

WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire District Council

ANNUAL MONITORING REPORT

2008/09

November 2009

WEST OXFORDSHIRE DISTRICT COUNCIL
ANNUAL MONITORING REPORT 2009

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WEST OXFORDSHIRE DISTRICT COUNCIL

ANNUAL MONITORING REPORT 2009

1. INTRODUCTION

- 1.1. This is the fifth Annual Monitoring Report (AMR) for the District of West Oxfordshire and 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. Whilst previous AMRs have reported, primarily, upon information for the years since April 2001, this edition uses as its framework the recently adopted South East Plan and relates to the period covered by that plan – i.e. 2006 – 2026. In particular, this AMR considers the Council's performance against particular 'Core Output Indicators' during the year 2008/09 and because much of the development reported in the following pages falls within that period, ending 1st April 2009, the effects of the current recession may not yet be apparent in the data shown.
- 1.3. The Government's publication *Core Output Indicators Update 2/2008* revised the required 'Output Indicators'. These revised indicators form a shared set for use at regional and local level. *Appendix 1* summarises the Council's progress against all of these indicators and the relevant indicators are also shown under each heading within the section of 'Monitoring the Effectiveness of Local Plan Policies'.

2. EXECUTIVE SUMMARY

- 2.1. *Housing development:* A strong and confident first three years of the plan period have resulted in a high build rate, delivering 2,250 of the total 7,300 South East Plan home provision. As expected, delivery fell during the reporting year (2008/09), having reached its highest level for over 20 years in 2007/08 (865). However, the 578 homes completed in 2008/09 were still above the annualised SE Plan rate of 365. This drop in build rate was expected and a further reduction is planned for the next year. For the first time, this AMR includes a summary of West Oxfordshire's five-year housing land supply assessment. Once again, the proportion of development on previously developed land has increased (74% gross) and a similar level is expected next year.
- 2.2. *Business development:* 2008/09 has seen an increase in the amount of employment floorspace developed (compared to 2007/08) and nearly a quarter of that development took place on the new Ventura and West Oxon Business Parks in Carterton. Nearly 40% of all new development outside of Witney and Carterton involved the change of use or redevelopment of existing, redundant agricultural buildings.

- 2.3. *Environmental quality:* No planning permissions were granted contrary to Environmental Agency advice, during 2008/09 and no actual change took place to the extent of areas of biodiversity importance.

3. WEST OXFORDSHIRE – CHARACTER AND CONTEXT

- 3.1. Covering about 71,500 hectares and with a population of around 102,000, West Oxfordshire is one of the most rural local authorities within the South East Region. A number of parishes in the south east of the District fall within the Central Oxfordshire sub-region of the South East Plan, the boundary of which is shown on the map overleaf (*Fig 3.1*). As well as its rural nature, a number of other characteristics influence the opportunities for sustainable development within West Oxfordshire. The District includes part of the Cotswolds Area of Outstanding Natural Beauty (34%), part of the Oxford Green Belt (2%), around 50 conservation areas and some 3,200 listed structures. *Figure 3.2* shows some of the District's designated areas and features. Over a quarter of the District's population lives in Witney, the largest town (about 26,000), and a further fifth living in the second and third largest settlements (about 15,000 in Carterton and 6,500 in Chipping Norton).
- 3.2. Although West Oxfordshire's roots were very much in agriculture and, more recently, in manufacturing processes associated with agricultural production, today its strength lays in its diversity of both business type and size. Against a general national picture of decline in some business sectors, the District's economy remains relatively buoyant and although the Jobseeker's Allowance (JSA) claimant count has risen to 1.9% (August 2009), three times its level in 2006, it is still better than the regional and national figures. The District has a job density of 0.93, compared to a density of 0.86 in the South East Region and 0.83, nationally¹. Well over three quarters (30,100) of all employee jobs were in the services industry and 4,500 (about 12%) of all employee jobs were tourism related.
- 3.3. With male and female life expectancy (79.6 years for males and 83.4 for females) higher than both the South East and England figures, West Oxfordshire's elderly population (65+) is expected to rise by 62% between 2006 and 2026, at which time just over 25% of the District's forecast population of 113,609 will be 65 years or older. This is an important factor to be considered in the future planning of West Oxfordshire.

¹ Job density represents the ratio of total jobs to working-age population. Total jobs include employees, self-employed, government-supported trainees and HM Forces.

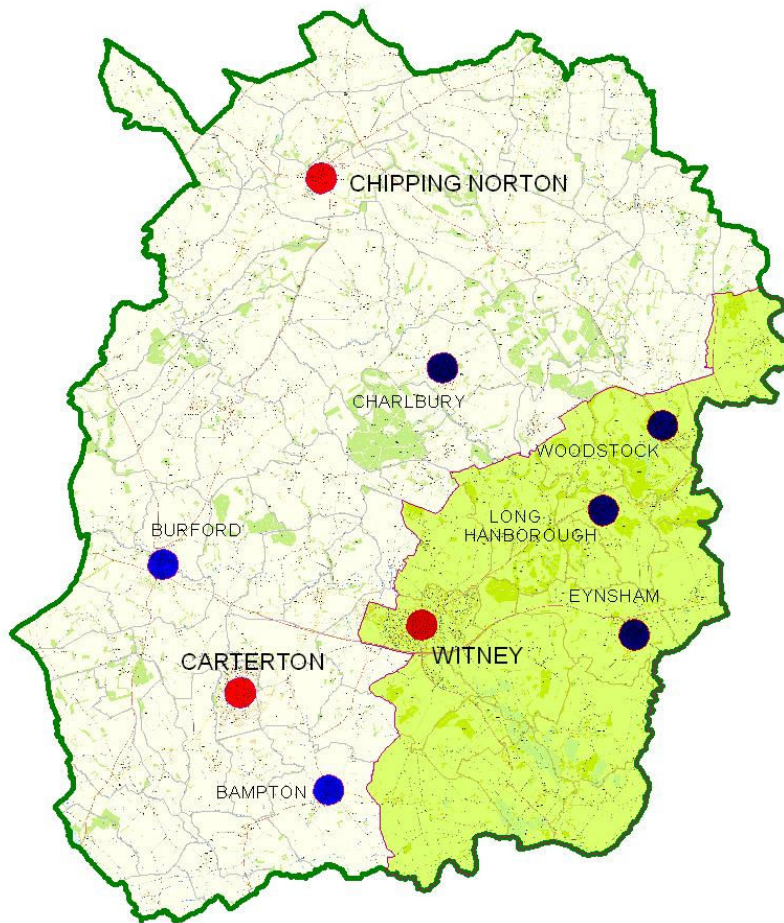


Figure 3.1 West Oxfordshire showing the area included within the Central Oxfordshire sub-region

