B2	B8	Mixed B	Total Net
Witney	60	0	624	243	927	199	-38	0	1088
Carterton	-12	0	0	0	-12	0	134	0	122
Chipping Norton	0	0	0	0	0	0	0	0	0
Rural Areas	790	0	2390	535	3715	2086	0	9857	15658
Total	838	0	3014	778	4630	2285	96	9857	16868

Table 9 - Location and type of permitted employment floorspace (m²) 1st April 2013 – 31st March 2014

- 4.19 The monitoring data indicates that the local economy is stable and that policies to resist the loss of employment land have been effective. The number of permissions granted for new employment floorspace has increased since last year and there have not been significant losses of employment land to other uses.
- 4.20 A number of the permissions for this period can be accounted for by activity in the rural areas with permission for 3 industrial buildings at Cotswold Dene in Standlake (1,874m²) and 5 industrial buildings at Viscount industrial estate in Brize Norton (9,000m²)
- 4.21 Table 9, above, sets out information on permissions granted for non-residential development in West Oxfordshire during the monitoring period. The figures show that there has been a significant increase in the number of non-residential permissions compared to the previous year from 8,574m² in 2012/13 to 16,868m² in 2013/14
- 4.22 The trend over the previous 4 years had been one of decline in the number of non-residential applications approved. An increase in the number of non-residential permissions in this current monitoring period may be a sign of improving economic conditions.

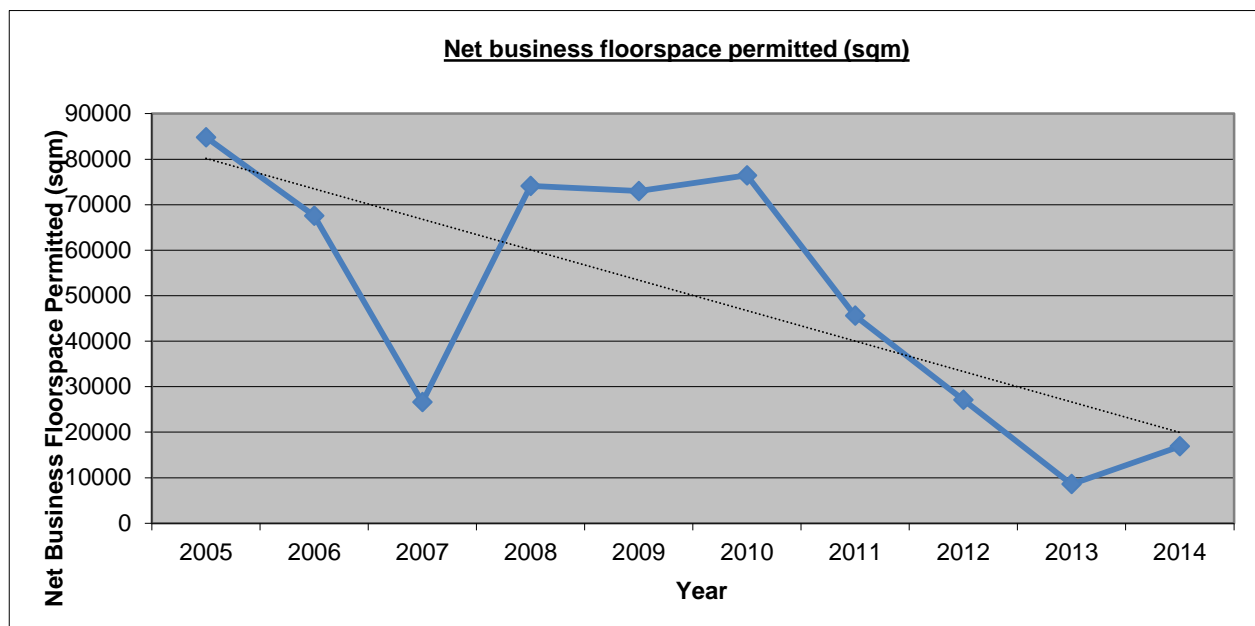


Chart 8 - Permitted employment floorspace (m²) 2005 - 2014

- 4.23 In addition to this, there has been a resolution to grant permission for a further 10 hectares of employment land to the west of Witney as part of the North Curbridge Strategic Development Area (SDA). This comprehensive development will provide space for businesses to expand and locate in West Oxfordshire and will accommodate a mixture of B1, B2 and B8 uses.
- 4.24 Table 10 indicates how much floorspace remains throughout the District with permission for new business development.

