

Housing Land Supply Position Statement

2026 – 2031

October 2026

CONTENTS

1. Introduction 3
2. Background 3
3. The 5-Year Period 3
4. The Housing Requirement 3
5. Anticipated Housing Supply 4
6. Conclusion 6

1. Introduction

1.1 This paper sets out the Council's housing land supply position for the five-year period **1st April 2026 to 31st March 2031.**

2. Background

2.1 The West Oxfordshire Local Plan 2031 was formally adopted in September 2018.

2.2 Under national policy, the Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.

2.3 Ordinarily, this is calculated using the housing requirement of an adopted Local Plan but because West Oxfordshire's adopted Local Plan is more than 5 years old (adopted in 2018) it must be calculated using the Council's local housing need figure derived from the Government's standard method. The supply of specific deliverable sites should in addition include a buffer of 5% to ensure choice and competition in the market for land.

2.4 The National Planning Policy Framework was updated in August 2026. The NPPF reaffirms the requirement for Local Planning Authorities to demonstrate deliverable land supply for 5 years of housing.

2.5 The updated National Planning Policy Framework requires Planning Authorities to determine the minimum number of houses needed in the area, based on a standard method for assessing housing need. The standard method for calculating housing need is set out in Planning Practice Guidance[1].

3. The 5-Year Period

3.1 This position statement covers the 5-year period 1st April 2026 – 31st March 2031.

3.2 The information provided on existing planning commitments is dated as of 1st April 2026.

4. Local Housing Need

4.1 The West Oxfordshire Local Plan 2031 was formally adopted in September 2018 and is therefore more than 5 years' old.

4.2 A review of the plan was undertaken in September 2023 and concluded that a number of policies (including Policies H1 and H2 which relate to housing provision) need to be updated.

4.3 As such, in line with national policy, the calculation of 5-year housing land supply set out in this statement is based on West Oxfordshire's local housing need calculated using the Government's standard method. As of 1st April 2025 (the base date for the emerging West Oxfordshire Local

[1] https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need

Plan 2043), the annual housing need for West Oxfordshire under the standard method is 905 homes per annum[2].

4.4 This equates to a total housing requirement of 4,525 homes over the 5-year period 2026 – 2031.

4.5 With the addition of a 5% buffer, this equates to 4,751 dwellings over the next 5 years.

5. Anticipated Housing Supply

5.1 Annex B of the NPPF[3] defines 'deliverable' housing as follows:

'*To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years'.

5.2 This definition together with information set out in the supporting Planning Practice Guidance[4] has been used to inform the judgements on anticipated housing delivery set out in this position statement.

5.3 In short, in accordance with the above definition, all smaller schemes of less than 10 units with planning permission have been classed as deliverable in the period 2026 – 2031. No discount for potential permission lapses has been applied[5].

5.4 In addition, all schemes that benefit from detailed planning permission have been included unless there is clear evidence that homes will not be delivered on those sites within the next five years.

5.5 Sites that are allocated in the Local Plan and/or have outline planning permission have only been classed as deliverable where there is clear evidence that housing completions will begin on site before 31st March 2031.

5.6 For ease of reference, the anticipated housing land supply is categorised as follows:

- Large existing commitments of 10 or more dwellings (note: this includes a number of sites that were originally allocated in the adopted Local Plan 2031;

[2] Based on the 2025 Affordability Ratio
[3] National Planning Policy Framework
[4] https://www.gov.uk/guidance/housing-supply-and-delivery
[5] This approach has recently been supported at Appeal - see paragraph 26 of Appeal Decision APP/D3125/W/23/3331279

- Small existing commitments of less than 10 dwellings; and

- Other remaining Local Plan 2031 Housing Allocations that are yet to secure planning permission either in outline or full as of 1st April 2026.

5.7 **Appendices 1 – 3** provide information on the anticipated supply of deliverable housing sites in each of these three categories. The information is also summarised below.

5.8 In addition, a windfall allowance of **250** dwellings in the period 2026 – 2031 has been included. This is based on an assumed rate of 125 per year which was found to be reasonable and necessary by the Local Plan Inspector in his preliminary findings, on the basis of an average historic small site windfall delivery rate of 175 per year. This has been applied to the last two years of the five-year period to avoid potential double counting with existing permissions over the same period.

Large Existing Commitments (10 or more dwellings).

5.9 This category includes all existing commitments as of 1st April 2026. A planning 'commitment' is taken to mean that the site either has planning permission or has received a resolution to grant planning permission subject to the completion of a legal agreement.

5.10 Appendix 1 includes all large existing commitments of 10 or more dwellings as of 1st April 2026, together with relevant information on their status and commentary on their deliverability against the definition set out in national policy and guidance. A number of these sites were originally allocated for housing development in the adopted Local Plan 2031.

5.11 The total number of deliverable homes from this source in the period 2026 – 2031 is anticipated to be **1,916** dwellings.

Small Existing Commitments (less than 10 dwellings)

5.12 This category includes all existing commitments of less than 10 dwellings. As before, a planning 'commitment' is taken to mean that the site either has planning permission or has received a resolution to grant planning permission subject to the completion of a legal agreement.

5.13 Appendix 2 provides further detail on each of these sites.

5.14 The total housing supply from these small sites is **307** dwellings and in line with the NPPF and supporting practice guidance, these are all assumed to be deliverable in the 5-year period 2026 – 2031.

Local Plan Housing Allocations

5.15 The West Oxfordshire Local Plan 2031 was adopted on 27 September 2018 and includes a number of strategic and non-strategic housing site allocations.

5.16 Many of these have now been fully completed and occupied. Others have secured planning permission either in outline, full or hybrid (a combination of outline and full permission) and are listed in Appendix 1.

5.17 A small number of sites (predominantly larger, strategic-scale sites) have been subject to delay and are yet to secure planning permission but are being actively progressed by developers and landowners.

5.18 The total number of homes from these remaining allocated sites is 4,263 of which 75 are anticipated to come forward in the 5-year period 2026 – 2031 as set out at Appendix 3.

6. Conclusion

6.1 As summarised in Table 1 below, the total number of deliverable homes identified for the 5-year period 2026 – 2031 is 2,548.

6.2 Set against a 5-year requirement of 4,751 homes[6] the Council is therefore currently only able to demonstrate a **2.7 year supply**.

Table 1 – Five Year Housing Land Supply 1st April 2026 – 31st March 2031

Row	Source	Homes	Notes
Requirement			
A	5-year requirement 2026 - 2031	4,751	Based on local housing need of 905 dwellings per year using the Government's standard method (i.e. 905 x5) + 5% buffer.
Anticipated Supply			
B	Large existing commitments of 10 or more dwellings	**1,916**	Appendix 1
C	Small existing commitments of less than 10 dwellings	**307**	Appendix 2
D	Local Plan allocations	**75**	Appendix 3
F	Anticipated provision from unidentified windfall sites (2026-2031)	**250**	Allowance of 125dpa applied to the last two years of the five-year period, to avoid potential double counting with existing permissions over the same period.
G	Total deliverable dwellings	**2,548**	

[6] i.e. 905 x 5 years (+5% buffer)

Appendix 1 – Large Existing Commitments of 10 or more dwellings

Planning Application Reference Number	Site name / Address	Detailed / Outline Permission	No. of dwellings yet to be built as of 1st April 2026	Assumed delivery 2026 - 2031	Commentary on deliverability
20/02654/OUT	Land South East Of Oxford Hill Witney	Outline	450	175	West Oxfordshire Local Plan 2031 allocated site with outline planning permission for up to 450 dwellings. The site promoter has informed the LPA that the site is under offer with a national housebuilder and that all parties are aware of condition 2 of the outline planning permission which requires submission of the first Reserved Matters application within 3 years of the appeal decision (dated 16/07/2024). The site promoter has confirmed that it is the intention is to meet this requirement. On the basis of a RM being submitted in June 2027, it would be reasonable to assume RMs determination and pre-commencement conditions discharging to occur within a year. Assuming a start on within 2028/29, estimated delivery in the five year period is 175 dwellings.