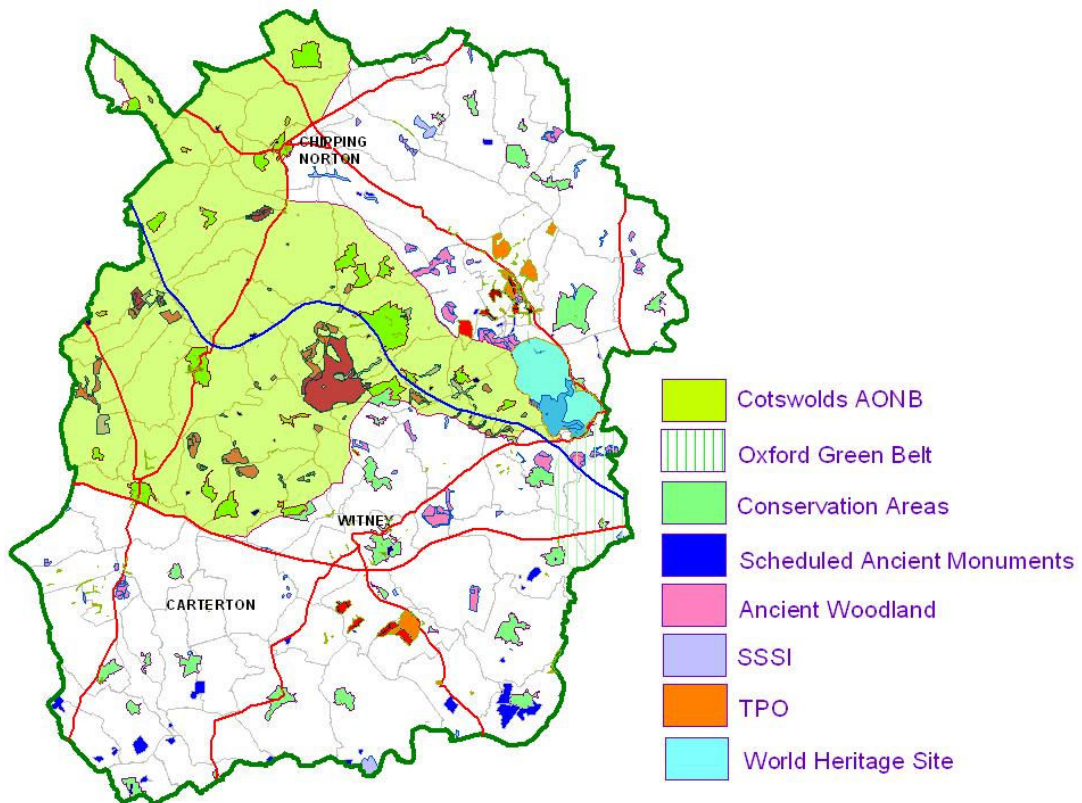


Figure 3.2 West Oxfordshire showing the main characteristics influencing development

4. MONITORING THE EFFECTIVENESS OF LOCAL PLAN POLICIES

Housing development

The Core Output Indicators related to Housing are:

H1: Plan period and housing targets – identifies the source of the housing target used in the housing trajectory (see H2) and the total amount of housing planned to be delivered over the relevant period

H2(a): Net additional dwellings – in previous years - shows the levels of housing delivery since the start of the plan period or for the last 5 years (if longer)

H2(b): Net additional dwellings – for the reporting year (2008/09)

H2(c): Net additional dwellings – in future years – showing likely levels of housing delivery over at least a 15 year period or up to the end of the plan period, whichever is longer

H2(d): Managed delivery target – showing how likely levels of future housing are expected to come forward with regard to delivery in previous years

H3: New and converted dwellings – on previously developed land – shows the gross number of new dwellings built on previously developed land

H4: Net additional pitches (Gypsy and Traveller) – shows the number of authorised transit and permanent pitches delivered

H5: Gross affordable housing completions – showing gross affordable housing delivery

H6: Housing Quality – Building for Life Assessments – to show the level of quality in new housing development.

Indicators H2(a) to H2(d) are shown in combination as a trajectory

Core Output Indicator	Start of Plan period	End of Plan period	Total housing required		Source of Plan Target
			Central Oxfordshire (part)	Other Parishes	
H1 – Plan period and housing targets	1/4/2006	31/3/2026	3,800	3,500	The South East Plan

Table HD1 – Plan period and housing targets

Housing supply

4.1. Planning Policy Statement 3 sets out the national policy framework designed to realise the Government's housing objectives. The South East Plan – the Regional Spatial Strategy for the South East of England covering the period 2006 to 2026 – guides West Oxfordshire's policies, which will achieve these objectives at a local level. The South East Plan includes a provision of 7,300 additional homes in West Oxfordshire, to be delivered during the plan period. However, with a projected population growth in the South East Region, that has now increased from 44,200 (2004-revised figure) to 64,300 (2006 based), the South East Plan encourages local planning authorities to 'plan for an increase in housing completions to help meet anticipated need'. In other

words, the 7,300 dwelling provision should not be treated as a ceiling and, during the plan period, local authorities are encouraged to test higher levels of residential development.

- 4.2. Of the 7,300 provision noted in *Table HD1*, 2,253 homes have been completed in the first 3 years of the plan period (1,140 in the Central Oxfordshire parishes and 1,113 in the remaining parishes). This leaves a minimum requirement of 5,047 homes (2,660 in Central Oxfordshire and 2,387 elsewhere) to be built between 1st April 2009 and 31st March 2026. This equates to average annual completion rates of 157 and 140, respectively.
- 4.3. The average annual build rate, required to meet the 7,300 total over the plan period, is 365 homes each year. As *Table HD3* illustrates, the level of house building over the last 5 years has been considerably higher than this average, peaking in 2007/08 as two major greenfield sites neared completion. Well over two thirds of housing supply, since 2004, has come from sites allocated in the adopted Local Plan. The reporting year (2008/09) has seen a lower number of new houses built (578 compared with 865 in 2007/08 - but still well above the average annual SE Plan rate). This level is expected to decrease further as existing commitments and phased Local Plan allocations are completed and delivery more closely reflects the SE Plan. *Table HD3* shows how this phasing is planned to meet the South East Plan 2026 provision on an annual basis (under the current economic circumstances, and with the uncertainty concerning the timing of a subsequent recovery in the housebuilding industry, this phasing will be reviewed and adjusted as the situation changes). The existing 'stock' of commitments and allocations will be supplemented, in later years, by additional sites identified through the Core Strategy and the Sites Allocation DPDs (Development Plan Documents), currently being prepared.
- 4.4. The Department for Communities and Local Government (DCLG) publication *Land Supply Assessment Checks* considers it good practice to include, within the body of the AMR, a summary of a five-year housing land supply assessment. This summary is shown as *Table HD2* and covers the period from 2010/11 to 2014/15. A detailed schedule of all sites with planning permission is shown in the separate [Appendix 2](#) found on our [website](#). Within its definitions relating to housing delivery, the DCLG publication *Core Output Indicators – Update 2/2008* notes that 'Ancillary dwellings...should be included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence...and *there is no conditional restrictions on occupancy*'. Planning applications for ancillary units invariably come forward in situations where policies would normally preclude the construction of an independent dwelling - typically where larger houses need staff accommodation or where separate households, in the same extended family, choose to live within the same curtilage (this is an increasing feature in rural areas). It follows, therefore, that a planning permission granted for such a home will usually include a condition ensuring that the dwelling is only used for the specified, proposed purpose and not made available for wider housing purposes. On the 1st April 2009 there were extant planning permissions, for ancillary dwellings, which will contribute 148 household spaces to the District's overall requirement during the plan period.

		Central Oxon	Other Parishes	West Oxon	
A	Total SE Plan provision 2006-2026	3,800	3,500	7,300	
B	Homes completed 1/4/06-31/3/09	1,140	1,113	2,253	
C	Remaining provision required (1/4/09 – 31/3/26)	2,660	2,387	5,047	A-B
D	Plan period years remaining 1/4/09-31/3/26	17	17	17	
E	Annualised requirement 1/4/09-31/3/26	157	140	297	C ÷ D
F	Projected completions for 1/4/09 – 31/3/10 (current year)	230	150	380	See Table HD5 (at 1/10/09 over 200 units had been completed)
G	Annualised requirement 1/4/10 – 31/3/26	152	140	292	(C-F) ÷ 16
H	Requirement for next 5 years (2010/11 to 2014/15)	760	700	1,460	G x 5
I	Deliverable homes on allocated sites with planning permission from 1/4/2010	120	90	210	These figures show the existing planning permissions at 1/4/09 <i>minus</i> the completions expected during the current year (1/4/09 – 31/3/10). Homes covered by planning permissions in J that have not yet been started have been discounted by 5% to allow for possible lapses ²
J	Deliverable homes on sites with planning permission which were previously unidentified/ unallocated	275	320	595	
K	Deliverable homes on sites allocated in the Local Plan but without permission	218	280	498	This figure excludes the Cogges allocation (46 homes) which is not considered achievable within the 5 year period
L	West Witney Strategic Development Area/North Curbridge.	300		300	This mixed use site is expected to deliver approx 150 homes per annum from 2013/14
	Total deliverable dwellings	913	690	1603	I + J + K + L

Table HD2 – Summary of Housing Land Supply Position on 1st April 2009

The figures shown in *Table HD2*, above, will be used to populate National Indicator 159 – *Supply of ready to develop housing sites* – and the workings for this indicator are shown below. It is considered good practice when the proportion of housing supply exceeds 100%.