	B1a	B1b	B1c	B1 unable to split	Total B1	B2	B8	mixed B use	Total
Main Settlement									
Witney	1339	0	5014	525	6878	199	7009	26856	40942
Smaller Settlements									
Carterton	-12	0	32	290	310	1421	2123	237	4091
Chipping Norton	1550	0	0	310	1860	8005	64	237	10166
Total	2877	0	5046	1125	9048	9625	9196	27330	55199
Rural Areas	3129	0	10045	3101	16275	3216	14220	10382	44093
Total	6006	0	15091	4226	25323	12841	23416	37712	99292

Table 10 - Outstanding permissions for employment land in West Oxfordshire

- 4.25 In addition to schemes with planning permission, a small amount of land remains allocated in the Local Plan without planning permission and currently there are significant amounts of vacant commercial property. The following paragraphs provide a summary of available employment land for the main towns and the rural area, bringing together the data on planning permissions, remaining local plan allocations, and information from the Council's updated Economy Study

Witney

- 4.26 The majority of the stock of employment premises are industrial and are concentrated in two main areas: Station Lane on the southern edge of Witney and Downs Road / Range Road area to the west of the town. These areas provide units of a range of sizes and quality as well as development opportunities.
- 4.27 The Downs Road area incorporates some ageing industrial premises associated with the area's long history in manufacturing. Some of these larger manufacturing units have been subdivided and refurbished and most are in good use.
- 4.28 Station Lane is a large employment area immediately to the south of the town adjoining the A40 the majority of which was developed in the 1970s. The estate offers mostly industrial/warehouse premises of varying sizes including several estates of small leasehold premises. The estate remains well occupied.

- 4.29 The West Oxfordshire Local Plan 2011 was adopted in June 2006. The following table identifies sites specifically allocated in the adopted Local Plan 2011 for employment uses and provides an update as to their uptake.

Local Plan Employment Allocation	Total Area Allocated in Local Plan 2011	2014 Status
East of Downs Road, West Witney	10ha	5.7ha of Downs Road East allocation remains undeveloped although it has developer interest.
West of Downs Road, West Witney	2.3ha	2.3ha remains allocated without permission
North Curbridge Development Area (Proposal 8) reserve site.	-	Approval granted for development of the land to the west of Witney including 10ha of employment land. Subject to Section 106.

Table 11 - Local Plan employment land allocations update 2014

Carterton

- 4.30 Carterton's employment land supply remains concentrated into two main areas south and east of the town. Both areas remain good quality employment sites well located to continue to meet employment land needs. In total there remains approximately 4ha of development land although 2ha of this is unavailable for development.
- 4.31 Land at Carterton was allocated for employment development through previous Local Plans and as such, benefits from a degree of protection for on-going employment use in the current plan.
- 4.32 The availability of land on key sites in Carterton is illustrated in *Table 12* below.

Local Plan Employment Allocation	Total Area Allocated in Local Plan 2011	2012 Status
West Oxfordshire Business Park	n/a	3.2 ha of vacant land
Ventura Park	n/a	0.6ha vacant land
South Carterton	n/a	0.5ha lapsed permission.

Table 12 - Employment land availability in Carterton 2013

- 4.33 There has been a degree of interest from organisations wishing to locate in the town where there activities relate to those at the airbase. It is not clear what potential there is for future aviation business growth in Carterton, but we will continue to monitor the situation and assess whether the availability of land is sufficient.
- 4.34 The emerging Local Plan indicates potential for the relocation of the current sports pitches located to the east of the town to provide more land for business development (subject to replacement pitch provision in a suitable, sustainable location).

Chipping Norton

- 4.35 Chipping Norton has a range of employment sites offering a variety of types and quality of premises at Cromwell Park, larger industrial units at Station Road to small modern light industrial units at the Worcester Road estate.
- 4.36 Development opportunities remain at Cromwell Park where one plot is still undeveloped. Part of the highways depot adjacent to Cromwell Park is yet to be developed with permission having been granted for the development of a supermarket to the north of the site. Land at London Road adjoining Cromwell Park is allocated for mixed use and approximately 2ha of this site remains with potential for employment uses.
- 4.37 Permission for development of land adjacent to the former Parker Knoll factory has now lapsed leaving 2ha available for employment uses.

Local Plan Employment Allocation	Total Area Allocated in Local Plan 2011	2014 Status
Highways Depot, Banbury Road	0.4 ha	Currently in use as highways depot but remains allocated for employment use
Land to north of London Road	0.7 ha	Remainder of allocation is being developed for a health centre and extra care housing
Land Adjacent to Parker Knoll Factory	N/a	1.9 ha of land cleared and vacant. Part of site in use as bus parking area.

