



South Oxfordshire Strategic Housing Land Availability Assessment Update

July 2013

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1. Introduction

- 1.1 This Strategic Housing Land Availability Assessment (SHLAA) is a component of the evidence base for the new South Oxfordshire local plan (the suite of documents formerly known as the Local Development Framework or LDF) and is set out as a requirement in the National Planning Policy Framework (the Framework). The Framework states in paragraph 159 that local authorities should prepare a SHLAA to 'establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period'. It will support the development of our emerging Local Plan: Sites and General Policies.
- 1.2 The SHLAA is a live document and is updated periodically. This SHLAA is an update of the July 2011 version and includes changes that have happened since then. It incorporates the results of the additional site capacity work carried out for the core strategy Examination in Public (EiP) for Henley and the larger villages. This is not a complete revision to the 2011 version hence the various stages outlined below have not all been revisited.
- 1.3 The primary role of the SHLAA is to:
- identify sites with potential for housing
 - assess their housing potential, and
 - assess when they are likely to be developed.

Important Information

- 1.4 Whilst the aim of the SHLAA is to identify as many sites as possible with housing potential in and around settlements in the study area, it does not determine whether a site **should** be allocated for housing development. It is a technical document which gives us information to consider the possible options in relation to housing development. The government require that we carry this study out and we have to follow the guidance.
- 1.5 Just because we have assessed a site as suitable in this study does not mean the council will allocate it for development. We only need a certain number of suitable sites to meet our housing targets and all sites will have to comply with the overall strategy we have set in the core strategy.
- 1.6 We adopted our core strategy in December 2012. The strategy, which forms part of the new local for South Oxfordshire allocates large strategic sites for housing (in Didcot and Wallingford) and establishes our overall strategy for the distribution of housing development in the district (including the level of housing to be allocated in Henley and Thame and the larger villages).
- 1.7 Smaller sites, including those in the larger villages will be allocated through our Local Plan: Sites and General Policies or potentially through a neighbourhood plan. For further information visit www.southoxon.gov.uk/corestrategy and www.southoxon.gov.uk/siteallocations and www.southoxon.gov.uk/neighbourhoodplans

- 1.8 The assessment does not take into account sustainability appraisals or stakeholder representations on particular sites. That will be done through the development plan process.
- 1.9 In this document we refer to the Local Plan: Sites and General Policies as the relevant document for assessing housing sites over and above the strategic sites in the core strategy. We recognise that the planning system may undergo change and a reference to the Local Plan: Sites and General Policies encompass whatever planning document that is prepared.

2. Context

- 2.1 We are in the process of preparing a new local plan for South Oxfordshire, which will eventually replace the South Oxfordshire Local Plan 2011. The first part of this, the core strategy, was adopted in December 2012. A strong emphasis when developing a new local plan is ensuring that there is sound evidence to support any decisions made. The allocation of future land for housing will be a key part of the Local Plan: Sites and General Policies. This study provides technical information on what land may be available and suitable for housing. Identifying land suitable and available for development has been essential in underpinning the housing distribution strategy in our adopted core strategy. We will use the SHLAA to inform the selection of sites to be allocated in the Local Plan: Sites and General Policies. It will also inform sites to be allocated in neighbourhood plans.
- 2.2 Previous housing land availability studies or urban capacity studies confined the search to within the built up area of the larger settlements in South Oxfordshire. However, the SHLAA guidance (Strategic Housing Land Availability Assessment – Practice Guidance CLG July 2007) states that the assessment should not be narrowed down by existing policies designed to constrain development as we need to look at delivering our housing objectives in the future. We need to find sites for housing to ensure our housing targets in the adopted core strategy are met and a rolling five year land supply is maintained.
- 2.3 Through the Localism Act local communities can now produce their own neighbourhood plans. These plans can contain allocations including those for housing. There are two frontrunners in South Oxfordshire: Thame and Woodcote. They are both currently progressing their plans and they should be adopted in 2013. Other settlements progressing neighbourhood plans include Benson, Chalgrove, Dorchester on Thames, Henley – Harpsden and Sonning Common.
- 2.4 In a rural area such as South Oxfordshire with four towns and a number of larger settlements, there is potentially a large amount of land that may be available and suitable for housing.
- 2.5 The Local Plan: Sites and Detailed Policies and neighbourhood plans need to identify sites to meet the housing targets set out in the adopted core strategy. In particular, 1,154 homes will need to be identified in or adjacent to the twelve