The formula for calculating the proportion of dwellings that are deliverable is :-

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

i.e. $(1603 \div 1460) \times 100 = 110\%$

² Since 1st April 2001 less than 5% of all dwellings permitted on small, previously unidentified sites have lapsed

Core Output Indicator		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	24/25
H2(a)	Net additional dwellings in previous years	567	629	733	810	865																	
H2(b)	Net additional dwellings – reporting year						578																
H2(c) Net additional dwellings in future years	a) Net additions							380	375	396	330	334	330	334	334	284	284	284	284	284	284	284	204
	b) Hectares																						
	c) Target								365	365	365	365	365										
H2(d)	Managed delivery target						297	292	286	278	274	269	264	257	248	244	238	230	220	204	177	123	42

Table HD3 Net additional dwellings

Projected Housing Completions 2001-2026 (South East Plan)

Year (1st April - 31st March)	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Actual completions - allocated sites	562	533	269																	
Actual completions - unallocated sites	248	332	309																	
Projections - allocated sites				185	210	223	225	250	246	250	250	200	200	200	200	200	200	200	120	120
Projections - unallocated sites				195	165	173	105	84	84	84	84	84	84	84	84	84	84	84	84	84
Total past completions	810	865	578																	
Total projected completions	0			380	375	396	330	334	330	334	334	284	284	284	284	284	284	284	204	204
Cumulative completions	810	1675	2253	2633	3008	3404	3734	4068	4398	4732	5066	5350	5634	5918	6202	6486	6770	7054	7258	7462
South East Plan allocation annualised over 20 years	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365	365
Difference between cumulative SEP allocation and cumulative completions	445	945	1158	1173	1183	1214	1179	1148	1113	1082	1051	970	889	808	727	646	565	484	323	162
Annual requirement taking account of past/projected completions	342	313	297	292	286	278	274	269	264	257	248	244	238	230	220	204	177	123	42	-162

Table HD4 Housing completions from 1st April 2006 – 31st March 2026

Projected housing completions 2006 - 2026 (SE Plan provision)

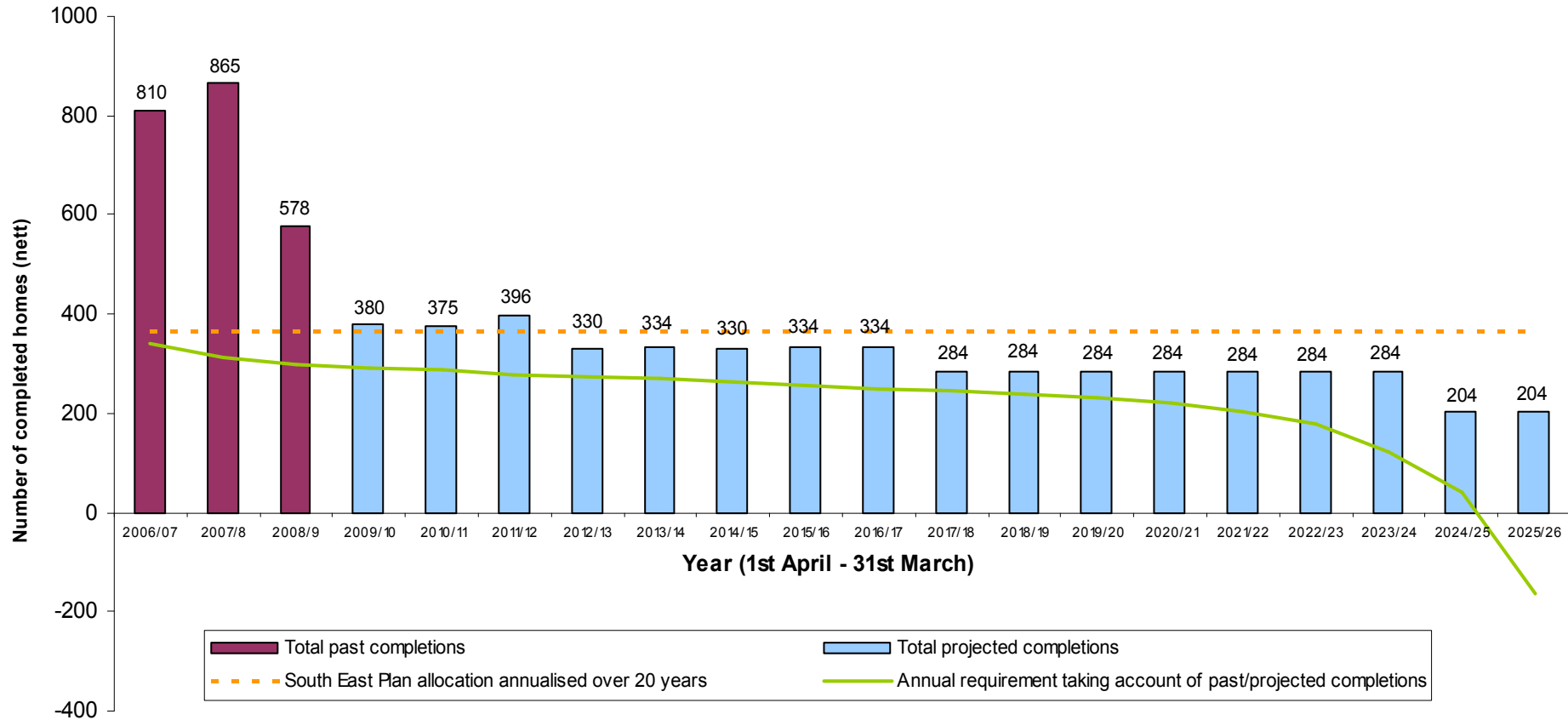


Chart HDI Residential Completions from 1st April 2006 – 31st March 2026.

4.5. As noted in paragraph 4.3, over two thirds (2,393) of all completions (3,615) in the last 5 years were on Local Plan allocated sites. Almost 75% of these homes built on allocated sites were on two major greenfield development areas at Shilton Park, Carterton (1050) and at Madley Park, Witney (742). Two commercial sites allocated for redevelopment (Bridge Street Mills and Early's of Witney) provided a further 450 dwellings. The redevelopment of the Parker Knoll factory, in Chipping Norton (a large windfall site), has also contributed 116 new dwellings since 2004. Two other brownfield, allocated, sites in Witney are already underway and are expected to provide a further 227 dwellings over the next 3 – 4 years. *Table HD5* shows the planned phasing of these, and other sites of 10 or more homes, over the next 10 year period. This phasing has been adjusted, where necessary, to take account of developer views and feedback during the current economic recession.

The contribution of non-allocated sites

4.6. Since the start of the plan period (1st April 2006) over 860 homes have been built on sites not allocated through the development plan process (including development on greenfield sites). This equates to about 38% of all completions. Housing supply from this source is, and has been traditionally, a very important factor in providing homes for the residents of West Oxfordshire. PPS3 advises that no allowance should be made for unexpected windfalls³ in the first 10 years of land supply, unless there are 'genuine local circumstances that prevent specific sites being identified'. However, given that 720 (32%) of all homes delivered over the last 3 years have been built on windfall sites, as defined by PPS3 (see footnote 3), which came forward in response to locational policy, allowance has been made for completions on those sites with planning permission and on future sites that are expected to continue to come forward (the supply from these sites is anticipated to be lower than in past years and the figures shown in the relevant tables and trajectories within this document reflect that expectation). Although many of these 720 homes were on larger sites (10 or more units), well over half (413) were built on much smaller sites, with many of them being single dwelling developments.

4.7. Having made an important contribution to housing figures in the past, the supply of larger sites (particularly redundant and underused commercial premises) is now much reduced and in recognition of that fact, no allowance is made for any future provision from this source. However, because smaller sites are much more difficult to identify in advance, and bearing in mind the significant number of homes built on such sites over the last 3 years, there is certainly justification for making an allowance for a supply from this source in future years, given continuation of current planning policy, providing 'organic' growth.