25/00487/OUT	Land East of Burford Road, Brize Norton	Outline	350	175	This site forms part of a larger proposed allocation in the emerging Local Plan 2043 which are being promoted by developer Bloombridge Harper Crewe as two 'villages'. Outline planning permission for 350 homes was granted in January 2026 ("village 1"). Bloombridge Harper Crewe has confirmed its intention to submit a Reserved Matters application in June 2026. A trajectory provided by the developer indicates a start on site in 2027-28 and delivery of 175 dwellings at "village 1" by 31 March 2031.
25/02878/FUL	REEMA North	Detailed	265	265	West Oxfordshire Local Plan 2031 allocated site. There is now a full planning application with resolution to approve subject to S106 (May 2026). The site is being developed by the MOD's delivery partner, Taylor Wimpey and it has been confirmed that development is expected to start on site in 2026/27 with a four year build out and completion of all 265 dwellings by 31 March 2030.
21/00217/OUT	Land North Of Banbury Road Woodstock	Outline	235	58	Local Plan 2031 allocated site. Outline planning permission for the erection of up to 235 dwellings has been granted, subject to a S106 agreement (21/00217/OUT). The developer, Pye Homes, has a strong track record of delivery in the local area and expects to start on site in 2029-30 with 58 dwellings anticipated to be completed by 31 March 2031.

25/01633/RES	Land North Of Hill Rise Woodstock	Detailed	180	180	Local Plan 2031 allocated site. A hybrid application for the development of this land was granted at appeal in October 2023, comprising full permission for 48 dwellings and outline permission for a further 132 dwellings. The reserved matters application for the remaining 132 (25/01633/RES) is now approved. The site is under construction and the developer, Pye Homes have anticipated completion of the site by 31 March 2031.
22/01330/OUT 24/00795/RES	North of Witney Road, Long Hanborough	Outline	150	150	Detailed planning consent was granted in August 2025. Subject to further engagement with utility providers and s.278 approval, the developer, Pye Homes, anticipate a start on site in 27/28 and a four-year duration to completion of all 150 dwellings by 31 March 2031.
22/03240/OUT	Land South Of Burford Road Minster Lovell	Outline	134	134	Outline planning permission was granted in March 2024 and developer, Redrow Homes has submitted a Reserved Matters application (26/00587/RES) which is currently under consideration. Based on approval of the RMs application in summer 2026, Redrow anticipates delivery of all 134 dwellings within the five year period to 31 March 2031.
24/00769/OUT	Land South Of Charlbury Road Chipping Norton	Outline	104	104	Outline planning permission granted in September 2025. A Reserved Matters application (26/01119/RES) is under consideration and subject to approval the developer Charles Church has advised an anticipated start on site by 2029 with their average delivery rate on a site of this size being 40dph. As such the development is expected to complete within the five-year period.
22/03539/FUL	Monahan Way, Carterton	Detailed	99	77	Development underway by Bloor Homes with 22 dwellings completed to date. It is anticipated that the scheme will be fully completed in 2027/28.

24/00921/RES	Land South Of Hit Or Miss Farm, Banbury Road, Chipping Norton	Detailed	86	86	Development is underway by Cala Homes. It is anticipated that the site will be fully built out by 2028/29.
24/02901/OUT	Land North Of Holliers Crescent Middle Barton	Outline	80	80	Outline planning permission granted in January 2026. Developer, Hallam Land, anticipate delivery of all 80 dwellings by 31 March 2029.
21/03342/OUT	Land South West Of Downs Road, Curbridge Business Park, Witney	Outline	75	75	Developer, Crest Nicholson, has confirmed anticipated start on site in 2027/28 with completion of all dwellings by 31 March 2030.
25/00333/OUT	Land East Of 87 - 123 Wroslyn Road Freeland	Outline	60	30	Outline planning permission granted. No reason to believe that there would not be some completions on the site within the five-year period. For the purposes of this five year housing land supply statement, it is assumed that 30 dwellings will have been completed by 31 March 2031.
22/02498/OUT	Land at Witney Road, North Leigh	Outline	55	55	As of May 2026, a Reserved Matters approval has been granted on the site. It is considered reasonable that all 55 dwellings can be delivered within the five-year period to 31 March 2031.

14/0091/P/OP and: 18/01539/RES - 77 19/00105/RES - 144 19/02121/RES - 33 20/02017/RES - 282 22/02064/RES - 164	Land east of Carterton	Detailed	45	45	Development now well underway through Bloor Homes with the final 45 dwellings expected to be completed by 2027.
23/00794/OUT	Land South Of 1 New Yatt Road North Leigh	Outline	43	43	Outline planning approval granted at appeal. No reason to believe that all 43 dwellings would not be delivered within the five year period.
16/01364/OUT / 18/02574/RES	Land East Of Woodstock Oxford Road Woodstock	Detailed	40	40	The site has detailed planning permission for 300 dwellings under 16/01364/OUT and 18/02574/RES and is now well advanced by Pye Homes with 260 completions recorded to date. The remaining 40 dwellings are all expected to be completed in the 5-year period.
23/03071/FUL	Land South Of Forest Road, Charlbury	Detailed	37	37	Site with resolution to approve subject to S106. No reason to believe that all 37 dwellings would not be delivered within the five year period.

25/00423/OUT	Land To The South Of Standlake Road Ducklington	Outline	36	36	Outline planning approval granted in January 2026. No reason to believe that all 36 dwellings would not be delivered within the five year period.
24/02171/FUL	Land North of Woodstock Road, Charlbury	Detailed	26	26	Medium sized site with detailed planning permission anticipated to be completed within the five year period.
17/02814/FUL	Former Chipping Norton War Memorial Hospital	Detailed	14	14	Small-medium sized site with detailed planning permission anticipated to be completed within the five year period.
23/01422/FUL	Land West Of Greenwich Lane Leafield	Detailed	11	11	Small-medium sized site with detailed planning permission anticipated to be completed within the five year period.
16/02113/FUL	Station Garage, Kingham	Detailed	10	10	Small-medium sized site with detailed planning permission anticipated to be completed within the five year period.
23/02730/FUL	Car Park Rear Of 58 West End Witney	Detailed	10	10	Development under construction and anticipated to be completed within the five-year period.
		TOTAL	2,595	1,916	

Appendix 2 – Small Existing Commitments of less than 10 dwellings

WITNEY SUB AREA

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of 5 no. dwellings on the former car park together with the conversion of public house to provide 3 no. dwellings with associated parking, landscaping and works (amended plans).	23/00539/FUL	Foxburrow Lane Crawley Witney Oxfordshire OX29 9TS	GRANTED	8	8
Erection of seven detached single and two-storey dwellings with car ports, together with new access (and alterations to the existing access to El-Sydna), amenity space, landscaping and drainage works.	25/01511/FUL	Land North East Of Cherry Tree Cottage Main Road Curbridge Witney Oxfordshire	GRANTED	7	7
Conversion of existing dwelling to form four self contained flats and erection of new two storey building to form two self contained flats with associated parking.	07/0653/P/FP	57 West End, Witney, Oxfordshire, OX28 1NJ	STARTED	5	5

