

Windfalls in Didcot	510	439	
Allocated sites in Didcot			
Rest major development area			
East major development area			
Didcot	512	444	366
Unallocated windfalls in the rest of the district	118	218	112
Allocated windfalls in the rest of the district	0	46	56
Unallocated sites in the rest of the district	33	104	57
Works, Chinnor			
Cholsey			
Al, Henley			
Age, Thame			
Winodun Centre, Wallingford			
Wallingford			
Adjoining land, Crowmarsh			
Industrial Estate, Wallingford			
total	151	368	
ons	663	812	
ompletions	663	1475	
Completions	533.3	533.3	
Strategic Allocation (annualised)			
Relative allocation	129.7	408.4	

Authority Monitoring Report 2017/18

December 2018

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1.Introduction

PURPOSE OF MONITORING

- 1.1. The monitoring of a Local Plan enables local planning authorities to track progress towards meeting the district's development needs and to establish whether adopted policies are being effectively implemented. It also allows communities and interested parties to be aware of the progress local planning authorities are making towards delivering their vision and objectives, as set out in their Development Plan.

REQUIREMENT TO MONITOR

- 1.2. The requirement to monitor annually was introduced under the Planning and Compulsory Purchase Act 2004 which placed a duty on Local Authorities to produce an Annual Monitoring Report. The Report outlines the timescale and progress of the implementation of the Development Plan, as detailed in the Local Development Scheme, and the extent as to which the adopted policies have been achieved.
- 1.3. Since the Planning and Compulsory Purchase Act 2004, the requirement to monitor has evolved with the Localism Act 2011 and subsequent Town and Country Planning Local Planning (England) Regulations 2012, setting out the current requirement. The requirement to prepare and publish an Authority Monitoring Report replaces the previous duty, in the Town and Country Planning Regulations 2004, for local authorities to produce an Annual Monitoring Report which had to be submitted directly to the Secretary of State. However, there is still a minimum requirement to annually produce an Authority Monitoring Report, which, in the interests of transparency, should be made publicly available and updated as and when the information becomes available.
- 1.4. As set out in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and reiterated through the Planning Practice Guidance, a local planning authority must monitor the requirements set out in the following table.

Table 1: National Monitoring requirements

Requirement	Summary
Local Plan Development Scheme (LDS)	The timescales and milestones for the preparation of documents as set out in the LDS and progress towards meeting them
Local Plan	Monitoring of identified indicators regarding the implementation and delivery of policies within a Local Plan
Neighbourhood Development Plans and Orders	The progression of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders (CRtBO)

Requirement	Summary
The Community Infrastructure Levy (CIL)	How the Community Infrastructure Levy Charging Schedule, as detailed in the Community Levy (Amendment) regulations 2015, will be monitored
Duty to Cooperate	Details on activity relating to the duty to cooperate, i.e. the continuing cooperation between Councils and other Stakeholders to ensure that cross boundary and strategic matters are considered
Sustainability Appraisal	Monitoring of identified indicators in relation to whether any predicted significant effects are taking place in relation to Local Plans or Supplementary Planning Documents
Supplementary Planning Documents and Local Planning Orders	The status and progress of any Supplementary Planning Documents (SPDs) and Local Development Orders (LDOs)

SOUTH OXFORDSHIRE DISTRICT COUNCIL MONITORING REPORT

- 1.5. This Monitoring Report covers the period 1 April 2017 to the 31 March 2018, however information prior to and beyond this period will be included and identified. It has a number of purposes which include monitoring the progress of Local Plans and Supplementary Planning Documents. The Town and Country Planning Regulation 2012 provides full details on the information that should be contained in the Authority Monitoring Report¹.

¹ Available from <http://www.legislation.gov.uk/uksi/2012/767/regulation/34/made>

2.Profile of South Oxfordshire District Council

- 2.1. South Oxfordshire is a beautiful and prosperous place to live, with picturesque towns and villages, a buoyant and successful economy and attractive landscapes, with the River Thames flowing through 47 miles of the District and two Areas of Outstanding Natural Beauty (AONB), the North Wessex Downs and the Chilterns. There are four thriving market towns, Thame, Wallingford, Henley-on-Thames and Didcot as well as numerous attractive villages. The district also includes part of the Science Vale, an internationally significant location for innovation, science-based research and business.
- 2.2. South Oxfordshire is in close vicinity to Oxford and Reading, which provide major hubs for employment and leisure activities.
- 2.3. The district also benefits from its connectivity to other centres of employment, with access via the A34, M4 and M40 to London, Birmingham and Swindon and frequent trains from Didcot to London Paddington and the south west.

KEY STATISTICS

- 2.4. The key statistics shown in table 2 below are a snapshot of South Oxfordshire's demographics and the context for the monitoring indicators. This is shown against the data for the South East of England and Great Britain as a comparison.

Table 2: Key Statistics

Indicator		South Oxfordshire District Council	South East of England	Great Britain
Population ²		139,800	9,080,800	64,169,400
Population aged 16-64 ³		84,200, 60.2%	62.2%	63.3%
Life expectancy ⁴	Male	81.6	80.6	79.2 (UK)
	Female	85.5	84.0	82.9 (UK)
Number of households (2018) ⁵		56,623	3,765,236	27,060,000
Economically active ⁶		82.1%	81.1%	78.4%
Unemployment rate ⁷		2.5%	3.5%	4.2%
% of residents with grade 4 NVQ and above ⁸		48.6%	41.4%	38.6%

² Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx>

³ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx>

⁴ Available from

<https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyatbirthandage65bylocalareasuk>

⁵ Available from

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

⁶ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx>

⁷ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx>

⁸ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx>

3. South Oxfordshire District Council Planning Framework

- 3.1. The South Oxfordshire development plan is the starting point in making decisions on planning applications. All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan comprises:
- The existing Core Strategy (including the 'saved policies' of the South Oxfordshire Local Plan 2011)
 - 'Made' (adopted) Neighbourhood Development Plans prepared by Local Communities
 - Any Development Planning Documents relating to minerals and waste prepared by Oxfordshire County Council

THE EMERGING LOCAL PLAN 2034

- 3.2. South Oxfordshire District Council is developing a new Local Plan that, once approved, will shape the future of our district.
- 3.3. The emerging Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2034. Together they identify where housing, retail and employment land should be located as well as the infrastructure required to support this growth, such as new roads, schools, health services and sewerage. The proposed policies in the plan will be used to help make decisions on planning applications in the district.
- 3.4. The emerging Local Plan was published for a regulation 19 stage consultation in October and November 2017. Following the receipt of further information relating to one of the proposed strategic allocations, an additional report on the Local Plan was presented to Councillors. Full Council then met in May 2018 to review the Local Plan and decided to follow Cabinets recommendations to reassess all available housing sites as long. It is now expected that the emerging Local Plan will go out to a second regulation 19 consultation in January 2019. The timetable of the key stages for the emerging Local Plan can be found on the Council's website⁹.

SUSTAINABILITY APPRAISAL

- 3.5. The role of the Sustainability Appraisal (SA) incorporating the Strategic Environmental Assessment (SEA), is to assess if a plan has integrated the

⁹ Available from <http://www.southoxon.gov.uk/sites/default/files/2018-08-08%20Local%20Development%20Scheme%20v2.pdf>

principles of sustainable development and if there are likely to be any significant effects because of the plan's policies.

NEIGHBOURHOOD PLANS

- 3.6. Under the Localism Act 2011, communities have been given the power to directly influence land use by preparing either a Neighbourhood Development Plan (NDP), Neighbourhood Development Order (NDO) and/or a Community Right to Build Order. It is a requirement of the AMR to include details of the progress and 'made' Neighbourhood Development Plans and Neighbourhood Development Orders. There are currently four made Neighbourhood Development Plans and no Neighbourhood Development Orders in the District.

