



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

West Oxfordshire District Council

ANNUAL MONITORING REPORT

2007/08

November 2008

WEST OXFORDSHIRE DISTRICT COUNCIL
ANNUAL MONITORING REPORT 2008

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1. INTRODUCTION

- 1.1. This Annual Monitoring Report (AMR) for the District of West Oxfordshire is 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.
- 1.2. This AMR concentrates primarily upon information for the years since April 2001 with emphasis upon data for the year 2007/08. After an Executive Summary, it is divided into three main sections:
 - West Oxfordshire and its context
 - Monitoring the Effectiveness of Local Plan Policies
 - Monitoring of Plan Preparation
- 1.3. The Government's publication *Core Output Indicators Update 2/2008* revises the 'Output Indicators' set out in Regional Spatial Strategy and Local Development Framework guidance in March 2005 and in the October 2005 update for LDF monitoring. These revised indicators now form a shared set for use at regional and local level. *Table S1* summarises the Council's progress against all of these indicators and relevant indicators are also shown under each heading within the section of 'Monitoring the Effectiveness of Local Plan Policies'.

2. EXECUTIVE SUMMARY

- 2.1. A summary of the progress of development in West Oxfordshire when measured against the Government's Core Indicators is set out in the following *Table S1*. Perhaps the most noticeable feature is the very high residential building rate achieved in 2007/8 as developers built out the remaining phases of the two major urban extensions at Witney and Carterton prior to the downturn in the national economy. Some 22% of the homes built in the reporting year were affordable housing.

Table S1 Summary of progress against Core Indicators
(specified by DCLG (2008) in 'Core Output Indicators – Update 2/2008')

Ref	Core Indicator	Progress
BUSINESS DEVELOPMENT AND TOWN CENTRES		
BD1	Total amount of additional employment floorspace – by type (B1a - Office, B1b - R&D, B1c - Light industry, B2 - General industry, B8 - Storage and distribution) shown as gross and net.	1,860m ² of floorspace (1,370m ² net) was developed for 'B' uses in 2007/08: 90m ² (5%) for B1a, 318m ² (17%) for B8 and 1,452m ² (78%) for unspecified use within B1, B2 or B8. <i>(Table BDT1)</i>
BD2	Total amount of employment floorspace (gross) completed on previously developed land – by type.	All of the employment floorspace completed in 2007/08 was on previously developed land. <i>(Table BDT1)</i>
BD3	Employment land available – by type. Includes allocated employment sites plus non-allocated sites with permission for employment use.	12.46 ha of employment land was available at 1 st April 2008 (including just over 5ha on Local Plan allocated sites) -1.86ha for B1(a) use, 0.03ha for B1(b), 0.15ha for B1(c), 1.70ha for B2, 1.08ha for B8 and 7.64ha for unspecified 'B' uses. <i>(Table BDT1)</i>
BD4	Total amount of floorspace for 'town centre uses'. Completed floorspace (gross and net) within (i) town centres and (ii) the local authority area for uses A1, A2, B1a and D2.	915m ² (-710m ² net) of floor space was completed for town centre uses in 2007/08. The net 'loss' was the result of the redevelopment of a site in D2 use to mixed 'B' (employment) uses. <i>(Table BDT3)</i>
HOUSING		
H1	Plan period and housing targets.	8 years of the 15 year Structure Plan period (2001-2016) remain with 2,354 of the 6,800 homes required, still to be built (an average annual completion rate of 294 homes).
H2(a)	Net additional dwellings – in previous years. Annual housing delivery for the previous 5 years or since the start of the relevant plan period.	Since the start of the Plan period, 4,446 homes have been completed – an average of 635 each year. <i>(Table HD4a)</i>
H2(b)	Net additional dwellings - for the reporting year.	The total of 865 dwellings completed in 2007/08 represents the highest building rate in the District since 1985 but this level is due to decrease over the remainder of the Plan period. <i>(Table HD4a)</i>
H2(c)	Net additional dwellings – in future years.	The two major greenfield extensions at Madley Park, Witney and Shilton Park, Carterton, along with a number of large one-off employment sites being redeveloped for housing, are nearing completion. A lower building rate is planned over the next few years. Other allocated sites and the next urban extension at Witney are expected to provide a substantial part of the housing requirement over the remainder of the Plan period. <i>(Table HD4a)</i>

H2(d)	Managed delivery target. To show how likely levels of future housing are expected to come forward taking into account previous delivery	Because the annual building rate over the last 5 years has been much higher than the annualised Plan requirement, there is a decreasing requirement over the remainder of the Plan period. <i>(Table HD4a)</i>
H3	New and converted dwellings – on previously developed land	In 2007/08 57% of all new and converted dwellings were completed on previously developed land. <i>(Table HD5)</i>
H4	Net additional Gypsy and Traveller pitches delivered (only authorised pitches)	One additional private pitch was completed in 2007/08. <i>(Table HD6)</i>
H5	Gross affordable housing completions.	186 new affordable homes were completed during 2007/08 – 107 social rented and 79 intermediate homes. The Council has a 3 year target (2007-2010) of 340 new affordable homes.
H6	Housing quality – Building for Life Assessments. To show the level of quality in new housing development.	Because this indicator was only produced very recently and the supporting CABA questionnaire was not available in the reporting year (2007/08) the Council was unable to assess any site completions (in excess of 9 dwellings) against the relevant criteria. However, future relevant developments will be tested against this benchmark
ENVIRONMENTAL QUALITY		
E1	Number of planning permissions granted contrary to the advice of the Environment Agency on flooding or water quality grounds.	There were no applications permitted contrary to the advice of the Environment Agency on either flood defence or water quality grounds within the last monitoring year.
E2	Change in areas of biodiversity importance	The Thames Valley Environmental Record Centre (TVERC), who collate and report on a range of environmental data on behalf of the Oxfordshire districts, are still in the process of improving mapping, data collection and recording techniques. As a result, although changes in habitat areas and designated sites have been reported, these are to be viewed as improved base data rather than actual changes in the environment. The only exception is within County Wildlife Sites, where selections and de-selections occur on a fairly regular basis. <i>(Table EQ1 and Chart EQ1)</i>
E3	Renewable energy generation	No large schemes have been implemented during 2007/08 although there has been considerable interest from householders in small, domestic installations. With the amendment to the GPDO published in 2008, relating to the installation of domestic microgeneration equipment, future monitoring of the capacity offered by these smaller installations may not be comprehensive.