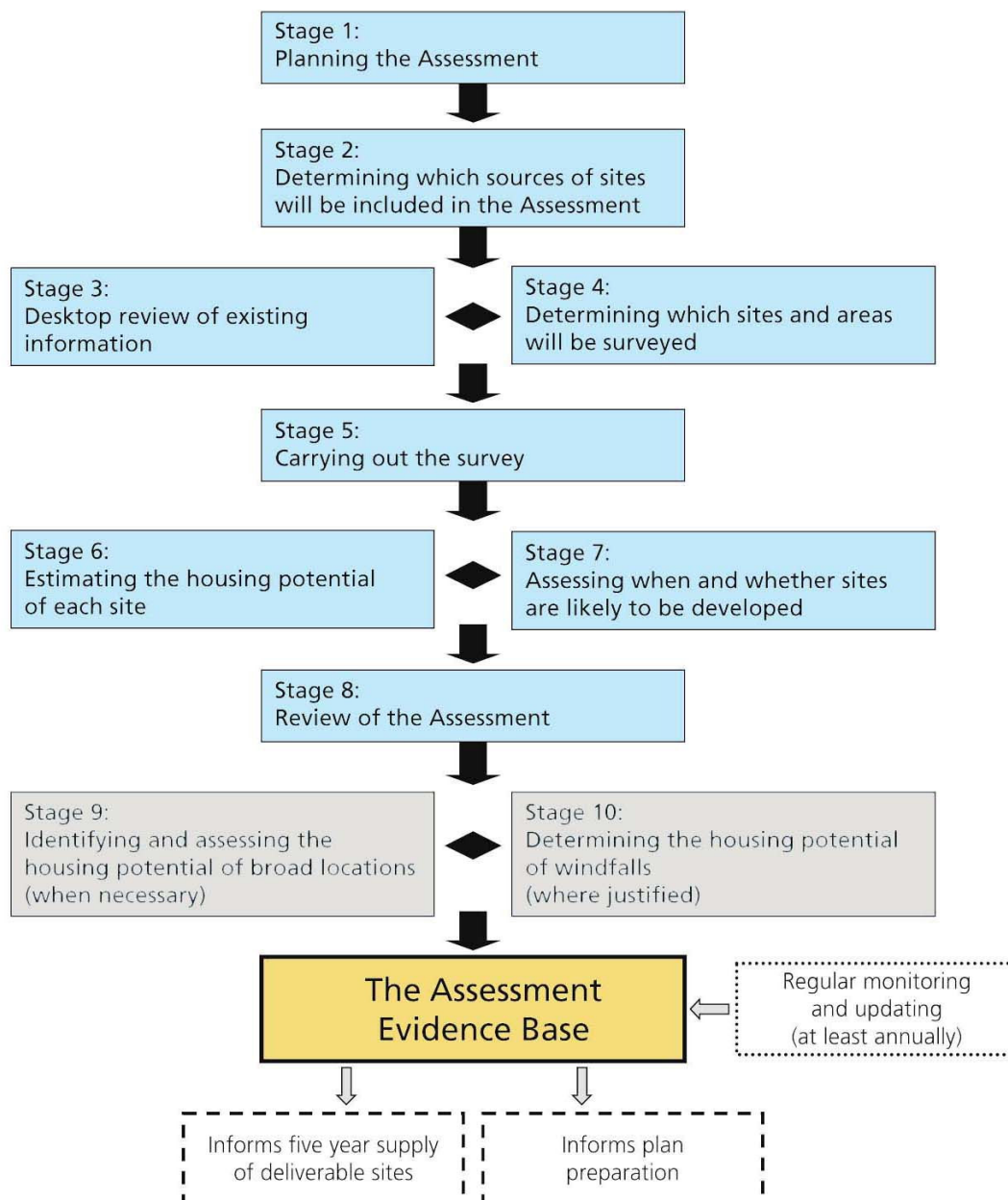
larger villages and Bayswater Farm. More information on these targets can be found in the core strategy at www.southoxon.gov.uk/corestrategy.