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of four detached houses with associated access and works	23/03072/FUL	Land To The Rear Of 112 Brize Norton Road Minster Lovell	GRANTED	4	4
Proposed Change of Use from retail shop (A1 use) on first, second and third floor to (C3 use) four habitable flats. Alterations to include insertion of new roof lights to east elevation roof slope	20/01053/FUL	29 Market Square Witney Oxfordshire OX28 6AD	STARTED	4	4
Erection of four apartments at second floor level with associated stair, lift and flood access, demolition of existing metal roof structure (amended plans).	24/01836/FUL	Unit 32 Bridge Street Mills Industrial Estate Witney Oxford	GRANTED	4	4
Conversion of existing building to create 3 no dwelling houses together with alterations and associated works including formation of parking and private gardens.	25/02265/FUL	Car Park Rear Of 58 West End Witney Oxfordshire	GRANTED	3	3
Demolition of existing hall and erection of 2 x two-bedroom homes and associated works.	24/00927/FUL	Hall Rear Of 52High Street Witney Oxfordshire	GRANTED	2	2

Description	Permission Reference	Address	Current Status	Gain	Commitment
Conversion of existing first and second floor apartment to form two separate apartments	24/02578/FUL	5A West End Witney Oxfordshire OX28 1NG	GRANTED	2	2
Conversion of retail storage/ancillary space to two flats (Amended Plans)	24/02573/FUL	21 - 23 Market Square Witney Oxfordshire OX28 6AD	GRANTED	2	2
Conversion of ground floor retail unit to provide ground floor living space to existing flats 81 and 83 Corn Street, with formation of two separate gardens, off road parking spaces and associated works	24/03028/FUL	81 - 83 Corn Street Witney Oxfordshire OX28 6AS	GRANTED	2	2
Proposed conversion of two barns, one into self contained living accommodation and the other to additional bedroom/shower room.	18/00948/FUL	Barns At The Bungalow White Oak Green Hailey Oxfordshire	STARTED	1	1
Conversion of an agricultural buidling to a dwelling house (C3) and for building operations reasonably necessary for the conversion	25/01176/PN56	Duttons Farm Lew Road Curbridge Witney Oxfordshire OX29 7PD	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of a detached dwelling and two bay car port, along with alterations to access for use by both the existing and proposed new house together with associated works.	21/00112/FUL	110 Witney Road Ducklington Witney Oxfordshire OX29 7TN	STARTED	1	1
Certificate of Lawfulness (Conversion of attached garage)	21/03725/CLP	46 Manor RoadDucklingtonWitneyOxfordshireOX29 7YA	STARTED	1	1
Conversion of adjoining barn to create additional living space for existing cottage.	24/01744/HHD	The Old Rectory 33 Standlake Road Ducklington Witney Oxfordshire OX29 7UX	GRANTED	1	1
Alterations to roof and fenestration changes to existing dwelling along with demolition of garage. Construction of a new dwelling and associated works.	23/00094/FUL	Aspley House Wood Lane Hailey Witney Oxfordshire OX29 9XB	STARTED	1	1
Erection of a single storey dwelling with attached kennel, office and kitchen building along with construction of a kennel block all to be used in association with the existing dog training facility	22/02740/FUL	Land North Of A4095 At E437664 N211817 North Leigh Oxfordshire	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Conversion of existing agricultural building into dwelling house	24/02208/PN56	The Paddocks New Yatt Witney Oxfordshire OX29 6TE	GRANTED	1	1
Conversion of barn to dwelling.	18/02453/PN56	Ditcham Farm Lew Bampton Oxfordshire OX18 2BD	STARTED	1	1
Erection of one new dwelling house and detached garage with associated works including provision of access and car parking.	25/02358/FUL	Land North Of 7 St Kenelms Close Minster Lovell Oxfordshire	GRANTED	1	1
Conversion of an agricultural building to a dwelling	25/00655/PN56	Tar Farmhouse Tar Road Stanton Harcourt Witney Oxfordshire O	GRANTED	1	1
Erection of a bungalow and creation of a new access (amended description and plans)	24/03154/FUL	2 Manor Road Ducklington Witney Oxfordshire OX29 7YA	GRANTED	1	1
Change of use from office to residential unit.	15/00135/PN56	Harvestway House, 28 High Street, Witney, Oxfordshire, Witney, OX28 6RA	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
New dwelling and associated works (Amended plans)	20/03068/FUL	141 Queen Emmas Dyke Witney Oxfordshire OX28 4DT	STARTED	1	1
Conversion of former chapel to form 1 residential dwelling together with associated works.	22/02846/FUL	Elim Pentecostal Church West EndWitneyOxfordshireOX28 1NQ	STARTED	1	1
Construction of a self-build dwelling, demolition of existing outbuilding and erection of new outbuilding.	23/03353/FUL	Mulberry House 9 Church Green Witney Oxfordshire OX28 4AZ	STARTED	1	1
Conversion/change of use from office to a residential flat over two storeys.	25/00069/PN56	2 Meadow Court Witney Oxfordshire OX28 6ER, 72	STARTED	1	1
Change of Use of Ground Floor Retail Unit from Class E to Class C3 To Create a Two Bedroom Apartment	24/02975/FUL	81 - 83 Corn Street Witney Oxfordshire OX28 6AS	GRANTED	1	1
Conversion of ground floor bin and cycle store to form a one-bedroom apartment, with new bin and cycle storage provision (part-retrospective)	25/00442/FUL	8B Market Square Witney Oxfordshire OX28 6BB	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Change of use, conversion and part-demolition of an existing shop/motorbike service centre and flat to form 6 commercial/office units (Use Class E) and 2 dwellings (Use Class C3). Erection of a two-storey rear extension (amended description)	25/00754/FUL	108 - 110 High Street Witney Oxfordshire OX28 6HT	GRANTED	1	1
Change of use of ground floor from hairdressers to studio flat	25/01163/FUL	105 High Street Witney Oxfordshire OX28 6HY	GRANTED	1	1
Erection of a dwelling with P.v array and associated car port and garden shed/bike store. Creation of car port parking for the existing dwellings.	23/00535/FUL	Tabanus Cottage Lew Road Curbridge Witney Oxfordshire OX29 7PD	GRANTED	1	1
Change of use of former public house and ancillary living accommodation to a dwellinghouse.	23/00729/FUL	The Saddlers Arms New Yatt Lane New Yatt Witney Oxfordshire OX29 6TF	GRANTED	1	1
Conversion of existing agricultural building into dwelling house.	24/00106/PN56	Burycroft Farm Crawley Road Witney Oxfordshire OX29 9TG	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of single storey dwelling and associated works	23/02925/FUL	Land Adjacent To 11 Upper Crescent Minster Lovell Oxfordshire	GRANTED	1	1
				TOTAL	**68**

CARTERTON SUB AREA

Description	Permission Reference	Address	Current Status	Gain	Commitment
Demolition of existing dwelling and outbuildings. Erection of eight dwellings and associated works	24/00928/FUL	48 Black Bourton Road Carterton Oxfordshire OX18 3HE	STARTED	8	7
Erection of six single storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure	22/03370/FUL	Land West Of Colt House Aston Road Bampton Oxfordshire	GRANTED	6	6
Erection of three single storey age restricted dwellings (55 years) with access, landscaping and associated infrastructure	24/01471/FUL	Land West Of Colt House Aston Road Bampton	STARTED	3	3
Outline application with all matters reserved to demolish existing garages and erection of 3 dwellings with associated parking and private gardens.	24/03041/OUT	Garages North Of 12Chandler Close Bampton	GRANTED	3	3