3. WEST OXFORDSHIRE – CHARACTER AND CONTEXT

Rural in character and environmentally rich

Because of its rural nature – with an overall density of less than 1.37 persons per hectare - West Oxfordshire faces some difficult challenges in meeting its obligations in delivering sustainable development.

Its population is shown as 101,600 in the mid-year population forecasts for 2007 by the Office for National Statistics (an increase of over 6% from the 2001 Census figure). Nearly 40% of the District's population lives in the two largest settlements of Witney (over 25,000) and Carterton (about 14,000).

34% of the District falls within the Cotswolds Area of Outstanding Natural Beauty and another 2% within the Oxford Green Belt. West Oxfordshire is also home to approximately 3,200 Listed Buildings, some 50 Conservation Areas, 16 Parks and Gardens of Special Historic Interest and numerous Scheduled Ancient Monuments, Sites of Special Scientific Interest, Nature Reserves, areas of Ancient Woodland and County Wildlife Sites. The shaded areas in *Figure 3.1* show the extent of these designations.



Figure 3.1 Some key West Oxfordshire environmental designations

Economy

In 2007 there were 61,200 people of working age (*source Nomis*) and over 83% of these people were employed. This is a drop from the figure of just under 90% in 2006 but is still above the virtually unchanged figures for the South East (78%) and England (74%). West Oxfordshire still has a healthy local economy with a wide variety of, generally, small businesses. This is mirrored by the very low JSA claimant rate which is only 0.6%. This compares with rates of 1.4% in the South East and 2.3% in England. It is a reflection of the important part that tourism plays in the District's economy where around 12% of all workers are employed in this sector. However, workplace earnings are below the averages for both the South East (about 8% less) and Great Britain (4% less).

Age and health

As the population of West Oxfordshire has increased, so has the proportion of older residents. The number of residents of 60 years or older has increased by 17% since 2001. The NHS Health Profile for the District confirms that our residents lead healthier life styles than in other areas of England and that our life expectancy is increasing. The average number of years that males (79.4 years) and females (82.1 years) are expected to live in West Oxfordshire is above both the England and the South East averages.

4. MONITORING THE EFFECTIVENESS OF LOCAL PLAN POLICIES

Housing development

Housing supply

Core Output Indicator	Start of Plan period	End of Plan period	Total housing required	Source of Plan Target
HI – Plan period and housing targets	1/4/2001	31/3/2016	6,800	Adopted Development Plan for West Oxfordshire
	1/4/2006	31/3/2026	7,300	Emerging RSS – The South East Plan

Table HDI – Plan period and housing targets

- 4.1. The current Development Plan for the District is the *Oxfordshire Structure Plan 2016*, adopted in October 2005, and the *West Oxfordshire Local Plan 2011*, adopted in June 2006. Although the Regional Spatial Strategy for the South East (the South East Plan) has made considerable progress towards adoption, paragraph 5 of PINS guidance (Demonstrating a 5 Year Supply of Deliverable Sites) advises that Local Planning Authorities should use housing provision figures shown in adopted Development Plans where available. Although *Table HDI* shows housing targets relating to both sources (as required), the annualised and delivery targets shown in *Table HD4a* refer to those specified in the Oxfordshire Structure Plan and, unless otherwise noted, this is the Plan against which the relevant indicators will be measured. For information, *Table HD4b* shows the additional dwellings required under the South East Plan and the planned management of this supply over the next few years. Identified supply for the longer term is, however, dependent upon the Core Strategy, under preparation.
- 4.2. The first 7 years of the Adopted Plan period, from 1st April 2001 to 31st March 2008, have seen the completion of well over half of the planned housing provision for the whole period (4,446). This leaves an average requirement of 294 dwelling completions each year to reach the Plan target by 31st March 2016. As at the 1st April 2008 there were just over 1,600 dwellings with unimplemented planning permission (almost 60% had been started on that date) and a further 490 – 550 allocated on sites within the Local Plan. Together these would provide approximately a 7 year supply at the residual rate shown above (294 pa). In addition, the Local Plan has identified a reserve mixed-use site which could provide around 800 homes. *Table HD4a* shows how the planned housing provision will be met during the current year (2008/09) and for the remainder of the Plan period.

- 4.3. Since the start of the Plan period (1st April 2001) more than half (2,386) of all new homes have been built on two large greenfield urban extensions at Madley Park in Witney and Shilton Park in Carterton. In conjunction with the more recent redevelopment of a number of redundant brownfield sites in Witney and Chipping Norton, these greenfield sites have provided West Oxfordshire with a steady increase in housing completions since 2001. However, these two major developments at Madley and Shilton Parks are now nearing completion, with only about 400 dwellings still to be built, including land without planning permission. Supply from the redeveloped brownfield sites, mentioned above, is likely to be exhausted by 2010/11. Other Local Plan allocated sites, together with the next urban extension at Witney, will continue to provide a substantial part of the housing requirement for at least another 10 years. *Table HD2* shows, in greater detail, how the provision is expected to be met over the remainder of the Plan period and *Table HD3* plots the progress of house building within the District over the life of the adopted Development Plan. To secure a continuing supply of housing, sufficient to meet the planned provision beyond this point, the Council is currently seeking to identify suitable sites through its emerging Core Strategy and Site Allocations Documents.

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All sites where development of 10 or more units not completed by 31 st March 2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
WITNEY – Permitted									
Bridge Street Mills	64								64
Dark Lane	100	35							135
Early's New Mill	1								1
Marriott's Close	35	100	50						185
Methodist Church	20								20
Springfield School					12				12
1a Crawley Road			14						14
5 Welch Way			14						14
26 Church Green	3								3
44 Moorland Road	10								10
109 Burford Road			11						11
Northfield Farm	12								12
North East Development Area	12	16							28
Valence Crescent		11							11
Allocated									
Buttercross Works (Proposal 5)			49						49
Cogges (Proposal 7)						46			46
Reserve land at North Curbridge (Proposal 8)						150	150	150	450
* Estimate of completions on non-allocated small (less than 10 units) sites	14	14	14	14	14	14	14	14	112
	271	176	152	14	26	210	164	164	1,177
REMAINDER OF DISTRICT – Permitted									
<i>Carterton</i> – North East Development Area	95	26	35						156
Rear of 54-58 Swinbrook Road	12								12
Rear of 40 & 46 Swinbrook Road	14								14
Lincresta and Hawthorns			25	25					50
<i>Chipping Norton</i> – Parker Knoll site	17								17
Royal British Legion Club	10								10
Old Quarry rear of Foxfields	5								5
The Mill				24					24
Station Mill Antiques		12							12
<i>Ducklington</i> – Ducklington Mill	24								24
<i>Enstone</i> – Crossways, Tew Road			10						10
<i>Milton-under-Wychwood</i> – Cats Eyes	16								16
Allocated									
<i>Carterton</i> – North East Development Area				100	100				200
<i>Chipping Norton</i> – Cromwell Park (Proposal 1)			30	50					80
<i>Eynsham</i> – Eynsham East (Proposal 3)			50	50					100
<i>Woodstock</i> – East of Marlborough School (Proposal 4)		30	30						60
* Estimate of completions on non-allocated small (less than 10 units) sites	94	94	94	94	94	94	75	75	714
	287	162	274	343	194	94	75	75	1,504
	558	338	426	357	220	304	239	239	2,681
Units on previously developed land	434	255	281	157	120	108	89	89	1,533
Units on greenfield land	124	83	145	200	100	196	150	150	1,148
Percentage on previously developed land	78%	75%	66%	44%	55%	36%	37%	37%	57%
Percentage on greenfield land	22%	25%	34%	56%	45%	64%	63%	63%	43%

