

West Oxfordshire District Council

ANNUAL MONITORING REPORT

2005



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WEST OXFORDSHIRE  
DISTRICT COUNCIL

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November 2005

## **WEST OXFORDSHIRE DISTRICT COUNCIL**

### **ANNUAL MONITORING REPORT 2005**

#### **I INTRODUCTION**

- I.1 This is the first Annual Monitoring Report (AMR) for the District of West Oxfordshire prepared under Section 35 of the Planning and Compulsory Purchase Act 2004. Every Local Planning Authority is required to make an annual report to the Secretary of State containing information on the implementation of its local development scheme (the plan making work programme) and the extent to which the Council's planning policies are being achieved.
- I.2 The Council's priority for plan preparation as set out in its [Local Development Scheme](#) (LDS), is to adopt the emerging West Oxfordshire Local Plan 2011 as early as possible in 2006 (under the transitional arrangements). Further information on the LDS and progress on implementation is described in the final section of this AMR.
- I.3 This AMR is divided into three main sections:
- West Oxfordshire and its Context.
  - Monitoring of Outputs.
  - Monitoring of Plan Preparation.

It concentrates primarily upon information for the years since April 2001 with emphasis upon data for the year 2004/5 in particular.

## **2. EXECUTIVE SUMMARY**

### **RESIDENTIAL DEVELOPMENT**

- 2.1. *Progress on major development sites* – Progress on the two major greenfield development areas at Witney (Madley Park) and Carterton (Shilton Park) has increased the supply of new dwellings following a slow start to the plan period. These major developments contributed over 500 dwellings in 2004/05 and 50% of the 2,700 dwellings planned on these sites are now completed. The increase in completions in these development areas has contributed to the completion of 629 dwellings in total in 2004/05, 40% above the annual structure plan target. This high build rate is expected to continue in the next few years as housing development on former employment sites has also begun. The progress on the major development sites has reduced the proportion of dwellings built on previously developed land in the year to 14%. The overall figure 1996-2005 is 43%. This is below the Structure Plan target (55%) and the national target (60%) but is expected to increase as former employment sites are redeveloped.
- 2.2. *High stock of housing permissions* - Completions on windfall sites has continued to fall in 2004/05 but the stock of planning permissions on windfall sites has continued to rise. The overall stock of unimplemented residential planning permissions as at 1<sup>st</sup> April comprises 2,780 residential units. These permissions form the basis for the next few years of house building and indicate that a completion rate above the annualised Structure Plan target will be achieved subject to the housing market. Projections also indicate that the Structure Plan 2016 target can be met from existing planning permissions, allocations and windfalls.
- 2.3. *Affordable housing* - 53 affordable dwellings were recorded as completed in 2004/05 (8% of completions for the year), although a further 52 were completed shortly after 31 March 2005. Whilst the number of affordable units delivered last year was lower than the minimum target of 110 affordable dwellings per year, the progress on major development sites and other existing commitments indicate that completions of affordable units will rise to approx. 195 units per year in 2005-2007.
- 2.4. *Density and Housing mix* – In line with government guidance all major developments (more than 10 units) were built at a density higher than 30 dwellings per hectare (dph), 30% of units were completed at densities higher than 50dph. The proportion of smaller 1 and 2 bedroomed dwellings being permitted has increased again in 2004/05 to 56%. There is a time lag before the completion of these permissions but the proportion of smaller dwellings being completed also rose to 37% 2004/05. A growing proportion of these smaller dwellings are flats, 136 were completed 2004/05.

### **BUSINESS DEVELOPMENT**

- 2.5. The West Oxfordshire Employment Land Audit - published in September 2005 highlighted that employment land is concentrated in Witney and the larger settlements and that Local Plan policy is successfully steering new employment development to the larger settlements. The audit highlighted

the fact that the large proportion of West Oxfordshire business activity revolves around smaller enterprises.

- 2.6. *New employment development* – 28,317m<sup>2</sup> of floorspace was developed for employment uses in 2004/05. 62% was on previously developed land. 78% was on areas allocated or defined within the Local Plan. There has been a healthy take up of land allocated for employment purposes. There are no large areas of employment land allocations lying without developer interest. Within Witney only 6ha of land remain without planning permission out of the 21ha of land allocated for employment uses at West Witney. At 1<sup>st</sup> April 2005 planning permission was outstanding for 84,821m<sup>2</sup> of floor space in the Use Classes B1, B2, and B8, with about 60% (52,250m<sup>2</sup>) being devoted to B8 use.
- 2.7. *Losses of employment land* - during the year 2004/05 0.17ha of employment land was lost to residential use through completed development.

### **OTHER DEVELOPMENT**

- 2.8. Other development includes retail and leisure uses of which there has been little development of significance in 2004/05 with only 91m<sup>2</sup> of retail (A1) floorspace completed.
- 2.9. However, there are several retail, community and leisure use schemes which are progressing including neighbourhood centres at the major development sites at Madley Park (Witney) and Shilton Park (Carterton), and an extension to Sainsbury's store in Witney which is currently under construction. Progress is being made on the Witney edge of town centre site (Marriotts Close) redevelopment being promoted by the District Council. A planning application for a comprehensive mixed use development is anticipated in early 2006.

### **ACCESSIBILITY**

- 2.10. 93% of residential completions in 2004/05 were within the major towns of Witney, Carterton and Chipping Norton. Within these towns the bus/walk journey time to a series of key facilities (including a town centre, a primary school, a secondary school, areas of employment, a dentist, and a GP surgery) is typically within 30 minutes. This assessment is based on accessibility mapping produced by Oxfordshire County Council which will form the basis for future improvements in monitoring the accessibility of development.

### **ENVIRONMENTAL INDICATORS**











- 2.11. Flood protection and water quality - In the previous monitoring year the Council has not permitted any development contrary to the advice of the Environment Agency.
- 2.12. Biodiversity – data has been collected and provided by the Thames Valley Environmental Record Centre (TVERC) which forms a baseline for monitoring biodiversity in West Oxfordshire. The data records the extent and prevalence of priority habitats and species and designated sites of nature









conservation or geological importance. As this is baseline data, there is insufficient data to assess the effect on biodiversity of development in the last year. Of note, however, is the fact that 97% of Sites of Special Scientific Interest are in favourable condition or recovering.

- 2.13. Renewable energy – other than small householder installations (photovoltaic cells for example) there have been no major renewable energy installations that have come forward over the past monitoring year.




### **CORE INDICATORS**

- 2.14. Local Planning Authorities as part of their Annual Monitoring Report are required to monitor and submit information on a series of core indicators. These indicators are specified by the Office of the Deputy Prime Minister in the Local Development Framework Monitoring Good Practice Guide and subsequent updates. These indicators are presented in the following table along with an indication of progress against the objectives of the Local Plan.

<b>Table E1 Summary of progress against Core indicators</b>			
<b>Ref</b>	<b>Core Indicator</b>	<b>Progress</b>	<b>Impact</b>
<b>BUSINESS DEVELOPMENT</b>			
1a	Amount of floorspace developed for employment by type (B1a - Office, B1b - R&D, B1c - Light industry, B2 - General industry, B8 - Storage and distribution).	In total 28,317m <sup>2</sup> of floorspace was developed for business use in 2004/2005. Of this 11,384m <sup>2</sup> (41%) was B1a, 366m <sup>2</sup> B1c (1%), 4309 m <sup>2</sup> B2 (16%), 11728m <sup>2</sup> B8 (42%).	
1b	Amount of floorspace developed for employment, by type, which is in employment or regeneration areas defined in the local development framework	78% of land was within employment areas defined and allocated in the Local Plan. There are no regeneration areas defined in the local plan.	
1c	Amount of floorspace by employment type, which is on previously developed land	62% of floorspace was developed on previously developed land. Of the floorspace developed on greenfield land (10,691 m <sup>2</sup> ) 98% was B8 floorspace and the remaining 2% resulted from a barn conversion.	
1d	Employment land available by type	At the 1 <sup>st</sup> April 2005 planning permission was outstanding for 84,821 m <sup>2</sup> of floor space in the Use Classes noted above with about 60% (52,250m <sup>2</sup> ) being devoted to B8 use.	
1e	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	0.17ha of employment land was lost to residential use through completed development in 2004/05. This employment land was not specifically allocated for employment use in the Local Plan (proposals greater than 250m <sup>2</sup> floorspace are monitored)	
1f	Amount of employment land lost to residential development.	See above.	
<b>HOUSING</b>			
2a	Housing trajectory.	See charts R1a and R1b. 629 dwellings completed 2004/05, above the annualised requirement (450 dwellings) and the housing trajectory is on target to meet the structure plan requirement to 2011 ahead of schedule.	
2b	Percentage of new and converted dwellings on previously developed land	14% in 2004/2005 due to progress on major greenfield development areas. Overall figure 1996-2005 is 43%. This figure is expected to increase to above County Structure Plan Target (55%) and Government Target (60%) by 2008.	
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare	All completions on sites of 10 dwellings or more were at a density of 30 dwellings per hectare or more. 30% were completed at densities in excess of 50 dwellings per hectare.	
2d	Affordable housing completions	53 affordable dwellings were recorded as completed in 2004/05 (8% of total completions) however a steady supply of completions has been recorded since 31 March. There is a Council target of a minimum of 110 completed affordable dwellings per year i.e. approx 25% of the Structure Plan total annual average building rate. Existing commitments indicate that completions will increase to above the target level 2005-2007.	

