

# Housing Land Supply Statement for South Oxfordshire District Council

April 2018



## Contents

|   |    |
|---|----|
| 1. INTRODUCTION .....                           | 2  |
| 2. NATIONAL AND LOCAL POLICY .....              | 3  |
| National Planning Policy Framework .....        | 3  |
| Planning Practice Guidance .....                | 4  |
| 3. CALCULATING 5-YEAR HOUSING LAND SUPPLY ..... | 5  |
| Annual requirement .....                        | 5  |
| Dwelling completions and Shortfalls .....       | 6  |
| Buffer .....                                    | 6  |
| Total 5 Year Housing requirement .....          | 7  |
| 4. DELIVERABILITY OF SITES .....                | 7  |
| Planning Permissions .....                      | 8  |
| Resolutions to grant .....                      | 8  |
| Adopted Strategic Site Allocations .....        | 8  |
| C2 planning permissions .....                   | 9  |
| Prior Approvals .....                           | 9  |
| Windfall allowance .....                        | 9  |
| Assessment of deliverable sites .....           | 10 |
| Supply of deliverable sites .....               | 10 |
| 5. FIVE-YEAR LAND SUPPLY .....                  | 11 |
| Appendix A- Site trajectories .....             | 12 |

## 1. INTRODUCTION

- 1.1. This statement sets out South Oxfordshire District Council's housing land supply position. It explains the council's approach and method to calculating the five-year housing land supply, provides an assessment of deliverable land within the district and the council's five-year housing land supply position.
- 1.2. This document represents the current housing position as of the 31<sup>st</sup> March 2018. The relevant five-year housing land supply period therefore covers the period between April 2018 and March 2023.
- 1.3. The council can demonstrate a 5.4-year supply of housing land.

## 2. NATIONAL AND LOCAL POLICY

### **National Planning Policy Framework**

2.1. Paragraph 47 of the National Planning Policy Framework (NPPF) (2012) identifies the need for local planning authorities to significantly boost housing supply. To achieve this, local planning authorities should objectively identify and meet their housing needs including identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing supply as measured against their housing requirement.

2.2. The NPPF (2012) also identifies the need for local planning authorities to include an appropriate buffer based on past delivery '*... identify and update annually a supply of specific deliverable sites ... with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*'.<sup>1</sup>

2.3. Paragraph 47 of the NPPF (2012) also states that sites sufficient to provide five years' worth of housing supply need to be 'deliverable'. The footnote provides further explanation.

*'To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'*

2.4. Paragraph 48 of the NPPF (2012) states local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

2.5. If a local planning authority cannot demonstrate a five-year housing land supply of deliverable sites, the NPPF (2012) paragraph 49 states that relevant policies for the supply of

---

<sup>1</sup> National Planning Policy Framework, Paragraph 47

housing should not be considered up-to-date and there will be a presumption in favour of granting planning permission for new housing unless development will cause demonstrable adverse impacts that would outweigh the need.

## **Planning Practice Guidance**

- 2.6. The Planning Practice Guidance (PPG) is clear that housing requirement figures in an up-to-date adopted Local Plan should be used as the starting point for calculating the five-year supply. The PPG goes on to state that “*where evidence in Local Plans has become outdated, and policies in emerging Local Plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered*”<sup>2</sup>.
- 2.7. In considering persistent under supply, the PPG advises it will vary from place to place and therefore no universal test can be applied. The assessment of whether there has been persistent under delivery is likely to be more robust if a longer-term view is taken and this will take account of peaks and troughs. If there is an under supply, local planning authorities should aim to deal with those in the first five years of the Plan period, where possible<sup>3</sup>. However, the new Housing Delivery Test, which is currently at draft stage, indicates that there will be a universal test which will cover the previous three years of housing delivery for a Local Planning Authority<sup>4</sup>.
- 2.8. The PPG states ‘deliverable sites’ for housing should include allocated sites or sites with planning permission unless there is clear evidence that schemes will not be implemented within five years. However local planning authorities will still need to provide robust, up to date evidence to support the deliverability of sites, ensuring judgements of deliverability are clear and transparent. For larger sites, the commencement of development and build out rates are crucial in ensuring a robust supply<sup>5</sup>. As part of this process, local planning authorities should also consider the delivery of sites against the forecast trajectory as well as the overall deliverability of all the sites in the five-year supply<sup>6</sup>.
- 2.9. If local planning authorities take a thorough approach on an annual basis to identifying and assessing their housing supply, using up to date and sound evidence, they will be in a strong position to demonstrate a robust five-year supply of sites. Assessment will not normally need to be updated for another

---

<sup>2</sup> Planning Practice Guidance Ref 3-030-20140306

<sup>3</sup> Planning Practice Guidance Ref 3-035-20140306

<sup>4</sup> Housing Delivery Test Draft Measurement Rule Book

<sup>5</sup> Planning Practice Guidance Ref 3-031-20140306

<sup>6</sup> Planning Practice Guidance Ref 3-033-20150327

year unless significant new evidence comes to light or the local authority wishes to update its assessment earlier<sup>7</sup>.

