



WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire District Council

ANNUAL MONITORING REPORT

2006/07

November 2007

WEST OXFORDSHIRE DISTRICT COUNCIL

ANNUAL MONITORING REPORT 2007

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I INTRODUCTION

I.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.

I.2 In 2006/07 the Council's priority for plan preparation, as set out in its Local Development Scheme (LDS), was to adopt the emerging West Oxfordshire Local Plan 2011 (formally adopted in June 2006), prepare supplementary planning documents (SPDs) and to progress the Statement of Community Involvement (SCI). Further information on the LDS and progress on implementation is described in the final section of this AMR.

I.3 After an Executive Summary, this AMR is divided into three main sections:

- West Oxfordshire and its Context.
- Monitoring of Outputs.
- Monitoring of Plan Preparation.

It concentrates primarily upon information for the years since April 2001 with emphasis upon data for the year 2006/07 in particular.

I.4 The Government's Local Development Framework Monitoring Good Practice Guide, along with its subsequent updates, specifies a range of 'Core Indicators' which are considered throughout this Annual Monitoring Report. *Table S1* summarises progress against all of these indicators and they are also shown alongside the commentary within the relevant sections in the body of the report.

2. EXECUTIVE SUMMARY

HOUSING

- 2.1. *Housing completions* – 810 dwellings were completed in West Oxfordshire in 2006/07. This was higher than the figure of 776 forecast in last year's AMR mainly because of the higher than expected construction rate on the two major greenfield development areas in Witney (Madley Park) and Carterton (Shilton Park). Between them they contributed about 410 dwellings - over 80 more than expected. Although 810 is much higher than the implied Structure Plan annual delivery rate of 453, the building rate is expected to reduce to a more sustainable level as these major development areas, and other large brownfield sites in Witney and Chipping Norton, are completed over the next two to three years. The proportion of completions coming from Madley and Shilton Parks also influenced the percentage of units built on previously-developed land. Nevertheless, a figure of 44% (nett) of completions on previously-developed land was still achieved which meets the West Oxfordshire Local Plan target of 40-45%.
- 2.2. *Future supply* – The existing 'stock' of 2,240 permitted, but unbuilt, dwellings as at 1st April 2007, represents more than a 5 year supply at the implied annual Structure Plan rate. There are also sites allocated in the Local Plan which are expected to provide a further 550-600 dwellings and a reserve, mixed-use urban extension, at Witney, that could include about 800 additional homes. Although the number of dwellings gaining planning permission on non-allocated sites has fallen for the second year running, there has still been an annual building rate of 128 on such sites between 2001 and 2007 and almost 50% of all outstanding permitted dwellings are on sites not specifically identified in the Local Plan. It is expected that a supply of housing will continue to come from this source.
- 2.3. *Affordable housing* – The Council has a minimum delivery target of 110 affordable units per year and the 113 dwellings completed in 2006/07 exceeds this target. An annual average of about 120 affordable home completions is expected over the next 4 years to 2011. *Table H3* shows the contributions that have been made to the affordable housing stock over the period 2001-2007.
- 2.4. *Density and Housing types* – PPS 3 recommends that planning authorities should endeavour to make the most efficient use of land available for residential development. Its aim is a minimum density of 30 dwellings per hectare (dph), nationally. During 2006/07, the average density of new homes built on major sites (10 or more dwellings) in West Oxfordshire was just under 50dph and about 75% were completed at densities in excess of 50dph.
- 2.5. The last two AMRs reported a growing number of permissions for 1 and 2 bed dwellings with 3 bed properties remaining relatively unchanged. In 2006/07, there has been a decrease in the number of permissions for smaller, 1 and 2 bed homes (although they still accounted for nearly 60% of all homes granted permission in that year) and the decrease has been matched by a rise in the number of 3 bed properties permitted. *Chart H5* demonstrates that completions over the year show a similar trend with the percentage of 1 and 2 beds reducing as the 3 bed percentage has risen. The increased provision for 3 bed properties has been matched by an increase in the proportion of houses and bungalows completed as *Chart H6* shows.

BUSINESS DEVELOPMENT

- 2.6. *New business development* – well over 90% (nearly 34,000m²) of the floorspace developed for employment use in the 'B' Use Classes in 2006/07 was completed in Witney. This follows the West Oxfordshire Local Plan economic strategy to concentrate development in the larger service centres of Witney, Carterton and Chipping Norton. As a result of the relatively high take up rate of allocated land in Witney, over the last few years, only about 6ha remains without planning permission of the 35ha originally allocated here.
- 2.7. *Future supply* - As noted above, the bulk of the land allocated for employment uses in Witney has now been developed or has permission. The West Oxfordshire Economy Study 2007, suggests that the significant new industrial and office development taking place in Carterton may 'change opportunities there' and this AMR shows that there is 8,000m² of floorspace with unimplemented permission in that town. This is nearly a third of the District's 26,596m² outstanding permitted floorspace. Oxfordshire County Council Land Development Progress System, which monitors non-residential development of 250m² or more, shows that as at 1st April 2007, there was also 11,500m² to be built outside of the three larger service centres. In light of the Local Plan objectives and the Economy Study (both acknowledging the fact that small businesses are an important feature of the District's economy), it is interesting to note that the bulk of this provision (7,400m²) is for developments of less than 1,000m².
- 2.8. *Losses of employment land* – no allocated employment space was lost to non-employment uses in 2006/07 and only about 300m² of existing employment land was lost to a non-'B' Use Class (B1 converted to a health club/gymnasium). Re-development (for housing/mixed use) of four large previous employment sites, reported in last year's AMR, continues in Witney and Chipping Norton. Two of those developments (Early's of Witney and Tower Hill Works in Witney) are expected to be completed in 2007/08 whilst Bridge Street Mills in Witney and Parker Knoll in Chipping Norton should be completed in 2008/09.

OTHER DEVELOPMENT

- 2.9. In Witney, further work is currently being carried out at the new Madley Park Neighbourhood Centre to provide a restaurant/bistro/wine bar and shops. A mixed use development behind the Methodist Church in the town centre is also well under construction. This will include shops as well as offices and flats. Elsewhere in Witney work to extend and improve the Windrush Leisure Centre was completed in August 2006.
- 2.10. The area within and around Shilton Park in Carterton is also experiencing a significant amount of development. Continuing work within the West Oxfordshire Business Park will include the provision of B1/A1 non-food units and a 750m² day nursery, whilst the development of the Shilton Park Local Centre will include further retail space and a nursery school. Work has also started on a new residential care home within Shilton Park.
- 2.11. Elsewhere within the District, the replacement North Leigh Memorial Hall, noted in last year's AMR, is now in use and work has also started on the enlargement of the transport museum at Long Hanborough.

ACCESSIBILITY

- 2.12. Nearly 90% of all homes completed in 2006/07 were built in the larger services centres of Witney, Carterton and Chipping Norton. Because the homes within these towns are typically within a 30 minute public transport/walk accessibility time of a range of key facilities (not including hospitals with all facilities), this has helped to increase the overall accessibility figure for new homes within the District from between 89%-99% reported in 2005/06 to between 93%-99% in 2006/07. Within West Oxfordshire only Witney has a hospital that meets the Accessibility criteria and as a result, the figure considering this service is lower at 64% overall. However, this is higher than the 62% reported in the last AMR.

ENVIRONMENTAL INDICATORS

- 2.13. *Flood protection and water quality* – During 2006/07 the Council has not permitted any development contrary to the advice of the Environment Agency.
- 2.14. *Biodiversity* – this is the third year that the Thames Valley Environmental Record Centre (TVERC) has compiled this data, which is collected from a variety of sources. Improvements in mapping and recording techniques have, once again, resulted in a more detailed picture of West Oxfordshire's biodiversity resource and any changes in its condition. Although changes have been noted in the TVERC report, these are attributable to the improved data collection methods rather than any real changes in species or habitats.
- 2.15. *Renewable energy* – no developments including renewable energy schemes that may be measured in megawatts have taken place in the District during 2006/07. Although some of the larger applications received over the year are considering renewable energy sources in their proposals, none have yet taken place. The interest shown in micro-renewable energy technology on the domestic front continues to grow to such an extent that the Council is providing guidance on alternative approaches on its website.