<b>TRANSPORT</b>			
3a	Amount of completed non-residential development within UCO's A, B and D complying with car parking standards set out in the local development framework	The development plan contains maximum parking standards. Lower parking levels are acceptable in some circumstances and no development has exceeded the maximum standard.	
3b	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre(s)	Minimum of 93% of completions were within the major towns of Witney, Carterton and Chipping Norton in 2004/05. Within these towns bus/walk accessibility is within 30mins for all key services except a hospital with full facilities.	
<b>LOCAL SERVICES</b>			
4a	Amount of completed retail, office and leisure development	91m <sup>2</sup> of retail floorspace (A1) has been completed in 2004/05 and 267m <sup>2</sup> of Offices (B1a). These developments were within town centres.	
4b	Amount of completed retail, office and leisure development in town centres	As above.	
4c	Amount of eligible open spaces managed to green flag award standard	No data available. Most open space is managed by local parish and town councils.	
<b>FLOOD PROTECTION AND WATER QUALITY</b>			
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	There were no applications permitted contrary to the advice of the Environment Agency within the last monitoring year.	
<b>BIODIVERSITY</b>			
8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional or local significance	Data has been collected for priority habitats, priority species and areas designated for their intrinsic environmental value. This data forms the baseline against which future monitoring reports can report change. Of the 1119ha of SSSIs in the district only 46% was in favourable condition.	
<b>RENEWABLE ENERGY</b>			
9	Renewable energy capacity installed by type	There were no major schemes for renewable energy generation installations within the last monitoring year.	

*Progress against Local Plan objectives*

Positive impact:  Negative impact:  Neutral impact or insufficient data: 

Core indicators specified by ODPM (2005) in 'Local Development Framework Monitoring: A Good Practice Guide' and subsequent updates.

**CHARACTERISTICS**

**ENVIRONMENTALLY RICH**

The District is environmentally rich with about one third lying within the Cotswolds Area of Outstanding Natural Beauty, nearly 50 Conservation Areas, some 3,200 Listed Buildings and 150 Scheduled Ancient Monuments. There are 29 Sites of Special Scientific Interest, including two National Nature Reserves. Over 100 other biodiversity rich sites have been designated as of local importance.

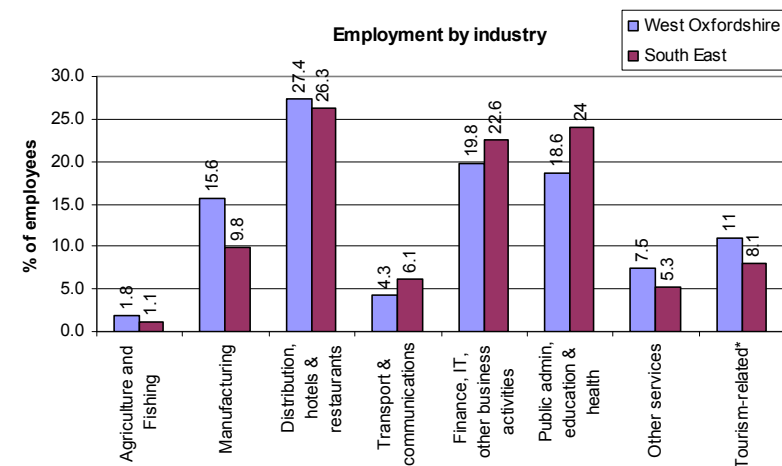
**RURAL IN CHARACTER**

The District remains essentially rural in character with the bulk of its 97,000 population concentrated along the main transport corridors of the A40 and A44. The largest centre of population is the market town of Witney (c 23,000 people). The second largest town, Carterton (c. 13,500 people), is also the home of RAF Brize Norton. The remainder of the population is scattered within the many rural towns and villages.

As a rural area, the population density, at 135 people per square kilometre, is much lower than the regional average (421) or England as a whole (380). However, the population has increased by about 5.1% since 1991 which is nearly double the national rate of increase and is largely the result of new house building in the District.

**PROSPEROUS**

The District on the whole is prosperous and the District's economy has remained healthy amidst wider economic changes, notably the decline of agriculture and manufacturing, and has benefited from growing clusters of businesses in bio-technical, medical and high-performance motor engineering sectors.



Source: ONS, NOMIS ABI 2003

Note: Not all industry categories presented. Tourism related activities combines several categories.

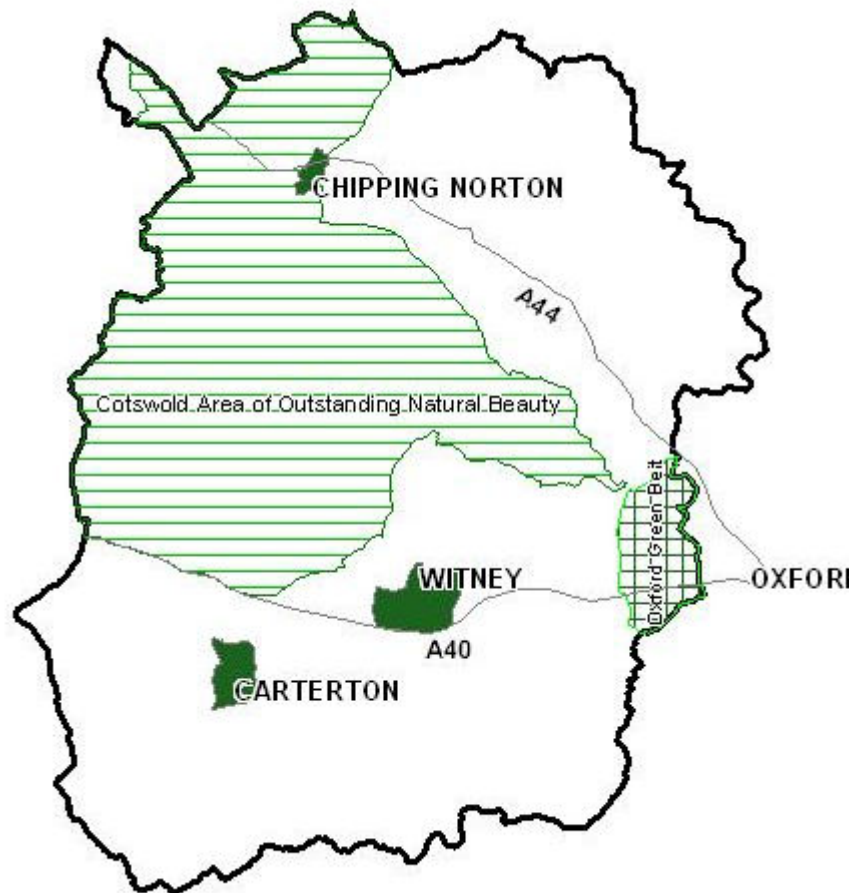
The number of jobs in the District has increased slightly in recent years, and the percentage of jobs in knowledge intensive businesses is above the County average, suggesting that the District has developed a competitive economic base. The District also has a rate of new business formation which is higher than both the County and regional average. Economic activity is also high – over 70% of residents in the 16-74 age range are employed and the unemployment rate is one of the lowest in the South East region (less than 1%).

Most of the population of West Oxfordshire is independently mobile with only 13% of households without a car or van at their disposal compared to 33% in Oxford City (2001 Census). About 45% of all households in 2001 had access to 2 or more cars or vans.

**3. WEST OXFORDSHIRE AND ITS CONTEXT**

The overall aim of the emerging West Oxfordshire Local Plan 2011 is:

*To protect and enhance the natural and built environment in West Oxfordshire in order to pass a worthy legacy onto future generations whilst at the same time securing new development of a good environmental standard which will provide the necessary residential accommodation, jobs, infrastructure and facilities required to meet the social and economic needs of the local community as well as visitors to the area.*



**More information**

- The Council has published a summary of Census 2001 information <http://www.westoxon.gov.uk/files/publications/1952-284.pdf>
- A range of 'Quality of Life' Indicators are available on the Oxfordshire Data Observatory - [www.oxfordshirepartnership.org.uk](http://www.oxfordshirepartnership.org.uk) and also <http://www.areaprofiles.audit-commission.gov.uk>
- Housing Needs Update 2004 - <http://www.westoxon.gov.uk/files/publications/1464-250.pdf>
- Economic Development Strategy 2004-2007 – <http://www.westoxon.gov.uk/files/download/1941-830.pdf>

**ISSUES**

**AN AGEING POPULATION**

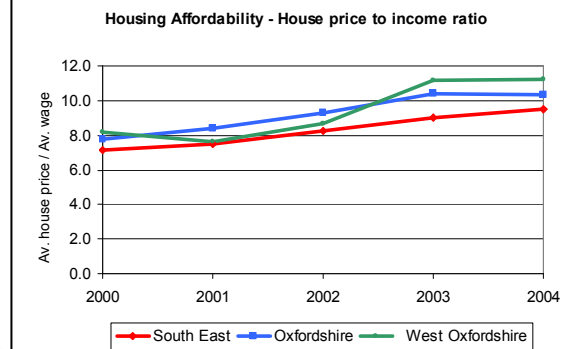
West Oxfordshire has the highest percentage of people aged 65 or over within the County i.e. 16% in 2001. Older people form an increasing proportion of local residents, a trend which is occurring nationally, but has implications for services and house building in the District.

**POCKETS OF DEPRIVATION**

There are pockets of deprivation although the most deprived ward, Chadlington, is not in the country's top 50% of the most deprived wards.

**HOUSING AFFORDABILITY**

Prosperity does however come with its own problems. West Oxfordshire is a high quality rural area relatively near to several major towns and cities. There is strong pressure upon the housing stock from commuters and for retirement or second homes. The average house price of £234,444 (Land Registry April-June 2005) is above the average for the South East as a whole (£223,372).