Description	Permission Reference	Address	Current Status	Gain	Commitment
Demolition of agricultural barns and erection of two dwellings	24/02391/FUL	Home Farm Kelmscott Lechlade Oxfordshire GL7 3HD	GRANTED	2	2
Demolition of existing garage and erection of 2 semi-detached dwellings	23/03102/FUL	Aston Repair Depot The Square Aston Bampton Oxfordshire OX18 2DL	GRANTED	2	2
Construction of a 'self build' single dwelling and detached car port.	25/01504/FUL	Avening Lower End Alvescot Bampton Oxfordshire OX18 2QA	GRANTED	1	1
Erection of an agricultural worker's dwelling.	21/02209/OUT	Aston Mile Farm Aston Bampton Oxfordshire OX18 2EU	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Demolition of existing barn and erection of a dwelling	21/02891/FUL	Kingsway Farm Bampton RoadAstonBamptonOxfordshireOX18 2BT	STARTED	1	1
Reserved matters for the erection of an agricultural workers dwelling.	23/01820/RES	Land Parcel To The North Of Aston North Street Aston Bampton Oxfordshire	STARTED	1	1
Erection of a single detached dwelling and associated works (amended plans)	24/03177/FUL	Land South Of The Paddocks Aston Bampton Oxfordshire	GRANTED	1	1
Conversion of existing barn to form dwelling together with associated works including provision of parking and garden area.	15/01923/FUL	Land at Albion Place, Bampton, Oxfordshire, Bampton, OX29 4TB	STARTED	1	1
Construction of a single storey holiday let (part retrospective)	23/02911/FUL	Coopers Lodge Aston Road Bampton Oxfordshire	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
		OX18 2AL			
Erection of a dwelling and a detached carport/stable block with grooms accommodation above (Amended Description).	24/01848/FUL	Land At Cobfield Aston Road Bampton Oxfordshire	GRANTED	1	1
Construction of attached new dwelling with associated works (amended description)	25/02650/FUL	14 Pembroke Place Bampton Oxfordshire OX18 2EZ	GRANTED	1	1
Erection of an agricultural workers dwelling and associated works (retrospective)	24/00497/FUL	Clearwater Aston Road Bampton Oxfordshire OX18 2AL	GRANTED	1	1
Erection of a detached dwelling with access, parking and amenity space.	19/02644/FUL	Land West Of 31 Home Close Carterton Oxfordshire	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Replacement of stables with single 3 bed dwelling and associated works.	20/02303/FUL	93 Shilton Road Carterton Oxfordshire OX18 1EN	STARTED	1	1
Change of use of out building to holiday let with internal changes to comply with building regulations and fire (part retrospective)	25/01248/FUL	10 The Crescent Carterton Oxfordshire OX18 3SJ	STARTED	1	1
Conversion of a barn to form single dwelling house with facilitating works.	24/02063/PN56	Land (N) 422588 (E) 204083 Filkins Lechlade Oxfordshire	GRANTED	1	1
Change of use of existing ancillary accommodation to include tourist use/holiday let.	24/02618/FUL	The Old Bull Inn Filkins Lechlade Oxfordshire GL7 3HU	GRANTED	1	1
Change of use from industrial/office to residential	25/02372/PN56	Oxleaze Farm Filkins Lechlade Oxfordshire GL7 3RB	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Conversion of Home Farm Barn into a dwelling house/holiday accommodation with alterations to existing access, provision of car parking and associated landscape works.	24/00340/FUL	Home Farm Barn Kencot Oxfordshire	GRANTED	1	1
Subdivision of the Mill and Mill House to create separate dwellings and associated works. Alterations to the Mill to include a ground floor extension and addition of a small balcony to create a viewpoint of the water wheel (amended plans and description).	25/00318/FUL	Little Faringdon Mill Little Faringdon Lechlade Oxfordshire GL7 3QQ	GRANTED	1	1
Conversion of barn to create dwelling with alterations to internal layout, fenestration and doors, and provision of associated garden and parking facilities. (Retrospective).	24/02075/FUL	Long Barn 9 Sturt Farm Courtyard Oxford Road Burford Oxfords	GRANTED	1	1
Erection of detached dwelling, with access as approved under application 20/02422/FUL.	23/01352/FUL	Carton Lodge Swinbrook RoadCartertonOxfordshireOX18 1DT	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of a dwelling	23/02524/FUL	5 Corbett Road Carterton Oxfordshire OX18 3LG	GRANTED	1	1
Demolition of modern agricultural buildings and conversion of former threshing barn to form a dwelling. Construction of carport with attached bin and garden store, alteration to existing access and installation of private treatment tank for disposal of foul water.	23/01363/FUL	Home Farm Kelmscott Lechlade Oxfordshire GL7 3HD	GRANTED	1	1
Proposed barn conversion into three bedroom dwelling, associated alterations and rebuild boundary wall.	23/01824/FUL	Building Known As Stone Barn Home Farm Kelmscott Oxfordshire	GRANTED	1	1
Conversion of existing Hay Barn to a dwelling and associated works.	23/01035/FUL	Hay Barn 11 Sturt Farm Courtyard Oxford Road Burford Oxfordshire	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
		OX18 4ET			
Conversion of existing single dwelling (class use C3) to Ofsted registered children's home (class use C2).	25/00496/FUL	Malt Barn Burford Road Brize Norton Carterton Oxfordshire OX	GRANTED	-1	-1
Change of use from dwelling to letting rooms, proposed rear extension, enlargement of the rear car park and alterations to the access and associated internal works (amended plans)	24/00126/FUL	Culfre Bampton Road Clanfield Bampton Oxfordshire OX18 2RG	GRANTED	-1	-1
				TOTAL	**45**

CHIPPING NORTON SUB AREA

Description	Permission Reference	Address	Current Status	Gain	Commitment
Outline planning permission for residential development (up to 8 dwellings), access, parking, public open space, landscaping and associated development infrastructure. (some matters reserved)	22/00838/OUT	Land At Chapel Lane Enstone Oxfordshire	GRANTED	8	8
Erection of seven dwellings with associated landscaping, access and drainage works.	23/00843/FUL	Land To The Rear Of17 - 18 High Street Chipping Norton Oxfordshire	STARTED	7	7
Permission in principle for the construction of up to 7 dwellings.	24/01730/PIP	Land At (E) 429862 (N) 226882 Kennels Lane Chipping Norton O	GRANTED	7	7
Demolition of the existing garage, bungalow, associated buildings and hardstanding. Construction of seven dwellings with associated works.	23/02245/FUL	Wychwood Garage Fairspear Road Leafield Witney Oxfordshire	GRANTED	6	6
Erection of 5 dwellings with associated access, landscaping and demolition works	24/02099/FUL	Asterleigh Farm Over Kiddington Woodstock Oxfordshire	GRANTED	5	5