Table 13 - Employment land availability in Chipping Norton 2014

- 4.38 The property register indicates a good supply of small offices in Chipping Norton both within the town centre and elsewhere. There is a much more limited supply of small industrial / warehouse premises to rent in the area.
- 4.39 Local agents have identified a limited market for premises in Chipping Norton with most demand being generated locally

Remainder of West Oxfordshire

- 4.40 Land at Lakeside Industrial Estate, Standlake (1.9ha) is allocated in the Local Plan for industrial or storage/distribution uses but is not currently subject to any planning application. Permission has been granted for the construction of three industrial buildings at Cotswold Dene during this monitoring period.
- 4.41 Records indicate that 15,658m² of business development has been granted permission throughout the rural areas of the district during this monitoring period, which is significantly more than the previous year.

- 4.42 The property register identifies a limited supply of office space available throughout the district although there is some being marketed at Eynsham and Long Hanborough and a range of smaller units at Bampton, Kingham and the Wychwoods.
- 4.43 We will continue to monitor the situation in the rural areas in light of changes to the GPDO, to ensure that sufficient balance is maintained between residential development and employment opportunities throughout the District.

Town Centres

- 4.44 National Policy defines 'town centre uses' as retail, financial and professional services, offices and leisure facilities. Existing national policy places great importance on strengthening town centres whilst providing for consumer choice. A key objective of the Local Plan is to maintain and improve the range and quality of shopping facilities within the town centres, whilst resisting proposals that would damage the vitality and viability of existing centres.
- 4.45 Within West Oxfordshire the main retail centres are Witney, Carterton and Chipping Norton. These centres are generally vibrant and throughout the economic recession have remained healthy with continued investment.
- 4.46 There is very little out of centre shopping in West Oxfordshire, and this has helped to strengthen the vitality and viability of the town centres. One of the strengths of the centres is the mix of town centre uses with residential accommodation.
- 4.47 There has been a notable decrease in floorspace completions for town centre uses during 2013/14 compared to the previous monitoring period although last year, a large proportion of the total was attributed to A1 uses in Carterton town centre (Aldi development).
- 4.48 The proportion of town centre uses permitted within the designated town centres has decreased during this monitoring period, although there has been very little recorded loss of such uses as well, indicating that the policies for resisting loss and directing town centre uses to particular locations has been effective.

Location	A1	A2	A3	A4	A5	C1	D1	D2	B1 (a)	Net Gain Total (M ²)
Witney	0	0	0	0	0	0	606	0	214	820
<i>Witney Town Centre</i>	0	0	0	0	0	0	0	0	30	30
Carterton	0	0	0	0	65	0	859	0	43	967
<i>Carterton Town Centre</i>	0	0	0	0	65	0	0	0	0	65
Chipping Norton	-225	0	0	0	52	0	0	0	462	289
<i>Chipping Norton Town Centre</i>	-225	0	0	0	52	0	0	0	0	-173
Remaining areas of the District	221	0	0	0	0	0	-73	0	940	1088
Total	-4	0	0	0	117	0	1392	0	1659	3164

Table 14 - Locations of additional floorspace (m²) completed for town centre uses 2013/14

4.49 Table 14 highlights the broad areas in which town centre uses were completed during the monitoring period. The figures show that there was a broad distribution of town centre uses throughout the whole of the District, with very limited development permitted within the designated town centres.

Location	A1	A2	A3	A4	A5	C1	D1	D2	BI (a)	Net Gain Total (m ²)
Witney	131	60	59	21	0	0	-224	218	30	295
Witney Town Centre	131	60	0	0	0	0	0	0	30	221
Carterton	131	0	0	0	65	0	495	0	-12	679
Carterton Town Centre	0	0	0	0	65	0	45	0	-12	98
Chipping Norton	722	0	0	0	132	0	35	215	0	1104
Chipping Norton Town Centre	722	0	0	0	132	0	35	0	0	889
Remaining areas of the District	70	0	0	0	0	0	328	709	865	1972
Total	1054	60	59	21	197	0	634	1142	883	4050

Table 15 - Locations of additional floorspace (m²) Permissions for town centre uses 2013 / 14

4.50 The figures in Table 15 illustrate that the permission rate for town centre uses has decreased during this monitoring period from 14,728m² to 4,050m² with the most significant decreases reflected in the volume of new A1 and D2 permissions.

4.51 The majority of permissions during this period were for D2 uses.

Town Centre Surveys

4.52 Surveys of the main town centres were completed throughout 2011/12 to determine the different types and patterns of uses currently found within the centres. The survey analysis focused on ground floor level uses, within the town centres as defined in the Local Plan.

Witney

4.53 The survey identified 295 properties within the town centre, with the largest proportion of these (60%) occupied by shops (A1 uses). Professional Services (A2) the next most dominant use class occupy 12% of ground floor space. Witney has a thriving town centre and as such experiences low vacancy rates. In 2012, there were 18 vacant units

representing 6.1% of the total ground floor space within the town centre. This is an increase compared to the last monitoring period although vacancy rates remain significantly lower than the UK average (12.12%).