House prices have risen much faster than local incomes resulting in average house prices which are over 11 times the average income, an imbalance which is higher than that for the rest of the county and the rest of the region. These high land and property values are preventing many of the children of existing families from setting up their own household locally, without some form of assistance.

High land values, however, present an opportunity for the delivery of affordable housing in private developments. The 2004 District Wide Housing Need update identified an annual need of 613 affordable units, a level of provision way above that achievable in the District. High prices are also resulting in the loss of many of the smaller traditional village homes through extension or redevelopment to create more substantial properties and this in turn is affecting the labour market.

**COMMUTING AND CONGESTION**

Despite a wide choice of employment opportunities throughout West Oxfordshire, in both location and type, long distance commuting is increasing. Although the number of people working mainly at or from home is becoming more significant (11% in 2001 Census) the Council's own surveys of rural businesses show the number of people travelling over 20km between home and workplace has increased (West Oxfordshire Economic Monitor 2003). Oxford is and will continue to be a major source of jobs (as well as health and leisure destinations). Indeed, 7,100 residents commute to Oxford, 1,700 people travel from Witney alone and approx. 70% drive. This leads to severe congestion on the main approach roads, and the A40 in particular, at peak periods.

**ACCESSIBILITY**

Those households living in the villages generally have only infrequent public transport and a limited range of local services and facilities.



#### **4. MONITORING OF OUTPUTS**

- 4.1. This is the main component of this AMR. The following pages examine specific physical activities over which planning policies can exert influence. The objectives of the emerging West Oxfordshire Local Plan 2011 form the framework for this analysis. Following the 2004 local plan inquiry several policies and proposals are now being modified in response to the Inspector's recommendations. Any impact of these changes will be monitored over future years.
- 4.2. The data available from monitoring is presented under the following headings:
- a) Residential development
  - b) Business development
  - c) Other development
  - d) Accessibility
  - e) Environmental indicators
- 4.3. The data used to monitor the performance of the Council's planning policies relating to a), b) and c), noted above, is collected through the normal planning process. Information provided through planning applications is recorded, analysed and shared at District, County and Regional level. The Land Development Progress System (LDPS) database, managed by Oxfordshire County Council, holds information relating to both residential and non-residential planning permissions and can produce a range of reports to assist in the monitoring function.
- 4.4. At District level, the monitoring of residential development has been taking place effectively over many years. However, although planning permissions for non-residential schemes of 250m<sup>2</sup> and above are recorded when a decision notice is issued, they have not been monitored from commencement to completion on a regular basis as priority has been given to residential monitoring. In addition, small enterprises (i.e. less than 250m<sup>2</sup>) are not at present recorded through the LDPS process although such small-scale businesses form an important part of the District's economy. Methods of improving the non-residential aspect of the monitoring process are currently being investigated.

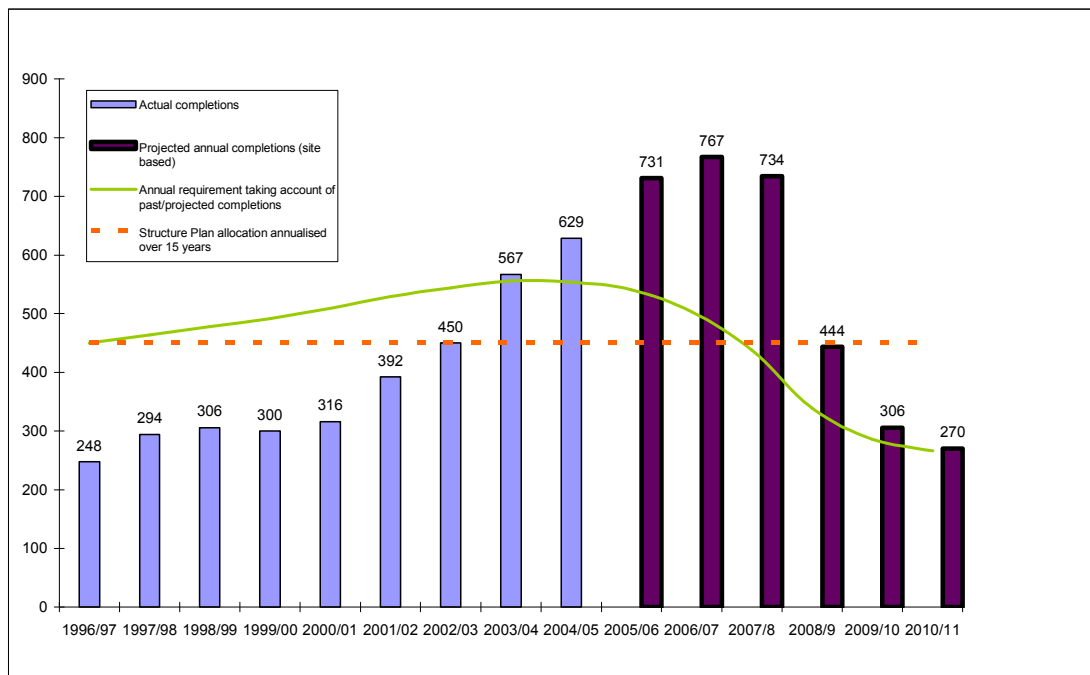
## RESIDENTIAL DEVELOPMENT

- 4.5. A key aim of the Council Plan, supported by West Oxfordshire's Housing Strategy, is to enable the provision of adequate housing for all. The following Local Plan housing objectives have been put in place to reflect this aim:

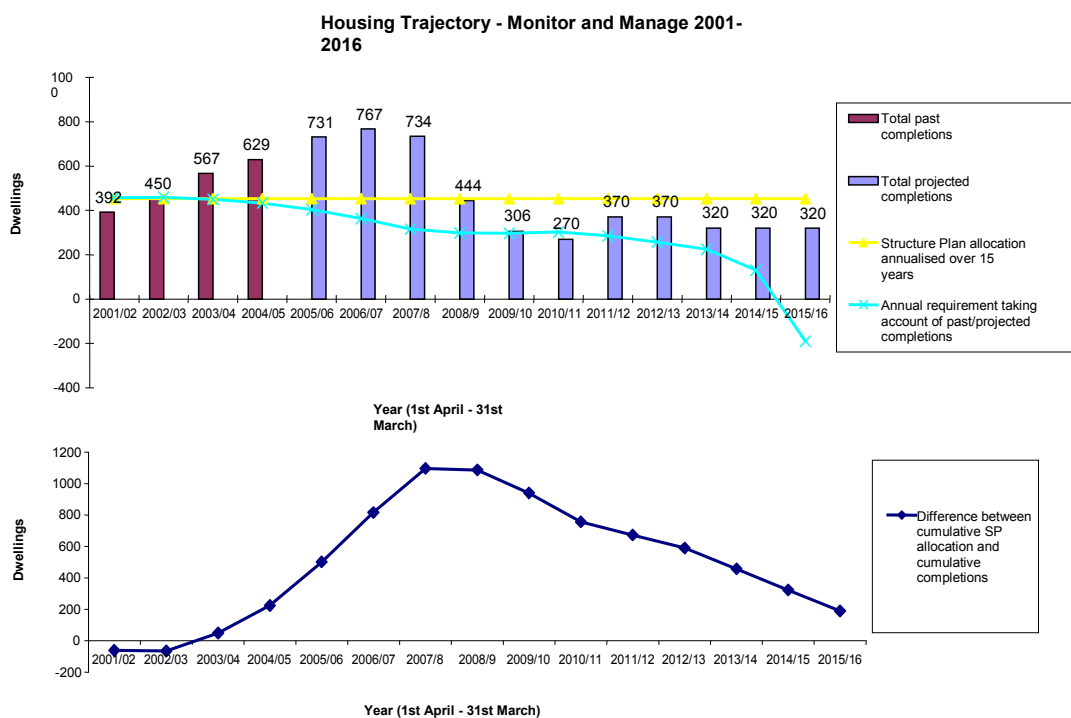
- To identify sufficient sources of new housing to meet the Structure Plan provision for West Oxfordshire during the period up to 31<sup>st</sup> March 2011 whilst ensuring that land is not released for major areas of new development until appropriate levels of supporting infrastructure and facilities are secured
- To locate new housing where it will have the least adverse impact on the character and resources of West Oxfordshire whilst ensuring that the new development makes a positive contribution to the high quality built environment. Development will be phased to ensure that priority will be given to the reuse of previously developed land.
- To seek a range of new residential accommodation which provides a variety of sizes, types and affordability with special emphasis on the provision of dwellings for local people who cannot afford local housing market prices.

### Housing Supply

- 4.6. The Oxfordshire Structure Plan 2011 made provision for 6,750 additional dwellings to be built in West Oxfordshire between 1<sup>st</sup> April 1996 and 31<sup>st</sup> March 2011. This equates to an average annual completion rate of 450 dwellings. About 2,700 of the total provision should be built in the main town, Witney – an average annual rate of 180 dwellings. The replacement Structure Plan 2016 (adopted in October 2005 ) provides for 6,800 additional dwellings during the years 2001-2016. About 3,000 of these (200 per annum) are to be built at Witney.
- 4.7. Policies in the West Oxfordshire Local Plan guide the majority of new residential development towards the largest towns and service centres which have a relatively good range of facilities, services and employment opportunities (classified as Group C settlements in the Local Plan). The 1997 adopted Local Plan allocated two major development areas on the edge of Witney (Madley Park) and Carterton (Shilton Park), and the first planning permissions were granted on these sites in June 2000 and September 1998, respectively. Various issues, including the need to secure adequate levels of supporting infrastructure, resulted in a slow start within these areas and development did not really commence in earnest until 2001/2002. However, both areas are now in full swing and, between them contributed well over 500 units in the year 2004/2005. Both market and affordable dwellings were built, as well as a new nursing home at Madley Park. About 50% of the 2,700 dwellings planned in total in these two development areas are now completed.