Description	Permission Reference	Address	Current Status	Gain	Commitment
Change of Use from Class E to Part Class E and Part Class C3 and conversion to form 4 flats (additional information received)	24/02825/FUL	Barclays Bank 15 High Street Chipping Norton Oxfordshire OX7 5AE	GRANTED	4	4
Conversion of existing barns to form four residential properties, the conversion of a barn to form ancillary accommodation and the erection of a car port and ancillary works (Amended).	19/02470/FUL	Chapel House Farm Chipping Norton Oxfordshire OX7 5SZ	STARTED	4	4
Change of use of agricultural barn to 3x dwellinghouses (Class C3) and for building operations reasonably necessary for the conversion.	25/00864/PN56	Dunthrop Farm Heythrop Chipping Norton Oxfordshire OX7 5TJ	GRANTED	3	3
Conversion of existing dwelling to form two flats with associated internal alterations (additional info submitted)	24/00944/FUL	22A High Street Chipping Norton Oxfordshire OX7 5AD	GRANTED	2	2
Change of use from Commercial Service E(c)(ii) use to Residential Use (C3) to create two flats	24/03222/FUL	2 New Street Chipping Norton Oxfordshire OX7 5LJ	GRANTED	2	2

Description	Permission Reference	Address	Current Status	Gain	Commitment
Works to include new shop front and Internal alterations to shop, replacement of single storey extension to create a 2 bed dwelling, conversion of upper floors of no.18 to create a 2 bed maisonette with Improvements to existing maisonette at no.17. Associated works including engineering operations, landscaping and demolition of remaining part of boundary walling and attached lean-to tin shed between no.17 and 18. (amended plans)	25/01334/FUL	17 - 18 High Street Chipping Norton Oxfordshire OX7 5AD	GRANTED	2	2
Change of use of agricultural building to create two dwellings.	19/02474/PN56	Northernmost Agricultural Building Chapel House Farm Chipping Norton Oxfordshire	STARTED	2	2
Change of use and associated building operations to convert existing agricultural building into two dwellinghouses.	22/00727/PN56	Chapel House Farm Chipping Norton Oxfordshire OX7 5SZ	STARTED	2	2
Change of use and associated building operations to convert existing agricultural building to two dwellinghouses	25/00451/PN56	Chapel House Farm Chipping Norton Oxfordshire OX7 5SZ	GRANTED	2	2

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of two bungalows with associated landscaping (amended plans)	25/02121/FUL	Land East Of 34 Church Lane Middle Barton Oxfordshire	GRANTED	2	2
Conversion of two existing barns to dwellings (class C3) and operations reasonably necessary for the conversion	24/01477/PN56	Priory Barn Oxford Road Southcombe Chipping Norton	STARTED	2	2
Conversion of existing agricultural barn into two dwelling houses with associated works.	22/00462/PN56	Chivel Farm Enstone Road Heythrop Chipping Norton Oxfordshire OX7 5TR	STARTED	2	1
Erection of two detached dwellings together with associated works including erection of detached garage building with first floor home office/ancillary space above and detached two bay car port (amended plans)	21/00612/FUL	Land North West Of 33 South Street Middle Barton Oxfordshire	STARTED	2	1
Outline application with some matters reserved for the development of two self-build custom-build houses and provision of vehicular accesses.	23/00376/OUT	Land East Of The Drive Enstone Oxfordshire	GRANTED	2	2

Description	Permission Reference	Address	Current Status	Gain	Commitment
Conversion of barn to dwelling.	17/00982/PN56	Brook End Farm Chastleton Moreton-In-Marsh Oxfordshire GL56 0TA	STARTED	1	1
Alterations and conversion of existing farm buildings to form a single dwelling with car port, guest suite and associated outbuildings. Provision of outdoor swimming pool, vehicular and pedestrian accesses, and landscaping works.	22/02008/FUL	Land North Of Home Farm Chastleton Oxfordshire	STARTED	1	1
Internal and external alterations to convert existing farm buildings to form a single dwelling with car port, guest suite and associated outbuildings (amendment to previously approved 22/02009/LBC)	25/01316/LBC	Land North Of Home Farm Chastleton Oxfordshire	GRANTED	1	1
Conversion of basement into a separate dwelling with associated parking	21/03970/FUL	Hitchmans Mews 2 West Street Chipping Norton Oxfordshire OX7 5AA	STARTED	1	1
Sub division of ground floor of shop to create flat with first floor bedroom	25/00462/FUL	Georgian House 21 West Street Chipping Norton Oxfordshire OX7 5EU	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Conversion of basement into a separate dwelling with associated parking, including replacement of the lean-to, new lightwells and conservation rooflights.	25/01631/FUL	Hitchmans Mews Albion Street Chipping Norton Oxfordshire	GRANTED	1	1
Change of use from retail to a dwelling	25/01865/FUL	Matchless House Hitchmans Mews Albion Street Chipping Norton Oxfordshire OX7 5BN	GRANTED	1	1
Change of use of the ground floor shop space to residential accommodation.	25/02705/FUL	17 - 19 West Street Chipping Norton Oxfordshire OX7 5EU	GRANTED	1	1
Erect bungalow.	W//1157/96/0	The Red House Charlbury Road	STARTED	1	1
Erection of detached dwelling together with associated works and provision of access.	21/02536/FUL	26 The Paddocks Enstone Chipping Norton Oxfordshire OX7 4AZ	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of a detached self-build dwelling with new access and associated works	24/01570/FUL	Land West Of Chapel Lane Chapel Lane Enstone Oxfordshire	GRANTED	1	1
Conversion of former Methodist Chapel into a dwelling (amended plans)	24/02711/FUL	Methodist Chapel Chapel Lane Enstone Oxfordshire OX7 4LT	GRANTED	1	1
Conversion and alterations of barn to create new dwelling and associated works	25/02850/FUL	Allotment Barn East Of Butchers Hill Great Tew Oxfordshire	GRANTED	1	1
Conversion of storage building to two dwellings for seasonal workers accommodation	24/00852/FUL	Little Crimea New Road Great Tew Chipping Norton Oxfordshire	GRANTED	1	1
Conversion of existing barn to create a self-build dwelling.	24/01434/FUL	Barn At Court Farm Butchers Hill Great Tew Oxfordshire	GRANTED	1	1
Change of use and associated building operations to convert existing agricultural building to a single dwellinghouse.	25/01452/PN56	Allotment Barn East Of Butchers Hill Great Tew Oxfordshire	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Re-use of existing building (including extension and alterations) to provide a rural workers dwelling (amended plans)	19/01862/FUL	Outwood Cottage Over Kiddington Woodstock Oxfordshire OX20 1BH	STARTED	1	1
Conversion of barn to dwelling and erection of detached garage and studio.	16/02997/FUL	Manor Farm Enstone Road Little Tew Chipping Norton Oxfordshire OX7 4HZ	STARTED	1	1
Conversion of existing agricultural buildings to a single dwelling house together with associated building operations.	24/03242/PN56	Land (E) 437070(N) 227947 Enstone Road Heythrop Chipping Norton Oxfordshire	GRANTED	1	1
Conversion of Barn 5 to dwelling.	19/02479/PN56	Barn 5 North West Of Chapel House Farm Chipping Norton Oxfordshire	STARTED	1	1
Change of use of chapel to form residential annexe. Demolition of existing single-storey extension, erection of single-storey extension and raising pitch of main chapel roof (amended plans and proposal)	20/03381/FUL	Old School House Main Street Over Norton Chipping Norton Oxfordshire OX7 5PU	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of a two storey detached dwelling with double garage and new driveway.	13/0612/P/FP	Rollright Halt, Great Rollright, Oxfordshire, OX7 5RE	STARTED	1	1
Demolition of existing garage and erection of a one bed dwelling, erection of a shed, together with associated works. (amended description)	23/00388/FUL	Land And Garage South Of Hunts Barn High Street Great Rollright Oxfordshire	STARTED	1	1
Change of use and associated building operations to existing agricultural buildings to a dwelling	25/01230/PN56	Hobbs Hole Farm Ledwell Road Great Tew Chipping Norton Oxfordshire OX7 4DN	GRANTED	1	1
Erection of dwelling on land to the rear of no.33 South Street	14/02275/FUL	33 South Street, Middle Barton, Oxfordshire, Middle Barton, OX7 7BU	STARTED	1	1
Erection of a new dwelling on existing garden plot including access, parking and bin storage (amended plans)	20/02511/FUL	Land East Of 15 North Street Middle Barton Oxfordshire	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Alterations and change of use of workshop to dwelling, incorporating The Studio, which is currently part studio part residential unit.	18/02088/FUL	The Studio Potato Town Banbury Road Swerford Chipping Norton Oxfordshire OX7 4AP	STARTED	1	1
Conversion of storage building to holiday let, with associated landscaping	25/01566/FUL	Land At Church End Swerford Chipping Norton Oxfordshire	GRANTED	1	1
Erection of detached dwelling, garage and associated works.	18/01479/FUL	Horsehay Farm Duns Tew Road Middle Barton Chipping Norton Oxfordshire OX7 7DQ	STARTED	1	1
Erection of a detached dwelling with associated parking and landscaping	25/02814/FUL	Land South Of 19 Fox Lane Middle Barton Oxfordshire	GRANTED	1	1
Erection of new dwelling. Restoration and rebuilding of walled gardens and associated structures and conversion to provide ancillary accommodation.	22/02771/FUL	New Gardens Cottage Ledwell Road Great Tew Chipping Norton	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
New swimming pool and tennis court. New access and landscaping of site and associated land holding (Amended plans).		Oxfordshire OX7 4AF			
Refurbishment works to two existing dwellings to include reconfiguration and extension to provide a single detached dwelling.	24/01382/FUL	Fulwell Farm House Fulwell Chipping Norton Oxfordshire OX7 4	GRANTED	-1	-1
Amalgamation of two dwellings to form one dwellinghouse. Alterations to include the erection of extensions and installation of a fully subterranean basement, with associated works to access and landscaping (amended plans)	24/01777/FUL	The Grove Over Worton Chipping Norton Oxfordshire OX7 7ER	GRANTED	-1	-1
				TOTAL	**93**