CORE INDICATORS

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

Table S1 Summary of progress against Core Indicators (specified by ODPM (2005) in 'Local Development Framework Monitoring: A Good Practice Guide' and subsequent updates)		
Ref	Core Indicator	Progress
BUSINESS DEVELOPMENT		
1a	Amount of floorspace developed for employment by type (B1a - Office, B1b - R&D, B1c - Light industry, B2 - General industry, B8 - Storage and distribution).	36,363m ² of floorspace was developed for 'B' uses in 2006/07: 12,683m ² (35%) for B1a, 19,006m ² (52%) for B1c, 3,959m ² (11%) for B8 and 715m ² (2%) for unspecified use within B1, B2 or B8.
1b	Amount of floorspace developed for employment, by type, which is in employment or regeneration areas defined in the local development framework	82% of the floorspace developed was on land allocated for employment use in the Local Plan and a further 13% was on other sites already in employment use. There are no regeneration areas defined in the Local Plan.
1c	Amount of floorspace by employment type, which is on previously developed land	13% of floorspace created for employment use was on previously developed land. Of the floorspace developed on greenfield land, 94% was on Local Plan allocated sites.
1d	Employment land available by type	At 1 st April 2007 planning permission was outstanding for 26,596m ² of floor space in the 'B' Use Classes. Over half of this floor space is for unspecified uses within classes B1, B2 or B8. 61% of the area that has been permitted for specified uses is for B1(a) use with 34% being for B1(c).
1e	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area	No employment land was lost in areas allocated within the Local Plan. A very small site (316m ²) on an older existing employment area was converted from B1(a) use to a health club (D2).
1f	Amount of employment land lost to residential development.	No employment land was lost to completed residential development in 2006/07.
HOUSING		
2a	Housing trajectory	See charts H1a and H1b. 810 dwellings completed 2006/07, above the annualised requirement (453 dwellings) and the housing trajectory is on target to meet the structure plan requirement to 2016.
2b	Percentage of new and converted dwellings on previously developed land	The 44% (45% gross) of completions on previously-developed land in 2006/07 is a reflection of the increased construction rate on a number of ex employment sites in Witney and Chipping Norton. <i>Table H2</i> shows how the Council expects to achieve the County Structure Plan Target of 55% during the period 1/4/2007 – 31/3/2016.
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare	Although about 5% of new dwellings constructed on larger sites (10 or more units) were completed at a density of less than 30dph, these were on sites within larger development areas where overall density will exceed 30dph. The average density for completions on larger sites in 2006/07 was 50dph. 20% were completed at densities between 30 and 50dph and 75% at densities in excess of 50dph.
2d	Affordable housing completions	113 affordable homes were completed in 2006/07 (above the Council's minimum annual target of 110). Over 50 more affordable units were completed in the first two weeks of April 2007 and will be counted within the next AMR.

TRANSPORT		
3a	Amount of completed non-residential development within UCO's A, B and D complying with car parking standards set out in the local development framework	The development plan contains maximum parking standards. Lower parking levels are acceptable in some circumstances and, in 2006/07, no development has exceeded the maximum standard.
3b	Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre(s)	Over 700 homes (90% of all completions) were built within the major towns of Witney, Carterton and Chipping Norton in 2006/07. Within these towns bus/walk accessibility is within 30mins for all key services except a hospital with A&E or Minor Injuries Unit (Witney only). Between 93% and 99% of all completions in the District were within 30 minutes of each of the remaining key facilities.
LOCAL SERVICES		
4a	Amount of completed retail, office and leisure development	A 445m ² extension of the Windrush leisure Centre in Witney was completed in August 2006.
4b	Amount of completed retail, office and leisure development in town centres	No retail, office or leisure development greater than 250m ² was created in town centres during 2006/07.
4c	Amount of eligible open spaces managed to green flag award standard	No open space within the District has been awarded the green flag although work continues towards reaching this standard in areas such as North Leigh Common and Langel Common. Most open space is managed by local parish and town councils.
FLOOD PROTECTION AND WATER QUALITY		
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	There were no applications permitted contrary to the advice of the Environment Agency on either flood defence or water quality grounds within the last monitoring year.
BIODIVERSITY		
8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional or local significance	(i) This is the third year that information relating to priority habitats and species has been collected and analysed. Although increases in habitat areas and numbers of species have been recorded, they are due entirely to improved mapping and collection techniques and no real changes have occurred. (ii) There is a small reported increase in the area of County Wildlife Sites. This is the result of 4 new sites being selected and 2 being deselected
RENEWABLE ENERGY		
9	Renewable energy capacity installed by type	There were no major schemes for renewable energy generation installations within the last monitoring year.

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 100,660 in the Oxfordshire Forecast of Population and Households July 2007 (an increase of over 5% from the 2001 Census figure). The figure is forecast to rise to 106,044 by 2016. 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

West Oxfordshire has a healthy local economy with a wide variety of, generally, small businesses. In 2006 there were 60,600 people of working age (*source Nomis*) and almost 90% of these people were employed. This is an increase over the 86% in 2005 and compares with a figure of 78% in the South East and 74% in England. This is mirrored by the very low benefit claimant rate of just under 3%, compared with 5.5% in the South East and 7.75% 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.

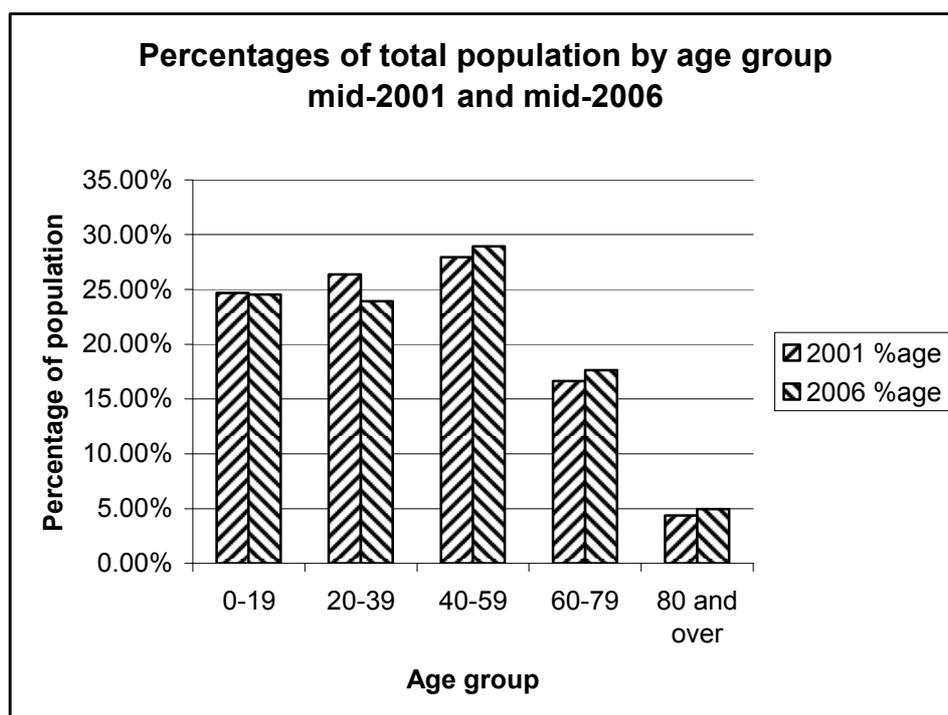


Chart 3.1 Comparison of population by age group – 2001 and 2006

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 13% since 2001 whilst there has been a slight decrease in the number of people under 40 years old (see *Chart 3.1*). 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 OF OUTPUTS

- 4.1. This is the main component of this AMR. The following pages examine specific physical activities over which planning policies can exert influence. The objectives of the Adopted West Oxfordshire Local Plan 2011 form the framework for this analysis.
- 4.2. The data available from monitoring is presented under the following headings:
 - a) Housing development
 - b) Business development
 - c) Other development
 - d) Accessibility
 - e) Environmental indicators
- 4.3. The data used to monitor the performance of the Council's planning policies relating to a), b) and c), noted above, is collected through the normal planning process. Information provided through planning applications is recorded, analysed and shared at District, County and Regional level. The Land Development Progress System (LDPS) database, managed by Oxfordshire County Council, holds information relating to both residential and non-residential planning permissions and can produce a range of reports to assist in the monitoring function.
- 4.4. At District level, the monitoring of residential development has been taking place, and has been the subject of continual refinement, over many years. However, lack of resources has prevented the establishment of a similarly sophisticated system for the monitoring of non-residential development. Although planning permissions for non-residential schemes of 250m² and above are recorded when a decision notice is issued, not all are monitored from commencement to completion. In addition, small enterprises (i.e. less than 250m²) are not at present recorded through the LDPS process, although such small-scale businesses form an important part of the District's economy. Oxfordshire County Council and its constituent local authorities have been considering alternative ways of improving both the non-residential and residential aspects of the monitoring process. To this end, a replacement, County-wide, monitoring process is in the process of being installed and will hopefully be in place to contribute to the production of next year's AMR.

HOUSING DEVELOPMENT

**Performance against Core Indicators (2a-2d) (see *Table SI* on pages 6-7)
(comparison of 05/06 and 06/07)**

- a) ***Housing Trajectory*** – In 2006/07, 810 dwellings were completed - 77 more homes than were built in 2005/06 and the total exceeded the annualised Structure Plan rate by nearly 80%. The building rate is expected to reduce to a more sustainable level in future years.
- b) ***Dwellings on previously developed land*** - the percentage of new and converted dwellings completed on previously developed land in 2005/06 was 42%. For the year 2006/07 that figure has risen to 45% (44% nett)
- c) ***Development density*** - in 2005/06 dwellings on larger sites (10 or more dwellings) were completed at an average density of 46dph with over 50% being completed at more than 50dph. The average density of development in 2006/07 has been 50dph with 75% being completed at densities in excess of 50dph.
- d) ***Affordable housing completions*** - 218 affordable homes were completed in the year 2005/06 (nearly double the Council's annual minimum target (110)). In 2006/07 the number of new affordable homes was still above target with 113 built.