	Previously developed		Greenfield
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Table HD2 Estimated year of completion of residential units on larger sites in West Oxfordshire

The contribution of non-allocated sites

- 4.4. An element of the future housing supply, in both *Tables HD2* and *HD3*, will come from homes built on previously unidentified sites. PPS3 notes that Local Planning Authorities should not include allowances for windfalls in the first 10 years of land supply unless they can demonstrate that there are 'genuine local circumstances that prevent specific sites being identified'. Completions on previously unidentified sites have traditionally comprised an important part of the housing supply in the District with almost half of all new dwellings coming from this source since 1996. Although some of these sites have arisen from larger redundant employment areas, commercial garages, hotels and the like, the majority are fairly small, each only providing a small net addition (often 1 or 2 units) to the District's housing stock. Because these sites are relatively small, often involving single existing dwellings or their curtilages, they are virtually impossible to identify in advance. The supply of larger redundant or underused employment sites has now diminished and this source is not expected to be a major contributor to housing supply in future years. In view of this, the contribution of larger sites (10 or more dwellings) towards future housing supply has been disregarded in the following analysis.
- 4.5. Since 2001, on average, 108 dwellings have been built each year on windfall¹ sites of less than 10 units (14 p.a. in Witney and 94 p.a. in the remainder of the District). As at 1st April 2008, there was a sufficient stock of existing, unimplemented planning permissions on such sites to provide more than 9 years supply of dwellings in Witney, and nearly 6 years supply in the remainder of the District, at past average rates. However, monitoring the sources of land for a future windfall supply has indicated that the supply from some sources (e.g. the redevelopment of residential land and the conversion of non-residential buildings) is likely to reduce over time. The future supply from these sources has been discounted and this expectation is reflected in the reduced estimates, after extant planning permissions have been implemented, on non-allocated sites in *Tables HD2, HD3, HD4a* and *HD4b*.

Projected Housing Completions 2001-2016 (Structure Plan)

	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
Actual completions - allocated sites	204	250	382	544	510	562	533								
Actual completions - unallocated sites	188	200	185	85	223	248	332								
Projections - allocated sites								327	218	269	225	100	196	150	150
Projections - unallocated sites								231	120	157	132	120	108	89	89
Total past completions	392	450	567	629	733	810	865								
Total projected completions								558	338	426	357	220	304	239	239
Cumulative completions	392	842	1409	2038	2771	3581	4446	5004	5342	5768	6125	6345	6649	6888	7127
Structure Plan allocation annualised over 15 years	453	453	453	453	453	453	453	453	453	453	453	453	453	453	453
Difference between cumulative SP allocation and cumulative completions	-61	-64	50	226	506	863	1275	1380	1265	1238	1142	909	760	546	332
Annual requirement taking account of past/projected completions	457	458	449	432	402	357	294	256	242	205	168	150	73	-93	-332

Table HD3 Housing completions from 1st April 2001 – 31st March 2008

¹ "Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously developed sites which have unexpectedly become available." PPS3 footnote 31. In accordance with this definition, references to windfall sites in this report exclude greenfield sites and conversions of agricultural buildings.