COMMUNITY INFRASTRUCTURE LEVY

- 3.7. The Community Infrastructure Levy (CIL) is a charge that the local planning authority may choose to levy on new developments to help fund the infrastructure needed to support growth in the area. The draft CIL Charging Schedule was examined and came into effect on 1 April 2016. A review of the CIL Charging Schedule is underway, with a proposed adoption date of January 2020.
- 3.8. During the 2017/18 fiscal year, £2,190,161.72 has been received from CIL receipts. In accordance with CIL regulation 59A and 59D, £205,890.61 has been transferred to town and parish councils and in accordance with CIL regulation 61, £109,509.95 has been applied to administrative expenses associated with CIL. Further information can be found in the CIL Annual Financial Statement¹⁰.

OTHER DOCUMENTS

- 3.9. The Statement of Community Involvement (SCI), adopted on the 15 June 2017, sets out how we will engage with our communities and businesses, so they can comment on new planning policy documents and planning applications. It can be found on the Council's website¹¹.
- 3.10. Supplementary Planning Documents (SPDs) provide the option for further detail and clarity to be published in regard to Local Plan policies. They can also

¹⁰

http://www.southoxon.gov.uk/sites/default/files/CIL%20Financial%20Statement%202017_18_South.pdf

¹¹ Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/our-development-plan/community-involvement>

provide further guidance on particular issues or regarding the development of specific sites.

- 3.11. As SPDs provide further detail to Local Plan policies, it is not necessarily a requirement for SPDs to be monitored, unless a local planning authority wishes to monitor the effectiveness of an SPD.
- 3.12. As of March 2018, the Council have three adopted SPDs, with none of them identifying specific monitoring arrangements. The SPDs are as follows:
- Design Guide 2016: The Design Guide was adopted in November 2016 and sets out design principles to guide future development and encourage a design-led approach to development;
 - Didcot Town Centre Supplementary Planning Document: This document was adopted in May 2009 and provides planning guidance to aid the development of the Didcot Town Centre. It sets out the council's vision and strategic development principles for the expansion of the town centre.
 - Oxford Brookes Wheatley Campus Masterplan: The Council formally adopted this document in December 2012. The masterplan sets out the university's aims and objectives for the future. It sets out proposals for the redevelopment of both academic and accommodation buildings, business units and a conference centre.

4. Neighbourhood Plans

INTRODUCTION

- 4.1. The Government is providing local communities with the opportunity to shape the area in which they live and work by encouraging them to prepare Neighbourhood Development Plans. The Council strongly supports and encourages local communities who wish to prepare a Neighbourhood Development Plan. The Localism Act 2011 sets out that Neighbourhood Development Plans can be made by a parish or town Council, or by a neighbourhood forum where a parish or town council does not exist.
- 4.2. Local communities wishing to play an active role in planning for their area and/or community can:
- Prepare a Neighbourhood Development Plan setting out the vision, objectives and planning policies to shape the development of their neighbourhood and/or
 - Seek to grant permission directly for certain types of development in their neighbourhood, through a Neighbourhood Development Order (NDO) or a Community Right to Build Order (CRTBO)
 - To make a Neighbourhood Development Plan, there are formal stages set out in legislation that are the responsibility of the qualifying body and the local planning authority. The Localism Act also places a 'duty to support' on the local authority to guide Neighbourhood Plan preparation.

SOUTH OXFORDSHIRE DISTRICT COUNCIL'S APPROACH

- 4.3. The Council takes a proactive and positive approach to neighbourhood planning, providing advice and support to those communities interested in producing Neighbourhood Plans, Neighbourhood Development Orders or Community Right to Build Orders. Full details of the advice and support available can be found on the council's website.

PROGRESS OF NEIGHBOURHOOD PLANS

- 4.4. As of November 2018, South Oxfordshire has 14 made Neighbourhood Plans, with 24 currently being prepared and 6 made plans under review. Table 3 provides the progress of the Neighbourhood Plans in South Oxfordshire.

Table 3: Progress of Neighbourhood Plans

Plan in preparation	Pre-submission consultation	Plan submitted	Plan made	Plan under review
Aston Rowant	Beckley and Stowood	Cholsey	Benson	Chinnor
Berrick Salome	Wheatley	East Hagbourne	Brightwell-cum-Sotwell	Henley and Harpsden
Crowmarsh		Goring-on-Thames	Chalgrove	Long Wittenham
Cuddesdon and Denton		Pyrton	Chinnor	Sonning Common
Ewelme			Dorchester	Thame
Garsington			Henley and Harpsden	Woodcote
Horspath			Little Milton	
Kidmore End			Long Wittenham	
Lewknor			Sonning Common	
Sandford-on-Thames			Thame	
Shiplake			The Baldons	
Stanton St John			Warborough and Shillingford	
Sydenham			Watlington	
Tetsworth			Woodcote	
Tiddington with Albury				
Towersey				
Wallingford				
Whitchurch-on-Thames				

- 4.5. The made Neighbourhood Plans in Thame and Woodcote are also currently under review. The full progress of Neighbourhood Plans in South Oxfordshire can be found on the Council's website and is regularly updated.

5.Duty to Cooperate

INTRODUCTION

- 5.1. Section 110 of the Localism Act 2011 introduced a statutory duty for local planning authorities to cooperate with neighbouring local authorities and 'prescribed bodies' in the preparation of development plans. This means that the Council has a duty to engage constructively with other councils and public bodies in England on a continuous basis to maximise the effectiveness of the Local Plan.
- 5.2. The duty to cooperate is not a duty to agree. However, the Council will continue to work with neighbouring authorities to secure the necessary co-operation on strategic cross boarder matters regarding the Local Plan 2033. The Council must demonstrate, at the independent examination of the Local Plan, how they have complied with the duty.

SOUTH OXFORDSHIRE DISTRICT COUNCIL NEIGHBOURING AUTHORITIES AND PRESCRIBED BODIES

- 5.3. The relevant bodies in which the duty to cooperate is most relevant to is as follows:

Neighbouring authorities

- Cherwell District Council
- Oxford City Council
- Vale of White Horse District Council
- West Oxfordshire District Council
- Aylesbury Vale District Council
- Oxfordshire County Council
- Reading Borough Council
- West Berkshire
- Wokingham Borough Council
- Wycombe District Council

- 5.4. Prescribed bodies as identified in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to fulfil the Duty to Cooperate:

- Highways England
- The Environment Agency
- Historic England
- Natural England
- Oxfordshire Local Enterprise Partnership
- Network Rail

- Oxford Health NHS Foundation Trust (OHFT)
- Oxfordshire Clinical Commissioning Group (OCCG)
- Care Quality Commission
- Civil Aviation Authority
- Homes and Communities Agency
- Office of Rail Regulations
- Local Nature Partnership

KEY STAGES OF THE DUTY TO COOPERATE

- 5.5. For the Period April 2017 to March 2018 the key stages of the duty to cooperate related to the emerging Local Plan and the Oxfordshire Growth Deal.
- 5.6. In preparing the emerging Local Plan the Council has undertaken significant consultation with a wide range of stakeholders, including the general public, Town and Parish Councils, national organisations, key stakeholders, developers and statutory bodies in preparing the Local Plan. Consultation has been supported by exhibitions, workshops and stakeholder meetings at various stages of plan preparation. The detail of this can be found in the Consultation Reports produced to support each stage of the Local Plan and in the draft statement of compliance supporting the emerging Local Plan¹².
- 5.7. In addition to the formal consultation outlined in this statement, there have also been extensive ongoing and informal discussions and correspondence with a number of key stakeholders and other representatives of South Oxfordshire's communities. These include discussions with adjoining local authorities, district councillors, infrastructure providers, environmental groups, community action groups and representatives of the development industry. This extensive ongoing dialogue has helped to inform the preparation of the proposed new Local Plan.
- 5.8. Following the regulation 19 consultation that took place in October and September 2017, the Council decided in May 2018 to review the emerging Local Plan and reassess all available housing sites. There will be a second regulation 19 consultation on the emerging Local Plan in January and February 2019.
- 5.9. In February 2018 South Oxfordshire District Council formally signed up to the Oxfordshire Growth Deal. The deal has been agreed between the six Oxfordshire Local Authorities and the Local Enterprise Partnership, and the Government. The £215 million Deal, agreed with Government earlier this year, includes £30 million a year for five years to help accelerate transport

¹² Available from

<http://www.southoxon.gov.uk/sites/default/files/Duty%20to%20Cooperate%20Topic%20Paper.pdf>

infrastructure projects including road, rail, cycle routes and footpaths as well social infrastructure including new schools.