- 2.10. The PPG states that housing for older people, including residential institutions (Use Class C2) can count towards a local planning authorities housing requirement if an approach is clearly set out in a Local Plan<sup>8</sup>.

### 3. CALCULATING 5-YEAR HOUSING LAND SUPPLY

#### **Annual requirement**

- 3.1. In April 2014, the councils across Oxfordshire published a Strategic Housing Market Assessment (SHMA), to help identify the need for housing across the housing market area of Oxfordshire and its sub-division for each of the authority areas.
- 3.2. The SHMA made recommendations in terms of a housing range that we should be planning for which recognised that the affordable housing evidence provided a basis for considering higher housing provision. This was presented in the form of a range which identifies a total need for between 14,500 and 16,500 homes for South Oxfordshire over the twenty-year period 2011-2031. This would equate to an annual provision of between 725-825 new homes.
- 3.3. The council are producing a new local plan to cover the years 2011-2033 and which reflects the latest evidence of housing need. The emerging Local Plan uses the midpoint of the recommended range in the SHMA as the basis upon which to plan for housing growth. The emerging Local Plan has yet to be submitted for examination. At this point in time, it is appropriate to use the midpoint figure of 775 dwellings a year to calculate our supply. This is considered to be an appropriate response to meeting our housing needs.
- 3.4. The emerging Local Plan makes provision for meeting an element of Oxford City's unmet need and also commits to a review of the Local Plan document once Oxford City's own Local Plan has been adopted and the extent of any unmet need has been examined. There exists no formal mechanism at this time to make such a contribution. It is therefore not appropriate to include this in the annual requirement until South Oxfordshire's Local Plan has gone through examination and been adopted.
- 3.5. The government has recently consulted on a standard formula to calculate housing need locally, which should be used as a starting point for housing land supply. The PPG clarifies when this should be used and provides for

---

<sup>7</sup> Planning Practice Guidance Ref 3-033-20150327

<sup>8</sup> Planning Practice Guidance Ref 3-037-20150320

transitional arrangements. These transitional arrangements apply to plans submitted during a period of six months following the publication of the final version of the NPPF.

3.6. The standard calculation for South Oxfordshire would result in a figure of 612 dwellings per annum. No uplift has been applied to this figure.

## **Dwelling completions and Shortfalls**

3.7. The total net completions for the district, delivered in 2017/18 is 967 dwellings. This is above the annual housing requirement of 775 homes. However, it should be noted that this does include 154 homes from the site Land at Park Road, which was delivered in previous years which had been omitted from the previous housing completion figures.

3.8. The total net completions for the district from the 1<sup>st</sup> April 2011 to the 31<sup>st</sup> March 2018 is 4364. Table 1 illustrates how this has been delivered.

Table 1: Annual housing completions vs annual housing requirement, April 2011- March 2018

| <b>Years</b>           | <b>2011/12</b> | <b>2012/13</b> | <b>2013/14</b> | <b>2014/15</b> | <b>2015/16</b> | <b>2016/17</b> | <b>2017/18</b> | <b>Total</b> |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|
| Annual Completions     | 508            | 475            | 484            | 600            | 608            | 722            | 967            | 4364         |
| Annual Requirement     | 775            | 775            | 775            | 775            | 775            | 775            | 775            | 775          |
| Cumulative completions | 508            | 983            | 1467           | 2067           | 2675           | 3397           | 4364           | 4364         |
| Cumulative requirement | 775            | 1550           | 2325           | 3100           | 3875           | 4650           | 5425           | 5425         |
| Difference             | 267            | 567            | 858            | 1033           | 1200           | 1253           | 1061           | 1061         |

3.9. Table 1 shows that cumulative difference between need and supply is an under delivery of 1061 homes since April 2011.

## **Buffer**

3.10. Paragraph 47 of the NPPF requires an additional 5% buffer to be added to the requirement to ensure “choice and completion”, but that where there is a persistent under delivery, a 20% buffer should apply.



3.11. Looking at the period 2011-18, Table 1 indicates that there has been persistent under delivery, and therefore a 20% buffer will be applied to the annual housing requirement.