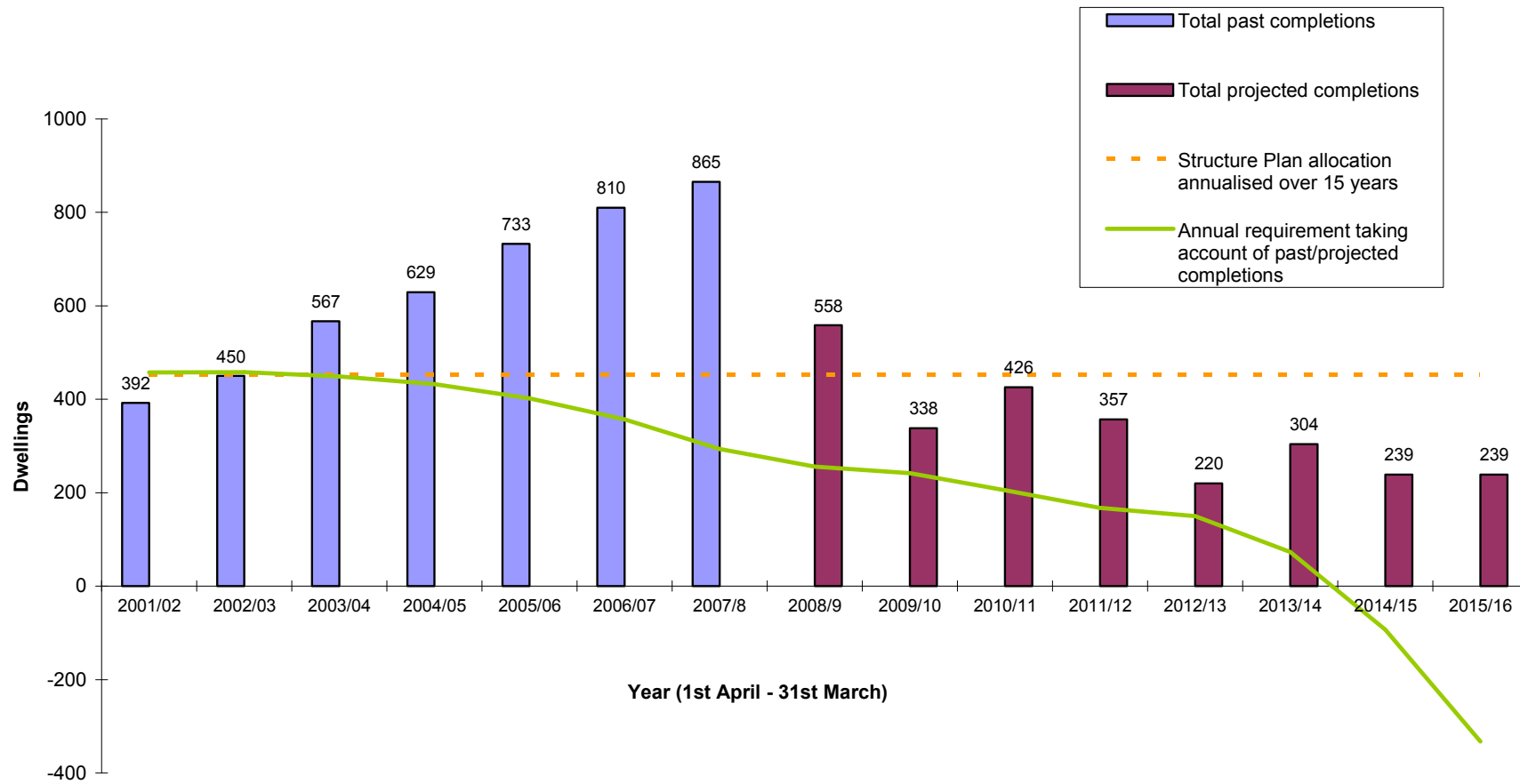


Chart H1a Residential Completions in West Oxfordshire 2001-2016

Core Output Indicator		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	
H2(a)	Net additional dwellings in previous years	392	450	567	629	733	810										
H2(b)	Net additional dwellings – reporting year							865									
H2(c) Net additional dwellings in future years	a) Net additions		Based on housing provision figure shown in the Oxfordshire Structure Plan 2016							558	338	426	357	220	304	239	239
	b) Hectares									Not available							
	c) Target										453	453	453	453	453		
H2(d)²	Managed delivery target							294	256	242	205	168	150	73	-93		

Table HD4a Net additional dwellings – Adopted Development Plan

		02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	
H2(a)	Net additional dwellings in previous years					810																		
H2(b)	Net additional dwellings – reporting year						865																	
H2(c) Net additional dwellings in future years	a) Net additions		Based on housing provision figures shown in the emerging South East Plan						558	338	426	357	220	304	239	239	239	239	139	87	87	87	87	87
	b) Hectares									Not available														
	c) Target										365	365	365	365	365									
H2(d)²	Managed delivery target						313	298	296	287	282	287	285	289	294	301	308	332	373	431	517	660	946	

Table HD4b Net additional dwellings – emerging South East Plan

² This shows the net additional dwellings needed each year to meet the overall housing requirement, taking into account past and projected completions

Development on previously developed land

Core Output Indicator		Total
H3 – New and converted dwellings on previously developed land	gross	507
	% gross on PDL	57%

Table HD5 Dwellings on previously developed land

Under the adopted Development Plan, the PPS3 national target of at least 60% of new housing to be provided on previously developed land is translated, locally, to 55% in Oxfordshire as a whole and 40-45% in West Oxfordshire. *Chart HD2* shows how the development on the two greenfield sites at Madley Park and Shilton Park affected delivery between 2001 and 2005 in particular and how the balance has changed as the brownfield sites in Witney and Chipping Norton have become a more important factor since 2005. The percentage of completions on previously developed land in 2007/08 was 57%, the level predicted in last year’s AMR for 2007-2016, and is expected to rise further to about 75% in 2008/9 as the overall building rate reduces.

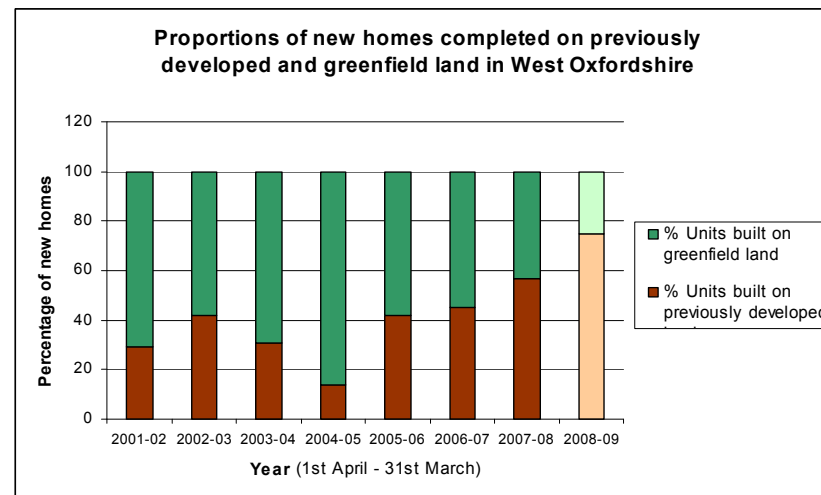


Chart HD2 Dwellings completed on previously developed and greenfield land

Gypsy and traveller pitches

Core Output Indicator	Permanent	Transit	Total
H4 – Net additional Gypsy and Traveller pitches	1	0	1

Table HD6 Net additional pitches

During 2007/08 an additional private pitch was completed at Little Acorn, Cogges Lane, in Stanton Harcourt. This pitch includes space for 2 mobile homes, 1 touring caravan and a dayroom.

Affordable housing completions

For the period 2007 – 2010, the Council has set a target of at least 340 new affordable homes. Following the 186 completed in the reporting year, it is estimated that a further 234 will be completed over the years 2008/09 and 2009/10. *Table HD7* (right) shows the breakdown, by tenure, of those units delivered in 2007/08 and *Table HD8* identifies the locations of all affordable completions since 2001.