EYNSHAM - WOODSTOCK SUB AREA

Description	Permission Reference	Address	Current Status	Gain	Commitment
Demolition of majority of existing stable building. Erection of seven dwellings with associated works to include new access road, carports, parking bays and soft and hard landscaping (amended plans)	24/03277/FUL	Land (E) 441191 (N) 205720 Blackditch Stanton Harcourt Oxfordshire	GRANTED	7	7
Common Farm Common Road North Leigh Oxfordshire	24/01992/FUL	Common Farm Common Road North Leigh Oxfordshire	GRANTED	5	5
Construction of 4 dwellings together with associated works and provision of vehicular access. (Amended Description)	25/01713/FUL	Land At 23 Wroslyn Road Freeland Oxfordshire	GRANTED	4	4
Change of use and conversion of retail building to 2 flats with residential use (class C3) with associated works including erection of external staircase, insertion of rooflights and two dormer windows.	24/02238/FUL	Store 16 Oxford Street Woodstock Oxfordshire OX20 1TS	GRANTED	2	2
Demolition of agricultural barn and erection of two self-build dwellings with associated parking and landscaping	25/00425/FUL	Starveall Farm Woodleys Woodstock Oxfordshire OX20 1HL	STARTED	2	2

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of two detached dwellings and associated works	23/02007/FUL	33 High Street Eynsham Witney Oxfordshire OX29 4HE	GRANTED	2	2
Conversion of three agricultural buildings to two dwellings and associated external works	24/00234/FUL	The Stone Barn High Street Standlake Oxfordshire OX29 7RL	GRANTED	2	2
Construction of a detached dwelling with provision of off road parking.	19/00025/FUL	18 Heath Lane Bladon Woodstock Oxfordshire OX20 1SB	STARTED	1	1
Conversion of existing kennels to form a single residential dwelling with roof mounted PV and associated parking and works	24/00651/FUL	Land North Of Lince Lodge Blenheim Park Woodstock Oxfordshire	GRANTED	1	1
Construction of detached dwelling together with associated works and landscaping. (Amended)	24/01370/FUL	Gate Burton Horns Lane Combe Witney Oxfordshire OX29 8NH	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Alterations and conversion of double garage to form a separate dwelling.	W//2349/03/0	18 Tilgarsley Road Eynsham	STARTED	1	1
Change of use of agricultural barn to dwelling.	15/01821/PN56	Ambury Close Farm Barnard Gate Witney Oxfordshire OX29 6XE	STARTED	1	1
Conversion of an agricultural barn to a dwelling house	24/01095/PN56	Fir Tree Farm Barnard Gate Witney Oxfordshire OX29 6XE	GRANTED	1	1
Erect chalet bungalow site visit 12/12/2025 - could not see a bungalow	W//44/91/0	REAR 94 MAIN ROAD	STARTED	1	1
Erection of a detached self build dwelling.	24/01783/FUL	142 Main Road Long Hanborough Witney Oxfordshire OX29 8JY	GRANTED	1	1
Conversion of Threshing Barn to a Dwelling	25/00592/LBC	Myrtle Farm And Threshing Barn Main Road Long Hanborough	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of a self-build dwelling and detached garage following the severance of market garden land, together with associated access and landscaping. (amended plans)	25/01099/FUL	Land South Of Millwood End Long Hanborough Oxfordshire	GRANTED	1	1
Erection of a self-build dwelling and detached garage with associated access and landscaping.	25/01100/FUL	Land South Of Millwood End Long Hanborough Oxfordshire	GRANTED	1	1
The change of use from a fitness retreat to a single residential dwelling.	25/02519/FUL	The Close Witney Road Long Hanborough Witney Oxfordshire OX2	GRANTED	1	1
Erection of a detached dwelling and associated works	24/01616/FUL	36 Common Road North Leigh Witney Oxfordshire OX29 6RA	GRANTED	1	1
Demolition of existing buildings and structures, erection of a new residential dwelling, associated access and garaging, biodiversity enhancements and landscaping (amended plans).	24/01544/FUL	Land At (E) 441652 (N) 205889 Main Road Stanton Harcourt Oxf	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of a single dwelling with associated landscaping. (amended plans)	24/03148/FUL	Land North Of 1 Davis Close Stonesfield Oxfordshire	STARTED	1	1
Conversion of existing home office and art studio/gym (former stable building) into an independent residential dwelling, including extension to create first floor accommodation, modification of external appearance, landscaping and amenity space.	25/01525/FUL	Stable To The Rear Of Valhalla Church Street Stonesfield Oxfordshire	GRANTED	1	1
Erection of a self-build dwelling and associated works (amended plans)	24/02306/FUL	32 Medcroft Road Tackley Kidlington Oxfordshire OX5 3AH	GRANTED	1	1
Conversion of existing workshop building to create new dwelling including demolition of lean-to to form additional on-site parking and pedestrian access to No 9 Market Place.	14/02296/FUL	9 Market Place Woodstock Oxfordshire, Woodstock, OX20 1SY	STARTED	1	1
Outline planning application with some matters reserved to erect a self-build dwelling	25/00699/OUT	Land North East Of Manor Farm Cottage 14 Manor Road Woodstock Oxfordshire	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Conversion of existing outbuildings to a dwelling and associated works	23/01601/FUL	The Willows Eynsham Road Cassington Witney Oxfordshire OX29 4DF	GRANTED	1	1
Conversion of existing two storey stone barn into a two bedroom dwelling with ancillary single storey link extension and associated private amenity space.	23/02233/FUL	Lords Farm 2 Queen Street Eynsham Witney Oxfordshire OX29 4HQ	GRANTED	1	1
Demolition of detached garage and porch and erection of two bedroom dwelling	23/03298/FUL	142 Main Road Long Hanborough Witney Oxfordshire OX29 8JY	GRANTED	1	1
Erection of single and two storey extensions (amended)	23/01186/FUL	31 Oxford Road Woodstock Oxfordshire OX20 1UN	GRANTED	1	1
Construction of a dwelling together with associated works.	23/02890/FUL	1 Upper Brook Hill Woodstock Oxfordshire OX20 1UA	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Change of use of self-contained staff living accommodation ancillary to the public house to an AirBnb (C3 dwellinghouse)	24/01056/FUL	The Chequers Inn 6 The Green Cassington Witney Oxfordshire O	GRANTED	-1	-1
				TOTAL	**47**