4.8. There are outstanding permissions for 533 homes to be built on small windfall sites, 159 of which have been started. Monitoring of planning permissions since 2001 has shown that just under 5% of dwellings permitted on small previously unidentified sites lapse. Applying this trend to the existing permissions reduces the total of 533 homes to 515. Between 1st April 2001 and

³ PPS3 footnote 31 defines windfall sites as "those which have not been specifically identified as available in the local plan process. They comprise previously developed sites which have unexpectedly become available"

31st March 2009, there has been an average completion rate of 105 homes on windfall sites of less than 10 dwellings. The Council's *Position Statement on Housing Land Supply (1st October 2008)* noted that the supply of housing from some sources, such as the conversion and redevelopment of commercial sites, was likely to diminish in future years and applied discounts to these sources. Following this approach and discounting the average figure shown above gives an average, future, completion rate of about 84. This is the figure, split between Central Oxfordshire and the remaining parishes, shown in *Table HD5*, overleaf.

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All sites with development of 10 or more units and not completed by 31 st March 2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
CENTRAL OXFORDSHIRE – With permission											
Witney - Bridge Street Mills – W//476/06 + W//1955/03	2										2
Dark Lane – W//1285/06	37										37
118a Burwell Drive – 08/0358			10								10
Marriott's Close – W//1158/06	70	70		50							190
Methodist Church – W//899/00	20										20
1a Crawley Road – 07/1355		14									14
5 Welch Way – 06/1599			14								14
26 Church Green – W//2390/04	3										3
44 Moorland Road – 07/0390	8										8
Madley Park Phase 5a – 07/1133	10										10
Valence Crescent – 07/2123	11										11
Eynsham – Merton Close – 08/1265		20	20								40
Woodstock – Land at Banbury Road – 08/1200	16										16
Hensington Farm – 07/1808		16									16
Allocated											
Witney – Buttercross Works (Proposal 5)				50							50
Cogges (Proposal 7)							46				46
Reserve land at North Curbridge (Proposal 8)					150	150	150	150	150	150	900
EYNESHAM – Eynsham East (Proposal 3)		50	50								100
WOODSTOCK – East of Marlborough School (Proposal 4)		20	48								68
* Estimate of completions on non-allocated small (less than 10 units) sites	53	53	53	53	43	43	43	43	43	43	470
Sub-total	230	243	195	153	193	193	239	193	193	193	2,025
REMAINDER OF DISTRICT – With permission											
Carterton – Shilton Park remaining outline – W//843/97		20	20								40
Shilton Park Local Centre – W//118/06	13										13
Shilton Park Phase 3C – W//1783/06	16										16
Shilton Park Phase 6 – 07/2148	17										17
Lincresta and Hawthorns – 04/2055			25	25							50
Rear of 54-58 Swinbrook Road – W//1102/07	12										12
39 Burford Road – 08/0253	10										10
Chipping Norton – Parker Knoll site – W//574/05	8										8
Royal British Legion Club – W//2282/05	9										9
The Mill, Station Lane – 07/0127			24								24
1 Churchill Road – 08/1315	13										13
Enstone – Crossways, Tew Road – 08/0187		10									10
Allocated											
Carterton – North East Development Area		50	50	50	50						200
Chipping Norton – Cromwell Park (Proposal 1)			30	50							80
* Estimate of completions on non-allocated small (less than 10 units) sites	52	52	52	52	41	41	41	41	41	41	454
Sub-total	150	132	201	177	91	41	41	41	41	41	956
TOTAL	380	375	396	330	284	234	280	234	234	234	2,981
Units on previously developed land	297	199	153	205	84	84	84	84	84	84	1,358
Units on greenfield land	83	176	243	125	200	150	196	150	150	150	1,623
Percentage on previously developed land	78%	53%	39%	62%	30%	36%	30%	36%	36%	36%	46%
Percentage on greenfield land	22%	47%	61%	38%	70%	64%	70%	64%	64%	64%	54%

	Previously developed		Greenfield
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* Estimates of completions on non-allocated sites are derived from completion rates since 2001 (not including completions on greenfield sites, allocated sites and developments of 10 or more dwellings). The average annual rates are discounted to allow for the possible drop in supply from some sources (such as the conversion/redevelopment of non-residential properties). However, this discounting is not shown on the table, above, until 2013, at which point existing, unimplemented planning permissions are likely to have been completed.

Table HD5 Estimated year of completion of residential units on larger sites in West Oxfordshire

Development on previously developed land

4.9. The national and regional target of at least 60% of new housing to be delivered on previously developed land (PDL) is applied at local levels taking into account the existing environment and opportunities for such development. With its lack of large previously developed sites, requiring re-development, West Oxfordshire has a target of 40% housing development to take place on PDL. Much of this development has taken, and will take place, on small windfall sites within existing built-up areas.

Proportions of new homes completed on previously developed and greenfield land in West Oxfordshire

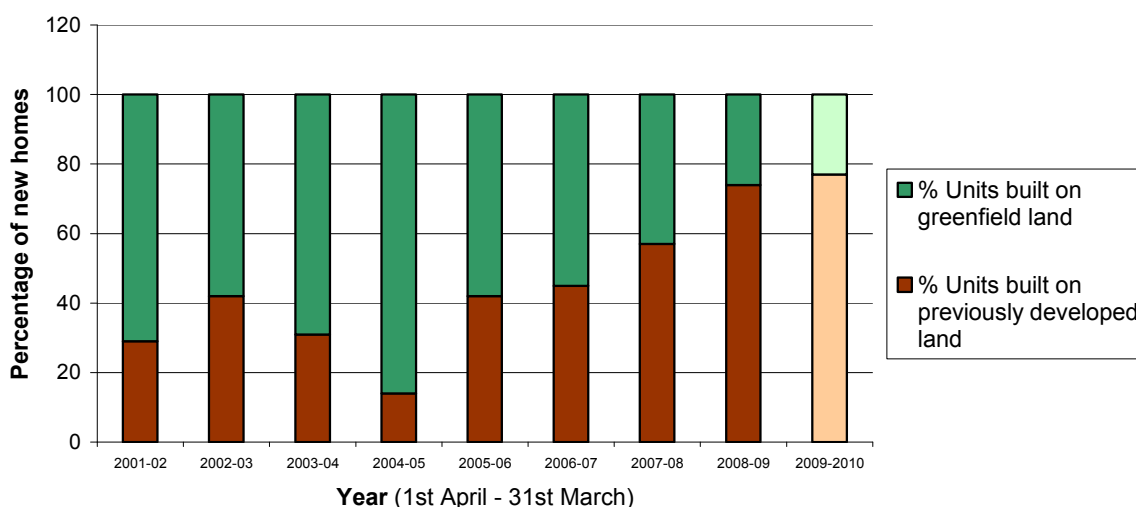


Chart HD2 – Dwellings completed on previously developed and greenfield land

4.10. Chart HD2 shows how the proportion of housing development taking place on PDL has increased considerably since 2006-07. This reflects the reduced numbers of homes built on the major greenfield sites at Madley Park in Witney and Shilton Park in Carterton and the increased delivery from the redeveloped employment sites noted earlier at Parker Knoll, Early’s of Witney and Bridge Street Mills. This higher proportion is expected to continue in 2009-2010 as housing is delivered on the Dark Lane and Marriotts Close sites in Witney (both of these developments are well advanced and the current recession is not expected to have a significant impact on their progress). During the reporting year (2008-09) 74% of additional dwellings were provided on previously developed land.

Core Output Indicator		Total
H3 – New and converted dwellings on previously developed land	gross	459
	% gross on PDL	74%

Table HD6 Dwellings on previously developed land (this indicator is based on gross completions and takes no account of demolitions or other residential losses)

Affordable Housing Completions

4.11. The South East Plan has set a regional target of 35% of all new housing to be affordable (25% social rented and 10% intermediate). However, the Plan acknowledges a higher need within the Central Oxfordshire sub-region and has introduced an affordable housing target of at least 40% in this part of the region. In terms of the SE Plan's total annual housing requirement for West Oxfordshire, these percentages equate to 76 homes per annum in Central Oxfordshire and 61 p.a. elsewhere.