## **Total 5 Year Housing requirement**

3.11. Table 2 details the district's five-year housing land supply requirement.

Table 2: Five-year housing requirement

|   | <b>Dwellings</b> |
|---|------------------|
| Annual requirement  | 775              |
| 5-year requirement  | 3875             |
| Shortfall   | 1061             |
| 5 Year requirement inc shortfall                                | 4936             |
| <b>5 Year Requirement inc shortfall with 20% buffer applied</b> | <b>5923</b>      |

## **4. DELIVERABILITY OF SITES**

4.1. In accordance with the NPPF<sup>9</sup> (2012) and PPG<sup>10</sup>, as detailed above, the supply of deliverable housing land in the District is considered to comprise of the following:

- Planning permissions (both large (10 dwellings or more) and small (9 or less dwellings);
- Planning permissions subject to the signing of a S106 agreement to release the permission;
- Made Neighbourhood Plan site allocations;
- Windfall allowance;
- C2 Uses; and
- Sites that have gone through the Prior Approval Procedure including conversion of agricultural buildings to dwellings, conversion of offices to dwellings and conversion of retail (A1 or A2) to dwellings.

<sup>9</sup> CLG (2012) National Planning Policy Framework, Paragraph 47 footnote

<sup>10</sup> CLG (2014) Planning Practice Guidance, Ref 3-031



## **Planning Permissions**

- 4.2. Sites that have planning permission are generally considered to be deliverable, however the council have sought to take a pragmatic approach as follows.
- 4.3. Regarding large sites that have planning permission, those sites where it is known there is a realistic prospect of delivery within the five years are considered to contribute to the supply.
- 4.4. Regarding small sites, a non-implementation rate of 10% has been applied to all sites as the council is aware that not every committed small site will necessarily be built out. This is based on historic analysis of small site planning permissions that have lapsed. Between the 1<sup>st</sup> April 2011 and the 31<sup>st</sup> March 2018, 1017 dwellings have been completed on small sites. Over this time permission for 94 dwellings has lapsed. This works out to near 9%, which has been rounded up to 10%.
- 4.5. The delivery of small sites is assumed to be over the next three years, as this is a reasonable timeframe for the delivery of small scale sites.

## **Resolutions to grant**

- 4.6. Planning applications that have planning permission subject to a S106 agreement being signed are determined as 'resolutions to grant'. These applications have progressed positively through the process with the proposal generally being considered acceptable by the council and are ready to be formally granted permission, subject to the detail of planning requirements being confirmed in a S106 legal agreement. The council has only included those sites that have 'resolution to grant' as deliverable where there is sufficient evidence of the likely progress of the site.

## **Adopted Strategic Site Allocations**

- 4.7. Adopted site allocations as identified in the South Oxfordshire Core Strategy (2012) and in made Neighbourhood Development Plans (NDP's) are included.
- 4.8. Most of the allocated sites in the adopted Core Strategy have been granted planning permission, or have a resolution to grant permission. Those that have a full permission have either started to be developed or been completed. There are three sites that have yet to receive planning permission, and they are not currently expected to deliver in the 5-year period. These are:
- Ladygrove East, Didcot
  - Vauxhall Barracks
  - Didcot Gateway South

4.9. All other sites are allocated through made NDP's.

## **C2 planning permissions**

4.10. The PPG states that

*“Local Planning Authorities should count housing provided for older people, including residential institutions in use class C2, against their housing requirement, the approach taken, which may include site allocations, should be clearly set out in the Local Plan.”<sup>11</sup>*

4.11. Planning permissions and resolutions to grant for C2 uses have been included in the five-year housing land supply where appropriate.

## **Prior Approvals**

4.12. The contribution towards the housing supply from the prior approval procedure has also been accounted for. The PAS Guidance states the contribution of these sites should be set out separately from planning permissions in the five-year supply. The Prior Approval process enables the conversion of properties from either office use, agricultural buildings or retail use to dwellings.

## **Windfall allowance**

4.13. The five-year housing land supply includes an allowance for windfall sites, in accordance with paragraph 48 of the NPPF (2012). It is based on historic delivery rates on small sites and is set purposefully low. The allowance is for 41 homes per year.

4.14. Table 3 shows the number of completions in the district, since 31<sup>st</sup> March 2011, on small sites. This shows that the windfall allowance is a very conservative estimate of what is likely to come forward.

Table 3: Annual small site completions

|                                       | 2011<br>/12 | 2012<br>/13 | 2013<br>/14 | 2014<br>/15 | 2015<br>/16 | 2016<br>/17 | 2017<br>/18 | Total       | Average    |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| <b>Completions<br/>on small sites</b> | 130         | 108         | 77          | 92          | 245         | 174         | 191         | <b>1017</b> | <b>145</b> |

---

<sup>11</sup> PPG, Ref 3-037-20150320

4.15. The windfall allowance is applied after the first three years in the five-year supply period, to ensure the council are not double counting the contribution of small scale sites over the first three years.