**Chart R1a Residential Completions in West Oxfordshire 1996 – 2011**



**Chart R1b Residential Completions in West Oxfordshire 2001 – 2016**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL
Actual completions - allocated sites	204	250	382	544												1380
Actual completions - unallocated sites	188	200	185	85												658
Projections - allocated sites					561	597	564	274	136	100	200	200	150	150	150	3082
Projections - unallocated sites					170	170	170	170	170	170	170	170	170	170	170	1870
Total past completions	392	450	567	629												2038
Total projected completions					731	767	734	444	306	270	370	370	320	320	320	4952
Cumulative completions	392	842	1409	2038	2769	3536	4270	4714	5020	5290	5660	6030	6350	6670	6990	
Structure Plan allocation annualised over 15 years	453	453	453	453	453	453	453	453	453	453	453	453	453	453	453	6795
Difference between cumulative SP allocation and cumulative completions	-61	-65	49	225	502	816	1097	1087	940	757	673	590	457	323	190	
Annual requirement taking account of past/projected completions	458	458	449	433	403	363	316	298	297	302	285	257	225	130	-190	4484

**Table R1b Residential Completions in West Oxfordshire 2001 – 2016**

4.8. **Chart R1a** shows the level of actual and estimated annual completions within West Oxfordshire between 1<sup>st</sup> April 1996 and 31<sup>st</sup> March 2011 (the current local plan period) and progress towards meeting the Structure Plan requirement of 6,750 dwellings for that period. At April 2005 93% of this requirement was either completed or had outstanding planning permission. No allowance in this Chart has been made for any completed dwellings at the Council’s reserve local plan allocation at Witney (North Curbridge Development Area). **Chart R1b** extrapolates this information for the Structure Plan 2016 period and includes development at North Curbridge.

Indicator
Core
Indicator: 2a
Local Plan
Policy Ref:
H1

4.9. **Chart R1a** clearly shows the delayed commencement of the two major development areas at Witney and Carterton. However, with the increasing construction rate in these areas, plus the redevelopment for housing of several former employment sites, a high building rate is expected during the next few years. In 2004/5 a total of 629 dwellings were completed, a build rate 40% above the Structure Plan average annual rate.

*Development on Previously Developed Land*

4.10. The Government’s commitment to making the best use of previously-developed land and buildings is underlined in PPG3 by the national target that calls for 60% of additional housing to be provided on this type of land by the year 2008. The Oxfordshire Structure Plan 2016 proposes a figure of 55% as the County-wide contribution towards this national figure.

4.11. In the final year before the two major greenfield development areas (Madley Park and Shilton Park) came on line (2000-2001), the proportion of new housing created on previously-developed land in West Oxfordshire was 66%. However, in that year the build rate was 30% below the Structure Plan average annual rate and was delivered, primarily, through windfalls (see **Chart R3**). Since that year, the contribution made by previously developed land has fallen to a level of only 14% in the year 2004-2005. The overall figure for the plan period to date (1996-2005) is 43%.

Indicator
Core
Indicator: 2b
Local Plan
Policy Ref:
H1

4.12. As described above, the majority of new residential development required to fulfil the Structure Plan provision is being concentrated in the two largest settlements of Witney and Carterton. Whilst these urban extensions are in

relatively sustainable locations, they are, nonetheless, on greenfield sites. As the rate of construction has increased in these areas (they contributed 85% of the District's new dwellings in the year 2004-2005) so the proportion of development on previously-developed land has fallen.

- 4.13. However, approval has been given for the redevelopment to housing of a number of large older employment sites in Witney and Chipping Norton and it is expected that construction on this land during the next couple of years will help to increase the District-wide figure for new housing on previously-developed land to about 60% in the year 2007-2008 (see **Chart R2**).
- 4.14. **Chart R2** shows the forecast building rate derived from sites allocated in the Local Plan plus windfall sites that are expected to be completed up to 31<sup>st</sup> March 2011.
- 4.15. It is estimated that during the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2011 between 50% and 55% of all new dwellings will be constructed on previously developed land.

*The contribution of windfall sites*

- 4.16. Development on windfall sites has, traditionally, played an important rôle in meeting the demand for housing within the District. As **Chart R3** demonstrates, completions from this source have been as high as 92% in any one year and, during the period from 1<sup>st</sup> April 1996 to 31<sup>st</sup> March 2005, 52% of all completions have been on windfall sites.
- 4.17. However, since the high point in 2000-2001, a significant percentage of housing completions has switched from windfall sites to local plan allocated sites. **Chart R4** shows the steady reduction in windfall completions since 2001.
- 4.18. Conversely the number of units granted permission on previously unidentified sites has risen for the fifth year running to reach its highest level in this plan period. As at 1<sup>st</sup> April 2005, there were 961 dwellings with outstanding planning permission on just over 400 windfall sites. Nearly three quarters of these sites have permission for just one unit. Over a quarter of the 961 dwellings are proposed on just 6 sites, including 3 at Chipping Norton (one of which is the redevelopment of Parker Knoll) and 2 former employment sites in Witney.
- 4.19. Outside of the four main settlements (Witney, Carterton, Chipping Norton and Eynsham), the majority of sites were covered by permissions for just one unit. However proposals on 55 sites are for 2 or more units and cover a total of 202 dwellings. If the modified H11 affordable housing policy in the emerging local plan had been effective when these proposals were submitted, a proportion of these units could have been secured as affordable housing. This new policy came into effect for development control purposes in July 2005.


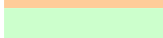
Outstanding permissions

- 4.20. On 1<sup>st</sup> April 2005 there were outstanding planning permissions for over 2,780 residential units, almost half of which (49%) are to be built on previously developed land. Only about 700 of these units are on sites of less than 10 dwellings and of these, over 300 units will be achieved through the conversion of existing dwellings.
- 4.21. Re-use of existing buildings (conversion and change of use), particularly the conversion of farm and agricultural buildings, has traditionally provided a significant supply of residential units in the rural areas. Although only 34 dwellings were completed through the conversion of buildings in the year 2004-2005 (6 of them agricultural buildings), the number of such units covered by outstanding permissions remains high at 308 (122 involving agricultural buildings).
- 4.22. Included amongst the outstanding permissions are 160 new self-contained units in the form of ancillary accommodation for the use of friends, family or employees.

**Chart R2**

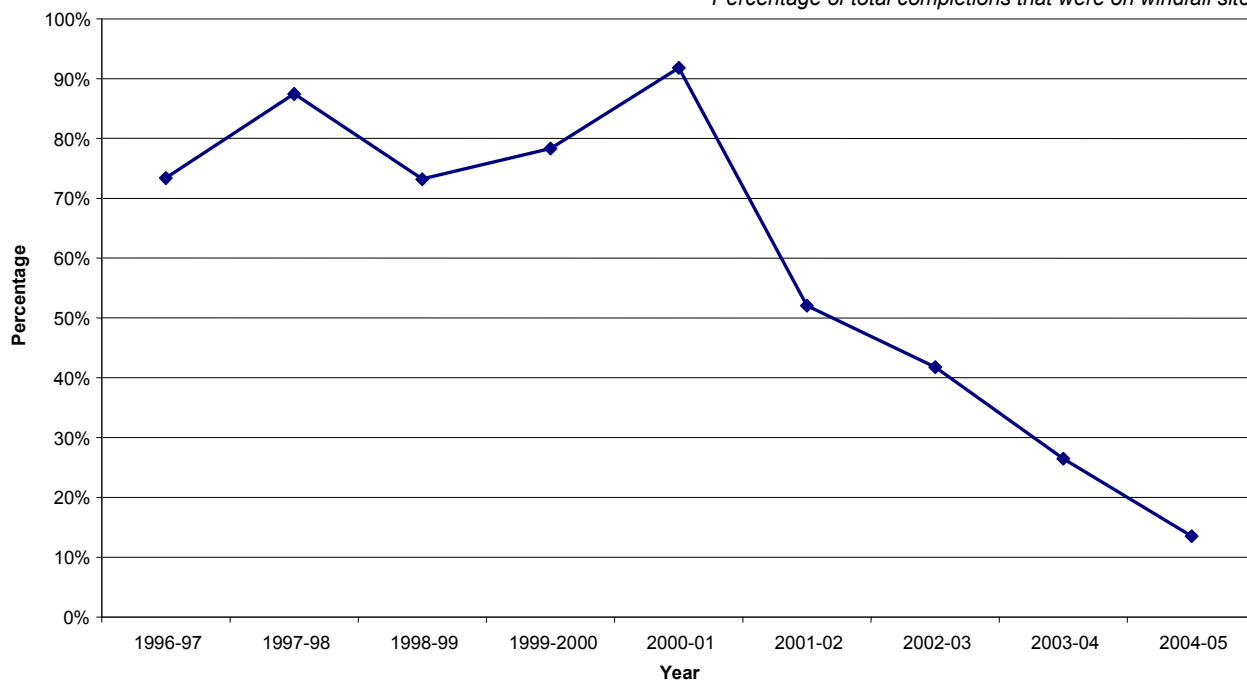
**Estimated year of completion of residential units**