- 5.10. Throughout the period prior to this agreement being signed, and since, there has been regular engagement with other Oxfordshire authorities through the Oxfordshire Growth Board Officers Group. The agreement also commits Oxfordshire's five district councils to work together to produce a Joint Statutory Spatial Plan.

6. A Thriving Economy

CSEM1: SUPPORTING A SUCCESSFUL ECONOMY

- 6.1. Policy CSEM1 states that the Council will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. A key indicator for this is the net increase in Gross Value Added¹³ (GVA). Table 4 provides the GVA per head for Oxfordshire from 2011 to 2016, as 2016 is the latest current data available¹⁴.

Table 4: GVA per Head, 2011-2016

Oxfordshire	2011	2012	2013	2014	2015	2016 ³
GVA per head	17,982	18,739	19,587	20,704	21,884	22,610

- 6.2. To provide a picture of the economic scene at the district level, table 5 provides a number of indicators¹⁵. These indicators show that there has been positive economic growth in South Oxfordshire since 2011.

Table 5: Economic indicators

South Oxfordshire	Jobs	Jobs density	Employee jobs	Business Counts-Enterprises	Business Counts-Local units
2011	67,000	0.80	N/A	7,055	8,015
2012	69,000	0.82	N/A	7,220	8,175
2013	71,000	0.85	N/A	7,250	8,040
2014	73,000	0.87	N/A	7,445	8,250
2015	74,000	0.88	59,000	7,885	8,725
2016	74,000	0.88	60,000	8,025	8,880
2017	N/A	N/A	58,000	8,210	9,070
2018	N/A	N/A	N/A	8,215	9,080

CSEM2: AMOUNT AND DISTRIBUTION OF EMPLOYMENT

- 6.3. Policy CSEM2 provides the amount of employment to be allocated in the district. The amount of employment land and its distribution has been updated by further evidence studies in preparation for the emerging Local Plan, and

¹³ Gross value added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services.

¹⁴ Available from

<https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedincomeapproach>

¹⁵ All information is available from <https://www.nomisweb.co.uk/>

once adopted employment uses will be monitored against the updated targets. This AMR will provide data relating to employment uses for 2017/18.

- 6.4. During 2017/18 there was over 7 hectares of employment land permitted. The split of the employment uses is provided in table 6.

Table 6: Permitted employment floorspace (m²), 2017/18

	B1a	B1b	B1c	B2	B8	B Mixed
Floorspace (m ²)	1,105	600	4,812	4,828	12,184	2,976

CSEM3: CULHAM SCIENCE CENTRE

- 6.5. Culham Science Centre combines world-class publicly funded research into fusion power; commercial technology organisations and Culham Innovation Centre, to create a powerhouse of high technology innovation and enterprise in South Oxfordshire¹⁶. CSEM3 supports the redevelopment and intensification of Culham Science Centre.
- 6.6. Almost 1 hectare of new employment land was permitted at Culham Science Centre in 2017/18, delivering just under 3,500m² of B class employment floorspace.

CSEM4: SUPPORTING ECONOMIC DEVELOPMENT

- 6.7. CSEM4 sets out that planning permission will be granted for employment uses as long as they are in accordance with the policy. The target for this policy is to have no net loss of employment floorspace. Figure 1 shows the amount of business floorspace gained and lost through permissions in 2017/18, with Table 9 providing the net change in employment floorspace in the district from applications granted in 2017/18.

¹⁶ <http://www.culham.org.uk/>

Figure 1: Employment floorspace (m²) permissions, 2017/18

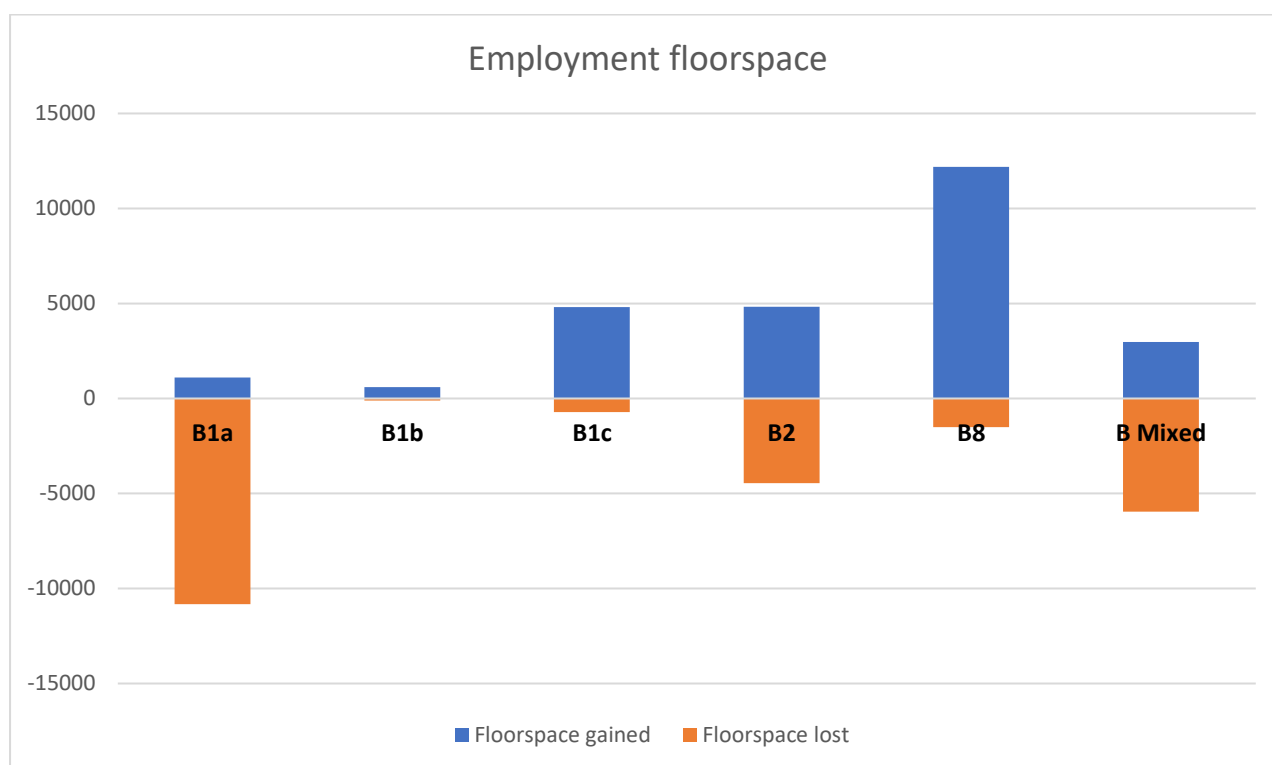


Table 7: Net employment floorspace change, 2017-18

	B1a	B1b	B1c	B2	B8	B Mixed	Total
Net change (m ²)	-9,720	486	4,103	374	10,670	-2,984	2,929

6.8. Table 7 shows net change in employment floorspace from permitted developments in 2017/18, which shows an overall net gain. There was a significant loss of B1a floorspace. The majority of this loss, and of the employment floorspace loss in general, was due to change of use to residential through permitted development rights. However, in the same period there were gains in the provision of B1c and B8 floorspace.

CSEM5: OXFORD BROOKES UNIVERSITY

6.9. The aim of CSEM5 was to produce an agreed masterplan to guide the redevelopment of the university Campus at Holton. This Masterplan was adopted in December 2012 in line with the policy.