Housing Supply

- 4.5. Under the current Development Plan for West Oxfordshire (the Oxfordshire Structure Plan 2016, adopted in October 2005, and the West Oxfordshire Local Plan 2011, adopted in June 2006) 6,800 additional dwellings are to be provided within the District between 2001 and 2016. This implies an average District-wide annual completion rate of around 450 units. About 3,000 of these homes are to be built in Witney (200 per annum). Local Plan policies guide most of the remaining requirement to four of the other service centres (Carterton, Chipping Norton, Eynsham and Woodstock).
- 4.6. The first six years (from the 1st April 2001-31st March 2007) have seen the completion of 3,580 dwellings - over half of the planned provision for the period up to 2016. Nearly 70% of these dwellings have been constructed on sites allocated in the Local Plan, with more than 2,000 being shared between the two major greenfield development areas at North East Witney (Madley Park) and North East Carterton (Shilton Park). These development areas are now approaching completion.
- 4.7. On the 1st April 2007, there were planning permissions outstanding for 2,240 unbuilt dwellings (construction had started on over 1,400 of these). This alone represents a 5 year supply at the implied annual Structure Plan completion rate. In addition, in the region of 550 – 600 further dwellings are expected to be provided on sites allocated in the Local Plan.

4.8. Further to this provision, the Local Plan has identified a reserve mixed-use urban extension on the western side of Witney. This development area could include around 800 homes.

4.9. *Table H1* shows the numbers of dwellings completed (1/4/01 – 31/3/07), anticipated (1/4/07 – 31/3/16) and the effect on the overall Structure Plan requirement. *Chart 1a* indicates how this build rate pattern relates to the annualised average figure.

(The new County-wide strategy set out in the emerging SE Regional Plan contains lower building rates for West Oxfordshire, in the long term, as the Plan steers a higher future rate of growth to the Oxford area and towns to the north and south. This strategy recognises the more limited potential of West Oxfordshire to sustain high building rates)

Projected Housing Completions 2001-2016																
	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	TOTAL
Actual completions - allocated sites	204	250	382	544	510	562										2452
Actual completions - unallocated sites	188	200	185	85	223	248										1129
Projections - allocated sites							547	527	299	100	146	100	150	150	150	2169
Projections - unallocated sites							249	183	168	168	128	140	128	128	128	1420
Total past completions	392	450	567	629	733	810										3581
Total projected completions							796	710	467	268	274	240	278	278	278	3589
Cumulative completions	392	842	1409	2038	2771	3581	4377	5087	5554	5822	6096	6336	6614	6892	7170	
Structure Plan allocation annualised over 15 years	453	453	453	453	453	453	453	453	453	453	453	453	453	453	453	6795
Difference between cumulative SP allocation and cumulative completions	-61	-64	50	226	506	863	1206	1463	1477	1292	1113	900	725	550	375	
Annual requirement taking account of past/projected completions	457	458	449	432	402	357	302	244	207	195	175	153	91	-97	-375	

Table H1 Residential Completions in West Oxfordshire 2001-2016

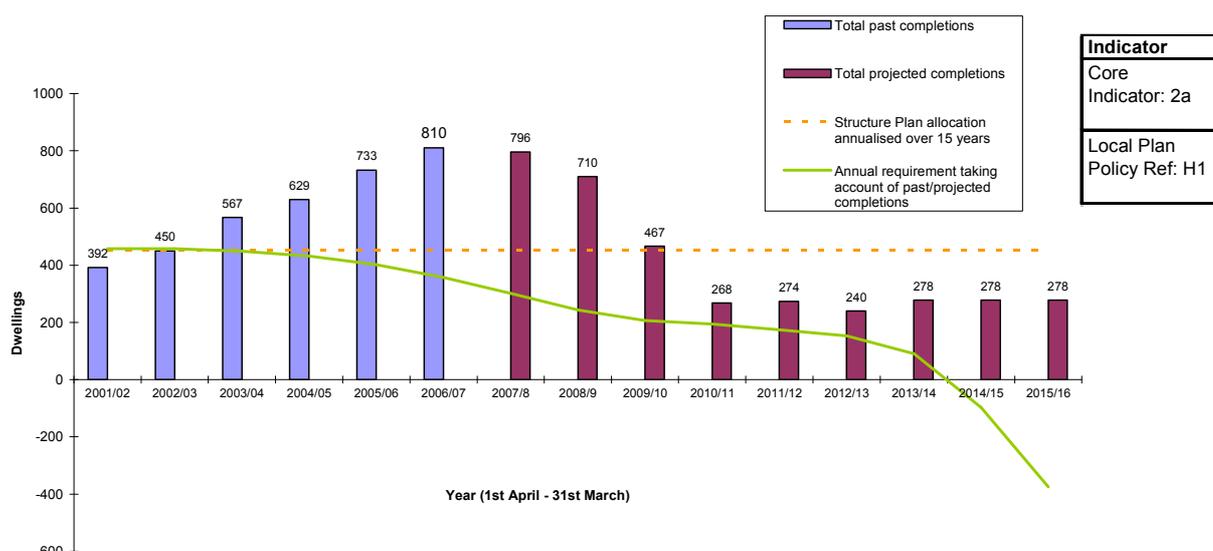


Chart H1a Residential Completions in West Oxfordshire 2001-2016

Development on Previously Developed Land

4.10. PPS3 (Housing) advises that, nationally, at least 60% of new housing should be provided on previously developed land. As a reflection of the rural nature of the County of Oxfordshire and the District of West Oxfordshire, compared to other areas in the South East, this target is translated as 55% and 40-45% respectively.

4.11. Some 45% (44% nett) of new dwellings have been provided on previously developed land in 2006-2007. The higher level anticipated in the 2006 AMR was not achieved. This was mainly due to higher rates of completion than expected in the two large greenfield development areas, Madley Park and Shilton Park, linked with slow starts and low completion rates on some of the larger previously developed sites – particularly in Witney (Bridge Street Mills, Springfield School, Tower Hill Works).

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

4.12. However, fairly high completion rates are expected on a number of previous employment sites over the next two years (2007-2009). Two large sites in Witney (Dark Lane and Marriott's Close), both previously developed sites which were allocated in the Local Plan, now have detailed planning permission and are under construction/due to commence during 2008, respectively. *Table H2* shows how this is likely to influence the percentage of completions on previously developed land over the next two years. During the period 2007-2016 it is estimated that about 57% of all new dwellings will be provided on previously developed land, based upon current levels of planned growth.

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All sites where development of 10 or more units not completed by 31 st March 2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
WITNEY – Permitted										
Bridge Street Mills	88	86								174
Dark Lane	60	101								161
Early's New Mill	54									54
Marriott's Close		135	50							185
Methodist Church	20									20
North East Development Area	117	25								142
Springfield School						12				12
Tower Hill Works	31									31
26 Church Green	12									12
44 Moorland Road		10								10
Allocated										
Station Lane (Proposal 5)			49							49
Cogges (Proposal 7)					46					46
Reserve land at North Curbridge (Proposal 8)							150	150	150	450
Windfall Estimate	16	18	28	28	28	28	28	28	28	230
	398	375	127	28	74	40	178	178	178	1,576
REMAINDER OF DISTRICT – Permitted										
<i>Carterton</i> – North East Development Area	197	150	40							387
Rear of 54-58 Swinbrook Road		12								12
Rear of 40 & 46 Swinbrook Road	14									14
<i>Chipping Norton</i> – Former Learning Disabilities Unit	14									14
Old Quarry rear of Foxfields	10									10
Parker Knoll site	50	15								65
Royal British Legion Club		10								10
Rock Hill	11									11
Station Mill Antiques		12								12
<i>Ducklington</i> – Ducklington Mill		24								24
<i>Enstone</i> – Filandic		11								11
<i>Freeland</i> – 53-57 Wroslyn Road	11									11
<i>Kingham</i> – Kingham Hill School	10									10
<i>Middle Barton</i> – 6-8 Worton Road		14								14
<i>Milton-under-Wychwood</i> – Cats Eyes	16									16
<i>Standlake</i> – Oxford Downs Cricket Club	11									11
Allocated										
<i>Carterton</i> – North East Development Area					100	100				200
Shilton Road (Proposal 17)			50							50
<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
Windfall Estimate	54	57	140	140	100	100	100	100	100	891
	398	335	340	240	200	200	100	100	100	2,013
	796	710	467	268	274	240	278	278	278	3,589
Units on previously developed land	461	505	267	168	128	140	128	128	128	2,053
Units on greenfield land	335	205	200	100	146	100	150	150	150	1,556
Percentage on previously developed land	58%	71%	57%	63%	47%	58%	46%	46%	46%	57%
Percentage on greenfield land	42%	29%	43%	37%	53%	42%	54%	54%	54%	43%

Table H2

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

The contribution of non-allocated sites

- 4.13. Between 2001 and 2005 an annual increase in the number of dwellings granted planning permission on previously unidentified sites had been complemented by a yearly decrease in the numbers of units actually completed on such sites. The reversal of that trend, noted in last year's AMR, has continued through 2006/07 with a drop in the number of units permitted, to its lowest point since before 2001, and an increase in the completions figure to 238 (see *Chart H2*). During the years 2001-2005 a large proportion of the District's building activity was focused on major allocated development sites and this may well have diverted local resources from the smaller, windfall sites. However, over the last couple of years, development has started on a number of larger, non-allocated sites (e.g. Parker Knoll, White Hart Hotel and Anakiwa in Chipping Norton) and this has been reflected in a rise in the number of 'windfall' completions.
- 4.14. Over 56% of all dwellings completed on previously unidentified sites in 2006/07 were either on land previously used for commercial purposes or conversions of non-residential premises. More than a third of the remaining dwellings (on land in residential use) were created within the curtilages of existing properties and 9 of these self-contained units were conditioned as ancillary to the main dwelling on that property.
- 4.15. 60% (about 680) of the dwellings covered by outstanding planning permissions on previously unidentified sites will come from existing residential sources. Unimplemented permissions for the conversion of existing agricultural buildings will provide a further 100 dwellings. Although no permissions were granted for dwellings restricted to occupation by agricultural workers in 2006/07, there were still 7 such dwellings with outstanding permission on 1st April 2007. All were to be built in areas where Local Plan locational policy would normally preclude residential development.
- 4.16. During the period 2001-2007, the annual average build rate on previously unidentified sites was 128 dwellings. This figure is reflected in the housing trajectory for future years.