4.12. Having transferred its housing stock to a Registered Social Landlord (RSL) in 2001 the Council no longer provides affordable housing directly. However, through our Local Plan policies **HI1** and **HI2** and the adopted Affordable Housing SPD (Supplementary Planning Document), we work closely with local

Core Output Indicator	Social rent homes provided	Intermediate homes provided	Total affordable homes provided
H5 – gross affordable housing completions	73	26	99

RSLs and developers to try to address the identified need.

Table HD7 Gross affordable housing completions 2008/09 (these figures include acquisitions (5) in addition to new-build)

Site	2006/07	2007/08	2008/09	Totals
Shilton Park, North East Carterton		38	38	76
Queens Road, Carterton		9		9
Parker Knoll, Chipping Norton	40	13		53
Rock Hill, Chipping Norton	13			13
Furlong Row, Clanfield	3			3
Mill Lane, Clanfield*			6	6
Queen's Crescent, Clanfield	5			5
Ducklington Mill, Ducklington			8	8
Filandic, Enstone		2		2
Fairspear Road, Leafield *	10			10
Choicehill, Over Norton*			6	6
Oxford Downs CC, Standlake		2		2
Early's of Witney	10	1		11
Dark Lane, Witney		15	33	48
Madley Park, North East Witney	14	47	3	64
Tower Hill Works, Witney	18	6		24
Bridge Street Mill, Witney		53		53

TOTALS	113	186	94	393
* Sites developed under the Local Plan's Rural Exception Policy				

Table HD8 Locations of affordable housing built 2006/7 – 2008/09

Gypsy and traveller pitches

Core Output Indicator	Permanent	Transit	Total
H4 – Net additional Gypsy and Traveller pitches	2	0	2

Table HD9 Net additional pitches

4.13. The DCLG Circulars 01/2006 (Planning for Gypsy and Traveller Caravan Sites) and 04/2007 (Planning for Travelling Show People) provide a framework under which regional planning bodies are required to review these accommodation needs. Local planning authorities are also required to assess those needs at a more local level, with a view to allocating suitable sites. As part of the current South East Plan review, the 2006 baseline for West Oxfordshire showed an existing 'stock' of 80 Gypsy and Traveller pitches and 18 Travelling Show People's plots. It also identified a need for 14 additional pitches and 12 plots, respectively, to be provided between 2006 and 2016. Since 2006, 3 additional pitches have been made available at Bampton, Alvescot and Stanton Harcourt.

Density and House Types

4.14. The 2008 West Oxfordshire Housing Needs Survey identified a demand for market housing to accommodate 3,940 existing moving households and 1,432 concealed households (5,372 total) over the following 3 years. Although over half of concealed households (54.4%) planned to move into flats, this type of home was only desired by 5.3% of the existing households, with their favourite destination being a detached house (45.4% of existing, moving households). In terms of dwelling size, the greatest single demand was for three-bed properties, with 35% planning to move into this type of home. Smaller one and two-bed properties were sought by a further 45% of movers and *Table HD10* indicates the consistently high provision of these properties over the last 5 – 6 years.

4.15. One and two-bed properties also accounted for the lion's share of the 2008/09 completions, with over 60% taking this form (*Chart HD3*). Perhaps as a reflection of the demand for flats from concealed households, the proportion of flats completed during 2008/09 has risen for the third year in succession, to 41% (*Chart HD4*).

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%
2008/09	61%	22%	17%

Table HD10 Annual residential permissions by bedroom numbers

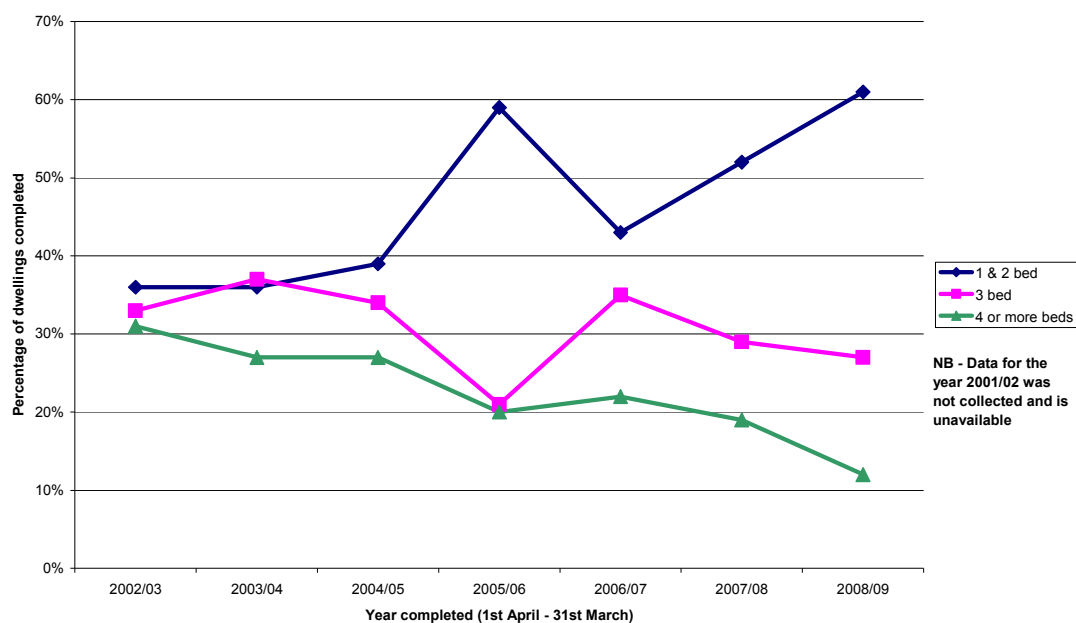


Chart HD3 Number of bedrooms in completed dwellings

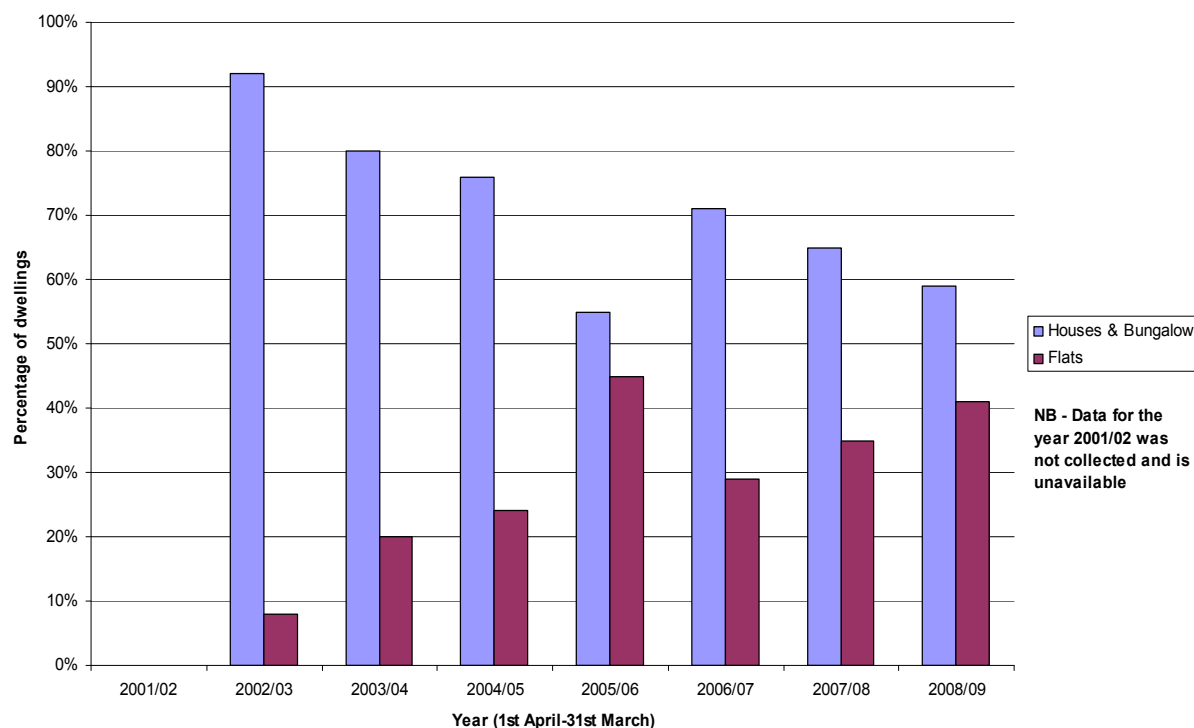


Chart HD4 Housing completions by dwelling type

4.16. The Government’s Planning Policy Statement on housing (PPS3) indicates that a residential development density of ‘30 dwellings per hectare (dph) net should be used as a national indicative minimum’ (para 47). However, it also advises that regard should be given to the extent to which proposed development integrates with and complements the local area in terms of scale, density and layout (para 16). Although this density may be easy to achieve within existing towns, in a district as rural as West Oxfordshire (96.1% rural by area – GOSE Key Facts 2008) this can often be inappropriate on the outskirts of towns or within more rural locations.