6.10. Since 2012 discussions around redevelopment of the Campus have moved on, and the site was a proposed housing allocation in the regulation 19 consultation version of the emerging Local Plan that took place in October and November 2017.

7. Delivering New Homes

CSH1- AMOUNT AND DISTRIBUTION OF HOUSING

- 7.1. Policy CSH1 in the Core Strategy determines the amount and distribution of housing in the district. The amount of housing required in the district was based upon numbers set out in the South East Plan and are now considered out of date.
- 7.2. Paragraph 60 of the Revised NPPF¹⁷ states that a local housing need assessment should be conducted using the standard method as set out in planning practice guidance, unless exceptional circumstances justify an alternative approach.
- 7.3. Planning Practice Guidance (PPG) advises that the standard method is calculated by setting the baseline need using the most household growth projections and then applying an adjustment to take account of affordability taking into account the most recently published median workplace-based affordability ratios¹⁸.
- 7.4. Following this guidance, the standard method produces a housing need for South Oxfordshire of 556 homes per annum. However, on the 26 October 2018 the Government published a technical consultation on updates national planning policy and guidance which proposes changes to the standard method. Part of these changes mean that the 2014 household projections are likely to be used going forward. The Council has therefore updated its housing requirement in accordance with this. This gives South Oxfordshire a need of 627 homes is produced using the standard method.
- 7.5. The Council has committed to the Oxfordshire Housing and Growth Deal (Growth Deal). The Growth Deal commits all of Oxfordshire to collectively plan for 100,000 net new homes in the County between 2011 and 2031. The housing target in the Growth Deal is based loosely on the Oxfordshire SHMA¹⁹ which was published in April 2014. The Growth Deal proposed a housing need for each local authority in the County, sometimes presenting this as a range (as was the case for South Oxfordshire). Taking the midpoint figures for each authority across the County would result in around 100,000 new homes by 2031. The midpoint of the range for South Oxfordshire was 775 homes per annum.

¹⁷ Available from

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

¹⁸ Available from <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

¹⁹ Available from http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf

- 7.6. In the emerging Local Plan, the Council is therefore proposing to uplift the housing need in accordance with Paragraph 010 of the PPG²⁰ to reflect the Oxfordshire Growth Deal and the Oxfordshire SHMA being delivered by all Local Planning Authorities in Oxfordshire. This results in an annual housing need of 775 homes per annum. However, in accordance with paragraph 48 of the NPPF²¹ this has limited weight at this time, and the standard calculation of housing need would apply.
- 7.7. The Council considers its current annual need to be 627 homes per annum, based on the standard method using the 2014 household projections.

HOUSING COMPLETIONS

- 7.8. Table 8 sets out annual housing completions in South Oxfordshire since 2011. As the housing requirement set out in the Core Strategy is no longer regarded as up to date, the period considered relevant for housing delivery has been aligned with the emerging Local Plan 2011-2034.

Table 8: Housing Completions, 2011-2018

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	Total
Housing Completions	508	475	484	600	608	722	967	4364

HOUSING SUPPLY

- 7.9. The Council published an updated Housing Land Supply Statement in April 2018, which was based on the Growth Deal and SHMA housing requirement of 775 homes per annum. At this time the Council could demonstrate a 5.4-year housing land supply.
- 7.10. In the time since the Housing Land Supply Statement was published the Government has made changes to the NPPF and PPG have affected the way in which housing requirement is calculated, and in the definition of deliverability for sites.
- 7.11. Taking these changes into account, the Council can now demonstrate 7.5 years' worth of housing land supply. [Appendix A](#) sets out the housing trajectory for the district, including completions since 2011 and projected supply as of the

²⁰ Available from <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

²¹ Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

31 March 2018. This is a temporary position pending the progression of the emerging Local Plan.

CSH2: HOUSING DENSITY

- 7.12. This policy aims to promote sustainable development by promoting the efficient use of land and sets out a minimum density of 25 dwellings per hectare on new developments. The average density on major developments permitted during 2017-18 was 29 dwellings per hectare, above the minimum density target of 25.

CSH3: AFFORDABLE HOUSING

- 7.13. CSH3 provides the Council target of 40% of affordable housing on sites of 3 dwellings or more, subject to the viability of provision on each site. This position has been updated considering the written ministerial statement in November 2014, which stated that affordable housing contributions should not be sought from developments of 10 dwellings or less²². Paragraph 63 of the revised NPPF²³ now states that affordable housing provision should not be sought on residential developments that are not major developments²⁴. The revised NPPF was published in July 2018, so for 2017-18, on site delivery of affordable housing was sought from developments of 11 dwellings or more.

- 7.14. Table 9 provides the number of affordable housing completions and the delivery percentage against the relevant policy requirements.

Table 9: Affordable housing delivery against 40% target, 2011-2018

Affordable housing	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Affordable units delivered	194	143	187	114	180	172	259	1249
Developments of 3 dwellings and above	471	415	449	559				1894
Developments of 11 dwellings and above					363	548	808	1719
Delivery percentage	41	34	42	20	50	31	32	35

²² Available from <https://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

²³ Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

²⁴ Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more

- 7.15. CSH3 also states that a split of 75% social rent and 25% intermediate housing. However, due to viability issues this has in reality been almost exclusively 75% affordable rent and 25% shared ownership²⁵. Table 10 provides the annual and total split of affordable rent and shared ownership units delivered. As table 10 illustrates, delivery has been in general accordance with the policy.

Table 10: Affordable housing split, 2011-2018

Year	Rented	Shared ownership	Total
2011/12	139	55	194
2012/13	107	36	143
2013/14	116	71	187
2014/15	68	46	114
2015/16	146	34	180
2016/17	116	56	172
2017/18	172	87	259
Total	864	385	1249
Percentage Share	69	31	100

CSH4: MEETING HOUSING NEEDS

- 7.16. The Housing Needs Assessment (HNA) that policy CSH4 was based upon has been updated by the SHMA 2014²⁶, which provided an updated assessment of the housing needs for the district. It is important to note that the SHMA identifies that when applying the housing mix targets regard should be had to “the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.”²⁷ This means that there will inevitably be some diversion from the SHMA targets.
- 7.17. Table 11 provides the bed split of the total permissions granted in 2017/18, against the SHMA targets. This shows that there was a higher proportion of 4 beds permitted against the SHMA target, with a lower proportion of 3 beds permitted.

²⁵ Shared ownership is a form of intermediate affordable housing

²⁶ Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/strategic-housing-market->

²⁷ Paragraph 7.4, Page 137, Strategic Market Housing Assessment 2014, available from http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf

Table 11: Housing permissions bed split, 2017/18

	1 bed	2 bed	3 bed	4+ bed
Percentage	16%	31%	26%	27%
SHMA Target Percentage	15%	30%	40%	15%

7.18. The split of market housing is provided in table 12. It shows that against the SHMA target there has been a larger proportion of 4 bed units permitted, whilst 3 bed units had a smaller proportion permitted. 1 and 2 bed units have been permitted in closer alignment to the SHMA targets.

Table 12: Market housing permissions, 2017/18

	1 bed	2 bed	3 bed	4+ bed
Percentage	10%	21%	29%	39%
SHMA Target Percentage	6%	27%	43%	24%

7.19. Table 13 provides the bed split of affordable housing permitted during 2017/18. Welfare reform since the publication of the SHMA has resulted in a significant number of households being unable to access the smallest and largest units, with a corresponding increase in demand for 2 and 3 bed units. In accordance with CP22 housing register data is also being used to inform need, as part of a wider demand analysis. Affordable housing units permitted during 2017/18 have been in accordance with this need.

Table 13: Affordable housing bed split

	1 bed	2 bed	3 bed	4+ bed
Percentage	13%	61%	26%	0
SHMA Target Percentage	33%	36%	29%	3%

7.20. Table 14 provides the bed split for C2 housing and housing designed for the elderly, where there are no specific bed split targets.