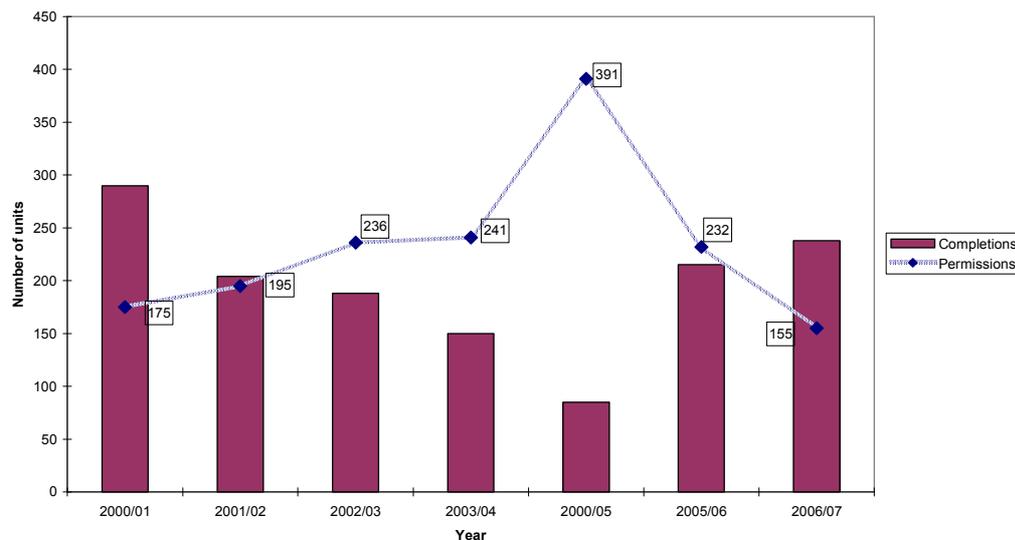


Chart H2 Completions and permissions on previously unidentified sites

Total Outstanding Permissions

- 4.17. The 2006 AMR reported that 57% of the total stock of permitted, unbuilt dwellings were to be constructed on previously developed land. Although the total number of permitted units still outstanding is lower this year (down from 2,612 to 2,240 on 1st April 2007) the proportion to be built on previously developed land is much higher at over 68%. This reflects the high build rate on allocated greenfield sites over the last year
- 4.18. Well over three quarters of all outstanding units are to be built on sites within Service Centres as defined in the Local Plan. Just over 50% of the permitted dwellings still to be built are to be constructed on land allocated within the Plan.
- 4.19. There are nearly 600 sites within the District with outstanding planning permission for residential development. More than three quarters of these sites have permission for the development of only one or two dwellings and will contribute just over 500 of the total still to be built. About 180 of these dwellings will be restricted to be used in connection with a main dwelling or a commercial enterprise. This is about 25 more ancillary dwellings than were reported in last year’s AMR.

Affordable Housing

- 4.20. In 2006/07, 113 new affordable homes were built. Between 1st April 2001 and 31st March 2007 over 16% of all dwellings completed have been affordable homes. *Chart H3*, below, shows the actual and expected annual delivery of affordable housing against the Council’s target of an average minimum of 110 units each year. *Table H3* lists the sites that have contributed to the total (588) so far. (*Note*: for the period 2007-2010, the Council has set a target of at least 340 new affordable homes. *Chart H3* indicates that this target is likely to be exceeded)
- 4.21. Current local incomes and the cost of market housing within the District support the findings of housing needs surveys, which confirm that the majority of households in need of affordable housing can only afford to rent. The

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

Council's Housing Needs Update (2004) recommended that the majority of affordable housing provision should take this form of tenure. During the year 2006/07, 64 dwellings for rent were completed. A further 37 completed affordable units were offered for shared ownership and 12 were marketed at discount rates (5 at 70% and 7 at 60% of market value).

- 4.22. A number of large sites where development is already underway, or will commence in the near future, are expected to provide further affordable units over the next couple of years. Bridge Street Mills, a redeveloped employment site in Witney, will provide over 50 dwellings in 2007/08 and around another 50 will come from the redevelopment of the old Early's of Witney Dark Lane site. Although the sites at Madley and Shilton Parks will be completed by about 2009/10, they should provide a further 150-200 affordable homes by then.

Note: information on housing completions recorded for this AMR comes either from Building Control completion certificates or site visits by planning officers. The figures produced relate only to newly created dwellings. On an annual basis, the new dwelling figures produced by the Council as Housing Authority may not be the same, as criteria for a 'completed' unit may differ from those used by Planning and Building Control and 'new' dwellings obtained from other sources such as transfers of housing stock may be included

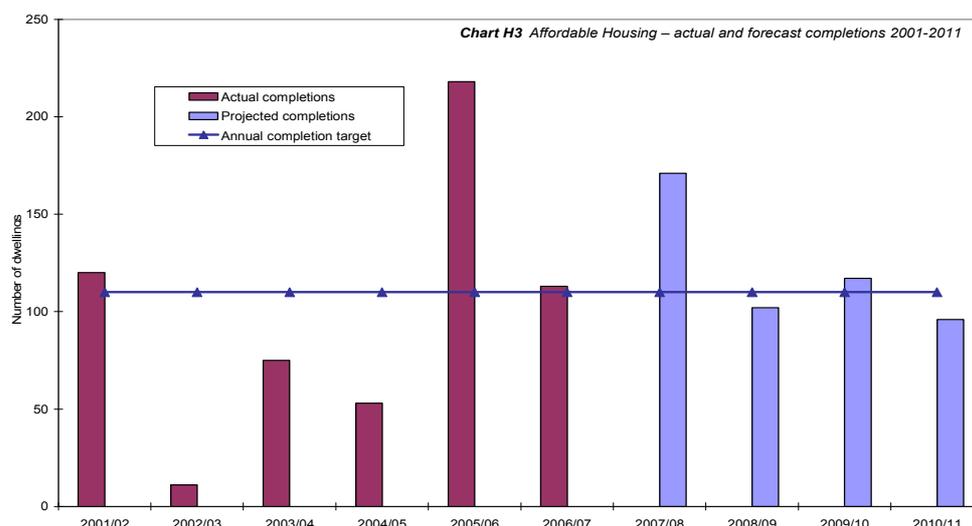


Table H3 Affordable housing provision 2001-2007

Site	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	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		113
Sycamore Drive, Carterton					4		4
The Precinct, Carterton	14						14
Ticknell Road, Charlbury *			20				20
Parker Knoll, Chipping Norton						40	40
Rock Hill, Chipping Norton						13	13
Furlong Row, Clanfield						3	3
Queen's Crescent, Clanfield						5	5
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
Combe Road, Stonesfield *					8		8
Ashcombe Close, Witney				1			1
Early's of Witney					55	10	65
Henry Box site, Witney	64						64
Madley Park, North East Witney			41	23	77	14	155
Tower Hill Works, Witney						18	18
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	588

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

Density and house types

4.23. Whilst acknowledging the fact that the design of some residential development areas may result in a range of densities, PPS 3 recommends that a density of 30 dwellings per hectare (dph) should be recognised as a national minimum. West Oxfordshire measures development density on all major sites of 10 or more dwellings and during 2006/07 nearly 700 homes were built on sites of this size.

4.24. The average density of those units completed on major sites for the reporting year was just below 50dph and about 75% were completed at densities in excess of 50 dph. Although some dwellings were built at less than 30dph, these homes were on peripheral, lower density sites within Madley and Shilton Parks for which overall average densities are well in excess of 30dph.

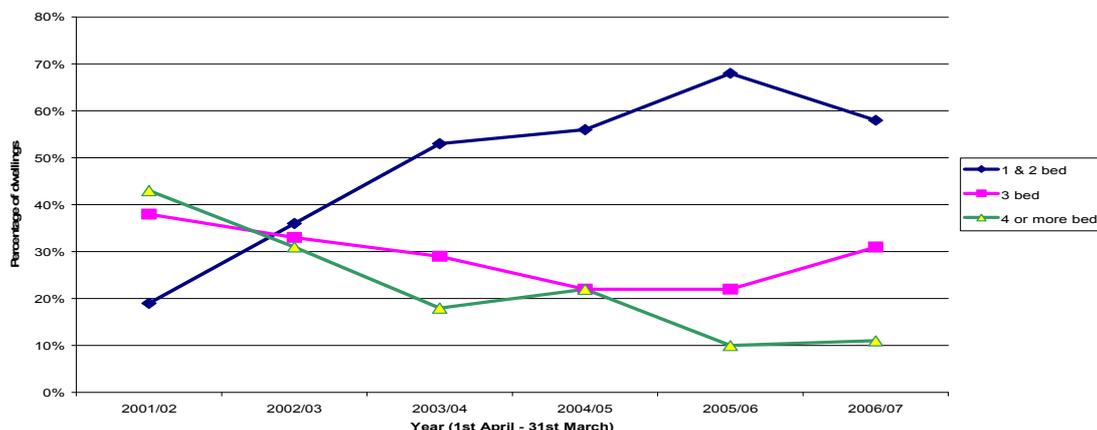
Indicator
Core Indicator: 2c
Local Plan Policy Ref: H3

4.25. Both the 2005 and the 2006 AMRs noted an increased provision for smaller (1 & 2 bed homes) and a corresponding drop in larger homes with 4 or more bedrooms. Although the number of associated planning permissions for the smaller homes is still high, its share of the units permitted has fallen and this drop has been matched by a rise in provision for 3 bed, family, homes (*Table H3*). *Chart H4* shows these trends since 2001 and *Chart H5* follows the associated completion rates.