### **Assessment of deliverable sites**

4.16. The council has undertaken a thorough assessment of all deliverable sites to ensure an up to date and sound trajectory providing a robust five-year housing land supply. As detailed above, a key consideration in the assessment, is the time it will take for development to commence and the anticipated build out rates. The council has fully taken this into consideration, through undertaking the following:

- taking into account past housing completions rates;
- seeking evidence on anticipated build out rates as follows:
  - engaging with site promoters and/or developers of existing large commitments (sites over 50 dwellings) and adopted strategic site allocations so their anticipated delivery rate and identified implications can be fully taken into account.
  - the council's development management officers and planning policy officers
- Taking into account the time it takes to gain planning permission;
- Undertaking sites surveys of all sites with planning permission to ensure the trajectory reflects the most up to date position on each site; and
- Using available datasets, where needed, to support information collated from the methods above.

### **Supply of deliverable sites**

4.17. Table 4 provides a summary of the amount of five-year housing land supply in the district by supply component.

Table 4: Five Year Housing Supply

| <b>Housing Supply Components</b> | <b>Housing Supply 2018-2023</b> |
|----------------------------------|---------------------------------|
| Planning Permissions:            |                                 |
| <i>Large Sites</i>               | 2,849                           |
| <i>Small Sites</i>               | 498                             |
| <i>Total</i>                     | 3,347                           |
| Outline Permissions              |                                 |
| <i>Large Sites</i>               | 1,496                           |
| <i>Small Sites</i>               | 77                              |
| <i>Total</i>                     | 1,573                           |

| Housing Supply Components      | Housing Supply 2018-2023 |
|--------------------------------|--------------------------|
| Sites with resolution to grant |                          |
| <i>Large Sites</i>             | 672                      |
| <i>Small Sites</i>             | 0                        |
| <i>Total</i>                   | 672                      |
| Allocations                    | 466                      |
| Prior Approvals                |                          |
| <i>Large Sites</i>             | 93                       |
| <i>Small Sites</i>             | 38                       |
| <i>Total</i>                   | 131                      |
| C2 Permissions                 |                          |
| <i>Large Sites</i>             | 186                      |
| <i>Small Sites</i>             | 0                        |
| <i>Total</i>                   | 186                      |
| Windfall Allowance             | 82                       |
| Small sites total              | 613                      |
| 10% discount for small sites   | 61                       |
| <b>TOTALS:</b>                 | <b>6,396</b>             |

## 5. FIVE-YEAR LAND SUPPLY

5.1. The Council's five-year housing land supply position, as shown in table 5, is 5.4 years.

Table 5: 5-year housing supply calculation

|   |   | South Oxfordshire | Calculation        |
|---|---|-------------------|--------------------|
| A | 5 Year Housing Requirement                | 5923              |                    |
| B | Housing supply                            | 6,396             |                    |
| C | <b>Number of years deliverable supply</b> | <b>5.4</b>        | <b>(B / A) x 5</b> |
| D | <b>Over / under supply</b>                | <b>473</b>        | <b>B - A</b>       |

## Appendix A- Site trajectories

| Site Name   | Settlement       | Planning Reference   | Net num. homes | Site Status           | Site progress | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|------------------|----------------------|----------------|-----------------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 13-16 St Martins Street, WALLINGFORD, OX10 0EF          | Wallingford      | P16/S1514/FUL        | 22             | Full Permission       | Not started   |         |         |         |         |         |         |         |         | 22      |         |         |         |
| 17 Thame Park Road, Thame, OX9 3PD                      | Thame            | P11/E1862            | 35             | Full Permission       | Complete      |         |         |         |         | 35      |         |         |         |         |         |         |         |
| 174 The Broadway, Didcot                                | Didcot           | P14/S0812/PDO        | 11             | Permitted Development | Complete      |         |         |         |         | 11      |         |         |         |         |         |         |         |
| 27 Hagbourne Road, Didcot, OX11 8DP                     | Didcot           | P11/W2346            | 11             | Full Permission       | Complete      |         |         |         |         |         | 11      |         |         |         |         |         |         |
| 309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL       | Henley-on-Thames | <u>P16/S3796/PDO</u> | 23             | Full Permission       | Not started   |         |         |         |         |         |         |         | 23      |         |         |         |         |
| 40 Oakley Road, Chinnor, OX39 4ES                       | Chinnor          | P16/S4085/PDO        | 14             | Permitted Development | Not started   |         |         |         |         |         |         |         |         | 14      |         |         |         |
| Anderson House, Newtown Road, Henley on Thames, RG9 1HG | Henley-on-Thames | P17/S0690/PDO        | 11             | Permitted Development | Not started   |         |         |         |         |         |         |         |         | 11      |         |         |         |
| Angus House, Thame Park Road, Thame, OX9 3RT            | Thame            | P14/S1156/FUL        | 27             | Full Permission       | Complete      |         |         |         |         | 13      | 14      |         |         |         |         |         |         |
| Angus House, Wenman Road, Thame, OX9 3XA                | Thame            | P13/S3023/PDO        | 44             | Permitted Development | Complete      |         |         |         |         | 44      |         |         |         |         |         |         |         |
| Building 1, Kingsmead Business Park, Howland Road Thame | Thame            | P17/S4127/PDO        | 45             | Permitted Development | Not started   |         |         |         |         |         |         |         |         | 27      | 18      |         |         |