- 4.54 A new series of units has since been completed in the former Merlins building.

Carterton

- 4.55 There are a total of 60 units in Carterton town centre, of which 37 are classified as shops (28%). Vacancy rates remain steady compared to last year's monitoring report at 2 units.
- 4.56 The food retail offer in Carterton has increased significantly since the town centre surveys were completed with the introduction of Aldi and Morrisons stores. The Town and District Councils have aspirations to further improve the town centre environment in Carterton and improvement areas have been identified in the emerging Local Plan.

Chipping Norton

- 4.57 The 2011 survey identified 102 properties within the town centre. Just under half of these (49%) are retail units (A1) and 12% are professional services (A2).

5. ENVIRONMENT

- 5.1 The high quality of both the built and the natural environments, within West Oxfordshire, provides a unique and special character. Although there are several Local Plan policies designed to ensure that development respects and enhances the local environment, many of them, such as those concerning renewable energy, air quality, the water environment and tourism can have significant influence outside of the District.

Water Resources

- 5.2 Water management is a serious issue in West Oxfordshire. The District's main rivers (Thames, Windrush and Evenlode) form extensive floodplains and can pose a significant risk of flooding, such as occurred in the summer of 2007. In contrast, there are parts of West Oxfordshire, with a relatively high water requirement, which have a much more limited supply with which to meet that demand.
- 5.3 In 2009 the Council's Strategic Flood Risk Assessment (SFRA) was published <http://www.westoxon.gov.uk/files/download/6706-3603.pdf>. As well as assessing the longer term impact of climate change on the District's water resources, the document also identifies the main sources of potential flooding, allowing the Council to make informed decisions on planning proposals, within such areas, and to implement recommended mitigation measures.
- 5.4 Since 2007, along with the Environment Agency, Oxfordshire County Council and Thames Water, the Council has been carrying out work to try to reduce the flood risk in the parts of the District which are under threat. One element of this partnership working has been the updating of local flood maps. The Council is able to use these, in conjunction with expert advice from the Environment Agency (EA), to assess the suitability and the impact of planning proposals in sensitive or high risk areas.

Biodiversity

- 5.5 The many and varied habitats that contribute to West Oxfordshire's special landscape character sustain an abundance of diverse species of plants and animals. Many of these are relatively hardy and can coexist quite comfortably with the District's human residents. However, some of the habitats are more fragile and national and local policies have been designed to try to offer these areas extra protection. Some of this protection is afforded through the use of particular habitat designations and management plans. An important tool that West Oxfordshire and many other local authorities use, to monitor the success of these policies and plans, is the national network of Local Environmental Records Centres. The Thames Valley Environmental Record Centre (TVERC) is our local member of this network and, through their work with local recorders and partner organisations, they maintain datasets relating to the boundaries and conditions of designated areas along with the health of various species of flora and fauna. They provide West Oxfordshire with an update report each year and the detail of the most recent report follows.
- 5.6 Permission was granted in 2013 (13/0530/P/CM) for extended sand and gravel extraction in the Lower Windrush Valley around Gill Mill. The Council recognises that there are opportunities to introduce beneficial after uses to areas such as this including biodiversity enhancements and eco-tourism potential associated with new reed beds, meadows and woodlands.

Changes in areas of biodiversity importance

- 5.7 Table 16 provides details of changes in the amount of sites which are recognised for their intrinsic environmental value, specifically those sites designated for their international, national, regional and local significance.
- 5.8 Figures have not been produced by TVERC for the extent of designated sites in West Oxfordshire although changes to such designations are infrequent. Table 16 shows the total area of land designated for wildlife and habitat protection in the District⁹.




Designated site	Area in hectares (2012)	West Oxon area in hectares (2013)	As % of West Oxon	Oxon Area in hectares (2013)	As % of Oxon
Sites of Special Scientific Interest (SSSI)	1119	1119	2	4465	2
Special Areas of Conservation (SACs)	7	7	<1	577	<1
Local Wildlife Sites	1426	1423	2	5410	2
Local Nature Reserves	3	3	<1	50	<1
Local Geological Sites	332	332	1	583	<1

Table 16 - Areas of sites designated for their intrinsic environmental value

Changes in areas of UK BAP priority habitat

- 5.9 Table 17 identifies the UK BAP habitat resource within West Oxfordshire, as maintained on the TVERC digital mapping system. It provides details of the UK BAP priority habitats which have been identified within West Oxfordshire. The changes in the UK BAP priority habitats are attributable to new information provided by a review of previous Local Wildlife Site survey habitat mapping and recent updates in habitat inventories.
- 5.10 The changes to BAP habitat have mainly been down to improvements made to the accuracy of mapping boundaries and the use of more recent aerial photographs, as well as reclassification following survey, rather than an actual loss or creation of habitat. The decreased areas of eutrophic and mesotrophic waters were the result of reclassification of habitat on the basis of nutrient status/other reasons. Boundary amendments led to an increase in the area of calcareous grassland. Various rivers that had not previously been mapped were also added.