Core Output Indicator	Social rent homes provided	Intermediate homes provided	Total affordable homes provided
H5 – gross affordable housing completions	107	79	186

Table HD7 Gross affordable housing completions 2007/08

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Site	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	Totals
Corner House Farm, Ascott-u-Wychwood					2			2
Adjacent to the Fire Station, Bampton	6							6
New Road, Bampton					8			8
Rock Close, Carterton					1			1
Shilton Park, North East Carterton	30		14	23	46		38	151
Sycamore Drive, Carterton					4			4
Queens Road, Carterton							9	9
The Precinct, Carterton	14							14
Ticknell Road, Charlbury *			20					20
Parker Knoll, Chipping Norton						40	13	53
Rock Hill, Chipping Norton						13		13
Furlong Row, Clanfield						3		3
Queen's Crescent, Clanfield						5		5
Filandic, Enstone							2	2
Builder's Yard, Hailey		3						3
Meadow Way, Kingham *		7						7
Fairspear Road, Leafield *						10		10
TWA site, Middle Barton		1						1
Elm Grove, Milton-under-Wychwood					14			14
Oxford Downs CC, Standlake							2	2
Combe Road, Stonesfield *					8			8
Ashcombe Close, Witney				1				1
Early's of Witney					55	10	1	66
Dark Lane, Witney							15	15
Henry Box site, Witney	64							64
Madley Park, North East Witney			41	23	77	14	47	202
Tower Hill Works, Witney						18	6	24
Bridge Street Mill, Witney							53	53
46-50 Curbridge Road, Witney					3			3
105-107 High Street, Witney	4							4
116, Corn Street, Witney				6				6
TOTALS	118	11	75	53	218	113	186	774

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

Table HD8 Locations of affordable housing built 2001 – 2008

Density and house types

4.6. As part of its guidance on the efficient use of land, PPS3 recommends a national indicative minimum of 30 dwellings per hectare (dph) for new residential development. In West Oxfordshire the density of new housing delivery is monitored on sites of 10 or more new homes and during 2007/08 650 new homes were delivered on sites of this size. They were built at an average density of just over 48 dph and almost a quarter were built at over 50 dph. Only 28 homes were built below the recommended minimum and these were in planned, lower density elements of much larger development areas where the overall density exceeded that minimum.

4.7. Although the proportion of permitted smaller homes (1 and 2 bedrooms) has increased in relation to larger (3 or more bedrooms) units since 2003, the 2006/07 AMR noted that the proportion had dropped for the first time in 4 years. However, that proportion was still fairly high at nearly 60% and this year's report sees that level virtually unchanged (see *Table HD9*). It is interesting to note that the number of completions of smaller homes has increased during 2007/08 and that 1 and 2 bed homes accounted for over half of all completions (*Chart HD3*). Perhaps unsurprisingly this increase has been matched by an increase in the proportion of flats completed, compared to houses and bungalows (*Chart HD4*).

4.8.

DETAILED PLANNING PERMISSIONS (PERCENTAGES)			
Year	1 & 2 bed	3 bed	4 or more beds
2001/02	19%	38%	43%
2002/03	36%	33%	31%
2003/04	53%	29%	18%
2004/05	56%	22%	22%
2005/06	68%	22%	10%
2006/07	58%	31%	11%
2007/08	57%	31%	12%