| Site Name  | Settlement       | Planning Reference | Net num. homes | Site Status     | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|--|------------------|--------------------|----------------|-----------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| CABI international, Nosworthy way, Mongewell, OX10 8DE           | Mongewell        | P15/S3387/FUL      | 91             | Full Permission | Not started        |         |         |         |         |         |         |         |         |         | 27      | 27      | 27      |
| Churchfield Lane, Benson, OX10 6SH                               | Benson           | P16/S3424/FUL      | 60             | Full Permission | Not started        |         |         |         |         |         |         |         |         |         | 27      | 27      | 6       |
| Corner of Papist Way & Reading Road, Cholsey                     | Cholsey          | P07/W0875          | 13             | Full Permission | Complete           |         | 13      |         |         |         |         |         |         |         |         |         |         |
| East End Farm, South of Wallingford Road, Cholsey                | Cholsey          | P16/S3607/FUL      | 67             | Full Permission | Not started        |         |         |         |         |         |         |         |         |         | 27      | 27      | 13      |
| Fairmile Hospital, Cholsey                                       | Cholsey          | P09/W1313          | 300            | Full Permission | Complete           | 84      | 82      | 102     | 86      |         |         |         |         |         |         |         |         |
| Former Carmel College, Mongewell Park, Mongewell, Oxon, OX10 8BU | Mongewell        | P11/W2357          | 166            | Full Permission | Not started        |         |         |         |         |         |         |         |         |         | 30      | 30      | 30      |
| Former Cement Works, Land at Kiln Lane, Chinnor, OX39 4BZ        | Chinnor          | P14/S0655/FUL      | 21             | Full Permission | Complete           |         |         |         |         |         |         | 21      |         |         |         |         |         |
| Former Chinnor Garden Centre, Thame Road, Chinnor, OX39 4QS      | Chinnor          | P14/S3987/FUL      | 39             | Full Permission | Complete           |         |         |         |         |         | 35      | 4       |         |         |         |         |         |
| Goodson Industrial Mews, Wellington Street, Thame, OX9 3BX       | Thame            | P15/S3848/FUL      | 29             | Full Permission | Not started        |         |         |         |         |         |         |         |         |         |         | 13      | 16      |
| Great Western Park, Didcot                                       | Didcot           | Various            | 2604           | Full Permission | Under construction | 110     | 204     | 232     | 392     | 237     | 274     | 78      | 356     | 341     | 242     | 126     | 12      |
| Icknield Place, Goring, RG8 0DN                                  | Goring           | P11/S0098          | 17             | Full Permission | Complete           |         |         |         | 17      |         |         |         |         |         |         |         |         |
| JHHNDP Site A & A1: Land West of Fair Mile                       | Henley-on-Thames | Allocation         | 40             | Allocation      | Not started        |         |         |         |         |         |         |         |         |         |         | 27      | 13      |

| Site Name  | Settlement       | Planning Reference   | Net num. homes | Site Status        | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|--|------------------|----------------------|----------------|--------------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| JHHNDP Site C: Gillotts School Playing Field                                   | Henley-on-Thames | Allocation           | 50             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         |         | 27      | 23      |
| JHHNDP Site E: Empstead Works / Stuart Turner                                  | Henley-on-Thames | Allocation           | 42             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         |         | 27      | 15      |
| JHHNDP Site F: Chiltern's End  | Henley-on-Thames | Allocation           | 27             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         |         | 27      |         |
| JHHNDP Site H: 345 Reading Road Henley-on-Thames RG9 4HE                       | Henley-on-Thames | P16/S0720/FUL        | 54             | Full Permission    | Under construction |         |         |         |         |         |         |         | 54      |         |         |         |         |
| JHHNDP Site J: 357 Reading Road  | Henley-on-Thames | Allocation           | 30             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         |         | 27      | 3       |
| JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR    | Harpdsen         | <u>P17/S0024/RM</u>  | 163            | Full Permission    | Under construction |         |         |         |         |         |         |         | 60      | 60      | 43      |         |         |
| JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE | Henley-on-Thames | <u>P16/S1227/FUL</u> | 23             | Full Permission    | Under construction |         |         |         |         |         |         |         | 23      |         |         |         |         |
| JHHNDP Site V: TA/RAR Centre, Friday Street                                    | Henley-on-Thames | Allocation           | 10             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         |         | 10      |         |
| JHHNDP Site Z: 116-118 Greys Road, HENLEY-ON-THAMES, RG9 1QW                   | Henley-on-Thames | P16/S2459/FUL        | 16             | Full Permission    | Under construction |         |         |         |         |         | -1      | 11      | 6       |         |         |         |         |
| Land Adjacent to the Village Hall, Main Road, East Hagbourne                   | East Hagbourne   | P17/S2469/O          | 74             | Outline Permission | Not started        |         |         |         |         |         |         |         |         |         | 34      | 40      |         |
| Land adjoining Greenwood Avenue, Chinnor                                       | Chinnor          | P15/S4131/RM         | 80             | Full Permission    | Under construction |         |         |         |         |         |         | 13      | 34      | 33      |         |         |         |