<b>WITNEY</b>	<b>2005-2006</b>	<b>2006-2007</b>	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>	<b>TOTALS</b>
Bridge Street Mills	50	76	50				176
Early's New Mill	70	76	73				219
Rear of Methodist Church			20				20
Development Area 1			50				50
Development Area 2		80	70				150
Cogges					46		46
Northfield Farm	13	12					25
North East Development Area	207	130	151	50			538
Windfall estimate	30	30	30	30	30	30	180
	370	404	444	80	76	30	1404
<b>REST OF DISTRICT</b>							
<b>Chipping Norton</b>							
Cromwell Park				80			80
<b>Carterton</b>							
North East Development Area	202	173	150	144	10		679
Shilton Road (Proposal 5)		50					50
Other Allocations – Greenfield					80	100	180
Other Allocations – Previously Developed	19						19
Windfall Estimate	140	140	140	140	140	140	840
	361	363	290	364	230	240	1848
	<b>731</b>	<b>767</b>	<b>734</b>	<b>444</b>	<b>306</b>	<b>270</b>	<b>3252</b>
Units on previously-developed land	309 (42%)	402 (52%)	433 (59%)	170 (38%)	170 (56%)	170 (63%)	<b>1654(51%)</b>
Units on greenfield land	422 (58%)	365 (48%)	301 (41%)	274 (62%)	136 (44%)	100 (37%)	<b>1598(49%)</b>

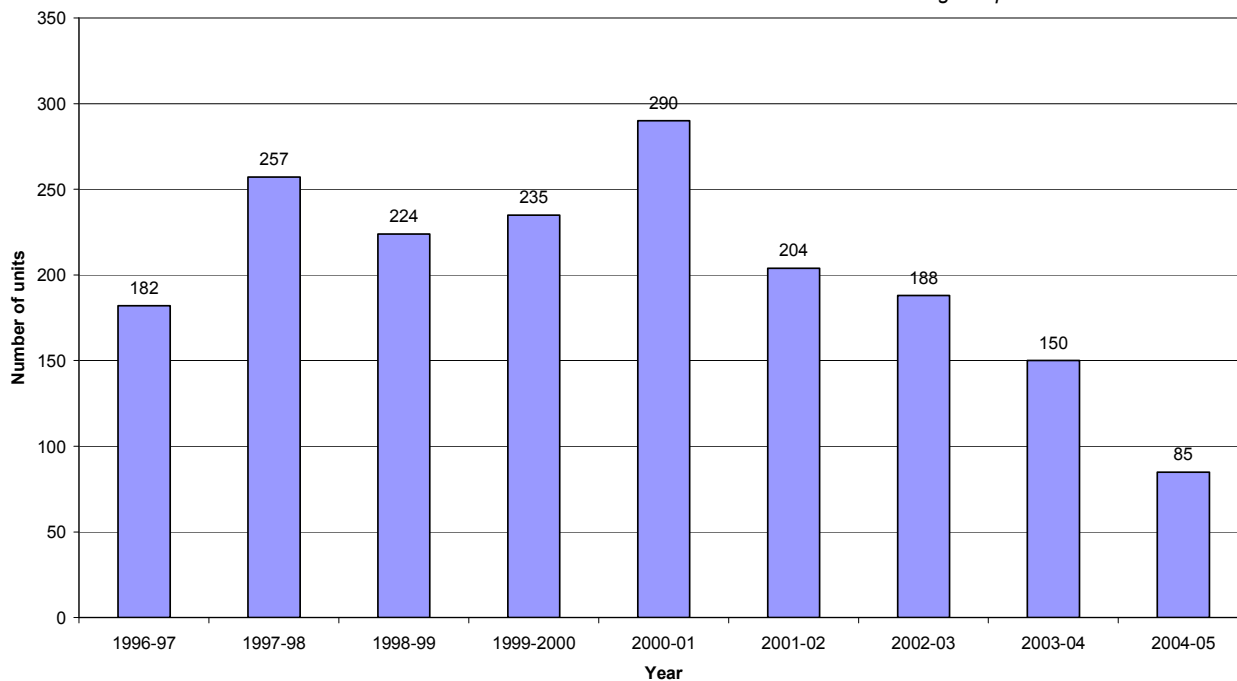
Previously-developed land =   
 Greenfield land = 

N. B. This chart contains no allowance for any completed dwellings on the greenfield allocation at the North Curbridge Development Area.

**Chart R3**  
Percentage of total completions that were on windfall sites



**Chart R4**  
Housing completions on windfall sites





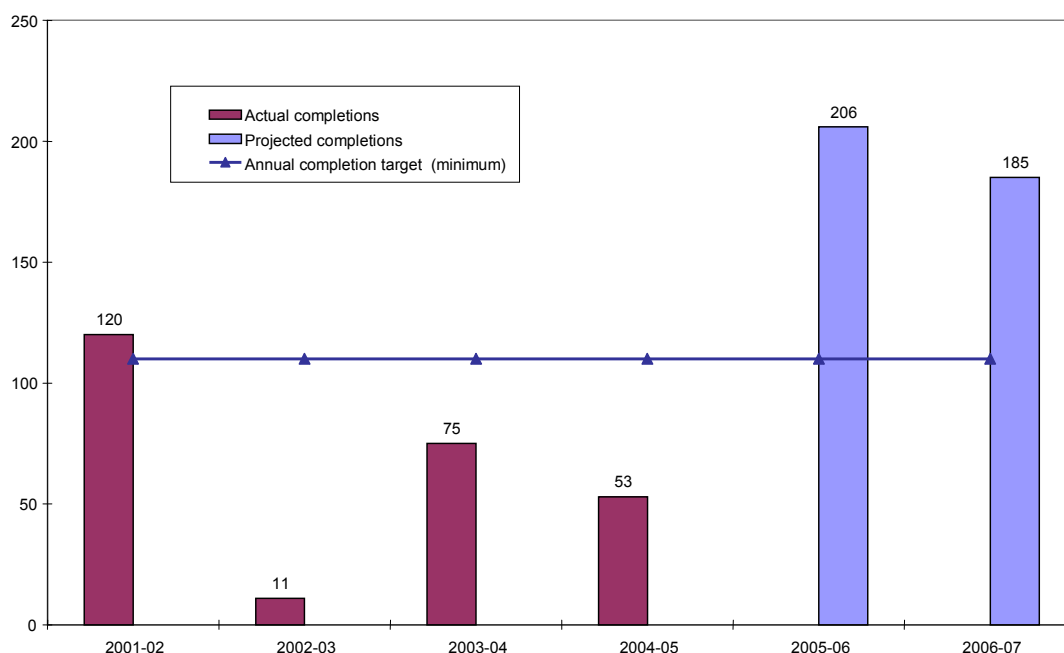
Affordable housing

4.23. Since 1<sup>st</sup> April 1996 14% of all residential completions in West Oxfordshire have comprised affordable homes (485 in total), with 124 of these provided on *Rural Exception Sites*. In the year 2001/2, the Council introduced a minimum target of 100 new affordable homes per year (an increase from the earlier target of 60 – 80 dwellings). This target now stands at a minimum of 110 dwellings i.e. approx 25% of the Structure Plan total annual average building rate.

4.24. **Chart R5** shows the completions, both actual and forecast, from 1<sup>st</sup> April 2001. Since development commenced on the two major sites at Madley Park and Shilton Park, just over 50% of the affordable housing supply has come from those areas (224 for rent from RSLs and 35 in shared ownership). In the last year (2004-2005) 46 of the 53 affordable units recorded as completed were built on these two sites. Shortly after 31 March 2005 a further 52 new affordable dwellings were added to completions.

Indicator
Core
Indicator: 2d
Local Plan
Policy Ref:
H11

4.25. The forecast totals are based on existing commitments with the figure for 2006/7 being the lower point of a potential completion rate of between 185 – 260 units. It is estimated that the proportion of the total completed dwellings in the years 2005 - 2007, built as affordable units, will be in the region of 24% - 28%.



**Chart R5 Affordable housing completions from 1<sup>st</sup> April 2001**

Density and house types

- 4.26. As part of its drive to promote the efficient use of land, PPG3 encourages housing development at a net density of between 30 and 50 dwellings per hectare.
- 4.27. Developments on the major sites within the District (sites containing 10 or more dwellings) over the period 1<sup>st</sup> April 2004 – 31<sup>st</sup> March 2005 were all built at a density higher than 30 dwellings per hectare with 30% of the units being completed at densities in excess of 50 dph.
- 4.28. The period since 1<sup>st</sup> April 2002 has seen a steady increase in the demand (through permissions) for smaller dwellings (1 and 2 bedrooms) and in the year 2003/04, over half of all dwellings permitted (53%) were for these smaller units. In 2004/05, this proportion rose to 56%. Although **Table R5** clearly indicates this growth in demand since 2001, it is worth noting that there appears to be a lag before these permissions are implemented. In 2003/04 only 36% of all new build completions had 1 or 2 bedrooms and this had only risen to just over 37% in the following year (2004/05).
- 4.29. A growing proportion of the number of proposals for smaller units has taken the form of flats – particularly on the two major development areas at Madley Park, Witney and at Shilton Park, Carterton. In 2002/03 only 33 flats were completed in the District but in the following year the total was 99 and in 2004/05 136 were completed.