Table HD9 Annual residential permissions by bedroom numbers

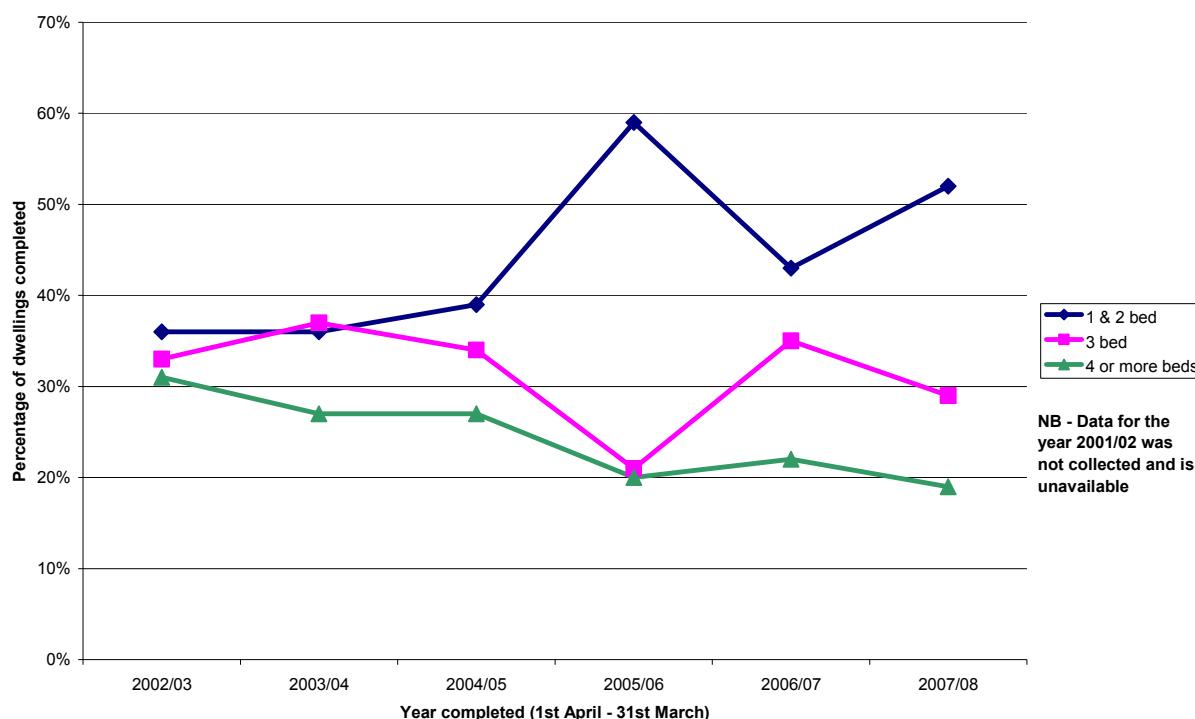


Chart HD3 Number of bedrooms in completed dwellings

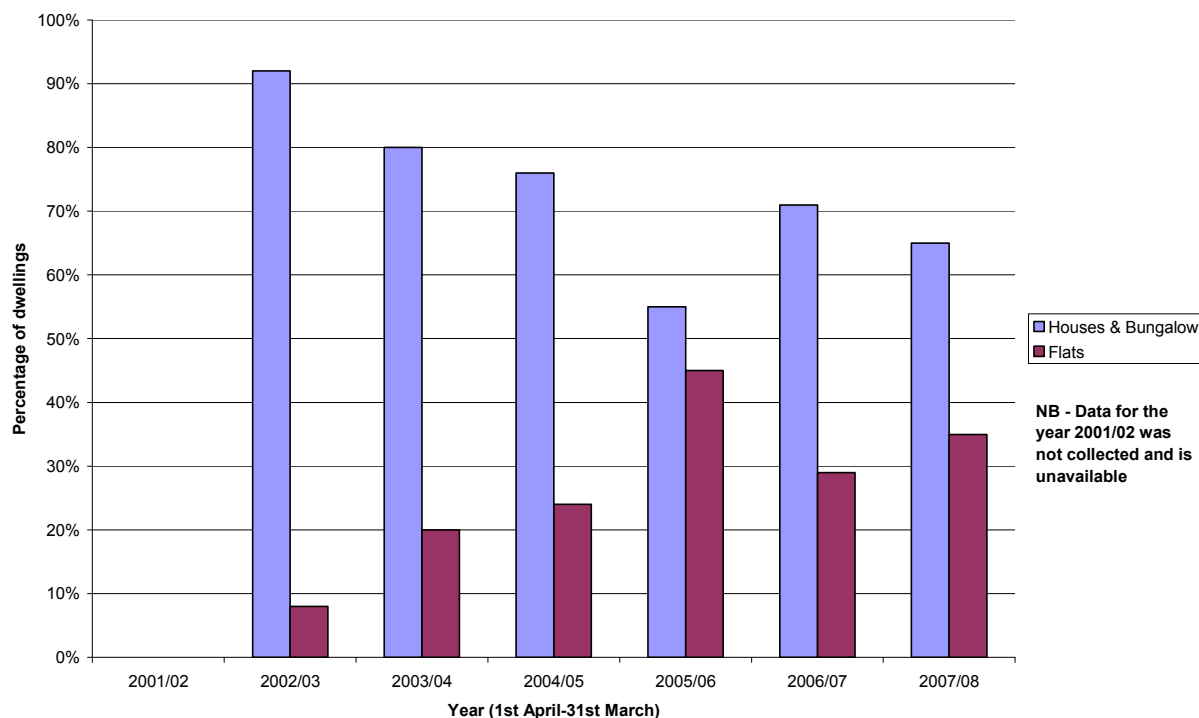


Chart HD4 Housing completions by dwelling type

Other residential development

4.9. The most recent Oxfordshire population forecasts (OCC September 2008) show an increasingly ageing population in West Oxfordshire with the number of residents over 65 years old expected to rise by 57% between 2006 and 2026. An important aspect of catering for this growing sector of the population is the provision of suitable accommodation. The 2005/06 AMR reported the completion of a 60 bed residential care home at Madley Park in Witney. A 68 bed care home at Shilton Park in Carterton, noted in the 2006/07 AMR, is being completed during 2008.

4.10. In March 2008, planning permission was granted for a retirement community on the Coral Springs Policy Area on the western edge of Witney. This care village will provide a variety of accommodation, with Care Bedrooms catering for residents requiring 24-hour nursing care and Care Suites and Care Apartments offering greater degrees of independence. In all, the development will provide over 120 residential units. None of these sites are included within the general housing land supply.

Housing quality

4.11. PPS3 recognises that ‘good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities.’ The new Core Output Indicator *H6: Housing Quality – Building for Life Assessments* will show the level of quality in new housing development. CABA has very recently produced a questionnaire in which developments (where 10 or more new dwellings have been completed) are assessed against a range of criteria and awarded scores out of 20 for each aspect. Although several sites of 10 or more dwellings were completed during the reporting year, the CABA criteria were not available for their assessment in time. However, in future, developments where 10 or more units are completed will be tested against this benchmark and shown in AMRs.

Business development and town centres

Core Output Indicator	Use Class *							Total
	BI(a)	BI(b)	BI(c)	B2	B8	'B' uses not specified		
BD1 Total amount (m ²) of additional employment floorspace - by type	gross	90				318	1,452	1,860
	net	-90		-310		318	1,452	1,370
BD2 Total amount (m ²) of employment floorspace on previously developed land - by type	gross	90				318	1,452	1,860
	% gross on PDL	100%				100%	100%	100%
BD3 Employment land available - by type	hectares	1.86	0.03	0.15	1.70	1.08	7.64	12.46

Table BDT1 Additional and available employment floorspace (Table S1 gives further detail on particular indicators)

New employment floorspace

4.12. As part of the Council's strategy to concentrate development around the larger service centres at Witney, Carterton and Chipping Norton, major greenfield sites were allocated for housing and employment in these towns. The employment areas on these sites have been under development for a number of years and nearly 30,000m² of 'B' Class uses were completed on this allocated land in 2006/07. However, with most of the Witney employment allocation now developed, 2007/08 saw a dramatic reduction in the amount of additional employment floorspace and on 1st April 2008, only around 5 hectares of allocated land remained without planning permission within the District. However, additional employment provision will be created through allocated mixed use development identified in the Local Plan.

Location	Use Class * (area with planning permission in hectares)						Total
	BI(a)	BI(b)	BI(c)	B2	B8	'B' Class use not specified	
Witney	0.22			0.02	0.49	0.02	0.75
Carterton	1.00	0.03		0.02		2.31	3.36
Chipping Norton	0.19		0.15				0.34
Rest of District	0.45			1.67	0.58	0.26	2.96
	1.86	0.03	0.15	1.71	1.07	2.59	7.41

Table BDT2 Location and type of permitted employment floorspace at 1st April 2008

4.13. Apart from the creation of extensions for B8 use at Cotswold Dene in Standlake and at Carterton South Industrial Estate, all of the additional floorspace shown in *Table BDT1* was the result of either redevelopment or change of use within existing

employment or retail premises. Some of these changes/redevelopment result in 'losses' in some of the Use Classes shown. The 100% use of previously developed land in 2007/08 compares with a figure of only 13% in the last AMR, when over 80% of all new employment floorspace was constructed on the allocated greenfield sites. About 56% of all available employment land shown in *Table BDT1* is on greenfield land but only about 30% of the permitted development on non-allocated sites is on such land. *Table BDT2* details the general distribution of non-allocated employment land with outstanding planning permission, by use class, and *Chart BDT1* shows the land type that these permissions relate to (i.e. previously developed or greenfield).