| Site Name   | Settlement | Planning Reference | Net num. homes | Site Status        | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|------------|--------------------|----------------|--------------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road, Oxford, OX3 8BX | Sandhills  | P16/S0942/FUL      | 50             | Full Permission    | Under construction |         |         |         |         |         |         | 25      | 25      |         |         |         |         |
| Land at Former Chinnor Cement Works, Hill Road, Chinnor, OX39 4AY                       | Chinnor    | P09/E0145/O        | 178            | Full Permission    | Complete           | 95      | 16      | 54      | 13      |         |         |         |         |         |         |         |         |
| Land at former Didcot A Power Station, Purchas Road, Didcot                             | Didcot     | P15/S1880/O        | 280            | Outline Permission | Not started        |         |         |         |         |         |         |         |         |         |         | 56      | 56      |
| Land at Park Road Didcot (GWP, Bloor Homes) <sup>12</sup>                               | Didcot     | P10/W1959          | 154            | Full Permission    | Complete           |         |         |         |         |         |         | 154     |         |         |         |         |         |
| Land at Six Acres, Thame Road, Warborough   | Warborough | P17/S0241/FUL      | 29             | Res to grant       | Not started        |         |         |         |         |         |         |         |         |         | 10      | 19      |         |
| Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh                      | Crowmarsh  | P04/W0733          | 42             | Full Permission    | Complete           | 2       | 40      |         |         |         |         |         |         |         |         |         |         |
| Land east of Chalgrove,   | Chalgrove  | P16/S4062/O        | 120            | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 35      | 60      | 25      |         |
| Land East of Crowell Road, Chinnor, OX39 4HP  | Chinnor    | P17/S0574/RM       | 120            | Full Permission    | Under construction |         |         |         |         |         |         |         | 30      | 60      | 30      |         |         |
| land next to the Pumping Station, Icknield Road, Goring on Thames, RG8 0DG              | Goring     | P11/W1724          | 19             | Full Permission    | Complete           |         |         | 19      |         |         |         |         |         |         |         |         |         |
| Land north of 12 Celsea Place, Cholsey, OX10 9QW  | Cholsey    | P17/S0875/RM       | 60             | Full Permission    | Under construction |         |         |         |         |         |         |         | 27      | 27      | 6       |         |         |

<sup>12</sup> Site was completed prior to 2017/18, however had been omitted from housing figures.

| Site Name  | Settlement     | Planning Reference   | Net num. homes | Site Status        | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|--|----------------|----------------------|----------------|--------------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Land north of Littleworth Road, Benson                 | Benson         | P16/S1139/O          | 241            | Outline Permission | Not started        |         |         |         |         |         |         |         |         |         | 31      | 60      | 60      |
| Land north of Littleworth Road, Benson                 | Benson         | P16/S3611/FUL        | 187            | Full Permission    | Under construction |         |         |         |         |         |         | 38      | 60      | 60      | 29      |         |         |
| Land North of London Road, Wheatley                    | Wheatley       | P15/S2121/FUL        | 51             | Full Permission    | Complete           |         |         |         |         |         |         | 51      |         |         |         |         |         |
| Land north of Mill Lane, CHINNOR, OX39 4RF             | Chinnor        | <u>P17/S0808/RM</u>  | 78             | Full Permission    | Not started        |         |         |         |         |         |         |         |         | 39      | 39      |         |         |
| Land off Fieldside track, Long Wittenham, OX14 4PZ     | Long Wittenham | P16/S1124/O          | 36             | Outline Permission | Not started        |         |         |         |         |         |         |         |         |         | 27      | 9       |         |
| Land off Lower Icknield Way, Chinnor, Oxfordshire      | Chinnor        | P17/S2915/RM         | 89             | Full Permission    | Not started        |         |         |         |         |         |         |         |         | 27      | 27      | 27      | 8       |
| Land on corner of Mill Lane & Thame, Lane Chinnor      | Chinnor        | P15/S0779/FUL        | 61             | Full Permission    | Under construction |         |         |         |         |         |         | 8       | 27      | 26      |         |         |         |
| Land to rear of Cleeve Cottages, Icknield Road, Goring | Goring         | P16/S3001/O          | 10             | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 10      |         |         |         |
| Land to south of Hadden Hill Didcot                    | Didcot         | P14/S4066/FUL        | 74             | Full Permission    | Under construction |         |         |         |         |         |         |         | 27      | 27      | 20      |         |         |
| Land to the east of Newington Road Stadhampton         | Stadhampton    | P17/S1726/RM         | 65             | Full Permission    | Not started        |         |         |         |         |         |         |         | 14      | 40      | 11      |         |         |
| Land to the North East of Didcot                       | Didcot         | <u>P15/S2902/Q</u>   | 1880           | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 35      | 141     | 179     | 187     |
| Land to the South of A4130 Didcot                      | Didcot         | <u>P16/S3609/Q</u>   | 166            | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 78      | 78      | 10      |         |
| Land to the south of Newnham Manor,                    | Crowmarsh      | <u>P16/S3852/FUL</u> | 100            | Res to grant       | Not started        |         |         |         |         |         |         |         |         |         | 27      | 27      | 27      |