Table 14: C2 and elderly accommodation, 2017/18

	1 bed	2 bed	3 bed	4+ bed
Percentage	58%	37%	5%	0%
SHMA Target Percentage	N/A	N/A	N/A	N/A

- 7.21. There were also 12 one-bedroom key worker units permitted during 2017/18 as part of the redevelopment at Townlands Hospital, Henley.

CSH5: GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE

- 7.22. Policy CSH5 in the Core Strategy makes a commitment to providing a supply of pitches for Gypsies, Travellers and Travelling Showpeople. In June 2017 a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)²⁸ was produced. This provided a need in South Oxfordshire of 9 pitches in the period 2017-2033.
- 7.23. During 2017/18 there were no applications approved relating to policy CSH5.

²⁸ Available from

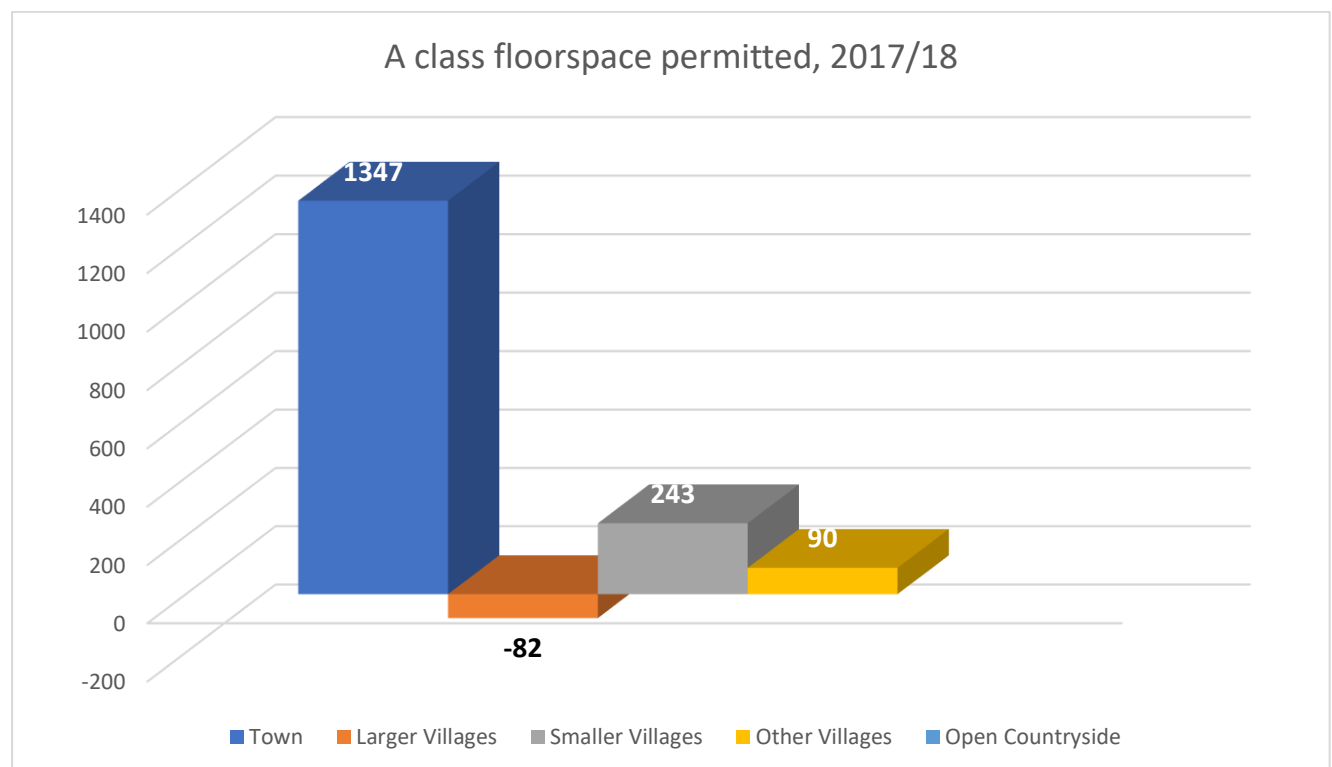
<http://www.southoxon.gov.uk/sites/default/files/Gypsy,%20Traveller%20and%20Travelling%20Showpeople%20Accommodation%20Assessment%20June%202017.pdf>

8. Town Centres and Shopping

CST1: TOWN CENTRES AND SHOPPING

- 8.1. This policy seeks to ensure that the district's Town and Village centres are supported and strengthened to ensure they remain the focus of communities. A key indicator for this policy is the amount of A class floorspace permitted. Figure 1 provides this, split by settlement hierarchy, for 2017/18. It shows that the majority of floorspace has been permitted in the Towns, in line with policy, with small amounts permitted in the Smaller and Other Villages categories. However there has been a loss of A class floorspace in the Larger Villages from permissions granted in 2017/18.

Figure 2: A class floorspace permitted (m²), 2017/18



- 8.2. This net loss in A class floorspace in Larger Villages is largely due to the changes permitted at Woodcote Garden Centre. This permission will lead to a net loss of 360m² if implemented.

9. Didcot

CSDID1: THE CENTRAL AREA OF DIDCOT

- 9.1. Policy CSDID1 outlines the need to improve the central area of Didcot, and a key indicator for this policy was the production of the Didcot Area Action Plan. This commitment has been overtaken by recent events, with Didcot awarded Garden Town status by the government in December 2015, and the Didcot Garden Town Delivery Plan published in October 2017²⁹. The Didcot Garden Town masterplan brings together the landscape, infrastructure, housing and economic principles of the garden town into a plan for the next 20 years.

CSDID2: LAND TO THE EAST OF THE ORCHARD CENTRE

- 9.2. The Orchard Centre is identified in the Core strategy as the planned 'heart' for Didcot through a retail led mixed use redevelopment. This redevelopment was completed and open for business in March 2018.

CSDID3: NEW HOUSING AT DIDCOT

- 9.3. The Core Strategy focuses a significant amount of housing growth for the district at Didcot. An additional 6,300 homes were planned for Didcot by 2027. As explained in the [Delivering New Homes](#) section, the housing targets set out in the Core Strategy. However, with Garden Town status granted in December 2015 Didcot will remain an area of focus for significant growth.

- 9.4. Table 15 provides the net housing completions at Didcot since 2011.

Table 15: Didcot Housing Completions, 2011-2018

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	Total
Annual net completions	114	223	253	403	271	329	246	1839

- 9.5. CSDID3 also states that permission will be given for a new greenfield neighbourhood to the north east of Didcot. Outline permission was granted in June 2017 for a development of up to 1880 homes, and initial works have commenced on site.

²⁹ Available from <http://www.southoxon.gov.uk/business/support-business/supporting-our-town-centres/didcot/didcot-garden-town-0>

CSDID4: OTHER PROPOSALS FOR DIDCOT

- 9.6. To facilitate the significant housing and employment growth in Didcot there needs to be the parallel provision of infrastructure. Policy [CSI1](#) provides information on infrastructure delivery within the district.