- 2.6 Infrastructure and services are obviously vital when looking at development for new housing. Their availability and the cumulative effect of development on infrastructure has not been considered in this assessment. This will be a matter for the Infrastructure Delivery Plan accompanying the Local Plan: Sites and General Policies.

3. Methodology

- 3.1. This methodology was consulted on in draft in 2007. The responses we received are available on our website at www.southoxon.gov.uk/evidence by selecting Strategic Housing Land Availability Assessment.
- 3.2. The methodology is based on Practice Guidance published in July 2007. Figure 1 is an extract from the guidance and our methodology follows the different stages.

Figure 1: SHLAA Process Summary



STAGE 1 PLANNING THE ASSESSMENT

- 3.3. The guidance recommends that assessments should preferably be carried out at a sub-regional level, for separate housing market areas, by housing market partnerships, where established.
- 3.4. We have carried out an Oxfordshire Housing Market Assessment, which concludes that Oxfordshire is a relatively cohesive housing market area. This is expected to be updated during 2013. It is not possible to carry out a SHLAA for the whole of Oxfordshire at the same time however due to the differing plan making timescales of each authority. However, we all worked very closely as a county SHLAA group to ensure our methodologies were as consistent as possible and the information could then be aggregated at an Oxfordshire level.
- 3.5. Officers in the Planning Policy team led the initial SHLAA project, but also involved officers from other teams including Development Management officers, Design and Conservation, Corporate Development, Economic Development and Housing. Officers drew on relevant external expertise where necessary.
- 3.6. We tested the quality of the project through the consultation process and through the county SHLAA group.

STAGE 2 DETERMINING WHICH SOURCES OF SITES WILL BE INCLUDED IN THE ASSESSMENT

- 3.7. Table 1 reflects the sources set out in figure 4 of the Practice Guidance published in 2007.

TABLE 1: SOURCES OF SITES WITH POTENTIAL FOR HOUSING

Sites in the planning process	SODC Approach
Land allocated (or with permission) for employment or other land uses which are no longer required for those uses	All mixed use and non residential allocations were assessed in conjunction with the Employment Land Review (August 2007, updated 2008).
Existing housing allocations and site development briefs	All housing allocations and site development briefs were assessed.
Unimplemented/outstanding planning permissions for housing	These are all tracked on the CDP Smart Monitoring System. We collated information on all of these and for the larger sites (10+) check the anticipated date of completion.
Planning permissions for housing that are under construction	All planning permissions are regularly checked and their status updated on CDP Smart. We collated information on anticipated date of completion.
Sites not currently in the planning process	SODC Approach
Vacant and derelict land and buildings	Included if above threshold of 10+ homes.

Surplus public sector land	Included if above threshold of 10+ homes.
Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development	Included if above threshold of 10+ homes.
Additional housing opportunities in established residential areas, such as under-used garage blocks	Included if above threshold of 10+ homes.
Large scale redevelopment and re-design of existing residential areas	Included if suggested by developers/landowners.
Sites in rural settlements and rural exception sites	We assessed land immediately adjoining the selected settlements within the study area.
Urban extensions	We assessed land immediately adjoining the selected settlements within the study area.
New free standing settlements	Not included as no need was identified in the Regional Spatial Strategy.

3.8. The study area and thresholds are discussed in stage 4.

STAGE 3 DESKTOP REVIEW OF EXISTING INFORMATION

3.9. Table 2 outlines the data sources that we used to identify sites.

TABLE 2: SOURCES OF INFORMATION

Sites in the planning process	
Site allocations, planning permissions, development briefs, dwelling starts and completions	As explained in table 1 we were able to run queries on all planning decisions and their status.
Other sources of information	
South Oxfordshire District Council Draft Housing Land Availability Assessment April 2006	This draft was produced before the current guidance, but we used the findings to inform the current study.
Employment Land Review August 2007 (and update in 2008)	This assessed all employment sites of over 0.25ha, which we incorporated into the assessment.
Open Space, Sport and Recreation Facility Assessment	This assessed the public open space and recreational facilities, which we incorporated into the assessment.
Register of Surplus Public Sector Land	We consulted the register for suitable land.
Planning application refusals and informal inquiries	We collected information from development management colleagues on sites where developments had been refused and/or discussed.
Sites Submitted for potential development	As part of our initial work on the Site Allocations DPD (now titled Local Plan:

	Sites and General Policies) we invited the submission of potential sites for housing development. These continue to come forward and we record them on our interactive website map.
Ordnance survey and aerial photographs	Before we started site visits in a particular area we used maps and aerial photographs to identify any suitable land.