| Site Name   | Settlement             | Planning Reference | Net num. homes | Site Status        | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|------------------------|--------------------|----------------|--------------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Crowmarsh Gifford (Draft H9)  |                        |                    |                |                    |                    |         |         |         |         |         |         |         |         |         |         |         |         |
| Land to the West of Wallingford (Site B), Wallingford   | Wallingford            | P14/S2860/O        | 555            | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 30      | 65      | 65      | 65      |
| Land West of Marley Lane, Chalgrove   | Chalgrove              | <u>P17/S0094/O</u> | 200            | Res to grant       | Not started        |         |         |         |         |         |         |         |         | 5       | 76      | 76      | 43      |
| Land West of Reading Road, Wallingford, OX10 9HL  | Winterbrook            | P15/S0191/FUL      | 85             | Full Permission    | Under construction |         |         |         |         |         |         | 7       | 27      | 27      | 23      |         |         |
| Little Martins Field, land east of Waterman's Lane, north east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY | Brightwell-cum-Sotwell | <u>P17/S0164/O</u> | 31             | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 17      | 14      |         |         |
| Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH  | Henley-on-Thames       | P16/S2397/FUL      | 14             | Full Permission    | Not started        |         |         |         |         |         |         |         |         |         | 14      |         |         |
| Mount Hill Farm, High Street, Tetworth, Oxon, OX9 7AD   | Tetworth               | P14/S3524/O        | 39             | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 39      |         |         |         |
| Newington Nurseries, A329 Newington road, Near Stadhampton, Oxfordshire, OX10 7AW                               | Stadhampton            | P16/S3988/O        | 21             | Outline Permission | Not started        |         |         |         |         |         |         |         |         | 21      |         |         |         |
| SCNDP site SON 15a: Chiltern Edge Top Field   | Sonning Common         | Allocation         | 37             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         |         | 27      | 10      |
| SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field  | Sonning Common         | P15/S4119/FUL      | 50             | Allocation         | Not started        |         |         |         |         |         |         |         |         |         | 27      | 23      |         |

| Site Name  | Settlement       | Planning Reference | Net num. homes | Site Status     | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|--|------------------|--------------------|----------------|-----------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| SCNDP site SON 5: Kennylands Paddock                               | Sonning Common   | Allocation         | 22             | Allocation      | Not started        |         |         |         |         |         |         |         |         |         |         | 22      |         |
| SCNDP site SON 6: Kennylands Road Infill                           | Sonning Common   | Allocation         | 26             | Allocation      | Not started        |         |         |         |         |         |         |         |         |         |         | 26      |         |
| SCNDP site SON 9: Lea Meadow Sonning Common, RG4 9NJ               | Sonning Common   | P15/S4257/FUL      | 65             | Full Permission | Under construction |         |         |         |         |         |         | 30      | 35      |         |         |         |         |
| Siareys Yard, Station Road, Chinnor OX39 4HA                       | Chinnor          | P14/S0986/FUL      | 22             | Full Permission | Complete           |         |         |         |         |         |         | 22      |         |         |         |         |         |
| South Oxford Business Centre, Lower Road, Garsington, OX44 9DP     | Garsington South | P16/S2932/FUL      | 10             | Full Permission | Not started        |         |         |         |         |         |         |         | 10      |         |         |         |         |
| Sydney Harrison House Mill Road Lower Shiplake RG9 3NE             | Lower Shiplake   | P16/S2593/FUL      | -16            | Full Permission | Under construction |         |         |         |         |         |         | -32     | 16      |         |         |         |         |
| Thame NDP Site 2: Land at The Elms Upper High Street Thame OX9 2DX | Thame            | P14/S2176/FUL      | 37             | Full Permission | Not started        |         |         |         |         |         |         |         |         | 19      | 18      |         |         |
| Thame NDP Site 3: Lord Williams School                             | Thame            | Allocation         | 135            | Allocation      | Not started        |         |         |         |         |         |         |         |         |         |         | 60      | 60      |
| Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD        | Thame            | P14/S2001/RM       | 18             | Full Permission | Complete           |         |         |         |         | 9       | 9       |         |         |         |         |         |         |
| Thame NDP Site C Phase one: Wenman Road Thame                      | Thame            | P15/S3125/FUL      | 79             | Full Permission | Complete           |         |         |         |         |         | 79      |         |         |         |         |         |         |