BURFORD - CHARLBURY SUB AREA

Description	Permission Reference	Address	Current Status	Gain	Commitment
Erection of four dwellings including associated access, landscape, drainage and other works (revised drawing received)	25/01567/FUL	Land East Of 4Meadow End Fulbrook Burford Oxfordshire	GRANTED	4	4
Erection of 4no. 4-bedroom dwellings with associated access, landscaping and demolition works.	20/03527/FUL	Farm Buildings Farley Lane Stonesfield Oxfordshire	STARTED	4	1
Conversion of existing agricultural structures to form three new residential dwellings with associated external modifications and construction of ancillary outbuilding (Amended Plans).	21/01650/FUL	Mount Farm Junction Road Churchill Chipping Norton Oxfordshire OX7 6NP	STARTED	3	3
Erection of three new dwellings with garages and associated amenity space on the land adjacent to Springwell.	18/00370/FUL	Springwell The Ridings Stonesfield Witney Oxfordshire OX29 8EA	STARTED	3	2
Restoration and conversion of existing collection of traditional barns, with rebuilding of ruinous east wing, to form three residential dwellings, with associated	23/02837/FUL	Limbeck Cottages Stonesfield Road Stonesfield Oxfordshire OX29 8FB	GRANTED	3	3

Description	Permission Reference	Address	Current Status	Gain	Commitment
means of access, enclosure and landscaping (amended plans).					
Erection of two detached dwellings with associated works including detached garaging, vehicular and pedestrian accesses and alternative drainage strategy (amended description).	23/02214/FUL	Land North East Of 51High Street Ascott Under Wychwood Oxfordshire	STARTED	2	2
Erection of two detached dwellings with associated new landscaping and drainage infrastructure	23/00751/FUL	The Old Barn East End Chadlington Chipping Norton Oxfordshire OX7 3LX	STARTED	2	2
Erection of two dwellings with associated access and landscape works.	22/02127/FUL	Land North Of Langston Priory Nursing Home Station Road Kingham Oxfordshire	STARTED	2	2
Erection of two detached dwellings together with associated landscaping and alterations to existing vehicular access (amended plans)	20/00991/FUL	Land North Of Gas Lane And Ascott Road Shipton Under Wychwood Oxfordshire	STARTED	2	2

Description	Permission Reference	Address	Current Status	Gain	Commitment
Reserved matters application for details of appearance, landscaping, layout and scale for two detached dwelling houses with new driveway pursuant to outline permission 20/01210/OUT	23/02021/RES	Lantern House 15 Shilton Road Burford Oxfordshire OX18 4PA	GRANTED	2	2
Part conversion of existing building to two holiday lets with associated works and landscaping.	23/01449/FUL	Bean Bottom Barns Idbury Road Fifield Chipping Norton Oxfordshire OX7 6JE	GRANTED	2	2
Partial demolition of existing buildings and development of a holiday park comprising short stay holiday accommodation units and associated leisure facilities through redevelopment and refurbishment along with landscaping, boundary treatment, access, parking, drainage, services and plant. Conversion of Building F to form 2 X 4 bedroom dwellings (Class C3).	22/03408/FUL	Leafield Technical Centre, Langley, Leafield	GRANTED	2	2
Construction of detached single dwelling with double garage and provision of new pedestrian access. (amended plans)	25/00887/FUL	1 Wychwood Court London Lane Ascott Under Wychwood Chipping Norton Oxfordshire OX7 6AN	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Subdivision and erection of two storey extensions to create two dwellings.	17/03151/FUL	Walnut Tree Cottage Swan Lane Burford Oxfordshire OX18 4SH	STARTED	1	1
Conversion of two units into one and erection of flat roof single storey extension	24/01870/FUL	89 Witney Street Burford Oxfordshire OX18 4RX	GRANTED	1	1
Conversion of Methodist church back to a residential dwelling (self build)	24/02152/FUL	Burford Methodist Church 75 High Street Burford Oxfordshire	STARTED	1	1
Conversion of office area to a flat and associated works	24/03015/FUL	33A Priory Lane Burford Oxfordshire OX18 4SG	GRANTED	1	1
Demolition of the existing building and the erection of a detached dwelling with access, parking and associated works. (amended plans)	25/02143/FUL	Vicks GarageGuildenfordBurfordOxfordshireOX18 4SE	GRANTED	1	1
Demolition of existing ancillary residential building and erection of new dwelling and associated works	23/03419/FUL	Holybourne House Chapel Road Chadlington Chipping Norton Oxfordshire	STARTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
		OX7 3LZ			
Construction of a replacement dwelling on the site of a fire damaged property and creation of new access and associated works (amended description)	25/02848/FUL	10 Bushey Row Bampton Oxfordshire OX18 2JU	GRANTED	1	1
Demolition of existing bungalow. Construction of two dwellings (amended plans)	20/02343/FUL	Yew Dell Hixet Wood Charlbury Chipping Norton Oxfordshire OX7 3SA	STARTED	1	1
Erection of a dwelling	23/02977/FUL	Land South East Of Anvil House Sidings Road Churchill Oxford	STARTED	1	1
Erection of a dwelling with associated landscaping works and erection of a two storey rear extension to existing cottage. (amended plans)	25/00398/FUL	The Cottage Junction Road Churchill Chipping Norton Oxfordshire	GRANTED	1	1
Demolition of agricultural buildings. Erection of a dwelling with associated landscaping works to include the formation of a new driveway, a ha-ha, wild	24/02375/FUL	Land East Of Lyneham Road Kingham Oxfordshire	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
flower meadow and new pond					
Demolition of existing barns and farm office. Erection of a Single Dwelling.	22/02171/FUL	Mill House Little Clanfield Bampton Oxfordshire OX18 2RX	STARTED	1	1
Demolition of existing industrial building. Erection of a self build dwelling and associated works	23/03352/FUL	Land And Building East Of 1 Wilcote Riding Finstock Oxfordshire	STARTED	1	1
Erection of single storey dwelling and associated works (amended).	24/01989/FUL	Gilgen Witney Road Finstock Chipping Norton Oxfordshire OX7 3DF	GRANTED	1	1
Outline planning permission with all matters reserved to erect a self build bungalow in the grounds of existing bungalow, with new parking provision for existing bungalow (Amended description)	25/00456/OUT	4 School Road Bungalows Wards Lane Finstock Chipping Norton Oxfordshire OX7 3BP	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Change of use of a light industrial building to a dwelling with new amenity space.	17/03183/PN56	Owl Barn Beech Grove Fulbrook Burford Oxfordshire OX18 4DE	STARTED	1	1
Conversion of existing barns to create a single dwelling.	25/02197/FUL	Bould Farm Bould Chipping Norton Oxfordshire OX7 6RT	GRANTED	1	1
Conversion of barn to create dwelling and construction of new garaging.	07/1075/P/FP	1, College Farm West End, Kingham, Oxfordshire, OX7 6YL	STARTED	1	1
Subdivision of existing single dwelling to create two separate dwellings with minor alterations to rear elevation at ground floor and associated works	25/00606/FUL	3 West End Kingham Chipping Norton Oxfordshire OX7 6YH	STARTED	1	1
Demolition of the existing garage and erection of a dwelling with parking and amenity space, with new access and parking to the existing dwelling	25/01448/FUL	Wychwood Place The Ridings Leafield Witney Oxfordshire OX29 9NN	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Permission in principle for the conversion of an existing barn into a single dwelling.	26/00256/PIP	Langley Farmhouse Langley Witney Oxfordshire OX29 9QD	GRANTED	1	1
Erection of a dwelling and detached garage with associated works (Amended plans received)	25/00744/FUL	The Homestead Frog Lane Milton Under Wychwood Chipping Norton Oxfordshire OX7 6JZ	GRANTED	1	1
Erection of a detached dwelling with off street parking and associated works.	24/01566/FUL	Land Adjacent To 10 Coombes Close Shipton Under Wychwood	STARTED	1	1
Replacement of an existing conservatory with a garden room, conversion of an existing garage into staff living accommodation and the construction of a new porch on South Elevation	24/01035/HHD	Coldstone House 50 Shipton Road Ascott Under Wychwood Chipping Norton Oxfordshire OX7 6AG	STARTED	1	1
Construction of a detached dwelling with associated access, biodiversity enhancements and landscaping	24/02952/FUL	Cedar House Church Street Shipton Under Wychwood Chipping No	GRANTED	1	1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Demolition and rebuild of barn, alterations including erection of garden room (part retrospective)	23/02072/FUL	Allens Barn Swin Lane Swinbrook Burford Oxfordshire OX18 4EA	STARTED	1	1
Change of use of Barn from self-contained living accommodation and holiday let (sui generis) to a residential dwelling (C3).	25/01478/FUL	The Field Barn Asthall Leigh Witney Oxfordshire OX29 9PX	GRANTED	1	1
Erection of new build dwelling, tree planting and landscaping	23/00242/FUL	Land South Of Swan Lane Burford Oxfordshire	GRANTED	1	1
Erection of detached dwelling and widening of existing dropped kerb (amended plans)	23/01493/FUL	7 Hughes Close Charlbury Chipping Norton Oxfordshire OX7 3ST	GRANTED	1	1
Change of use from residential accommodation to commercial/retail space	24/02936/FUL	The Elms Shipton Road Milton Under WychwoodOxfordshireOX7 6JW	GRANTED	-1	-1