4.17. The Council monitors the density of new housing on sites of 10 or more new homes and, during 2008/09, the average density of the 335 homes delivered on such sites was 56 dph. This compares with an average of 48 dph in the previous year. Over three quarters of the 335 homes were built at densities in excess of 50dph. The homes on only one development were completed at a density of under 30 dph, on the rural eastern boundary of Chipping Norton.

Other residential development

4.18. As noted earlier, the number of residents over 65 years old within the District is forecast to rise by 62 % between 2006 and 2026. In addition, the number of very elderly (85+), which is likely to rise by over 52% County-wide during that period, is expected to almost double in West Oxfordshire itself (increasing by 96%). To cater for this ageing population, several residential care homes have been granted planning permission over the last few years.

4.19. As well as the 60 bed and 68 bed residential care homes, built as part of the Madley Park and Shilton Park developments at Witney and Carterton, the Witan House 60 bed home has recently been completed in Witney and the Coral Springs retirement community, which will provide more than 120 care bedrooms, suites and apartments, is soon to start on the western edge of Witney. Outside of the two larger towns, work is under way to develop a 50 bed residential care home alongside a primary care centre in Chipping Norton and a 60 bed home has been built in Shipton-under-Wychwood. It should be noted that the nature of the accommodation provided by these homes (C2 Use Class – see *Use Classes Order in the Glossary*) means that they cannot be counted as contributing to the general housing supply.

Housing quality

4.20. Core Output Indicator H6, *Housing Quality – Building for Life Assessments* was introduced by the DCLG Core Output Indicators Update in 2008. Its purpose is to ‘show the level of quality in new housing development’ on housing sites where at least 10 new dwellings have been completed. These assessments will be carried out using the CABE (Commission for Architecture and the Built Environment) Building for Life criteria, which form a questionnaire against which each development is evaluated. Nationally, training has been given to local authority officers with the intention of enabling them to properly assess and monitor the development on relevant sites. However, many authorities failed to satisfy the benchmark developed by CABE and the programme is continuing with further training where necessary. The initial assessment of such sites needs to be carried out at an early stage, before development commences, and although a number of dwellings were completed on qualifying sites during the reporting year, all had commenced before this new indicator was introduced.

Business development and town centres

Core Output Indicator	Use Class *						'B' uses not specified	Total
	BI(a)	BI(b)	BI(c)	B2	B8			
BD1 Total amount (m ²) of additional† employment floorspace - by type	gross	3,154		283	2,630	3,353	892	10,312
	net	3,154		283	2,630	2,937	-1,253	7,751
BD2 Total amount (m ²) of employment floorspace completed† on previously developed land – by type	gross	929			2,279	2,735	458	6,401
	% gross on PDL	29%		0%	87%	82%	51%	62%
BD3 Employment land available - by type at 1/4/09	hectares	1.83	0.03	-0.01	-0.23	1.08	11.44	14.14

Table BDT1 Additional and available employment floorspace (Appendix 1 gives further detail on particular indicators) - † completed between 1/4/08 and 31/3/09 (* Please see Glossary for a description of Use Classes)

New employment floorspace

4.21. Last year's AMR (November 2008) was produced alongside the West Oxfordshire Economy Study, much of which had a base date of 1st April 2006. However, the data included in the AMR was derived from the rather out-dated County-wide Land Development Progress System (LDPS) and was based on a Structure Plan period commencing on 1st April 2001. The LDPS was replaced by a new 'Smart' system, holding County-wide data on housing and business development, on the 1st April 2008 and the data underlying this AMR comes from that system and uses a base date of 1st April 2006. As a result of this improvement in data collection and analysis, some discrepancies may be noted between last year's business development figures and those included in this report. The new Smart system data included in this report also forms the basis of the 2009 Economy Study Update.

Location	Use Class * (area with planning permission in hectares)						Total
	BI(a)	BI(b)	BI(c)	B2	B8	'B' Class use not specified	
Witney	0.07			0.07	0.31	2.10	2.55
Carterton	0.13	0.03		-0.02	0.11	0.84	1.09
Chipping Norton	0.38					0.03	0.41
Rest of District	1.25		-0.01	-0.28	0.65	1.64	3.25
	1.83	0.03	-0.01	-0.23	1.07	4.61	7.30

Table BDT2 Location and type of permitted employment floorspace at 1st April 2009

4.22. Table BDT1, above, shows an increase in the amount of employment floorspace developed over the year 2008/09 (net additions of about 7,750m² compared to a net figure of only about 1,350m² in 2007/09). Covering the year up to 1st April 2009, these

figures do not reflect the full impact of the current global recession and a lower level of development is expected over the following year (2009/10). Although nearly a third (32%) of the total gross floorspace was created in Witney, much of this involved changes of use between 'B' use classes and only 10% (just under 800m²) of all new floorspace for 'B' uses was developed in Witney. Nearly a quarter (23%) of the development of new floorspace in 2008/09, took place within Carterton on the new Ventura and West Oxfordshire Business Parks. Although 19% of the new development outside of these two centres took place on existing employment sites, around twice that proportion (39% - 3,500m²) involved the change of use/redevelopment of existing, redundant agricultural buildings.

4.23. The previous AMR (2007/08) commented on the development that had been taking place on allocated sites within the District's main settlements and noted the fact that only about 5 hectares of allocated land remained without planning permission. It is, perhaps, indicative of the current economic climate that in addition to those 5 hectares, the unimplemented planning permissions that had existed on two parcels of allocated land have now lapsed and the area of allocated land without permission has now risen to 6 hectares. 3.7 ha of this land is to the east and west of Downs Road in Witney, 1.9 ha at Lakeside in Standlake and the remainder on the OCC depot site adjacent to Cromwell Park in Chipping Norton. A further 5 ha remains on outline planning permissions for the mixed use developments at Ventura and West Oxon Business Parks in Carterton.

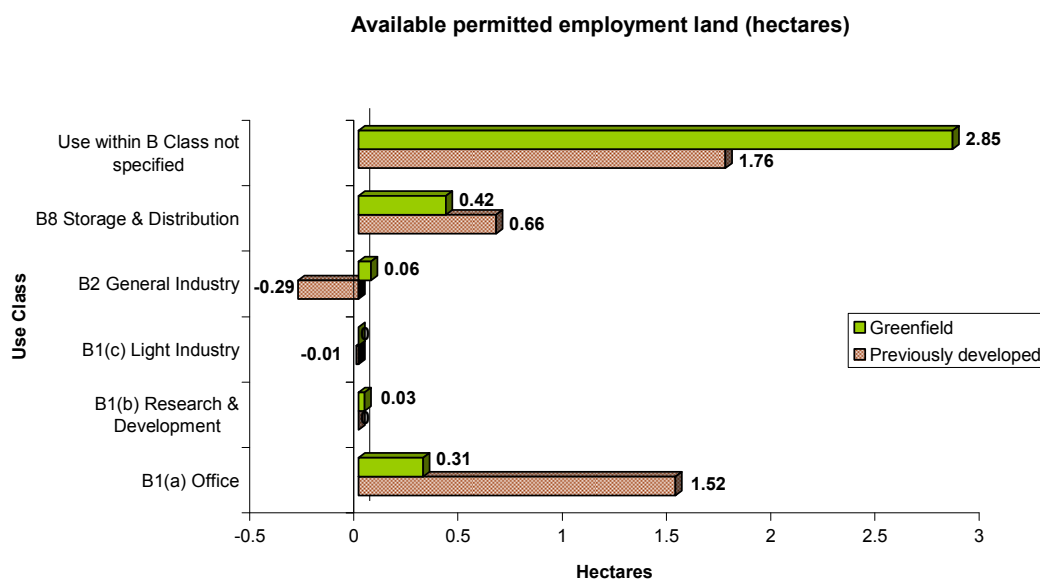


Chart BDT1 Extant permitted employment land by type

Town centre uses

4.24. The 4,600m² of new town centre use floorspace developed during the reporting year is over five times that developed in the previous year (2007/08), although only about 850m² were actually developed within defined town centres. Around 50% of the new A1 retail floorspace was actually developed in town centres, along with about 66% of the D2 floorspace. Although the majority of the town centre use development completed in 2008/09 was for B1(a) office use, only 100m² of this development took place within a town centre and involved the loss of an existing retail unit.