⁹ TVERC biodiversity annual monitoring report 2012/13

	>5% reduction in the mapped habitat resource
	<5% or no change in the mapped habitat resource
	A greater than 5% increase in the mapped habitat resource

Site	Area (hectares) 2012/13	Area (hectares) 2013/14	% Oxfordshire 2013/14
Arable field margins	Not known	Not known	Not known
Coastal and floodplain grazing marsh	1477	1479	0.10%
Eutrophic standing water	383	364	-5%
Hedgerows	Not known	Not known	Not known
Lowland beech and yew woodland	14	14	0%
Lowland calcareous grassland	186	194	4%
Lowland dry acid grassland	15	15	0%
Lowland fens	33	33	0%
Lowland heathland	0	0	0%
Lowland meadows	184	182	-1.10%
Lowland mixed deciduous woodland	1505	1497	-0.50%
Mesotrophic lakes	119	117	-1.70%
Oligotrophic and dystrophic lakes	Not known	Not known	Not known
Open mosaic habitats on previously developed land	Not known	Not known	Not known
Ponds	2	2	0%
Purple moor grass and rush pastures	7	7	0%
Reedbeds	2	2	0%
Rivers	Not known	28	Not known
Traditional orchards	50	50	0%
Wet woodland	31	31	0%
Wood pasture and parkland	465	465	0%
Total area of BAP priority habitat	4473	4480	0.20%

Table 17 – UK BAP priority habitat resource in West Oxfordshire

Change in number of UKBAP priority species

5.11 This indicator uses records of UK BAP priority species which have been reported in West Oxfordshire during the period 1994 – 2014. The list was derived from the national list of species provided on the JNCC website. Local recorders are responsible for the provision and verification of many of the records held on the TVERC database.

- 5.12 The number of priority species listed in West Oxfordshire is 139. Eleven new species have been added to the list.

	West Oxon 1993-2013	West Oxon 1994-2014
Numbers of BAP priority species	137	139

Table 18 - Change in numbers of UKBAP Species

Distribution and status of water voles

- 5.13 Information for this indicator is entirely from survey work carried out by trained volunteer surveyors and co-ordinated by the Buckinghamshire, Berkshire and Oxfordshire Wildlife Trust (BBOWT) as part of a wider water vole project. The survey results are recorded in *Table 19*.
- 5.14 During the 2013 season, surveys were carried out along the River Glyme, River Dorn, Lower Windrush, Shill Brook and Great Brook. Water vole activity was recorded on around half of these sections. There were low activity levels on the Glyme and Dorn, whilst the populations on the Windrush, Shill Brook and Great Brook have remained stable.
- 5.15 The recovery of water voles in Oxfordshire and Berkshire can be attributed to different factors in different areas - in some parts a habitat enhancement project has resulted in increased vole activity. On many other watercourses the monitoring and control of mink has been the most important factor in the recovery of water vole populations.

Year	Number of sites (500m stretches) surveyed in Oxfordshire (per 500m stretch)	Number of sites (500m stretches) surveyed in West Oxfordshire
1998 – 2001 inclusive	136	21
2002	87	38
2003	149	65
2004	170	30
2005	330	22
2006	Not known	Not known
2007	Not known	Not known
2008	206	37
2009	271	39
2010	272	105
2011	282	79
2012	131 (37 positive)	23 (12 positive)
2013	186 (83 positive)	105 (53 positive)

Table 19 - Water Vole records in West Oxfordshire

Condition of SSSIs

- 5.16 Natural England publishes “condition assessments” for all SSSI’s. These are assessments, to a standard methodology, of the quality of these sites, describing the condition of the

features for which the sites were originally scheduled. SSSI's are monitored every 5 - 6 years.

- 5.17 There are 29 SSSI's wholly or partly within West Oxfordshire. Summary data for information collated up to March 2014 are shown in table 20 below.

Condition	No. of units or part units 2012/13	Sum of hectares 2013/14	% of West Oxfordshire resource 2013/14
Favourable	29	321	29
Unfavourable declining	1	52	5
Unfavourable no change	0	0	0
Unfavourable recovering	22	745	67
Destroyed	0	0	0
TOTAL	52	1118	

Table 20 - SSSI unit ecological condition data, 2012-13

- 5.18 Five SSSI's were surveyed in West Oxfordshire during 2013 to 2014. The condition remained the same at all of these sites.