4.26. *Chart H6* clearly shows how the increased provision for, and completion of, 3 bedroomed dwellings has resulted in an increased build rate of houses and bungalows with a corresponding reduction in the supply of flats.

DETAILED PLANNING PERMISSIONS (PERCENTAGES)			
<u>Year</u>	<u>1 & 2 bed</u>	<u>3 bed</u>	<u>4 or more beds</u>
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%

Table H3 & Chart H4 Breakdown of residential permissions by numbers of bedrooms



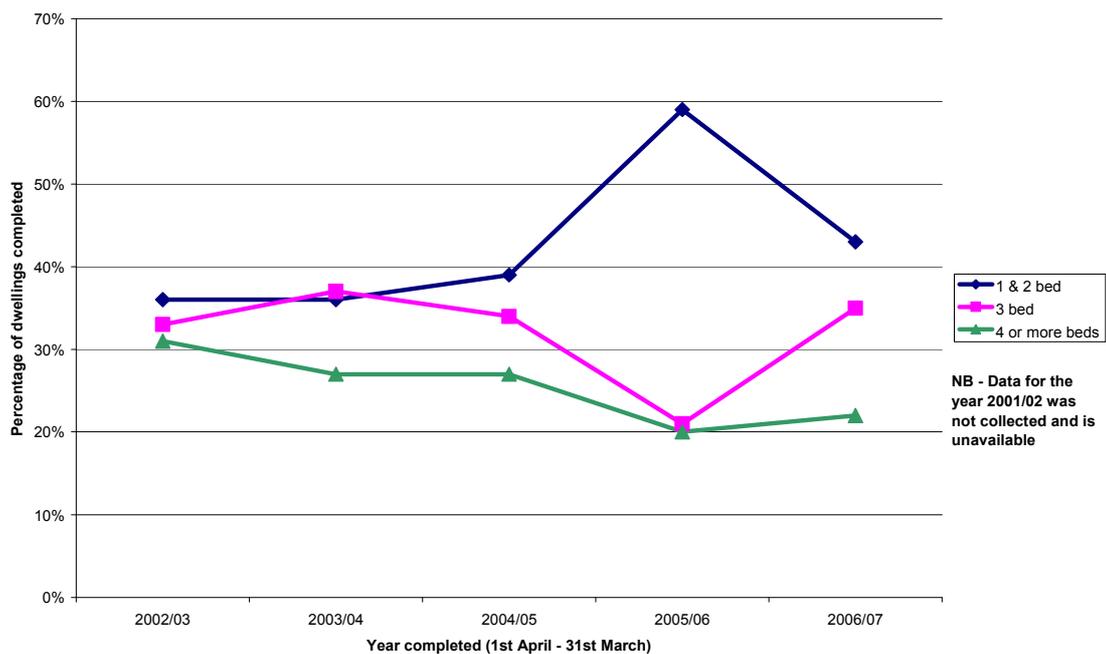


Chart H5 Numbers of bedrooms in completed dwellings

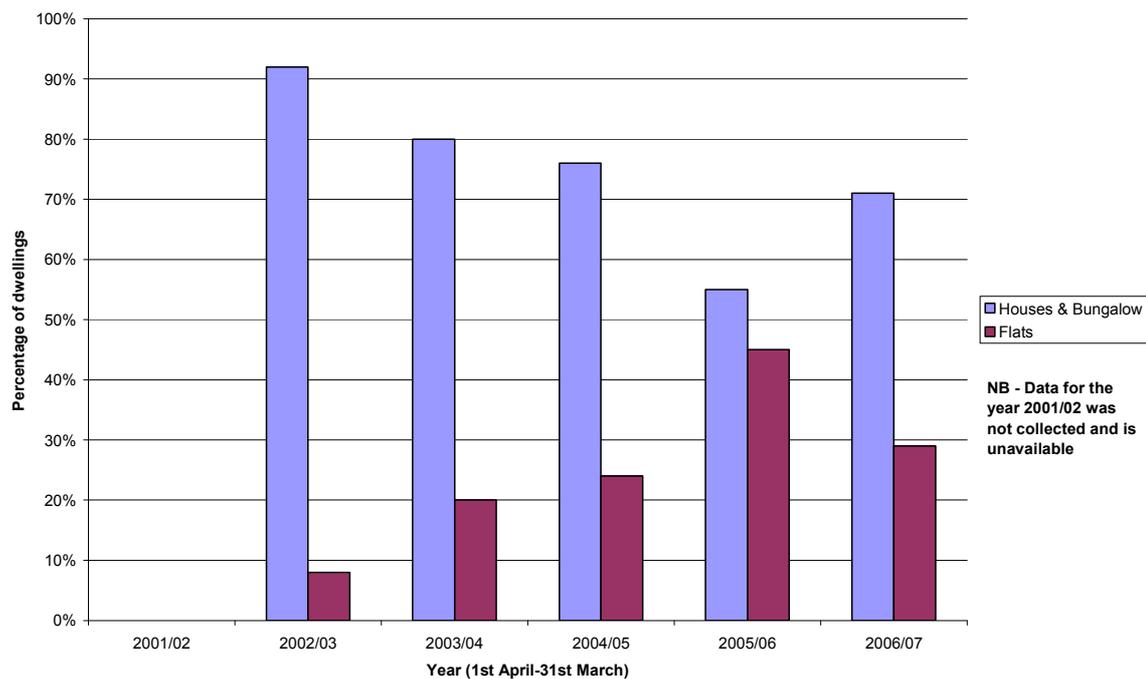


Chart H6 Housing completions by dwelling type

BUSINESS DEVELOPMENT

Performance against Core Indicators (1a-1f) (see *Table S1* on pages 6-7) (comparing 05/06 and 06/07)

- a) ***Floorspace developed for employment*** – in 2006/07 36,363m² of floorspace was developed for employment use compared to 47,003m² in 2005/06).
- b) ***Floorspace developed on allocated employment sites*** – 82% of all new floorspace developed in 2006/07 was on Local Plan allocated employment sites. This compares with a figure of 66% in 2005/06.
- c) ***Employment floorspace created on previously-developed land*** – in 2006/07, over 80% of all new floorspace was constructed on greenfield allocated land in Witney and, as a result only 4,716m² of all employment floorspace was on brownfield land (13%). In 2005/06, extensions/redevelopment on existing employment sites had resulted in a much higher figure of 35,300m².
- d) ***Employment land available by type*** – the amount of outstanding permitted floorspace has dropped from 67,558m² in 2005/06 to 26,596m² at 1st April 2007. Most of this difference is accounted for by the 36,000m² developed in 2006/07. Just over 9 hectares of allocated land remained without permission at 1st April 2007.
- e) ***Losses of employment land*** – no employment land was lost on sites allocated in the Local Plan but a small office site (B1(a) - 316m²), in one of Witney's existing employment areas, was developed as a health club/gymnasium (D2).
- f) ***Employment land lost to residential development*** – during 2006/07 no land available for employment use was lost to completed residential development.

Supply and Location of Employment Land

- 4.27. A major part of West Oxfordshire's economic and housing strategy has been to concentrate new development within the larger service centres of Witney, Carterton and Chipping Norton but with smaller scale development elsewhere. In order to help to provide rural employment opportunities and to try to maintain the sustainability of the smaller towns and villages, a number of business parks and smaller employment sites have been created in various locations across the District. As a result, there are now around 80 main employment sites in West Oxfordshire (details and locations may be found in the West Oxfordshire Economy Study 2007 on the Council's website at www.westoxon.go.uk).
- 4.28. As well as commenting on the District's strong economy and very low unemployment rate, the West Oxfordshire Economy Study 2007 also noted the fact that smaller businesses are an important feature of the District's economy. This is reflected in the significant number of new small business units that have been constructed over the last two to three years. The requirement is also being catered for by the large proportion of outstanding permissions for smaller units. Of the 47 unimplemented permissions for development within the 'B' classes, 31 are for units of less than 1,000m².

New Business Development

4.29. About 87% of all development completed for employment use in the 'B' use classes in 2006/07 was completed on greenfield Local Plan allocated sites in Witney. This resulted in a low overall proportion of development on previously developed land. However, as at 1st April 2007, only 57% of permitted development outstanding was on greenfield land and 63% of this is in the form of Local Plan allocations (see *Chart B1*).

4.30. The 2005/06 AMR showed a large proportion of new development in the general industrial (B2) and storage and distribution (B8) sectors. Only 7% of all new business development was completed specifically for office (B1(a)) and light industrial (B1(c)) use although outstanding permissions for these uses accounted for over 60% of the total. As predicted, this AMR shows a contrary trend with nearly 90% of all new development going to B1(a) and B1(c) uses. No B2 development was completed in the reporting year and less than 4,000m² of B8 floorspace was completed compared to nearly 28,000m² in the previous year. *Table B1* shows the breakdown and total of all 'B' Class business development in 2006/07.