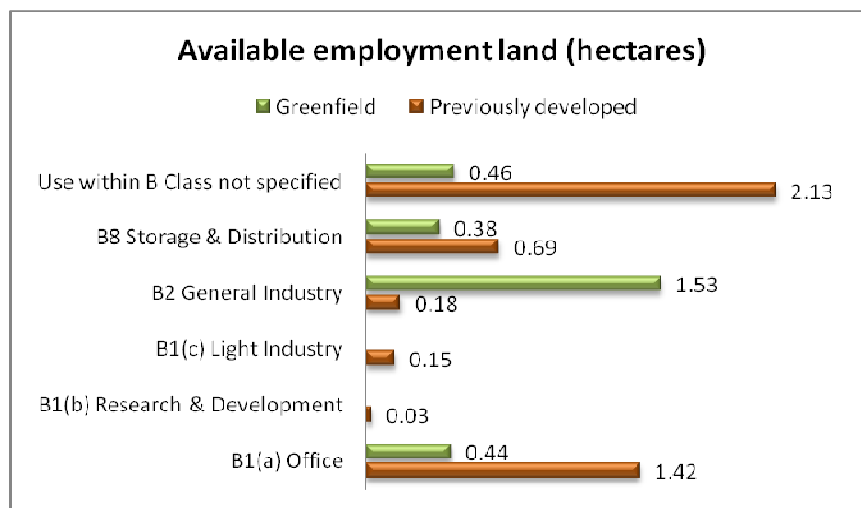


Chart BDT1 Extant permitted employment land by land type

Town centre uses

- 4.14. Core Output Indicator BD4 measures the amount of additional floorspace developed for 'town centre uses', which are defined as Use Classes A1, A2, B1a and D2. This indicator requires the monitoring of these uses not just within town centres themselves, but elsewhere within a local authority area if additional floorspace is created. Although all of the A2 and B1(a) floorspace shown in *Table BDT3* was developed in town centres (as defined in the West Oxfordshire Local Plan 2011), all of the new A1 (retail) floorspace was created outside of these areas.
- 4.15. Apart from the completion of the shop extension at A. K. Timms (builders merchant/DIY supplies) in Brize Norton, all of the 'new' town centre floorspace shown in *Table BDT3* resulted from changes of use of other existing employment or town centre uses. The D2 floorspace shown as a 'loss' in that table related to the redevelopment (to B1, B2 and B8 uses) of one of the units on an older employment area in Witney. This unit (a children's soft play facility) had itself previously been converted from B1/B8 uses. There were no other losses in town centre uses although a small amount of retail floorspace in Witney and Chipping Norton was converted to A2 use.

	Use Class *					Total
		A1	A2	B1(a)	D2	
BD4 Total amount (m ²) of floorspace for 'town centre uses'	gross	652	173	90		915
	net	479	173	90	-1452	-710

Table BDT3 Additional floorspace for town centre uses 2007/08

* Please see the Glossary on Page 25 for a description of Use Classes

ENVIRONMENTAL QUALITY

4.16. The District has a unique and rich natural environment and one of the key chapters in the Local Plan includes a number of policies which are aimed at protecting and enhancing its special quality. This section considers how those policies are performing at both the local level and nationally.

Flood protection and water quality

4.17. Local Plan policies NE7-NE11 are particularly concerned with the protection and management of the District's natural water resources. Alongside these policies, advice from the Environment Agency is sought to gauge the suitability and appropriateness of development proposals.

4.18. Between 1st April 2007 and 31st March 2008, the Environment Agency raised objections to 8 planning applications where they saw a risk of flooding or required further information to make an assessment of potential flood risk. They raised no objections to any planning applications on water quality grounds. During the year, no planning applications were granted permission contrary to Environment Agency advice.

Areas of biodiversity importance

4.19. The purpose of the UK Biodiversity Action Plan (UKBAP) is to develop national strategies for the conservation of biological diversity and the sustainable use of biological resources. Oxfordshire's BAP is a more local, countywide focus for these national concerns and the Thames Valley Environmental Record Centre (TVERC) monitors and reports upon the condition of the priority species and habitats that fall within Oxfordshire and Berkshire. The following tables and charts are provided by the TVERC. As noted in earlier AMRs, the limited resources and the short time that this data collection and analysis operation has been in place (only about 4 years) mean that improvements in mapping and data collection are still taking place. As a result, any changes shown in the areas of biodiversity importance (Core Output Indicator E2) should be regarded as amended baseline data rather than real changes in area. *Table EQ1* lists the UKBAP priority habitats that have been identified within the District.

UK BAP priority habitat type	Area (hectares) 2006	Area (hectares) 2007	County context 2006	County context 2007	Regional context	UK context
Coastal and floodplain grazing marsh	0.0		356.9	355.3	No data avail.	300,000
Eutrophic standing water	560.0	568.0	919.0	929.6	No data avail.	1785km ²
Fens (these figures area a combination of Fen and Reedbed)	24.7	30.5	131.8	142.9	No data avail.	No data avail.
Lowland beech and yew woodland	13.9	13.8	567.2	792.1	No data avail.	30,000
Lowland calcareous grassland	151.2	180.0	694.1	730.4	No data avail.	<41,000
Lowland dry acid grassland	8.2	14.0	41.9	48.0	No data avail.	<30,000
Lowland heathland	0.0		3.0	3.0	No data avail.	58,000
Lowland meadows	191.8	189.2	993.7	1080.0	No data	15,000

UK BAP priority habitat type	Area (hectares) 2006	Area (hectares) 2007	County context 2006	County context 2007	Regional context	UK context
					avail.	
Lowland mixed deciduous woodland	1616.1	1444.0	3961.1	4555.0	No data avail.	No data avail.
Lowland wood pastures and parkland	597.9	617.6	1448.9	1844.0	No data avail.	10,000-20,000
Reedbeds	1.7	1.7	25.8	25.8	No data avail.	5,000
Rush pasture and purple moor grass	0.0	7.1	7.0	14.1	No data avail.	56,000
Traditional Orchards		0.2		6.0		
Wet woodland	18.0	22.7	108.7	138.4	No data avail.	50,000-70,000
Total area of BAP priority habitat	3183.4	3088.8	9259.1	10664.6	No data avail.	No data avail.

Table EQ1 UK BAP priority habitat resource in West Oxfordshire

4.20. Within the District, there are also a number of sites which have been designated for their intrinsic environmental importance. These sites comprise nearly 4% of the total area of the District and are shown in *Chart EQ1* below. The only change in area has occurred within County Wildlife Sites. As noted in previous AMRs, the selection and de-selection of CWSs is an ongoing process and the status of sites changes on a regular basis. During 2007/08 Palmer's Bank (0.13ha), Tackley Wood (73.9ha), Hawk Hill (9.63ha) and Whitehill Farm Meadows (13.73ha) were all de-selected in early 2008 and the boundary of Crawley Mead was adjusted.