STAGE 4 DETERMINING WHICH SITES AND AREAS WILL BE SURVEYED

- 3.10. Sites identified in the desktop review have been mapped, visited and assessed by filling in a pro forma. In order to make the assessment manageable sites were only considered if they had a capacity for 10 homes or more. We did not fill in a pro forma for sites where construction was already underway as the site was clearly deliverable.
- 3.11. We undertook site surveys to identify further sites with potential for housing development which were not identified by the desktop reviews. This was a street by street assessment on the ground in the built up areas and areas adjoining the built up area.
- 3.12. The guidance indicates that the assessment should 'aim to identify as many sites with housing potential in and around as many settlements as possible in the study area'. In a large rural district such as South Oxfordshire it was not feasible to survey every single settlement.
- 3.13. We therefore concentrated the assessment on land in and immediately adjoining settlements identified in the adopted core strategy. These include:

Towns	Didcot, Henley, Thame, Wallingford
Larger Villages	Benson, Berinsfield, Chalgrove, Chinnor, Cholsey, Crowmarsh Gifford, Goring, Nettlebed, Sonning Common, Watlington, Wheatley, Woodcote (para amended August 2013)

Land immediately adjoining Oxford (Bayswater Farm)

- 3.14. When we completed the survey we assessed whether it was necessary to look at any additional settlements. It was considered unlikely however that the smaller settlements would be suitable locations for sites of 10 or more dwellings.
- 3.15. Areas we excluded from the survey included:
- areas covered by National and European designations including: Sites of Special Scientific Interest, National Nature Reserves, Special Areas of Conservation and Scheduled Ancient Monuments
 - cemeteries, public open space, playing fields and other recreation land (except if this had been identified as surplus by the Open Space, Sport and Recreation Facility Assessment)

- sites in the open countryside not adjoining the towns or larger villages
 - greenfield land completely within flood zone 3
- 3.16. We did not examine the potential for piecemeal redevelopment of housing and gardens, unless the sites had been submitted, as it was not considered that the developability and capacity of such areas could be established with any accuracy.

STAGE 5 CARRYING OUT THE SURVEY

- 3.17. We carried out detailed settlement surveys in and around the towns and the larger villages listed in paragraph 3.13 above.
- 3.18. The criteria we used to identify further sites through the survey was taken from the previous guidance by SEERA (the former South East England Regional Assembly) on assessing Urban Housing Potential:
- 3.19. Land or buildings (vacant or occupied and free standing or within a curtilage) or a group of buildings, part or all of which is or could be appropriate for housing or for mixed use to include housing and which meets one or more of the following tests:
- It is evidently underused, and/or
 - It is conspicuously inappropriate amongst uses in the near vicinity
 - It might reasonably be expected to be targeted for development
- 3.20. We completed a pro forma for each site to include:
- site size
 - site boundaries
 - current use(s)
 - surrounding land uses(s)
 - character of surrounding area
 - policy constraints
 - physical constraints

STAGE 6 ESTIMATING THE HOUSING POTENTIAL OF EACH SITE AND STAGE 7 ASSESSING WHEN AND WHETHER SITES ARE LIKELY TO BE DEVELOPED

- 3.21. The guidance suggests that these stages can usefully be carried out in parallel. It was considered more sensible to assess when and whether sites were likely to be deliverable/developable **before** the housing potential was estimated. If sites were clearly unsuitable we did not consider them as a deliverable site and therefore the housing potential figures would have had very little meaning.
- 3.22. The Practice Guidance provides definitions on whether a site can be considered deliverable and developable. To be considered:
- Deliverable – a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing could be delivered on the site within five years from the date of adoption of the plan; and
 - Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 3.23. For all the sites surveyed the pro forma includes sections on:
- Suitability for housing – policy restrictions, physical problems or limitations, potential impacts, the environmental conditions.
 - Availability for housing – whether a site had been submitted to the council for consideration as a site for development.
 - Achievability for housing.
- 3.24. In assessing the suitability of a site in most cases where a site falls within a policy restriction e.g. within an AONB or physical constraint e.g. sloping land then the site was categorised as not suitable in principle.
- 3.25. In assessing whether a site is suitable in principle against the criteria included we made some exceptions. These were:
- If a site was grade 2 agricultural land this was not precluded from being suitable in principle
 - If a site was in a village that is completely covered by an Area of Outstanding Natural Beauty or Green Belt designation at Berinsfield, so that the entire settlement falls within it, they were not discounted in terms of suitability. This is because the principle of allocating sites in these areas had been put forward as part of the core strategy. (this para was amended Sep 2013)
 - If a site was partially within flood zone 2 and/or 3 or a conservation area a value judgement was made on whether this resulted in the site being unsuitable in principle. As a general rule this was based around the amount of area in the flood zone and the location of this area on the site.