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

4.31. B1(a) and B1(c) uses also form a significant part (29% and 16% respectively) of the outstanding permissions for 'B' class uses. However, a feature of the permitted but unimplemented development at 1st April 2007 is the fact that over half of the permissions are for use within the 'B' classes but with unspecified proportions of B1, B2 or B8. This may well be a reflection of the speculative nature of some of these development proposals. *Table B2* shows a breakdown of outstanding permissions, by use class, in the various locations within the District and *Table B3* shows a similar breakdown for the floorspace completed between 1st April 2006 and 31st March 2007.

Land type	Square metres of floorspace developed					Totals
	B1(a)	B1(c)	B2	B8	B class not specified	
Allocated in Plan	10,933	18,706				29,639
Existing employment	352			3,649	715	4,716
Other	<u>1,398</u>	<u>300</u>		<u>310</u>		<u>2,008</u>
	<u>12,683</u>	<u>19,006</u>		<u>3,959</u>	<u>715</u>	<u>36,363</u>
Floorspace on previously developed land	42			3,959	715	4,716

Table B1 Business floorspace developed by type (1st April 2006 – 31st March 2007)

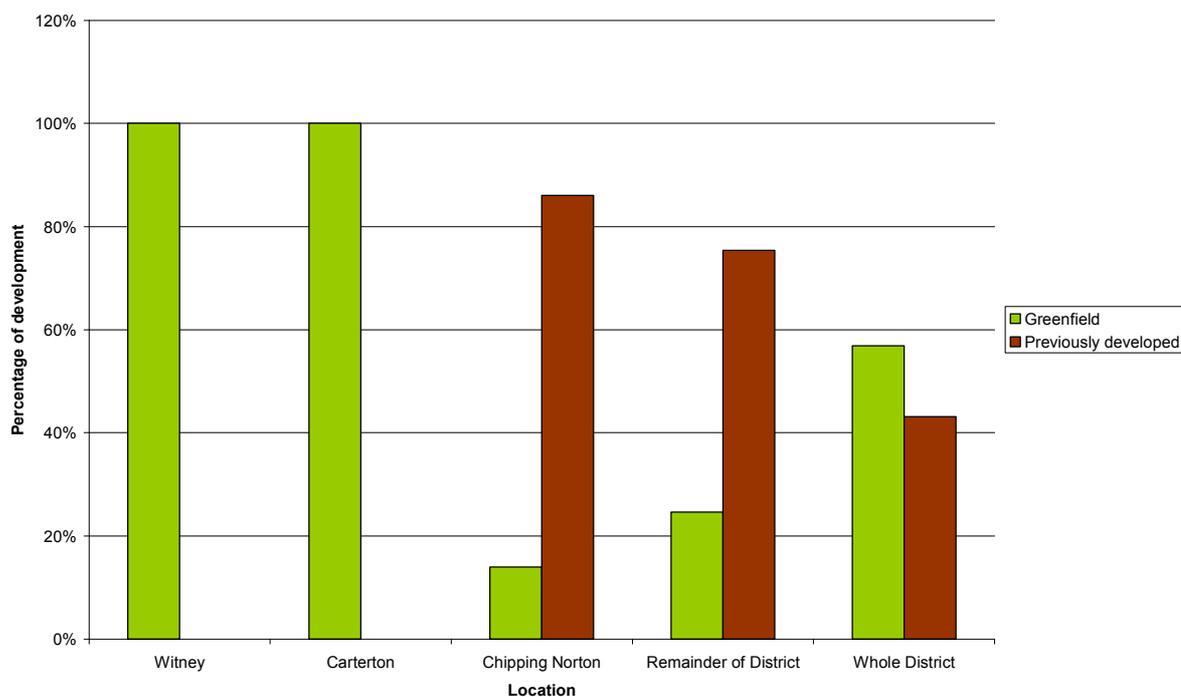


Chart B1 Outstanding permissions for business development at 1st April 2007 by land type

CLASSIFICATION OF PERMITTED BUSINESS DEVELOPMENT IN WEST OXFORDSHIRE							
Location	B1(a) Office	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Use within B Class not specified	
(Floorspace permitted in Square Metres)							
Witney	1,191				*-3097	5,704	
Carterton	1215	282				6,497	
Chipping Norton	1,811		1,488				
Remainder of District	3,511		2,803	300	3,085	1,806	
Whole District	7728	282	4291	300	-12	14007	26596
	29%	1%	16%	1%	0%	53%	100%

* Unit 3 in Windrush Industrial Park has permission for C/U from B8 to unspecified 'B' Class uses. This does not represent a loss of employment land.

Table B2 Breakdown of outstanding permissions at 1st April 2007

CLASSIFICATION OF NEW BUSINESS DEVELOPMENT IN WEST OXFORDSHIRE

Location	B1(a) Office	B1(b) Research & Development	B1(c) Light Industry	B2 General Industry	B8 Storage & Distribution	Use within B Class not specified
Witney	10,617		18,706		3,649	715
Chipping Norton						
Remainder of District	2,066		300		310	
Whole District	12,683		19,006		3,959	715
	35%		52%		11%	2%
						100%

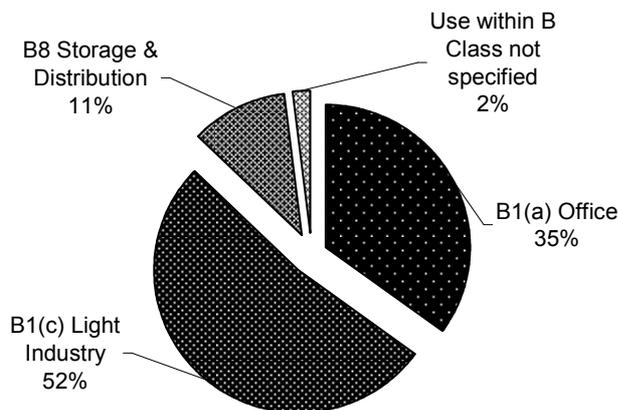


Table B3 Breakdown of floorspace developed between 1st April 2006 and 31st March 2007

4.32. There are no regeneration areas within West Oxfordshire but successive Local Plans have allocated land for employment purposes in the larger towns of Witney, Chipping Norton and Carterton. During 2006/07 nearly 30,000m² of development was completed on allocated land (see *Table B1*). There are 8,739m² of permitted floorspace outstanding on allocated sites (*Chart B2*) – just over 3,500m² in Witney and about 5,000m² elsewhere in the District. Just over 9 hectares of allocated land remain without planning permission at 1st April 2007 (6.25ha at Witney, 0.9ha at Chipping Norton and 1.9ha at Standlake).

Loss of employment land

4.33. No losses of allocated employment space to non-employment uses were recorded in 2006/07 and only 316m² of existing employment land was lost to a non-B class use. This development involved the change of use of a vacant unit (previously in B1 use) to a health club/gymnasium. The unit is on one of Witney’s older employment sites and follows a trend of similar changes to community and leisure uses over the last decade or more. Although a very small number of older, smaller business units have been lost in this way, the uses that replace them, such as nurseries and health clubs, introduce facilities that are often of value to the rest of that employment area.

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

4.34. The change of use of four large previous employment sites, to residential development, (three in Witney and one in Chipping Norton) was reported in the 2005/06 AMR. Two of these sites (Early’s of Witney and Tower Hill Works) are now nearing completion and development is expected to finish in 2007/08. Between them, they will deliver nearly 280 homes, including 84 affordable units.

- 4.35. The other two sites (Bridge Street Mills in Witney and Parker Knoll in Chipping Norton) are also well underway and are expected to complete development in the following year (2008/09). Although both sites are mainly housing, delivering 360 dwellings between them (well over 100 being affordable), they also include business elements with opportunities for employment uses. Two hectares of the Parker Knoll site are reserved for new employment uses.

OTHER DEVELOPMENT

- 4.36. Other development includes retail and leisure development and the development of community uses.
- 4.37. Last year's AMR reported the completion of the new Co-op store as part of the Madley Park Neighbourhood Centre. Further work continues on that site and development to provide a restaurant/bistro/wine bar, shops, financial & professional services and offices with flats above commenced during the summer of 2006.
- 4.38. In December 2006 another mixed-use development was commenced in Witney town centre, on a Local Plan allocated site behind the Methodist Church. This will provide shops and offices on the ground floor with flats above.
- 4.39. Further to the completion of new leisure centres in Chipping Norton and Carterton in recent years, the Windrush Leisure Centre in Witney has seen improvements in accessibility and a 445m² extension. The work was completed in August 2006.
- 4.40. Work continues on the West Oxfordshire Business Park in Carterton, where new buildings will include over 3,000m² of B1/A1 non-food uses and about 750m² will form a day nursery. Also within the North East quadrant of Carterton, the Shilton Park Local Centre is now under construction and this will provide a further 900m² plus of retail space and a nursery school. Completion of this centre is expected in the summer of 2008. Work has also now commenced on the construction of a new residential care home within the Shilton Park development area.
- 4.41. The replacement North Leigh Memorial Hall, mentioned in last year's AMR, is now in use and has enabled the library to re-open in the village as well as providing other useful facilities, such as a youth club. The 2005/06 AMR also noted the granting of planning permission for the enlargement (an extra 400m²) of the transport museum in Long Hanborough. This development has now commenced and will add educational/conference facilities.