Distribution and status of farmland birds

- 5.19 This indicator uses an established list of 19 species, identifiable as farmland birds, compiled by RSPB. Records associated with these species generated through British Trust for Ornithology (BTO) breeding bird surveys in specific 1km x 1km squares are then used to determine a farmland bird index. TVERC has obtained these records and followed the RSPB methodology to plot the trend in changes in the index over time. To establish a timeframe from which any kind of meaningful trend can be identified, a shifting baseline has been used and changes in bird populations in subsequent years (over a 10 year window) are then relative to that baseline year. This latest assessment of the farmland bird index trend uses a baseline of 2004.
- 5.20 *Table 21* (below) provides an indication of changes over time in West Oxfordshire.

Name	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Corn Bunting	0.07	0.25	0.15	0.06	0.28	0.22	0.06	0.06	0.06	0.13
Goldfinch	2.21	2.67	2.08	2.12	4.89	3.11	3.41	4.71	3.65	4.25
Greenfinch	8.21	6.00	7.23	5.88	5.22	3.67	3.06	3.47	1.76	3.31
Grey Partridge	0.21	0.17	0.23	0.18	0.00	0.33	0.06	0.00	0.53	0.00
Jackdaw	5.71	3.75	3.85	7.94	9.78	6.89	6.12	4.65	4.06	5.06
Kestrel	0.57	0.67	0.46	0.12	0.33	0.33	0.24	0.24	0.24	0.25
Lapwing	0.50	0.67	0.46	0.53	0.67	0.61	1.65	0.24	0.18	0.31
Linnet	4.57	3.50	2.08	2.47	2.44	3.17	2.59	4.94	7.88	3.13
Reed Bunting	0.93	2.17	1.08	2.06	2.22	2.33	2.29	1.88	1.29	1.25
Rook	23.14	14.17	18.62	29.65	29.83	17.39	19.41	21.24	12.35	32.38
Skylark	9.86	8.58	9.00	9.47	9.06	6.89	7.47	7.71	9.41	7.56
Starling	3.86	7.00	10.08	6.53	4.44	5.89	1.47	4.12	2.12	3.69
Stock Dove	1.36	1.33	0.85	0.88	0.61	1.00	0.71	0.76	0.71	1.19
Tree Sparrow	0.00	0.17	0.15	0.12	0.22	0.00	0.06	0.06	0.00	0.00
Turtle Dove	0.07	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.13
Whitethroat	1.71	1.25	1.92	2.12	2.00	2.22	2.82	3.35	1.94	1.25
Woodpigeon	24.79	36.25	28.00	34.53	31.67	34.78	33.06	26.94	23.00	26.88
Yellow Wagtail	0.00	0.00	0.08	0.06	0.11	0.00	0.00	0.18	0.00	0.13
Yellowhammer	5.64	5.25	7.46	6.29	5.28	5.56	6.53	4.59	4.35	3.50
Total suite density	93.43	93.83	93.92	111.00	109.06	94.39	91.00	89.12	73.53	94.38
Index	1.00	1.00	1.00	1.19	1.17	1.01	0.97	0.95	0.79	1.01

Table 21 - Mean counts per squares (i.e. density per square kilometre) of farmland birds in West Oxfordshire

5.21 There is a slight increase in the index compared to 2004. Survey effort has stayed steady since 2007. Goldfinches have increased in population density during the ten-year period shown. Other species have shown a more moderate increase including reed buntings and rooks. A long term decline can be seen in greenfinch populations. Turtle doves and yellow wagtails were recorded in 2013, although their numbers remain very low.

Sustainable Design and Construction

- 5.22 Although one significant element of sustainable development is its location, another, equally important, factor is the actual design of the building(s), along with the materials and components used and where they are sourced from. There is a wealth of advice available, relating to sustainable construction, and the Council's website provides access to a number of documents that offer guidance to users, from householders to large developers.
- 5.23 The 'West Oxfordshire Design Guide' <http://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/design-advice/> is supported by more detailed advice in a number of leaflets such as West Oxfordshire's 'Sustainable construction interim planning advice'.

- 5.24 There have been a number of properties during the monitoring period that have installed renewable energy generators. Records derived from the Renewable Energy Foundation¹⁰ indicate that there have been 152 installations with a total capacity of 672.29kw in West Oxfordshire in 2013/14 that have applied for feed in tariffs, to generate income from the energy generated. This is a significant decrease in the level recorded for the 2012/13 period which is likely to be a reflection of the changing cost and viability of installing such technology when measured against falling tariffs.
- 5.25 The vast majority of these installations are domestic photovoltaic systems, although there is some incidence of larger scale, commercial installations in the District. Permission was granted at appeal for a large solar farm to the north of Shilton in November 2014

6. NEIGHBOURHOOD PLANNING

- 6.1 There are several Neighbourhood Development Plans (NDPs) underway in West Oxfordshire.