10. Henley-on-Thames

CSHEN1: THE STRATEGY FOR HENLEY-ON-THAMES

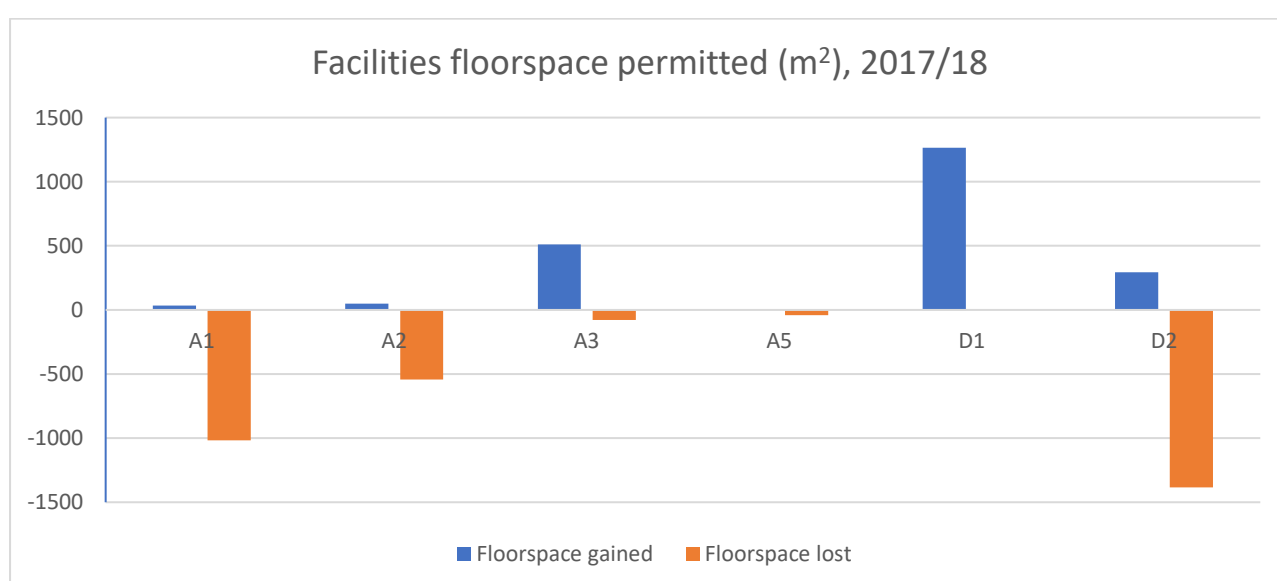
- 10.1. CSHEN1 sets out the strategy for the Town of Henley-on-Thames. The main aims of the policy are to deliver housing in the town relative to its constraints and maintaining and enhancing the town's economic vitality. Table 16 provides the net annual housing completions in Henley-on-Thames since 2011³⁰.

Table 16: Henley-on-Thames net annual completions, 2011-2018

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	Total
Net dwelling completions	58	13	4	17	30	23	34	179

- 10.2. In 2017/18, the permissions granted would lead to a net loss of employment floorspace permitted of over 2000m², if they are all implemented. This loss of employment floorspace was entirely through the change of use to residential and were in accordance with saved policy E6 of the Local Plan 2011, which provides the parameters for what is the acceptable loss of employment land.
- 10.3. Figure 3 shows the change in facilities floorspace from permissions granted in 2017/18. This shows that there has been a loss in retail (A1), financial and professional services (A2), and assembly and leisure (D2) uses. There has however been an increase in restaurants and cafes (A3) and non-residential institutions (D1) uses.

Figure 3: Facilities floorspace permitted in Henley-on-Thames, 2017/18



³⁰ Does not include C2 completions

11. Thame

CSTHA1: THE STRATEGY FOR THAME

11.1. Policy CSTHA1 provides the overall strategy for how the town of Thame should maintain and improve its current status, by strengthening commerce in the town centre, supporting housing and employment and improving its attractiveness.

11.2. The indicators for this policy relate to the amount of change in employment and facilities floorspace.

Table 17: Employment floorspace permitted at Thame, 2017/18

	B1(a)	B1(b)	B1(c)	B2	B8	B1 mixed
Additional floorspace permitted (m ²)	899	0	0	0	0	
Loss of floorspace permitted (m ²)	113	114	195	0	0	5,500

Table 18: Facilities floorspace permitted at Thame, 2017/18

	A1	A2	A3	A4	A5	D1	D2
Additional floorspace permitted (m ²)	289	0	154	0	0	188	0
Loss of floorspace permitted (m ²)	505	0	0	0	0	0	0

11.3. Table 17 shows that there has been a significant loss of B1 mixed employment land permitted at Thame during 2017/18. This was due to a prior approval application, under the General Permitted Development Order (GDPO), at Kingsmead business park. There have been minor losses permitted in B1(b) and B1(c) with a gain in B1(a) employment floorspace.

11.4. Table 18 shows that permissions granted in 2017/18 would provide a slight loss of retail (A1) floorspace with small gains in café/restaurant (A3) floorspace and non-residential institution (D1) floorspace.

CSTHA2: NEW ALLOCATIONS AT THAME

11.5. Additional housing at Thame was provided for through CSTHA2, which determined that 775 homes would be allocated through the Thame Neighbourhood Plan. The Neighbourhood Plan was made in July 2013, and

allocated 775 homes through 7 sites, with a further 135 homes identified in reserve sites. Table 19 provides an update on these sites as of the 01 April 2018.

Table 19: Thame NDP allocations

NP site	Planning status	Planning Permission	Net homes	Site status
Site F: Land north of Oxford Road THAME	Full Permission	P14/S3841/FUL	203	Site is under construction
Site D: Land West of Thame Park Road Thame	Full Permission	P15/S2166/RM	175	Site is under construction
Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	Full Permission	P16/S0073/RM	108	Site is under construction
Site C Phase one: Wenman Road Thame	Full Permission	P15/S3125/FUL	79	Site is complete
Lord Williams School	Allocation	N/A	135	Not started
Land at The Elms Upper High Street Thame OX9 2DX	Full Permission	P14/S2176/FUL	37	Not started
Land off Jane Morbey Road, Thame, OX9 3PD	Full Permission	P14/S2001/RM	18	Site is complete
Park Meadow Cottage	Full Permission	P17/S2210/FUL	9	Not started

- 11.6. Table 19 shows that significant progress has been made on the Thame NP sites, with the majority of them being either under construction or complete. Only one site has no application submitted.

12. Wallingford

CSWAL1: STRATEGY FOR WALLINGFORD

- 12.1. A major focus of the strategy for Wallingford in CSWAL1 is the strengthening of the town centre, whilst also identifying land for the development of 555 homes.
- 12.2. Tables 20 and 21 provide the amount of employment and facilities floorspace change permitted in Wallingford during 2017/18. These show that there has been limited change in employment and facilities floorspace though permissions in 2017/18. The gain in B8 floorspace was due to a permitted new industrial unit an Hithercroft industrial estate. The loss was of office space (B1a) was due to a change under the GDPO.

Table 20: Employment floorspace permissions in Wallingford, 2017/18

	B1(a)	B1(b)	B1(c)	B2	B8	B1 mixed
Additional floorspace permitted (m ²)	0	0	0	0	1126	0
Loss of floorspace permitted (m ²)	200	0	0	0	0	0

Table 21: Facilities floorspace permissions in Wallingford, 2017/18

	A1	A2	A3	A4	A5	D1	D2
Additional floorspace permitted (m ²)	90	0	0	55	0	0	0
Loss of floorspace permitted (m ²)	55	0	0	0	0	0	325

- 12.3. Table 21 shows a loss of D2 floorspace, this was the change of use from a disused youth club and multi-use games area to residential.