Description	Permission Reference	Address	Current Status	Gain	Commitment
Change of use of existing ground floor bedroom into commercial office space, resulting in the enlargement of an existing office.	25/00493/FUL	Old Bank Premises High Street Shipton Under Wychwood Chipping Norton Oxfordshire OX7 6BA	GRANTED	-1	-1
Amalgamation of two properties (Nos 5 and 6 Mitford Cottages) into one, including installation of a new chimney, alterations to fenestration and single storey extensions to both North and West elevations.	25/02267/FUL	5 Mitford Cottages Westwell Burford Oxfordshire OX18 4JU	GRANTED	-1	-1
				TOTAL	**54**

Appendix 3 – Local Plan allocations

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2026 - 2031	Commentary
WIT2	North Witney SDA	1400	50	Planning applications have now been submitted for the whole of the SDA. An application for 200 dwellings to the west of Woodstock Road was submitted in 2014 under the application number 14/01671/OUT. An application for 106 dwellings to the west of Hailey Road was submitted in November 2019. This application was dismissed at appeal in July 2024. An outline application for the remainder of the site was submitted in February 2024 (ref 24/00482/OUT) and is awaiting determination. It is considered reasonable to assume a proportion of the site will start to deliver within the five year period.

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2026 - 2031	Commentary
WIT3	Woodford Way Car Park	50	25	Site allocated for 50 dwellings in the West Oxfordshire Local Plan 2031. Some initial work has been undertaken by the District Council as landowner to take this proposal forward. The Council Executive have resolved to explore the potential to develop the Woodford Way Car Park for affordable housing. The Council has appointed a planning consultant and is progressing discussions with a registered provider. A planning application for in the order of 50 dwellings is anticipated to be submitted this year. It is anticipated that development on the site will have started by 2030 and 25 dwellings to have completed by 31 March 2031.
CN1	East Chipping Norton SDA	1200	0	Two parts of the SDA have already been completed including 73 units to the south of London Road by McCarthy & Stone (planning reference 16/04230/FUL) and 100 units to the south of Banbury Road by Bloor Homes (18/03310/RES). Part of the southern part of the site is now registered as a Scheduled Monument which has had a significant impact on the likely delivery / extent of

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2026 - 2031	Commentary
				development on land to the south of London Road. In light of this, the intention of the Council is to review the current adopted allocation through the new Local Plan 2043. For the purposes of this position statement, the assumed delivery in the 5-year period is therefore nil.
EW1	Oxfordshire Cotswolds Garden Village (Salt Cross Garden Village)	2200	0	The detailed planning framework for Salt Cross Garden Village is provided by the Salt Cross Area Action Plan (AAP) which was formally adopted in February 2026. Formal adoption of the AAP has now placed the District Council in the position of being able to determine the current outline planning application which was submitted for the garden village site in 2020 (20/01734/OUT). Applying the same assumptions used in the phasing evidence for the AAP, if the Council were to resolve to grant outline planning permission by the end of 2026, allowing for completion of any legal agreements, discharge of conditions, reserved

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2026 - 2031	Commentary
				matters etc. the first housing completions might reasonably be expected to take place at Salt Cross from 2031 onwards. For the purposes of this position statement, the assumed delivery in the period 2026 – 2031 is therefore nil.
EW2	West Eynsham SDA	1000 (763 residual)	0	A total of 237 dwellings have been completed within the SDA to date including 160 units at 'Thornbury Green' by Taylor Wimpey and 77 units at the former Eynsham nursery and plant centre. A developer-led masterplan was endorsed by the District Council in 2022 and will guide the delivery of the remainder of the SDA. More recently, an updated access study was prepared in 2025 to help determine the most appropriate point of access into the SDA from the A40, taking account of the County Council's revised scope of A40 improvements being progressed under HIF2. Two of the key parties involved in the SDA – Berkeley Strategic and Oxfordshire County Council

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2026 - 2031	Commentary
				Property and Facilities have also agreed to formally collaborate in respect of a single planning application covering their combined land interests. It is anticipated that this could be submitted by the end of 2026 with other applications for the remaining parcels of land to be submitted concurrently or shortly thereafter.
EW6	Land at Myrtle Farm, Long Hanborough	50	0	The landowner has confirmed that they do not propose to bring the site forward for development and wish it to be 'de-allocated' through the new Local Plan 2043. As such, for the purposes of this position statement, the assumed delivery in the 5-year period is nil.
TOTAL		**4,263**	**75**	