Chipping Norton

- 6.2 The most advanced of the District's emerging Neighbourhood Plans is the Chipping Norton Neighbourhood Plan. The neighbourhood plan area designation was confirmed in late 2012 and following several consultation stages, in August 2013, the Town Council published for comment a document entitled 'Chipping Norton: Looking Back Stepping Forward'.
- 6.3 Further work has been done on the plan since then including advice received through an independent health check and the plan is likely to be submitted to the District Council in late spring 2015 at which point the Council will administer a formal 6-week consultation period.
- 6.4 All comments received will be submitted alongside the plan itself for examination. If the Plan passes examination, it will be voted on by the community at Referendum. If more than 50% of voters vote in favour of the plan, the District Council will 'make' the plan and it will then form part of the statutory development plan for West Oxfordshire. Further information is available on the Town Council's website¹¹.

6.5

Broadwell

- 6.6 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 is currently undertaking research into issues and options for a Neighbourhood Plan for Broadwell.

Charlbury

- 6.7 The Charlbury Neighbourhood Area was designated in September 2014. A significant amount of work undertaken by the Charlbury community in recent months towards a Community Plan will contribute to their proposed Neighbourhood Plan.

¹⁰ <http://www.ref.org.uk/fits>

¹¹ <http://chippingnortontowncouncil.co.uk/category/neighbourhood-plan/>

Eynsham

- 6.8 The Eynsham Neighbourhood Area was designated in December 2014. An event was recently held to consult the community on local issues and priorities for action which will feed into the early consultation on issues and options for potential inclusion in the Neighbourhood Plan.

Neighbourhood Development Orders

- 6.9 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.
- 6.10 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/>

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 In November 2013 Cabinet agreed to publish the West Oxfordshire CIL Preliminary Draft Charging Schedule (PDCS) for consultation. The consultation ran from 11th December 2013 until 5th February 2014.
- 7.2 Comments were received from around 35 individuals and organisations. Those comments were thoroughly analysed and the Council's evidence base updated accordingly including evidence on development viability.
- 7.3 The Council's CIL Draft Charging Schedule was subsequently published for a 6-week period of consultation in March 2015 alongside the pre-submission draft Local Plan. It is anticipated that the schedule and supporting evidence base will be submitted for examination in summer 2015. The Council's current Local Development Scheme (LDS) agreed in January 2015, envisages the following key dates:
- March 2015 Publication of CIL Draft Charging Schedule
 - May 2015 Submission
 - October 2015 Independent hearing
 - January 2016 Examiner's report received
 - March 2016 Adoption of CIL charging schedule

8. DUTY TO COOPERATE

- 8.1 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.
- 8.2 The duty to co-operate is intended to fill the strategic planning gap created by the abolition of regional spatial strategies.
- 8.3 Importantly the Town and Country Planning (Local Planning) (England) Regulations 2012 require each local authority to report on any activities undertaken through the duty to co-operate during the period covered by the monitoring report.

- 8.4 West Oxfordshire District Council has actively engaged with a broad range of parties throughout the preparation of the Local Plan and supporting evidence base. The Council has produced a separate statement setting out in detail how the Council has fulfilled the duty to co-operate.
- 8.5 This was published as part of the proposed submission documents alongside the pre-submission draft Local Plan in March 2015. The document can be accessed via the following web-link: <http://www.westoxon.gov.uk/media/1037107/Duty-to-Co-operate-Statement-March-2015.pdf>

Appendix 1 Expected numbers of homes on sites with extant permission from 1st April 2015 on:

Allocated sites

12/1037/P/FP – Coral Springs, Witney	125	Permission granted April 2013
11/1198/P/FP – Buttercross Works, Station Lane, Witney	46	Commenced on site February 2013. 9 completed 2013 & 130 expected in 2014/15
13/0345/P/FP – Springfield Nursery	36	Granted March 2014
13/1752/P/FP – Swinbrook Road, Carterton	249	Granted July 2014
	456	

Rural Exception Sites

11/0737/P/OP – Adjacent Frethern Close, Burford	5	Permission granted December 2011
08/1729/P/OP – Adjacent Blackditch, Stanton Harcourt	8	Permission granted March 2010
	13	

Appendix 2 Expected numbers of homes on sites subject to legal agreement from 1st April 2015