Indicator
Core Indicator: 2c
Local Plan Policy Ref: H3

**Table R5 Detailed Planning Permissions – Housing Mix**

<b>DETAILED PLANNING PERMISSIONS (PERCENTAGES)</b>			
<u>Year</u>	<u>1 &amp; 2 bed</u>	<u>3 bed</u>	<u>4 or more bed</u>
2001-02	19%	38%	43%
2002-03	36%	33%	31%
2003-04	53%	29%	18%
2004-05	56%	22%	22%

## **BUSINESS DEVELOPMENT**

- 4.30 The Council through the LDPS system monitors employment development. This is classified as development which falls within the B- use classes and encompasses office based, industrial and storage and distribution activities. Providing jobs is necessary to meet the social and economic needs of the community and is an essential component of sustainable development. To meet this challenge the Local Plan has the following objectives:

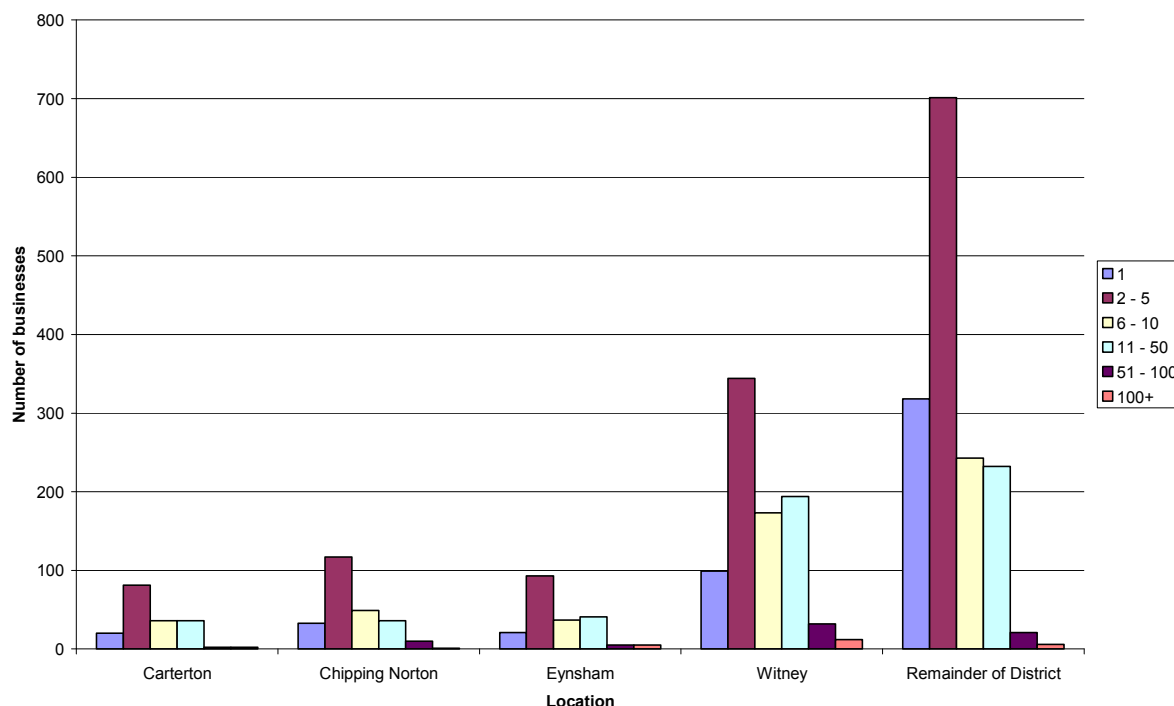
- To provide a wide range of sites and buildings in order to assist in maintaining a healthy local economy with a diversity of job opportunities to match the skills available throughout the District.
- To ensure that the location of employment sites and buildings does not erode the high environmental quality of West Oxfordshire, does not lead to an unacceptable increase in traffic levels and does not lead to overheating of the economy and stimulation of undesirable growth beyond that planned for in the Oxfordshire Structure Plan.

### *Employment land Audit*

- 4.31 Historically, the District's economy was based largely on agricultural activities but, over time, much of this was replaced by larger engineering and textile concerns. In turn, many of these sites have now been, or are being, redeveloped for a variety of uses, including housing.
- 4.32 The West Oxfordshire Employment Land Audit - April 2005 (published in September 2005) gives a clear description of the District's economic character and make-up and the policy context within which its businesses operate. The overall conclusions of the Audit were:
- Most employment activity is concentrated in Witney, with significant levels of employment also at Carterton, Chipping Norton and Eynsham
  - Local Plan policies appear to be successfully steering employment uses to the larger settlements
  - There are no large areas of allocated land lying unused without developer interest in providing new employment development
  - There is a general pressure for change of use from employment to residential use in response to the high value of residential land, particularly in Witney and Chipping Norton
  - The employment base of Carterton is being diversified by the development of the allocated employment sites
  - There appears to be a need for smaller units in Witney, and for medium sized units in Chipping Norton
  - There is a need across the district for units to buy rather than to rent

(The Full report of the West Oxfordshire Employment Land Audit can be downloaded from [www.westoxon.gov.uk](http://www.westoxon.gov.uk))

4.33 **Chart BI** shows the large proportion of West Oxfordshire’s business activity that revolves around smaller enterprises.



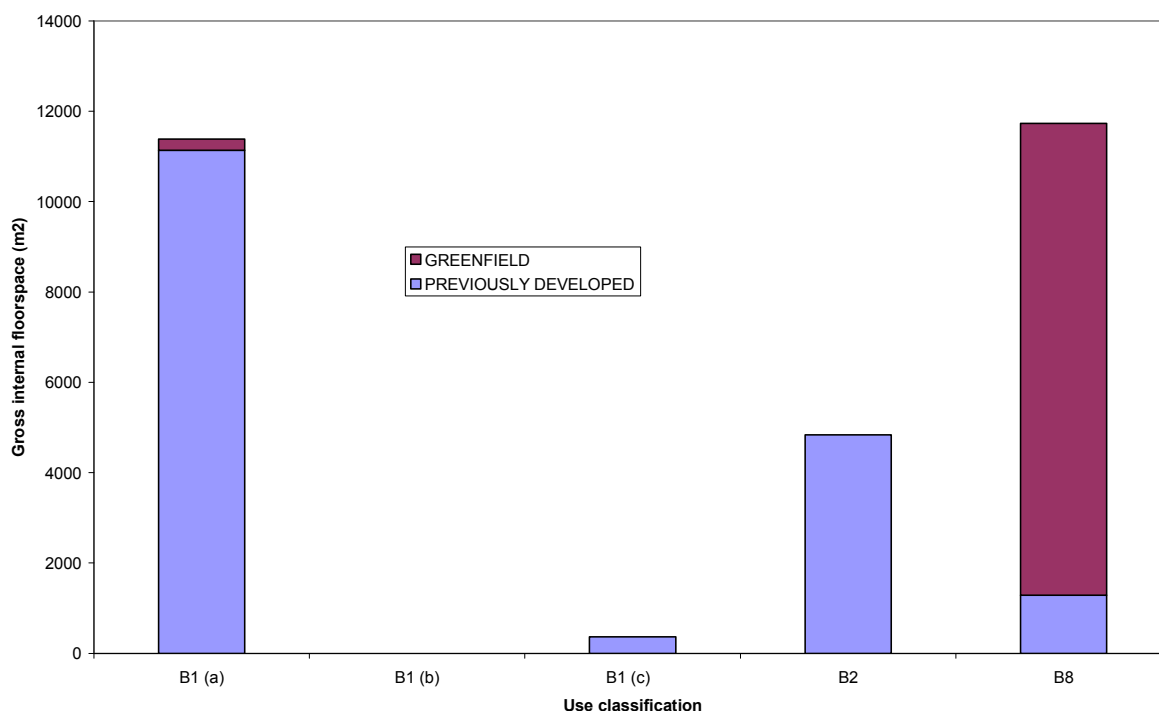
**Chart BI** West Oxfordshire businesses by size band (employees)

New Business development

4.34 Between 1<sup>st</sup> April 2004 and 31<sup>st</sup> March 2005 28,317m<sup>2</sup> of floor space was developed for employment use. Over 62% of this developed area was on previously developed land. 78% was in employment areas allocated or defined within the Local Plan. Only one non-allocated, greenfield site contributed to the total and this was a barn conversion resulting in 250m<sup>2</sup> of office accommodation.

Indicator
Core
Indicator: 1a, 1b, 1c
Local Plan
Policy Ref: E1, E2, E3

4.35 In October 2005 ‘Local Development Framework Core Output Indicators – Update 1/2005’ was published to give further advice on Local Development Framework Core Output Indicators. For business development purposes, local authorities are required to monitor development within the Use Classes B1(a), (b) and (c), B2 and B8. More than 92% of West Oxfordshire’s new development within these classes, took place in three of the District’s larger settlements (Witney – 75%, Eynsham – 16% and Chipping Norton – 1%).



**Chart B2** Land developed for employment use 2004/05

4.36 At 1<sup>st</sup> April 2005 planning permission was outstanding for 84,821 m<sup>2</sup> of floor space in the Use Classes noted above with about 60% (52,250 m<sup>2</sup>) being devoted to B8 use. Nearly 90% of all permitted floor space (74,287 m<sup>2</sup>) is proposed on either existing employment sites or those allocated for employment use in the Local Plan.

Indicator
Core
Indicator: 1d
Local Plan
Policy Ref: E1

4.37 There has been a healthy take up of land allocated for employment purposes. Within Witney only 6ha of land remain without planning permission out of the 21ha of land allocated for employment uses at West Witney. The only other allocation in the Revised Deposit Draft Local Plan 2011 which did not have a planning permission was at Charlbury Quarry. The proposed modifications to the plan since the Local Public Inquiry have removed this site from the plan.

Loss of employment land

4.38 During the year 2004/05 0.17ha of employment land was lost to residential use through completed development. However, in 2004/05 three major employment areas have gained planning permission for redevelopment to other uses and implementation on these sites will be phased over the next 3 or 4 years. The proposed development on two of the sites (Bridge Street Mills in Witney and Parker Knoll in Chipping Norton) is for mixed use, including employment and housing. All three sites (which total 14.7 hectares) include an element of affordable housing.