4.25. There are 205,250m² of town centre uses with outstanding planning permissions, 167,000m² of which relate to new outdoor sports areas at Southcombe Farm (golf driving range), Chipping Norton and Witney RFC at Hailey. Although only a small proportion (5%) of the remaining floorspace is to be developed actually within

town centres, a further 25% (9,700m²) is currently being provided in the new Marriotts Walk development, on the edge of the defined Witney town centre.

- 4.26. Nationally, during the last few years a trend in larger towns and cities has seen the replacement of a number of shops and town centre offices with food and drink establishments (A3 and A5 uses). This trend also seems apparent in a number of West Oxfordshire's Service Centres, with six extant planning permissions covering the change of use of over 1,100m² of A1 and A2 floorspace to these A3 and A5 uses.

	Use Class *					
		A1	A2	B1(a)	D2	Total
BD4 Total amount (m ²) of floorspace for 'town centre uses'	gross	1,154	88	3,154	218	4,614
	net	966	88	3,154	218	4,426

Table BDT3 Additional floorspace for town centre uses 2007/08

* Please see the Glossary for a description of Use Classes

Environmental Quality

- 4.27. In order to protect and try to enhance the special qualities and unique character of West Oxfordshire, the Local Plan includes a number of relevant and important policies. The purpose of the Core Output Indicators E1, E2 and E3 (see below) is to measure the success of those policies in achieving their aims.

Flood protection and water quality

- 4.28. Policies contained within the Adopted Local Plan and the South East Plan enable the Council to consider the effects of proposed development on West Oxfordshire's water resources and to provide protection for those resources, where necessary. In addition to this policy framework, frequent consultation with the Environment Agency (EA) provides an expert view on proposals that may have an adverse impact on water quality or increase the risk of flooding.
- 4.29. Indicator E1 is a check on the number of planning permissions granted contrary to EA advice on flooding and water quality grounds. During the reporting year (1/4/08 – 31/3/09) the EA raised objections to 13 planning applications on the grounds of possible flood risk and to one application which they considered a threat to water quality. None of these applications were granted planning permission contrary to that advice.

Areas of biodiversity importance

- 4.30. Core Output Indicator E2 is concerned with changes in areas of biodiversity importance. Through the Local and Regional Plan policies, the UK Biodiversity Action Plan (UKBAP) and the more local Oxfordshire BAP, work to develop schemes that will both protect and encourage our rich biological diversity. The Thames Valley Environmental Record Centre (TVERC) monitors the extent and condition of the priority species and habitats that fall within Oxfordshire and Berkshire and provide annual updates to local authorities. *Table EQ1* and *Chart EQ1* contain data supplied from that source. A national review of UK BAP priority habitats in 2007 resulted in the addition of a number of habitats and the renaming and re-defining of some others. These changes are reflected in *Table EQ1*.

UK BAP priority habitat type	Area (hectares) 2008	County context 2008	Area (hectares) 2009	County context 2009
Arable field margins	Not known	Not known	Not known	Not known
Coastal and floodplain grazing marsh	0.0	355.3	0.0	355.33
Eutrophic standing water	568.0	929.6	570.3	931.91
Hedgerows	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	13.8	792.1	13.84	792.14
Lowland calcareous grassland	180.0	730.4	180.02	733.36
Lowland dry acid grassland	14.0	48.0	14.65	49.01
Lowland Fens	30.5#	142.9#	30.39#	142.89#
Lowland heathland	0.0	3.0	0.0	2.96
Lowland meadows	189.2	1080.0	190.23	1081.22
Lowland mixed deciduous woodland	1444.0	4555.0	1492.38	4602.91
Open mosaic habitats on previously developed land	Not known	Not known	Not known	Not known
Ponds	Not known	Not known	Not known	Not known
Purple moor grass and rush pastures	7.1	14.1	7.08	14.09
Reedbeds	1.7	25.8	1.66	25.82
Rivers	Not known	Not known	Not known	Not known
Traditional Orchards	0.2	6.0	52.38	324.11
Wet woodland	22.7	138.4	22.92	138.69
Wood pasture and parkland	617.6	1844.0	633.81	1860.50
Total area of BAP priority habitat	3088.8	10664.6	3208.0	11029.12

Combined figure of Fen and Reedbed resource

Table EQ1 UK BAP priority habitat resource in West Oxfordshire

4.31. Around 4% of the total area of the District comprises sites designated for their biodiversity importance. *Chart EQ1* shows the extent of these sites within the District and area changes that have been reported by TVERC.

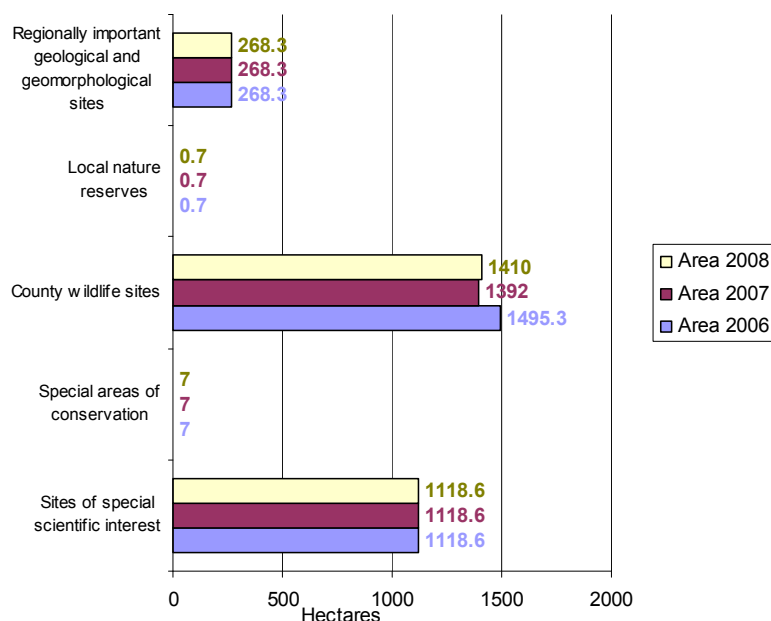


Chart EQ1 Areas of sites designated for their intrinsic environmental value (hectares)

Renewable energy

- 4.32. West Oxfordshire's emerging Core Strategy will reflect and support the South East Plan's cross-cutting policies relating to sustainable construction development and climate change and will aim to achieve the Government's renewable energy targets. However, although that emerging strategy and, indeed, existing Local Plan policies may be used to guide development in a sustainable direction, adapting existing buildings to meet similar targets is more of a challenge.
- 4.33. The amendment to the Town and Country (General Permitted Development) Order on the Installation of Domestic Microgeneration Equipment, published during 2008, rendered many domestic installations 'permitted development'. Because this type of minor development, which cumulatively may well have a significant beneficial impact on our existing use of non-renewable resources, falls outside of the normal planning process, it can be very difficult for local authorities to monitor the growth and capacity of these renewable energy installations.
- 4.34. At present, the Council lacks sufficient data to report on the Core Output Indicator E3, which asks for the amount of renewable energy generation by installed capacity and type. However, we are considering the available sources of such information – such as Building Control, whose involvement may be required for some types of installation, and the various sources of advice and grant aid for renewable energy installation (Thames Valley Energy, etc). It is hoped that for future AMRs we will have sufficient relevant data to report on this Indicator in some detail.