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

ACCESSIBILITY

- 4.42. One of the 'planning for housing policy objectives' in PPS 3 is to provide housing developments 'in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure'. As a measure of the success of our Local Plan policies in meeting this objective, Oxfordshire County Council uses the 'Accession' model to assess the suitability of the locations of new residential development. The model considers the relationships of new development with a range of key services and facilities (town centres, primary schools,

secondary schools, areas of employment, GP surgeries and hospitals) in terms of a 30 minute public transport/walk journey time.

- 4.43. The Accession maps show that within the major towns (Witney, Carterton and Chipping Norton) bus/walk accessibility is typically within 30 minutes journey time of this range of services/facilities. However, it should be noted that only Witney has a hospital that matches the criteria used by the model and that this key service is not easily accessible from many of the more rural parts of the District. Outside of the three major towns some areas have bus/walk accessibility within the 30 minute threshold to one or more of the above facilities but public transport provision throughout the majority of the rural area of the District and away from major routes is more limited.
- 4.44. The 2005/06 AMR reported that 80% of new homes had been built in the main service centres of Witney, Carterton and Chipping Norton. During 2006/07 this proportion of completions has risen to nearly 90% (over 700 homes). As a result, between 93% and 99% of all new homes built in 2006/07 were within the 30 minute journey time of the range of key services noted above (excluding hospitals). *Chart A1* shows the percentages of all new homes, completed in the reporting year, that fall within the 30 minute contours.

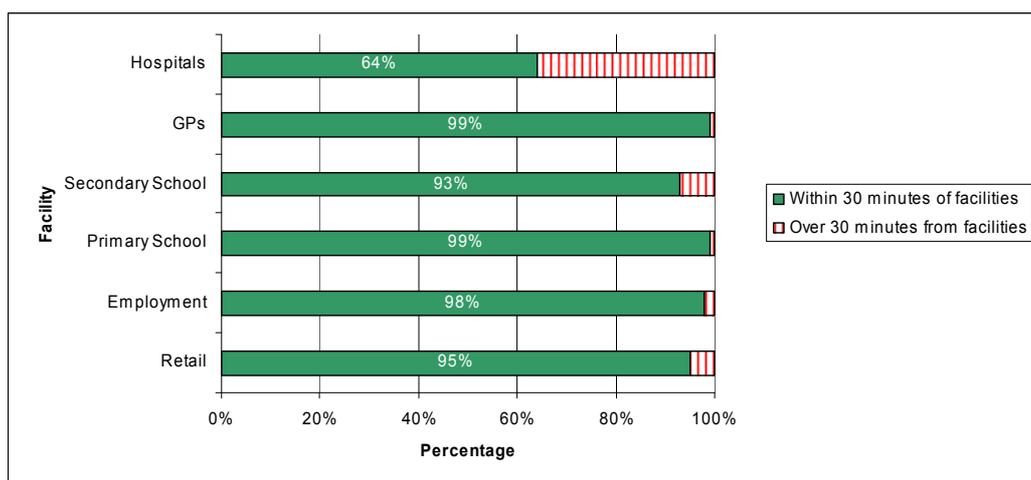


Chart A1 Homes completed 2006/07 within 30 minutes public transport accessibility of key services

- 4.45. The aims of the Local Plan 2011 also recognise that within the rural area the car will remain a main means of transport for people. In balancing the need to make provision for journeys to be made by car whilst not encouraging them where alternatives are available, Appendix 2 of the Local Plan sets out *maximum* car parking standards, which reproduce those in the Local Transport Plan. Development may provide less parking but should not provide more than the standard.

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

- 4.46. Although not specifically monitored, no development exceeded the maximum parking standard in 2006/07.

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

ENVIRONMENTAL INDICATORS

- 4.47. Through its environmental policies, the Local Plan endeavours to ensure that best protection is given to the District's rich variety of natural resources and habitats. This section monitors the effectiveness of those policies.

Flood protection and water quality

- 4.48. 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.

- 4.49. Between 1st April 2006 and 31st March 2007, the Environment Agency did not object to any proposals for development, within the District, on the grounds of its likely effect on water quality (information from Environment Agency's website). The Agency raised objections to 9 planning applications where they saw a risk of flooding and none of these has been granted permission contrary to that advice.

Indicator
Core Indicator: 7
Local Plan Policy Ref: NE8

Biodiversity in West Oxfordshire

- 4.50. Oxfordshire's Biodiversity Action Plan (BAP) brings the concerns and the implementation of the UK BAP to a more local level. The Thames Valley Environmental Record Centre (TVERC) – one of a number of local record centres nationally – monitors and reports upon the condition of the priority species and habitats that fall within Oxfordshire and Berkshire. The data included in all tables and charts within this section comes from that source. As this is only the third year that this information has been compiled and analysed for inclusion in AMRs and because of the limited data and resources available to the TVERC, there are still a number of gaps in the information available. However, improved mapping and contact with recording groups has resulted in more accurate data and differences shown in the following tables are generally a result of these improvements rather than changes in species numbers or habitat condition.

Priority Habitats and Species

- 4.51. The UK BAP identified a number of species and habitats, that were under considerable threat and/or in decline, as priority cases in need of particular protection or management. The 13 priority habitats and the 41 priority species that have been identified within West Oxfordshire are listed in *Table E1* and *Table E2*, respectively.

- 4.52. *Table E1* shows the changes in priority habitats between 2005/06 and 2006/07. Although the table shows an increase in the total area of BAP priority habitat, this is the result of a better understanding of site habitat structure or additional mapping, rather than actual changes in the areas of the priority habitats themselves.

Indicator
Core Indicator: 8(i)
Local Plan Policy Ref: NE13

- 4.53. The 2005/06 AMR listed 33 BAP priority species existing within West Oxfordshire. *Table E2* shows an increase of 8 species to a total of 41 but, once again, these additional entries are the result of additional work carried out by the County's Recorders rather than the influence of human activity.

UK BAP priority habitat type	Area (hectares) 2005	Area (hectares) 2006	County context 2005	County context 2006	Regional context	UK context
Coastal and floodplain grazing marsh	0.0	0.0	379.4	356.9	No data available	300,000
Eutrophic standing water	90.8	560.0	358.8	919.0	No data available	1785km ²
Fens	24.7	24.7	131.8	131.8	No data available	No data available
Lowland beech and yew woodland	13.9	13.9	567.2	567.2	No data available	30,000
Lowland calcareous grassland	151.2	151.2	679.9	694.1	No data available	<41,000
Lowland dry acid grassland	8.2	8.2	41.9	41.9	No data available	<30,000
Lowland heathland	0.0	0.0	3.0	3.0	No data available	58,000
Lowland meadows	195.4	191.8	997.3	993.7	No data available	15,000
Lowland mixed deciduous woodland	992.3	1616.1	2527.0	3961.1	No data available	No data available
Lowland wood pastures and parkland	414.9	597.9	1148.1	1448.9	No data available	10,000-20,000
Reedbeds	1.7	1.7	25.9	25.8	No data available	5,000
Rush pasture and purple moor grass	0.0	0.0	7.0	7.0	No data available	56,000
Wet woodland	18.0	18.0	106.7	108.7	No data available	50,000-70,000
Total area of BAP priority habitat	1911.0	3183.5	6974.0	9259.1	No data available	No data available

Table E1 UK BAP priority habitat resource in West Oxfordshire

Common Name	Scientific name	Notes
a basidiomycete fungus	Buglossoporus pulvinus	
Devil's bolete	Boletus satanas	<i>New - records from Blenheim Park in last few years</i>
Lesser Bearded Stonewort	Chara curta	<i>New - 2004 records from Lower Windrush Valley</i>
Starry stonewort	Nitellopsis obtusa	<i>New - recent records from Lower Windrush Valley</i>
a moss	Seligeria paucifolia	
Three-lobed Crowfoot	Ranunculus tripartitus	<i>New - 2000 record from Dean sand pit</i>
Perfoliate Penny-cress	Thlaspi perfoliatum	
Early Gentian	Gentianella anglica	
Red Hemp-nettle	Galeopsis angustifolia	
Corn Cleavers	Galium tricornutum	
a freshwater mussel	Pseudanodonta complanata	
A pea mussel	Pisidium tenuilineatum	
a ground beetle	Harpalus punctatulus	
Stag Beetle	Lucanus cervus	
Large Garden Bumble Bee	Bombus ruderatus	<i>New - 2006 records from BBOWT reserve at Chimney Meadows</i>
Light Feathered Rustic	Agrotis cinerea	
Buttoned Snout	Hypena rostralis	
Chalk Carpet	Scotopteryx bipunctata	
Pale Shining Brown	Polia bombycina	
Barberry carpet	Pareulype berberata	<i>New - identified at West Oxon site</i>

Common Name	Scientific name	Notes
		<i>since early 2000s</i>
Great Crested Newt	Triturus cristatus	
Bittern	Botaurus stellaris	
Common Scoter	Melanitta nigra	
Grey Partridge	Perdix perdix	
Turtle Dove	Streptopelia turtur	
Woodlark	Lullula arborea	<i>New - 2005 record from BBOWT reserve at Chimney Meadows</i>
Skylark	Alauda arvensis	
Song Thrush	Turdus philomelos	
Spotted Flycatcher	Muscicapa striata	
Red-Backed Shrike	Lanius collurio	<i>New - 2005 record from BBOWT reserve at Chimney Meadows</i>
Tree Sparrow	Passer montanus	
Linnet	Carduelis cannabina	
Bullfinch	Pyrrhula pyrrhula	
Reed Bunting	Emberiza schoeniclus	
Corn Bunting	Miliaria calandra	
Wryneck	Jynx torquilla	
Pipistrelle	Pipistrellus pipistrellus	
Brown Hare	Lepus capensis	
Water Vole	Arvicola terrestris	
Common Dormouse	Muscardinus avellanarius	
Otter	Lutra lutra	