CSWAL2: GREENFIELD NEIGHBOURHOOD TO THE WEST OF WALLINGFORD

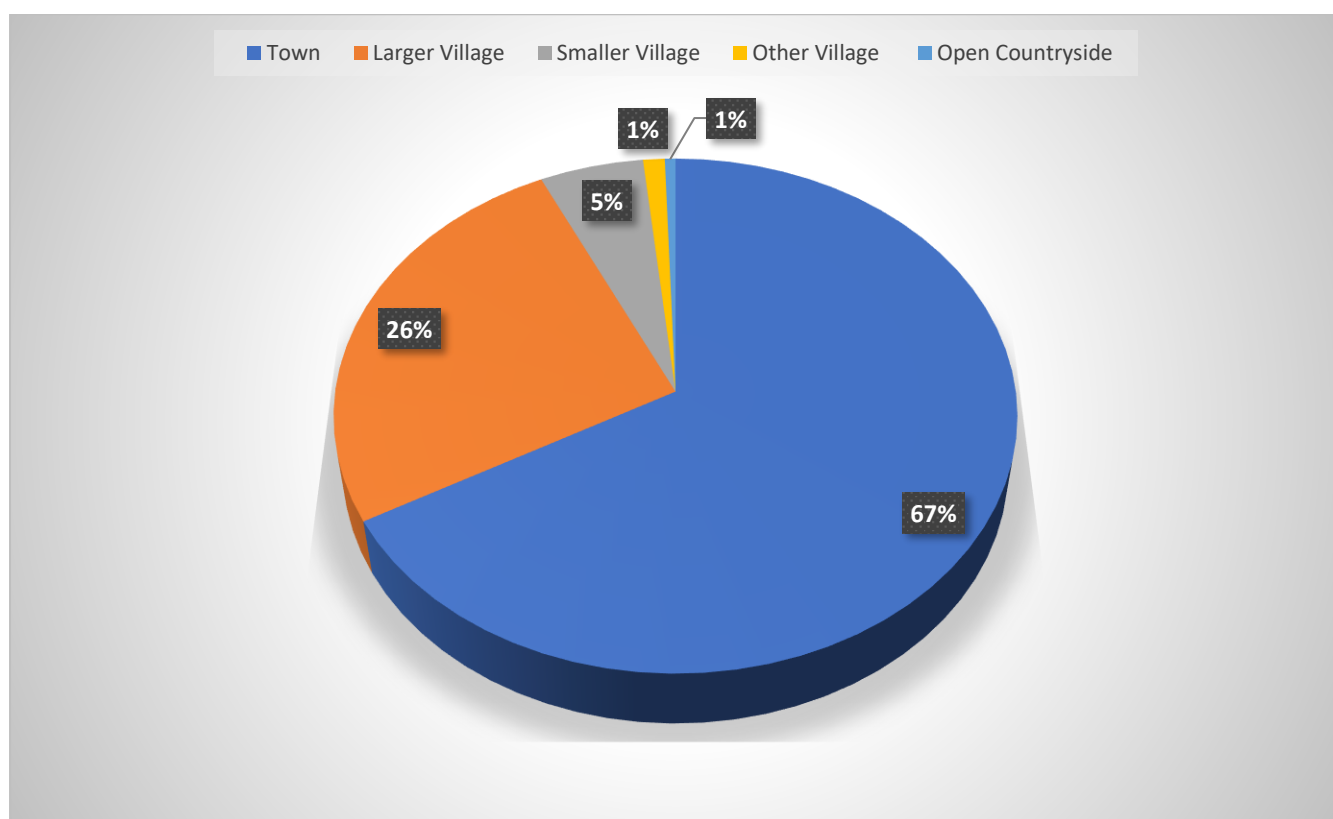
- 12.4. CSWAL2 identifies land for 555 homes on the western edge of Wallingford. This site received outline permission in October 2017, and site works have commenced. A reserved matters application for 125 homes was submitted in October 2017 and is currently under consideration, with a further reserved matters application for a 75-unit extra care facility submitted in January 2018.

13. Rural Communities

CSR1: HOUSING IN VILLAGES

- 13.1. In order to contribute to the present and future economic, environmental and social sustainability of the villages, Policy CSR1 stipulates that housing will be allowed according to the settlement hierarchy provided at appendix 4 in the Core Strategy³¹. Figure 4 provides the housing growth split by settlement hierarchy since 2011.

Figure 4: Housing growth by settlement hierarchy, 2011-2018



- 13.2. Figure 4 shows that growth in the district has broadly been in line with the settlement hierarchy, as the majority of growth has been in the towns and larger villages. There has been some growth in the smaller villages with minimal growth elsewhere in the district. Completions in the open countryside have largely come from the change of use of buildings, which is in accordance with national policy.

³¹ Available from http://www.southoxon.gov.uk/sites/default/files/2013-05-01%20Core%20Strategy%20for%20Website%20final_0.pdf

CSR2: EMPLOYMENT IN RURAL AREAS

- 13.3. CSR2 seeks to protect and encourage, in certain instances, employment land in rural areas within the district. During 2017/18, in all areas other than those categorised as towns, permissions relating to B-class employment land resulted in net gain of nearly 16,000m² of floorspace.

CSR3: COMMUNITY FACILITIES AND RURAL TRANSPORT

- 13.4. The Core Strategy seeks to ensure that community facilities are maintained, and proposals for new facilities are encouraged. Surveys carried out between 1991 and 2009 found that the number of community facilities had declined. The facilities covered by the surveys were food shops, GP's surgeries, primary schools, petrol filling stations and pubs.
- 13.5. There were no applications permitted in 2017/18 that would lead to the loss of a community facility as defined by the previous surveys.

14. The Environment

CSEN1: LANDSCAPE

- 14.1. Policy CSEN1 seeks to protect the distinct landscape character and the key features of the district. There are two AONB's in the district, the Chilterns and North Wessex Downs, which need to be taken into consideration in planning applications. During 2017/18 there were three major applications in the AONB areas;
- CABI international, Mongewell- This application was a resubmission of a previously approved application. It was determined that there were sufficient exceptional circumstances for the benefits of this proposal to outweigh any harm caused.
 - Former reservoir site, Woodcote- This site was allocated in the Woodcote Neighbourhood plan, and the principle of development was therefore established through the plan making process.
 - Highlands Farm, Rotherfield Greys- This site was also a neighbourhood plan allocation in the Henley and Harpsden Joint Plan. Therefore, the principle of development had already been established.

CSEN2: GREEN BELT

- 14.2. The Oxford Green Belt was first conceived in 1956 and its boundaries approved in 1975, some 40 years ago. The key purposes of the Oxford Green Belt in the district of South Oxfordshire are to prevent urban sprawl around Oxford by keeping the land permanently open, and to preserve the rural setting and special character of the city of Oxford.
- 14.3. CSEN2 seeks to ensure that all applications in the Green Belt are granted in accordance with national policy. During 2017/18 there were no applications granted in the Green Belt contrary to policy.

CSEN3: HISTORIC ENVIRONMENT

- 14.4. The districts designated historic heritage assets are protected by policy CSEN3, which aims to conserve and enhance these assets for their historic significance and important contribution to local distinctiveness, character and sense of place. A key indicator for this policy is to provide an update on the number of new and reviews of character area appraisals. During 2017-18 there were no new conservation area appraisals or reviews adopted, however in April 2018 a conservation area appraisal was adopted for Wallingford³².

³² Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/conservation-and-design/conservation-areas/list-areas-and->

14.5. Currently there are 14 sites on the Historic England Heritage at Risk register³³.

³³ Available from <https://historicengland.org.uk/>

15. Quality Development

CSQ1: RENEWABLE ENERGY

- 15.1. The Core Strategy provides a commitment to the permitting of renewable energy schemes providing any adverse impact on the landscape, heritage and biodiversity of an area, traffic generation or the amenities of local communities is outweighed by wider environmental, social, economic or other benefits. Table 22 provides the number of renewable energy installations, capacity and generation in the district since 2014, when government began recording data³⁴.

Table 22: Renewable energy statistics

Year	Renewable energy installations	Renewable energy capacity (MW)	Renewable energy generation (MWH)
2014	1,472	14.5	21,807
2015	1,722	38.5	41,779
2016	1,850	44.4	56,450
2017	1,917	51.8	65,272

CSQ2: SUSTAINABLE DESIGN AND CONSTRUCTION

- 15.2. Policy CSQ2 provides a number of indicators to ensure that homes are designed and built to a certain standard, ensuring developments are sustainable.
- 15.3. In March 2015 the Deregulation Bill³⁵ became part of UK law which meant, as the Written Ministerial Statement in March 2015³⁶ explains, the requirements to meet the code for sustainable homes were removed. Therefore, it is not appropriate to monitor the key indicators for this policy.
- 15.4. The emerging Local Plan Policy H11 provides will provide an updated policy in respect to sustainable homes, as well as new design standard policies. These policies are subject to change through the Local Plan adoption process.