12/1019/P/FP – Milestone Road, Carterton	93	Granted September 2012
12/1020/P/OP – Milestone Road, Carterton	105	Granted September 2012
12/1024/P/FP – Ham Lane, Aston	6	Granted September 2012
12/0084/P/OP – North Curbridge SDA	700	Although scheme will provide 1,000 homes, 700 are expected to be completed in the 5-year period
14/0091/P/OP – East Carterton	300	Although this scheme will provide 700 units, only 300 are expected to be delivered in the 5-year period
13/1494/P/OP – Saxel Close, Aston	38	Granted 2014
13/0982/P/FP – NE of Marlborough School, Woodstock	58	Granted 2014
14/0399/P/FP – Swinbrook Road, Carterton	66	Granted 2014
14/0522/P/FP – Rock Hill Farm, Chipping Norton	96	Granted 2014
	1,462	

Appendix 3 Pre-submission draft Local Plan allocations

Site	Potential number of dwellings	Comment
Land east of Chipping Norton Strategic Development Area (SDA)	400	Total allocation is 600 dwellings but reasonable to expect 400 dwellings in the period to 2020.
Land north of Witney Strategic Development Area (SDA)	200	Total allocation is 1,000 dwellings but reasonable to expect 200 dwellings in the period to 2020.
Land at REEMA Central Strategic Development Area (SDA)	200	Site expected to be released to the market in 2016.
Land east of Witney Strategic Development Area (SDA)	200	Total allocation is 400 dwellings but reasonable to expect 200 dwellings in the period to 2020.
Total	1,000	

Appendix 4 Permissions for C2 Bedrooms

14/075/P/FP – Penhurst School, Chipping Norton	58	Granted 2014
11/0087/P/FP – Langston Priory, Kingham	14	Granted 2011
11/1916/P/FP – Milestone Road, Carterton	65	Granted 2012
12/1037/P/FP – Coral Springs, Witney	60	Granted 2013
10/0765/P/FPEXT – Ramping Cat Nursing Home	5	Granted 2010
10/0596/P/FP – Beech Court, Eynsham	12	Granted 2010
13/1159/P/FP – Freeland House	40	Granted August 2014 under s106
	254	

Appendix 5 Other Potentially Deliverable Sites

Site	Potential number of dwellings	Comment
Land at Walterbush Road/Cotswold Crescent, Chipping Norton	100	Identified as potentially suitable in SHLAA. Current application for 228 dwellings.
Total	100	

Appendix 7 Locations of new-build affordable housing completed since 1st April 2006

Site	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Totals
Cheatle Crescent, Burford					13				13
Frethern Close, Burford								15	15
Shilton Park, NE Carterton		38	38	17	40				133
Queens Road, Carterton		9							9
Shilton Road, Carterton							19		19
Quarry Road, Chadlington*						12			12
Little Lees, Charlbury*							7	8	15
Parker Knoll, Chipping Norton	40	13							53
Rock Hill, Chipping Norton	13								13
Furlong Row, Clanfield	3								3
Mill Lane, Clanfield*			6						6
Queens Crescent, Clanfield	5								5
Stonesfield Road, Combe*						8			8
Ducklington Mill, Ducklington			8						8
Cox's Lane, Enstone								6	6
Crossways, Enstone					4				4
Filandic, Enstone		2							2
Manor Close, Enstone						5			5
Merton Close, Eynsham*					40				40
Eynsham East						50			50
Swan Lane, Hanborough*						24			24
The Elms, Langford*						8			8
Fairspear Road, Leafield*	10								10
Ansell Way, Milton-u-Wychwood						10			10

Choicehill, Over Norton*			6						6
Akeman Street, Ramsden*				5					5
Malthouse Farm, Standlake					2				2
Oxford Downs CC, Standlake		2							2
16 Blackditch, Stanton Harcourt*						16			16
The Dorrells, Stanton Harcourt							2		2
Maplewell House, Longore, Stonesfield								4	4
The Ridings, Stonesfield*						8			8
Early's of Witney	10	1							11
Dark Lane, Witney		15	33						48
MadleyPark, North East Witney	14	47	3						64
Tower Hill Works, Witney	18	6							24
Bridge Street Mill, Witney		53							53
Burford Road, Witney								8	8
Marriotts Walk, Witney					20				20
Valance Crescent, Witney					11				11
Wadards Meadow, Witney					4				4
Springfield School, Witney						12			12
Banbury Road, Woodstock*					16				16
Marlborough School, Woodstock					13	15			28
Hensington Farm, Woodstock						5			5
Marriott Close, Wootton*						8			8
TOTALS	113	186	94	22	163	181	28	41	828

*Sites developed under the Local Plan's Rural Exception Policy