| Site Name   | Settlement           | Planning Reference   | Net num. homes | Site Status        | Site progress      | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---|----------------------|----------------------|----------------|--------------------|--------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Thame NDP Site C Phase two: Land South of Wenman Road, THAME, Oxon, OX9 3UF | Whitchurch on Thames | P16/S2874/FUL        | 108            | Full Permission    | Under construction |         |         |         |         |         |         | 92      | 16      |         |         |         |         |
| Thame NDP Site D: Land West of Thame Park Road, Thame                       | Thame                | P15/S2166/RM         | 175            | Full Permission    | Under construction |         |         |         |         |         | 10      | 36      | 40      | 40      | 40      | 9       |         |
| Thame NDP Site F: Land north of Oxford Road, THAME                          | Thame                | P14/S3841/FUL        | 203            | Full Permission    | Under construction |         |         |         |         |         | 43      | 74      | 60      | 26      |         |         |         |
| Thame Service Station, 67-68 Park Street, Thame                             | Thame                | P15/S2782/FUL        | 20             | Full Permission    | Complete           |         |         |         |         |         |         | 20      |         |         |         |         |         |
| Thame United Football Club, Windmill Road, Thame                            | Thame                | P10/E0649/RM         | 99             | Full Permission    | Complete           | 87      | 12      |         |         |         |         |         |         |         |         |         |         |
| Thames Farm, Reading Road, Shiplake, RG9 3PH                                | Lower Shiplake       | P16/S0970/O          | 95             | Outline Permission | Not started        |         |         |         |         |         |         |         |         |         | 27      | 27      | 27      |
| The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST                      | Wheatley             | P17/S1865/FUL        | 15             | Full Permission    | Not started        |         |         |         |         |         |         |         |         | 15      |         |         |         |
| The Workshop, Newtown Road, Henley-on-Thames, RG9 1HG                       | Henley-on-Thames     | P15/S3385/FUL        | 80             | Full Permission    | Under construction |         |         |         |         |         |         |         | 27      | 27      | 26      |         |         |
| Townlands Hospital, York Road, HENLEY-ON-THAMES, RG9 2EB                    | Henley-on-Thames     | <u>P12/S1424/FUL</u> | 110            | Full Permission    | Under construction |         |         |         |         |         |         | 64      | 23      | 23      |         |         |         |
| Unit 158, Hithercroft Industrial Estate, Moreton Avenue Wallingford         | Wallingford          | P13/S3451/FUL        | 134            | Full Permission    | Complete           |         |         |         |         |         | 74      | 60      |         |         |         |         |         |
| Wallingford Site E, Land north of A4130                                     | Wallingford          | P16/S4275/O          | 502            | Res to grant       | Not started        |         |         |         |         |         |         |         |         |         | 50      | 100     | 100     |

| Site Name  | Settlement | Planning Reference | Net num. homes | Site Status     | Site progress | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|--|------------|--------------------|----------------|-----------------|---------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Woodcote NDP Site 01: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road Woodcote RG8 0QX | Woodcote   | P15/S1009/FUL      | 22             | Full Permission | Not started   |         |         |         |         |         |         |         |         |         | 22      |         |         |
| Woodcote NDP Site 18: Former Chiltern Queens Bus Depot, Long Toll, Woodcote, RG8 0RR                             | Woodcote   | P14/S2440/FUL      | 14             | Full Permission | Complete      |         |         |         |         | 14      |         |         |         |         |         |         |         |
|  |            |                    |                |                 |               |         |         |         |         |         |         |         |         |         |         |         |         |
| Total of sites delivering 10 dwellings or more   |            |                    |                |                 |               | 378     | 367     | 407     | 508     | 363     | 548     | 776     | 1020    | 1261    | 1386    | 1282    | 801     |
|  |            |                    |                |                 |               |         |         |         |         |         |         |         |         |         |         |         |         |
| Total of sites delivering 9 dwellings or less  |            |                    |                |                 |               | 130     | 108     | 77      | 92      | 245     | 174     | 191     | 188     | 210     | 198     | 29      | 0       |
|  |            |                    |                |                 |               |         |         |         |         |         |         |         |         |         |         |         |         |
| Windfall   |            |                    |                |                 |               | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 41      | 41      |
|  |            |                    |                |                 |               |         |         |         |         |         |         |         |         |         |         |         |         |
| Total of all sites   |            |                    |                |                 |               | 508     | 475     | 484     | 600     | 608     | 722     | 967     | 1208    | 1471    | 1584    | 1352    | 842     |

Alternative formats of this publication are available on request.  
These include large print, Braille, audio, email, easy read and  
alternative languages.

Please contact Planning Policy on  
01235 422600

[planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