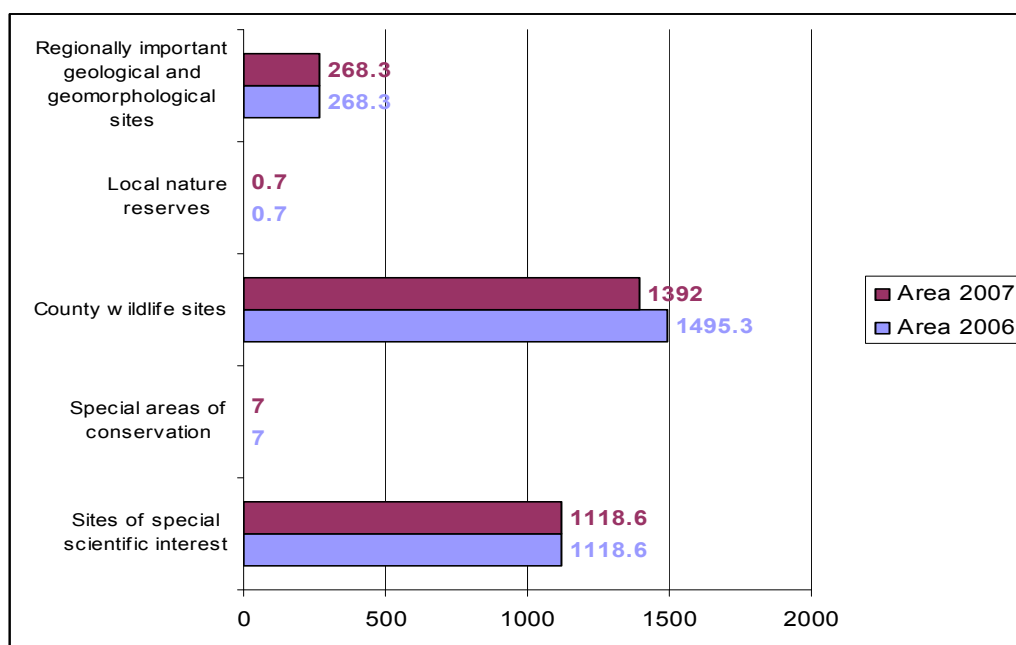


Chart EQ1 Areas of sites designated for their intrinsic environmental value (hectares)

Local species

4.21. A recent review of the UKBAP priority species has resulted in an increase in the number of species found within the District from 41, in 2006/07, to 131 in

2007/08. Although the indicator 8(i) (change in priority habitats and species by type) used in previous AMRs has been removed, the Core Output Indicators Update notes that 'the removal of indicators....does not mean that they should no longer be collected and reported'. The Council will continue to collect data on, and monitor the status of, these priority species as part of its continuing evidence base review.

Renewable energy

- 4.22. Core Output Indicator E3 asks for the amount of renewable energy generation by installed capacity and type – the total installed capacity to be reported in megawatts. Although no large renewable energy developments have taken place during 2007/08, the interest in small domestic installations, reported in last year's AMR, has increased considerably.
- 4.23. With the amendment to the Town and Country (General Permitted Development Order) on the Installation of Domestic Microgeneration Equipment, published during 2008, many of these domestic installations will fall outside of normal planning control. This may affect local authorities' ability to carry out fully informed assessments of trends in the capacity from this type of development.
- 4.24. Owing to West Oxfordshire's rural nature, with a third of the District falling within the Cotswolds Area of Outstanding Natural Beauty, large commercial developments with outputs that may be measured in megawatts, are unlikely to be appropriate. However, with the Council's encouragement, some larger proposals, such as the mixed-use site at Marriotts Close in Witney and additional buildings at Abbott Diabetes Care, are giving serious consideration to alternative forms of renewable energy within their developments.

5. MONITORING OF PLAN PREPARATION

- 5.1. During 2007/8 the Council concentrated upon delivery of a very high residential building rate, primarily through its two major Greenfield urban extensions and other local plan allocated sites, and upon the Marriotts Close expansion to Witney town centre. The latter development which includes retail, leisure and residential uses, is well on track and due to be open for business in autumn 2009.
- 5.2. In parallel the Council has been drawing together plans for the medium and longer term, together with the compilation of supporting evidence. The West Oxfordshire Sustainable Community Strategy 'Shaping Futures' has been prepared and approved. Community consultation was linked with consultation on the LDF Issues and Options stage. The latter has included consideration of both strategic and more site specific issues.
- 5.3. The Council's first Local Development Scheme (LDS) came into effect in April 2005. This was reviewed by the Council in August 2006 and again in March 2007 following the receipt of revised advice from GOSE on the scope and content of Core Strategies. The full 2007 LDS as approved by GOSE can be downloaded from the Council website www.westoxon.gov.uk.
- 5.4. The content and timing of the current plan preparation programme will need to be reviewed during 2009 to take into account the latest Government guidance and progress so far on the LDF in West Oxfordshire. A key factor is the timing of transport work commissioned to test future development options in Witney alongside the outcome of a major distributor road proposal in Witney, the Cogges Link, currently the subject of a planning application submitted by Oxfordshire County Council.
- 5.5. Further public consultation on the content of the West Oxfordshire Core Strategy will take place in early 2009 prior to working up the submission draft plan.

SOURCES OF REFERENCE

- Building for Life – the national standard for well designed homes and neighbourhoods - <http://www.buildingforlife.org/>
- Census 2001 information for West Oxfordshire
<http://www.westoxon.gov.uk/files/publications/1952-284.pdf>
- Communities and Local Government – PPS3: Housing
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3>
- Communities and Local Government – PPS12: Local Development Frameworks
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/147429>
- Communities and Local Government – Core Output Indicators Update
<http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2>
- Environment Agency – www.environment-agency.gov.uk
- Local Transport Plan – www.oxfordshire.gov.uk/ltp
- Micro renewable energy advice -
<http://www.westoxon.gov.uk/planning/MicroRenewableEnergy.cfm>
- Natural England – <http://www.naturalengland.org.uk/>
- Oxfordshire Data Observatory –
<http://www.oxfordshireobservatory.info/wps/portal/dataobservatory>
- Oxfordshire forecast of population and households July 2007 -
http://portal.oxfordshire.gov.uk/content/public/ODO/data/themes/population/2007_forecasts/Oxfordshire_forecasts_August_07.pdf
- 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 Health Profile 2007 -
http://www.communityhealthprofiles.info/profiles/hp2007/hi_res/38UF-HP2007.pdf
- West Oxfordshire Economic Development Strategy 2004-2007
<http://www.westoxon.gov.uk/files/download/1941-830.pdf>
- West Oxfordshire Economy Study 2007 -
<http://www.westoxon.gov.uk/files/download/4375-2428.pdf>
- West Oxfordshire Housing Needs Update 2004 -
<http://www.westoxon.gov.uk/files/publications/1464-250.pdf>
- West Oxfordshire Local Development Scheme -
<http://www.westoxon.gov.uk/files/download/4505-2487.pdf>
- West Oxfordshire Statement of Community Involvement January 2007 -
<http://www.westoxon.gov.uk/planning/SCI.cfm>

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/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 Communities and Local Government

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 B of PPS3.

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 B of PPS3 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 (i.e. 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