Indicator
Core
Indicators: 1e, 1f
Local Plan
Policy Ref: E6

## OTHER DEVELOPMENT

4.39 Other development includes retail and leisure development and the development of community uses.

4.40 There has been little development of significance in 2004/05 with only 91m<sup>2</sup> of retail (A1) floorspace completed.

4.41 However, there are several retail, community and leisure use schemes which are progressing, including neighbourhood centres at the major development sites Madley Park (Witney) and Shilton Park (Carterton), and an extension to Sainsbury's store in Witney which is currently under construction. Progress is being made on the Witney edge of town centre site (Marriotts Close), redevelopment being promoted by the District Council. A planning application for a comprehensive mixed use development is anticipated in early 2006.

Indicator
Core Indicator: 4a, 4b
Local Plan Policy Ref: SH1

## ACCESSIBILITY

4.42 One of the key land-use objectives for the Revised Local Plan 2011 is:

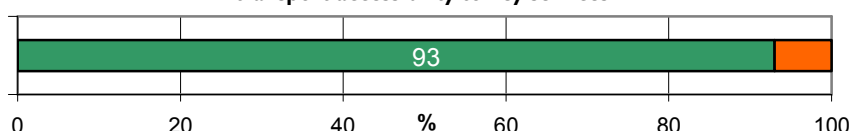
- to guide new development to locations where the need to travel, particularly by private car, can be minimised, and where the opportunity exists for an increasing number of trips to be made on foot, by cycle and by public transport.

4.43 In assessing which locations provide the opportunity to use alternative modes of travel to access a range of key services and to inform the Local Transport Plan, Oxfordshire County Council have used the Accession model to simulate bus/walk accessibility across the County. These maps provide a valuable insight into accessibility by public transport across West Oxfordshire. The provisional Local Transport Plan and the Framework Accessibility Strategy can be viewed at [www.transaction.org.uk](http://www.transaction.org.uk).

4.44 The maps indicate that within the major towns (Witney, Carterton and Chipping Norton) bus/walk accessibility is typically within 30 minutes journey time for a range of local facilities including a town centre, a primary school, a secondary school, areas of employment (by ward), a dentist, and a GP surgery. Outside of these major towns some areas have bus/walk accessibility within the 30 minute threshold to one or more of the above facilities but public transport provision throughout the majority of the rural area of the District and away from major routes is more limited.

4.45 The accessibility of areas of West Oxfordshire to hospitals was mapped using the Accession model for hospitals with full facilities. There is no hospital in West Oxfordshire with full facilities, the nearest being in Oxford, but there are hospitals in Witney and Chipping Norton which cater for minor injuries and emergencies. Carterton is likely to be within 30 minutes bus/walk access of the hospital in Witney. In the future the District Council will seek to include all hospitals in the accessibility mapping.

**Chart A1 Housing completions 2004/05 within 30 min public transport accessibility to key services**



Indicator
Core Indicator: 3b
Local Plan Policy Ref: BE1,T1

- 4.46 In the last monitoring year a large proportion of residential completions have been in Witney and Carterton, following progress on the major development sites in these towns. In total 93% of residential completions 2004/05 were within the major towns of Witney, Carterton and Chipping Norton.
- 4.47 To improve reporting on the accessibility of residential development to a range of key facilities in future Annual Monitoring Reports the District Council is actively working with Oxfordshire County Council to map planning applications directly onto the accessibility maps.
- 4.48 The aims of the emerging Local Plan 2011 also recognise that within the rural area the car will remain a main means of transport for people. In balancing the need to make provision for journeys to be made by car whilst not encouraging them where alternatives are available, Appendix 2 of the Local Plan sets out *maximum* car parking standards, which reproduce those in the Local Transport Plan. Development may provide less parking but should not provide more than the standard.
- 4.49 Although not specifically monitored, no development exceeded the maximum parking standard in 2004/05.

Indicator
Core Indicator: 3a
Local Plan Policy Ref: BE3

## ENVIRONMENTAL INDICATORS

- 4.50 The protection and enhancement of the natural and built environment is part of the Council's overall aim and guides all planning policies.

### Flood protection and water quality

- 4.51 The Environment Agency has published maps indicating areas at risk from flooding on their website - [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk). The overall aim of the Local Plan in relation to flood risk areas is to avoid inappropriate development to ensure that new development does not lead to an increased flood risk. Furthermore the Council takes advice from the Environment Agency when looking at the issue of Flood Risk.
- 4.52 In the previous monitoring year the Council has not permitted any development contrary to the advice of the Environment Agency.

Indicator
Core Indicator: 7
Local Plan Policy Ref: NE8

*Biodiversity*

- 4.53 Biodiversity, the variety of life on earth, helps to define the character and qualities of our local landscapes. Information on biodiversity is provided by the Thames Valley Environmental Records Centre (TVERC) and it has provided the following data to assist with monitoring the impact of development and of the Local Plan policies on biodiversity. Given the scope and complexity of the issue, the availability of data is limited but the data provided forms a baseline for the Annual Monitoring report. Thus on the whole it is not possible at this stage to indicate change. The continual monitoring of this data will however, provide future data which will allow some assessment of change in Biodiversity. Change is measured in terms of gains or losses of priority habitats and species and areas of environmental value. Change also includes the impact of management plans and improvements secured through planning agreements.

*Priority Habitats and Species*

- 4.54 West Oxfordshire falls within two 'Natural Areas' as defined by English Nature: the Cotswolds and the Thames Valley. The policies in the Local Plan seek to protect the distinctive character and quality of these areas and in particular to maintain and enhance priority habitats and species within the District. The following table identifies the baseline areas of those priority habitats within the District. In general there have been losses in habitats in recent decades but improved reporting by TVERC from 2006 will improve the measurement of change.

<i>Table E1</i> Priority Habitats	District baseline information (hectares)	Indicator
Lowland mixed deciduous woodland	986.2	Core Indicator: 8(i) Local Plan Policy Ref: NE12
Lowland beech and yew woodland	14.4	
Wet woodland	17.9	
Wood pasture and parkland	3.6	
Lowland calcareous grassland	146.0	
Lowland meadow	155.8	
Coastal and floodplain grazing marsh	0.1	
Lowland dry acid grassland	5.2	
Lowland heathland	0.0	
Fen	22.0	
Reedbeds	1.7	
Eutrophic standing water	90.9	

- 4.55 In 2004/05 there were 34 priority species (as defined in the UK Biodiversity Action Plan) recorded in the District. Again this forms a baseline for monitoring the prevalence of priority species. The data available for specific species is limited to the following contextual indicators supplied by TVERC:
- **Water Voles:** In the District there are 1425.5ha of 'positive key areas' for Water Voles, a protected species. These are water courses where major or important populations have been found in recent surveys. The number of water voles across Berks Bucks and Oxon has severely declined in the last two years.

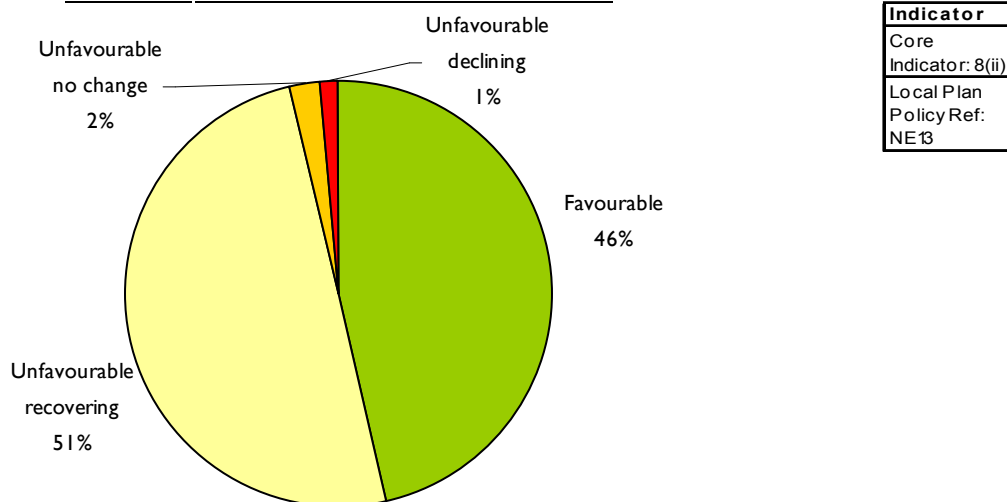


- **Farmland Birds:** Figures for 2004 show a reduction in population of farmland birds in the District since 1994. An index value of 0.28 was recorded in 2004 where the level in 1994 has the value 1.0. The data was however based on a small sample.
- **Butterflies:** 22 of 22 'garden species of butterfly' are recorded in the District, 20 were widespread and 2 uncommon.

Sites of Nature Conservation or Geological Importance

- 4.56 There are several sites of nature conservation or geological importance in the District. Over time many of these sites have been reduced to small, fragmented and isolated sites. It is important, therefore, that the remaining resource is safeguarded, managed sympathetically and expanded in accordance with the relevant Habitat Action Plans and Species Action Plans. The sites are classified as sites of international importance (e.g. RAMSAR sites), national importance (Sites of Special Scientific Interest, SSSIs), regional importance (Regionally Important Geological and Geomorphological Sites, RIGS) and local importance (County Wildlife Sites).
- 4.57 There are no sites designated as being of international importance. There is one proposed site of European importance - Cassington Meadows Candidate Special Area of Conservation.