CSQ3: DESIGN

- 15.5. Policy CSQ3 seeks to ensure that new development is of a high quality and inclusive design. To achieve this all major development should be accompanied by a Design and Access Statement. During 2017/18, of all

³⁴ Available from <https://www.gov.uk/government/statistics/regional-renewable-statistics>

³⁵ Available from <https://services.parliament.uk/bills/2014-15/deregulation.html>

³⁶ Available from <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-03-25/HCWS488/>

major³⁷ applications two were not accompanied by Design and Access Statement's. These were applications granted prior approval through the Permitted Development Order where the Council is not able to request a Design and Access Statement.

CSQ4: DESIGN BRIEFS FOR GREENFIELD NEIGHBOURHOODS AND MAJOR DEVELOPMENT SITES

- 15.6. Policy CSQ4 states that proposals for Proposals for housing allocations and major development sites should be accompanied by a vision, a masterplan and a design brief. In 2017/18 there were 11 major applications accompanied with design briefs in accordance with the policy.

³⁷ Developments providing 10 dwellings or more

16. Green Infrastructure and Biodiversity

CSG1 AND CSB1: GREEN INFRASTRUCTURE AND BIODIVERSITY

- 16.1. Policies CSG1 and CSB1 seek to prevent a net loss in green infrastructure and biodiversity. Information collated for the Biodiversity Annual Monitoring Report provided by the Thames Valley Record Centre³⁸ provides information on biodiversity within the district.
- 16.2. In South Oxfordshire there was a net gain of 62 hectares in areas of biodiversity importance, which came from an increase in the amount of local wildlife site land. There was no change in the amount local geological site land.
- 16.3. There are 37 Sites of Special Scientific Interest (SSSI) either wholly or partially in the district. Of the 37 sites;
- 53 are in favourable condition
 - 31 are in unfavourable condition and recovering
 - 1 site is in unfavourable condition and declining

³⁸ <http://www.tverc.org/cms/>

17. Infrastructure Provision

CSI1: INFRASTRUCTURE PROVISION

- 17.1. Policy CSI1 details the need for new development to be supported by on and off-site infrastructure, with the provision of this infrastructure and its maintenance to be supported in its delivery by developer contributions.
- 17.2. Much of the development highlighted in the Core Strategy 2012 related to Didcot and the Science Vale and ensuring infrastructure provision is in accordance with the planned growth for this area. Table 23 provides an update on infrastructure projects related to the Science Vale. These projects are based in the Vale of White Horse district, however all relate to improved access for Didcot and the Science Vale.

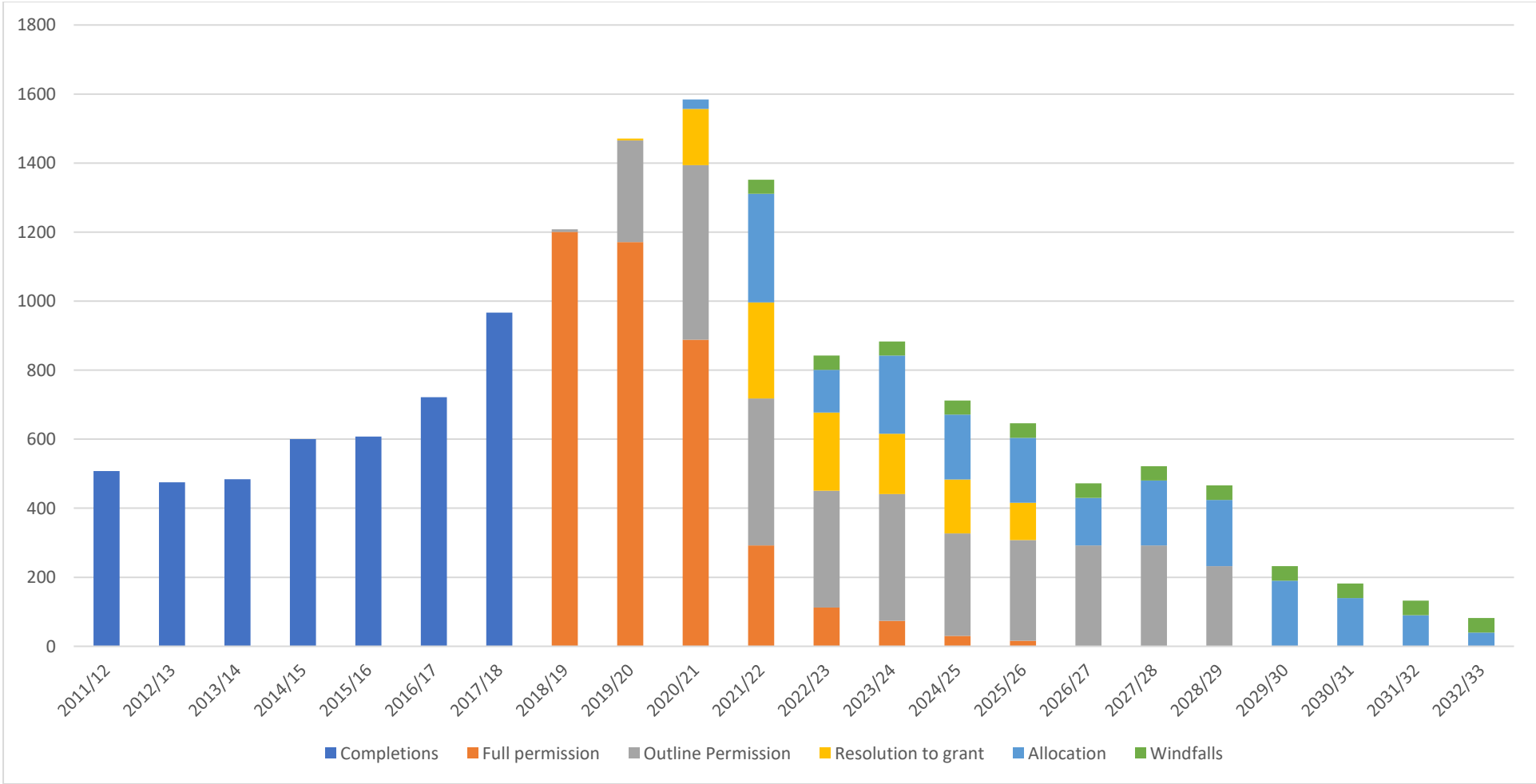
Table 23: Science Vale infrastructure delivery

Project	Cost	Status
Milton Interchange – Junction Improvements	£11,560,000	Completed
Chilton Interchange Junction Improvements	£10,833,000	Completed
Access to the EZ Package, including Hagbourne Hill, Featherbed Lane & Steventon Lights, Harwell Link Road	£30,000,000 - £40,000,000	Under development
Backhill Lane cycle/pedestrian scheme	£1,200,000	Completed
Sustainable Transport Package: Cycle maintenance and route improvements, upgrade to Didcot to Harwell Bus service	£1,000,000	Completed

- 17.3. During 2017/18 government funding of £6.2 million was confirmed for the Didcot Northern Perimeter Road³⁹. As a critical transport link around Didcot, it will be one of the new roads that will be key to the success of Didcot Garden Town. The remainder of the funding required for Didcot's Northern Perimeter Road will come from contributions secured from developers responsible for nearby housing developments, and additional business rates income from Didcot's second Enterprise Zone.
- 17.4. There are ongoing works on modernising the Great Western Railway route which are nearing completion, as well as ongoing improvements to the Science Vale cycle network.

³⁹ Available from <http://www.southoxon.gov.uk/news/2017/2017-08/%C2%A362-million-government-boost-help-unlock-15000-new-homes-didcot-garden-town>

APPENDIX A: HOUSING TRAJECTORY⁴⁰



⁴⁰ Housing permissions and completions up to date as of the 31 March 2018.

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