5. MONITORING OF PLAN PREPARATION

- 5.1. The year 2008/9 saw another high residential building rate with completions well above the SE Plan annual average requirement, largely due to sites within the major urban extensions at Witney and Carterton being built out. A lower building rate broadly in line with the SE Plan is envisaged for 2009/10.
- 5.2. Construction of the Marriotts Close expansion to Witney town centre continued – one of the few major town centre development schemes in the country to progress during the current economic downturn. Shops, cinema and restaurants were open for business at the end of October 2009 with many of the apartments already occupied.
- 5.3. During the year and continuing through 2009 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’ was approved in October 2008. Community consultation was linked with consultation on the LDF Issues and Options stage. The latter included consideration of both strategic and more site specific issues.
- 5.4. In February 2009 the Core Strategy So Far (an interim position statement) was published for consultation. This document contained the Council’s vision and objectives for the future but concentrated upon the housing and employment strategy and the approach to climate change. It also confirmed the Council’s preference for the next urban expansion to Witney – a strategic development area on the western side of the town along with a new junction to connect with the A40. Subject to planning permission, this area is expected to start delivering new homes from about 2013/14 onwards, around the same time as construction of the new A40 junction.
- 5.5. As anticipated in the previous Annual Monitoring Report, the content and timing of the plan preparation programme was reviewed during 2009 to take into account the latest Government guidance and progress so far on the LDF in West Oxfordshire. A Site Allocations and Development Management DPD is proposed to follow work on the Core Strategy – see the following timetable from the latest Local Development Scheme (LDS). The full 2009 LDS as approved by GOSE (Government Office for the South East) can be downloaded from the Council website <http://www.westoxon.gov.uk/planning/LDF.cfm>
- 5.6. A key factor affecting the LDF plan programme and delivery of new development has been the timing of various studies commissioned to test future development options especially in Witney and Carterton. Although Oxfordshire County Council has now granted planning permission for the major distributor road proposal in Witney, the Cogges Link, and full funding is secured, timing of construction remains subject to remaining statutory procedures.

West Oxfordshire Local Development Framework: Key Milestones

Core Strategy Key Stages	Proposed dates
Consultation on Issues and Options	March – May 2008
Consultation on Interim Position Statement	Feb – March 2009
Consultation on Preferred Approach	<i>Nov 2009 – Jan 2010</i>
Publication and Pre-Submission Consultation	<i>July – Sept 2010</i>
Submission to Secretary of State	<i>October 2010</i>
Pre-hearing Meeting	<i>December 2010</i>
Examination	<i>Feb - March 2011</i>
Inspector's Report published	<i>June 2011</i>
Adoption	<i>September 2011</i>

Site Allocations and Development Management DPD Key Stages	Proposed dates
Consultation on Issues and Options	March – May 2008 July – Aug 2008
Consultation on Preferred Approach	<i>Feb – March 2012</i>
Publication and Pre-Submission Consultation	<i>July - Sept 2012</i>
Submission to Secretary of State	<i>October 2012</i>
Pre-hearing Meeting	<i>December 2012</i>
Examination	<i>Feb - Mar 2013</i>
Inspector's Report published	<i>June 2013</i>
Adoption	<i>September 2013</i>

SOURCES OF REFERENCE

- Building for Life – the national standard for well designed homes and neighbourhoods - <http://www.buildingforlife.org/>
- Communities and Local Government – PPS3: Housing
<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>
- Communities and Local Government – PPS12: Local Development Frameworks
<http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>
- 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/ltpl
- 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 2009 -
http://portal.oxfordshire.gov.uk/content/public/ODO/data/themes/population/2009_forecasts/2009_popn_forecasts_report_revised_0909.pdf
- South East Plan – <http://www.southeast-ra.gov.uk/seplan.html>
- Thames Valley Environmental Records Centre - <http://www.tverc.org/>
- West Oxfordshire Key Facts -
<http://www.gos.gov.uk/497648/docs/170192/179006/179028/WestOxfordshire.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 Assessment 2008 -
<http://www.westoxon.gov.uk/files/publications/6625-461.pdf>
- West Oxfordshire Local Development Scheme -
<http://www.westoxon.gov.uk/files/download/6947-3734.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 – designed by Communities and Local Government as part of the monitoring framework to achieve a consistent and cost effective approach to data collection

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.

JSA (Jobseeker's Allowance) – a benefit payable to people under pensionable age who are available for, and actively seeking, work at least 40 hours a week.

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.

TPO (Tree Preservation Order) – an order made by Local Planning Authorities to protect individual trees, groups of trees or woodlands against felling, uprooting, lopping or other damage.

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 – defined in PPS3 (Housing) as a site which has not been specifically identified as available in the local plan process. Windfall sites comprise previously-developed sites that have, unexpectedly, become available.

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.	10,312m ² of floorspace (7,751m ² net) was developed for 'B' uses in 2008/09: 3,154m ² (30%) for B1a, 283m ² (3%) for B1c, 2,630m ² (25%), 3,353m ² (33%) for B8 and 892m ² (9%) 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.	62% of the employment floorspace completed in 2008/09 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.	14.14 ha of employment land was available at 1 st April 2009 (including 6ha on Local Plan allocated sites): 1.83ha for B1(a) use, 0.03ha for B1(b), -0.01ha for B1(c), -0.23ha for B2, 1.08ha for B8 and 11.44ha 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.	4,614m ² (4,426m ² net) of floor space was completed for town centre uses in 2008/09: 1,154m ² for A1, 88m ² for A2, 3,154m ² for B1(a) and 218m ² for D2 <i>(Table BDT3)</i>
HOUSING		
H1	Plan period and housing targets.	17 years of the South East Plan period (2006-2026) remain with 5,047 of the 7,300 provision still to be completed (an average annualised requirement of 297 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, 2,253 homes have been completed – an average of 750 each year. <i>(Table HD3)</i>
H2(b)	Net additional dwellings - for the reporting year.	The total of 578 dwellings completed in 2008/09 is an expected decrease from the previous year's peak and a further decrease is expected over the remainder of the Plan period. <i>(Table HD3)</i>
H2(c)	Net additional dwellings – in future years.	The major greenfield extension at Madley Park, Witney is now complete, as is the majority of Shilton Park at Carterton. Two large redevelopment areas in Witney are also nearing completion and 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 HD3)</i>

H2(d)	Managed delivery target. To show how likely levels of future housing are expected to come forward taking into account previous delivery	The annual building rate over the last 5 years has been much higher than the annualised provision of the SE Plan (and the Oxfordshire Structure Plan before that). There is a decreasing requirement over the remainder of the Plan period to meet the minimum provision (<i>Table HD3</i>).
H3	New and converted dwellings – on previously developed land	In 2008/09 74% of all new and converted dwellings were completed on previously developed land. (<i>Table HD6</i>)
H4	Net additional Gypsy and Traveller pitches delivered (only authorised pitches)	Two additional pitches were completed in 2008/09 at Bampton and Alvescot (<i>Table HD6</i>).
H5	Gross affordable housing completions.	94 new affordable homes were completed during 2008/09 – 68 social rented and 26 intermediate homes. A further 5 units were acquired through open market homebuy.
H6	Housing quality – Building for Life Assessments. To show the level of quality in new housing development.	This indicator was only produced very recently (July 2008) and as none of the 2008/09 qualifying sites (10 or more dwellings completed) were commenced since the indicator's introduction no assessment of those sites has been carried out.
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 during the reporting year (2008/09).
E2	Change in areas of biodiversity importance	There have been no actual losses or additions to the existing areas of biodiversity habitat within West Oxfordshire, during 2008/09 (<i>Table EQ1 and Chart EQ1</i>).
E3	Renewable energy generation	No large schemes have been implemented during 2008/09. Methods of monitoring the smaller, domestic installations (many of which constitute permitted development and do not form part of the statutory development process) are being considered with a view to reporting against this indicator in future AMRs.