**Chart E1 Condition of SSSIs in West Oxon**



- 4.58 **SSSIs:** There are 29 SSSIs in the District covering 1118.6ha, 1.6% of the District area. They are assessed for their condition as part of a rolling programme. **Chart E1** above shows the condition of the sites.
- 4.59 **County Wildlife Sites (CWS):** There are 1567.6ha of County Wildlife Sites in the District. Additional CWS are anticipated to be identified through an assessment of Ancient Woodland Sites against CWS criteria.
- 4.60 **Regionally Important Geological and Geomorphological Sites:** There are 268.3ha in the District.

Renewable energy

- 4.61 The Council generally encourages the provision of renewable energy installations where they have an acceptable impact on the local environment and local amenity. Major schemes, such as commercial wind developments are, however, considered inappropriate in the Cotswolds Area of Outstanding Natural Beauty.
- 4.62 Other than small householder installations (photovoltaic cells for example) there have been no major renewable energy installations that have come forward over the past monitoring year.

<b>Indicator</b>
Core
Indicator: 9
Local Plan
Policy Ref:
NE15

## **5 MONITORING OF PLAN PREPARATION**

- 5.1 The Council's first Local Development Scheme (LDS) came into effect in April 2005. It can be downloaded from the Council website [www.westoxon.gov.uk](http://www.westoxon.gov.uk). The schedule summarising the three year programme is included overleaf.
- 5.2 The initial priorities of the LDS covering the period 2005-2008 are to proceed to formally adopt the West Oxfordshire Local Plan 2011 by mid 2006 and to prepare supplementary planning documents.
- 5.3 The LDS was prepared and approved after the six month public inquiry into the Local Plan (July-Dec 2004) but before receipt of the Inspector's Report (June 2005). The Council formally considered the Inspector's recommendations in October 2005. Proposed Modifications to the Plan have been published. Significant changes to some of the Plan's policies and proposals are proposed which are likely to have a consequential impact on the outcomes of future monitoring and indeed on the content of the next Local Development Scheme.
- 5.4 The main issues of relevance to the current LDS are:
- a) subject to the response to public consultation on the Proposed Local Plan Modifications, adoption of the Local Plan should take place in the first half of 2006;
  - b) the proposed North Curbridge Development Area in Witney is not due for early release. Preparation of detailed design guidance for this urban extension is unlikely to be required during 2006. This will necessitate an amendment to the LDS;
  - c) the West Oxfordshire Design Guide is under preparation with adoption anticipated alongside adoption of the Local Plan in 2006;
  - d) further progress on the Balancing housing Markets SPD awaits revised Government guidance in PPS3. The draft Affordable Housing SPG was approved for development control purposes in April 2004.

**LOCAL DEVELOPMENT SCHEME 2005-2008****New Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs)**

Document	Status	Brief Description	Chain of Conformity	Early Stakeholder & Community Engagement	Public Consultation	Date for Submission to SoS	Proposed Date for Adoption
Statement of Community Involvement	Non-DPD	Sets out process of community involvement in production of the Local Development Framework	Must be in conformity with regulations.	Nov 2005 – Mar 2006	Apr - June 2006	August 2006	April 2007
West Oxfordshire Core Strategy	DPD	Sets out the spatial development strategy for West Oxfordshire. Proposed contents: <ul style="list-style-type: none"> <li>• Vision/objectives</li> <li>• Statement of core policies</li> <li>• Key locational/subject policies</li> <li>• Number of houses to be built, as required by the regional spatial strategy</li> <li>• Key housing strategy</li> </ul> Illustrated on a 'key diagram'.	Must be in general conformity with RSS and national PPSs. All other LDDs to be in conformity with core strategy.	Sept - Nov 2007	Nov 2007 – Mar 2008	August 2008	Mid - 2009 (after public examination in early 2009)
Proposals Map	DPD	Shows development plan policies and proposals. Will be revised to show on a geographical basis the application of the policies in the DPD once adopted.	With existing adopted Local Plan or DPDs	N/A	N/A	N/A	N/A

<b>Document</b>	<b>Status</b>	<b>Brief Description</b>	<b>Chain of Conformity</b>	<b>Early Stakeholder &amp; Community Engagement</b>	<b>Public Consultation</b>	<b>Date for Submission to SoS</b>	<b>Proposed Date for Adoption</b>
Balancing Housing Markets Supplementary Guidance	SPD	To replace emerging SPG and provide further guidance on proposed new policies in West Oxfordshire Local Plan 2011	With policies in saved Local Plan.	Sept - Oct 2005	Nov 2005 – Mar 2006	N/A	August 2006
Design Guide	SPD	To provide detailed guidance to support saved plan design policies	With policies in saved Local Plan.	Nov 2004 – Mar 2005	Sept - Dec 2005	N/A	May 2006
North Curbridge (Witney) Development Brief	SPD	Sets out detail of type, scale, design and standards for development of proposal site in saved local plan. (Subject to adoption of Local Plan) (To be prepared with developers in accordance with an agreed programme)	To provide guidance on implementation of Witney Proposal 6 of West Oxfordshire Local Plan 2011	Apr - May 2006	Sept - Nov 2006	N/A	March 2007

## 6 SOURCES OF REFERENCE

- Census 2001 information for West Oxfordshire  
<http://www.westoxon.gov.uk/files/publications/1952-284.pdf>
- Economic Development Strategy 2004-2007 –  
<http://www.westoxon.gov.uk/files/download/1941-830.pdf>
- English Nature – [www.english-nature.org.uk](http://www.english-nature.org.uk)
- Environment Agency – [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- Housing Needs Update 2004 -  
<http://www.westoxon.gov.uk/files/publications/1464-250.pdf>
- Local Development Scheme -  
<http://www.westoxon.gov.uk/files/download/2101-1173.pdf>
- Local Transport Plan – [www.transaction.org.uk](http://www.transaction.org.uk)
- ODPM - Planning Policy Guidance Note 3 (PPG3): Housing -  
[http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/divisionhomepage/036667.hcsp](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/divisionhomepage/036667.hcsp)
- ODPM – PPS12: Local Development Frameworks and Guidance on Annual Monitoring Reports  
[http://www.odpm.gov.uk/stellent/groups/odpm\\_planning/documents/divisionhomepage/039581.hcsp](http://www.odpm.gov.uk/stellent/groups/odpm_planning/documents/divisionhomepage/039581.hcsp)
- Oxfordshire Data Observatory ('Quality of Life' Indicators)  
[www.oxfordshirepartnership.org.uk](http://www.oxfordshirepartnership.org.uk) and also  
<http://www.areaprofiles.audit-commission.gov.uk>
- Oxfordshire Structure Plan – <http://www.oxfordshire.gov.uk/landuse>
- South East Plan – <http://www.southeast-ra.gov.uk/southeastplan/>
- Thames Valley Environmental Records Centre - <http://www.tverc.org/>
- West Oxfordshire Employment Land Audit (September 2005) -  
<http://www.westoxon.gov.uk/files/publications/2430-325.pdf>

## GLOSSARY

**Affordable housing** – is defined in the Local Plan 2011 as being affordable to those who cannot afford market priced housing locally to either rent or purchase. It is housing provided with either public or private subsidy for people who are unable to resolve their housing requirements in the local housing market because of the relationship between housing cost and local incomes.

**Allocated site** – land identified in the Local Plan for development (with or without planning permission)

**Ancillary self-contained accommodation** – a self-contained unit of accommodation that can only be used in association with a particular main dwelling and not as a separate unit.

**Biodiversity** - the diversity, or variety, of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity is of value in its own right and has social and economic value for human society.

**Core Output Indicator** – specified by the Office of the Deputy Prime Minister

**Density** - the floorspace of a building or buildings or some other unit measure in relation to a given area of land. Built density can be expressed in terms of plot ratio (for commercial development); number of units or habitable rooms per hectare (for residential development); site coverage plus the number of floors or a maximum building height; or a combination of these. Within this Monitoring Report the term density refers to the number of dwellings per hectare and is guided by the advice in Annex C of PPG3.

**Green Flag Awards** - are national awards given for high standards in individual parks and green spaces.

**Housing trajectory** – forecasts of housing completions in a spreadsheet model provided by the ODPM

**Land Development Progress System (LDPS)** – a County-wide data collection and analysis system which records certain types of planning permissions and development within Oxfordshire.

**Previously-developed land** - land which is or was occupied by a permanent structure (excluding agricultural and forestry), and associated fixed surface infrastructure. The definition covers the curtilage of the development. The full definition used for the purposes of the plan is described in Annex C of PPG3 Housing.

**Priority habitats** - These are particular habitats which are deemed to be of national/international importance. Their conservation is therefore regarded as a priority within the Biodiversity Action Plan (BAP) of the UK

**Registered Social Landlord (RSL)** - a voluntary (ie. not for profit) organisation which provides affordable housing to people in housing need and which is registered with the government body called The Housing Corporation.

**Rural exception site** – a small site within or adjoining a settlement which would not otherwise be released for housing, specifically to meet local housing needs that cannot be accommodated in any other way.

**Use Classes Order 2005 (UCO)** - a set of Government regulations which define categories for different uses of land and buildings:

- A1 Shops
- A2 Financial and professional services
- A3 Restaurants & Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaway
- B1 Business (a) offices other than a use within A2 (b) research & development (c) light industry
- B2 General Industrial
- B8 Storage and Distribution
- C1 Hotels
- C2 Residential Institutions
- C3 Dwellinghouses
- D1 Non-residential Institutions
- D2 Assembly & Leisure

**Windfall site** - land of any size which gains planning permission for housing and which has not been previously identified as a housing allocation in the Development Plan.