Table E2 UK BAP species identified in West Oxfordshire

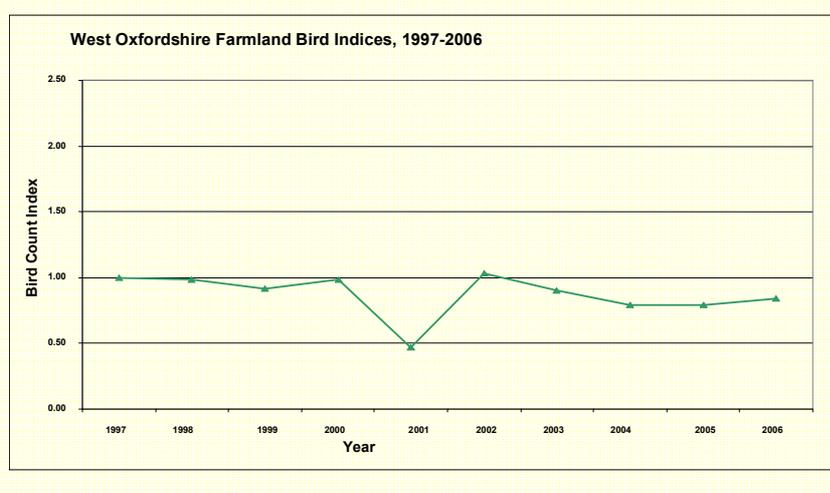
- 4.54. As a measure of the success of policies put into place to protect priority habitats and species, TVERC provide more detailed data relating to 3 contextual indicators. Details of these indicators are shown below.

Distribution and status of the water vole. As Britain's fastest declining mammal, it is important that the relatively large number of occupied sites in the Thames region (it is estimated that 7.7% of the Country's water vole population is in this region) are safeguarded. Unfortunately, there has been no project officer available to carry out the necessary survey work for 2006/07 so no data is available. However, the data collected in the previous year (85 occupied sites were monitored in West Oxfordshire) suggests that the rate of decline has slowed and may have been halted. Efforts are being made to ensure that adequate resources are again made available to continue this necessary monitoring.

Distribution and status of garden butterflies. Although data for this indicator comes from a variety of sources - Butterfly Conservation, TVERC, BBOWT, EA, EN and others – insufficient data has been returned from these sources in time to provide a detailed picture. However, local experts who have been consulted feel that in 2006/07 the trends for the 20 widespread and 2 uncommon garden species of butterfly remain unchanged from the previous year.

Distribution and status of farmland birds. The list of 19 farmland bird species compiled by the RSPB is used as a basis for this indicator. Specific 1 km x 1 km squares are surveyed for breeding birds and a farmland bird index is determined. As the chart and table below show, there has been a slight increase in the index for the year 2006/07 with 18 of the 19 species on the list recorded in the District for that year. However, there is still some way to go to reverse the 12% decline since 1997 (used as the base year in this study).

Area	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Oxfordshire	1.00	1.02	0.84	0.86	0.77	0.85	0.88	0.85	0.82	0.88
West Oxfordshire	1.00	0.99	0.92	0.99	0.47	1.03	0.90	0.79	0.79	0.84



Sites of Nature Conservation or Geological Importance

- 4.55. West Oxfordshire has a special rural character which is protected by a number of policies in the Local Plan. However, around 4% of the District's countryside (nearly 3,000 hectares) falls within sites designated for their nature conservation or geological importance.
- 4.56. As *Table E4* shows, with the exception of the County Wildlife Sites (CWS), there have been no recorded changes in area in the sites falling within West Oxfordshire's boundary. CWSs are surveyed and reappraised on a regular basis and the small increase noted in 2006/07 is the result of 4 new sites being selected (Newbarn Farm Pasture, Wootton Jubilee Fields, Cassington to Yarnton Gravel Pits, Swere Bank) and 2 sites (Ramsden Heath and the Saltway) being deselected).

Designated site	Area in hectares (2006)	Area in hectares (2007)
Sites of Special Scientific Interest (SSSI)	1118.6	1118.6
Special Areas of Conservation (SACs)	7.0	7.0
County Wildlife Sites	1479.9	1495.3
Local Nature Reserves	0.8 (1 site)	0.8 (1 site)
Regionally Important Geological or Geomorphological Sites (RIGS)	268.3 (17 sites)	268.3 (17 sites)

Table E4 Areas of sites designated for their intrinsic environmental value

- 4.57. Sites of Special Scientific Interest (SSSIs) are monitored by Natural England's officers as part of a rolling programme and the condition of each unit is assessed every 3-6 years. Natural England works with land owners to ensure that the units are managed in a manner that is sympathetic to their biodiversity. It has a national target of 100% of all SSSIs in a 'favourable' or 'unfavourable recovering' condition. There are 29 SSSIs totally or partly within West Oxfordshire and Natural England reports no change in the condition of this resource over the year 2006/07. As *Table E5* shows West Oxfordshire is very close to achieving the Natural England target with over 96% of its SSSIs in a positive condition.

Indicator
Core
Indicator: 8(ii)
Local Plan
Policy Ref:
NE13

Condition	No. of units or part units	Sum of hectares	% of District resource
Reaching EN target*	48	1077.33	96.3
Favourable	37	519.53	46.4
Unfavourable declining	3	14.81	1.3
Unfavourable no change	4	26.44	2.4
Unfavourable recovering	11	557.8	49.9
TOTAL	55	1118.58	100

* EN target = 100% of SSSI units in favourable or unfavourable recovering condition

Table E5 SSSI condition in West Oxfordshire

Renewable energy

- 4.58. Interest in small, domestic renewable energy installations has increased considerably over the last year and a number of such improvements have taken place. To help with this growing interest, the Council has provided guidance on alternative approaches, on its website. A range of leaflets is being produced (two covering solar thermal hot water collectors and wind turbines are already available) which give information on the relevant technologies and any associated planning issues – such as siting and suitability in sensitive areas.
- 4.59. 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. Indeed, no applications have been submitted for this type of development during 2006/07. 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.

Indicator
Core
Indicator: 9
Local Plan
Policy Ref:
NE12

5 MONITORING OF PLAN PREPARATION

- 5.1 The Council is generally on track and meeting its targets on delivery.
- 5.2 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 Local Development Documents to be prepared are shown in the following schedule. The full 2007 LDS as approved by GOSE can be downloaded from the Council website www.westoxon.gov.uk.
- 5.3 Under the latest LDS the first Development Plan Document (DPD) to be adopted is the Core Strategy. Initial consultation is to take place in conjunction with the Council's Sustainable Community Strategy towards the end of 2007 with a joint Issues and Options stage for the Core Strategy and Site Allocations DPDs earmarked for early 2008.
- 5.4 The priorities of the Council during the year 2006/07 as set out in the 2005 LDS were to formally adopt the West Oxfordshire Local Plan 2011 by mid 2006, to prepare supplementary planning documents (SPDs) and to progress the Statement of Community Involvement (SCI).
- 5.5 The Local Plan was adopted on 16 June 2006. Its policies will be operational for at least 3 years.
- 5.6 Two SPDs linked to local plan policy have been adopted - a design guide and guidance on affordable housing. The West Oxfordshire Design Guide was formally adopted in September 2006 after extensive consultation in 2005/6 and taking on board sustainable building design. An Affordable Housing SPD was adopted at the beginning of April 2007.
- 5.7 The Council's SCI was adopted in January 2007. This is already proving useful in advising developers on pre-application discussions and wider community consultation, particularly in relation to implementation of allocated sites in the Local Plan.

WEST OXFORDSHIRE - SCHEDULE OF LOCAL DEVELOPMENT SCHEME UP TO 2011

New Development Plan Documents (DPDs)

Document	Status	Brief Description	Chain of Conformity	Issues & Options (Reg 25)	Public Consultation on preferred options (DPD) and sustainability appraisal report (Reg 26)	Submission to SoS (Reg 28)	Adoption
Core Strategy	DPD	Contains spatial vision and strategic objectives for the District together with a spatial strategy, core policies and a monitoring and implementation framework	With the South East Plan	Feb - Mar 2008	Sept - Oct 2008	July 2009	Oct 2010 (examination in early 2010)
West Oxfordshire Site Allocations	DPD	Identifies sites for housing, employment and other development with related policies. Plan period up to 2026	With the South East Plan	Feb - Mar 2008	Mar - Apr 2009 (then submission of DPD put on hold until Core Strategy found sound)	Sept 2010	Dec 2011 (after public examination in early 2011)
Development Control Policies	DPD	Policies for use in development control (not related to specific site allocations)	Consistent with national planning policy and in general conformity with the South East Plan	Sept - Oct 2008	Mar - Apr 2009 (concurrently with Site Allocations DPD) (then submission of DPD put on hold until Core Strategy found sound)	Sept 2010	Dec 2011 (after public examination in early 2011)

SOURCES OF REFERENCE

- 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>
- 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
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<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 the former Office of the Deputy Prime Minister (ODPM)

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.

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

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

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

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

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