- 3.26. We contacted those who had submitted sites as potential housing sites (and that were within the study area) to get more details on the suitability, availability and achievability of the sites.

STAGE 8 REVIEW OF THE ASSESSMENT

- 3.27. Once the survey work was completed, we collated the findings and maps into the main document to be updated periodically.

STAGE 9 IDENTIFYING AND ASSESSING THE HOUSING POTENTIAL OF BROAD LOCATIONS (WHERE NECESSARY)

- 3.28. Our core strategy was adopted in December 2012 and we are preparing our Local Plan: Site Allocations and General Policies preferred options. Given the shortage of brownfield sites in the district we were aware we would need to allocate specific greenfield sites for development. We therefore concentrated the assessment on identifying specific sites.

STAGE 10 DETERMINING THE HOUSING POTENTIAL OF WINDFALL (WHERE JUSTIFIED)

- 3.29. The Framework states that local planning authorities may make an allowance for windfall sites in the five-year supply 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. This was done looking at historic rates and coming to an informed view as to:
- the frequency and number of windfall sites that came forward from a particular source
 - whether the annual rate was likely to increase or decrease
 - whether the pattern of redevelopment was likely to remain the same, grow or decline; and
 - whether current market conditions were likely to stay the same, worsen or improve in the future.

4. Findings - sites already in the planning process

Existing allocations

- 4.1. There are a number of sites already in the planning process which contribute to our land supply. These are detailed in the 5 year land supply assessment published annually. This assessment details the allocations in the South Oxfordshire Local Plan and assesses when they are likely to be completed. This is available at www.southoxon.gov.uk/monitoring
- 4.2. The location of these allocations is shown on the relevant maps in the SHLAA appendices.

Sites with planning permission

- 4.3. Sites which already have permission will contribute to our land supply. We check deliverability and timescales of planning permissions by contacting the agents of sites of 10 or more dwellings. We exclude any permissions which are unlikely to come forward. All included sites are due to be complete in the next 5 years.
- 4.4. We also have a number of outstanding planning permissions on sites of less than 10 dwellings. It would not be feasible or a good use of resources to check the anticipated delivery on all these sites. To factor in an allowance for a small number of sites that may not come forward, for example if planning permission keeps being renewed but not implemented, we assume that a very conservative figure of 90% of outstanding planning permissions will be implemented.
- 4.5. All this data is published annually within the 5 year land supply assessment. This is available at: www.southoxon.gov.uk/monitoring

5. Findings - Other sites identified

- 5.1. In line with our methodology we assessed a number of sites both in and around the towns and larger villages. The guidance indicates that the assessment should 'aim to identify as many sites with housing potential in and around as many settlements as possible in the study area'. In a large rural district such as South Oxfordshire which has over 140 settlements it was not feasible to survey every single settlement. Several respondents to the initial draft document queried the exclusion of other named villages, which they considered should have been included in the document.
- 5.2. The Planning Advisory Service guidance on SHLAAs¹ recognises that in many rural areas there will be large numbers of theoretically-possible sites, but that

¹ PAS, Strategic Housing Land Availability Assessment and Development Plan Document Preparation, January 2008

there is no expectation that every possible greenfield site should be assessed. It points to the importance of assessing sites which are reasonable candidates for housing. This is the approach we followed by focusing our resources on assessing settlements where we are looking to make allocations in the next local plan (or potentially in a neighbourhood plan). If in the future this approach changes we will re-visit the SHLAA to look at other villages.

- 5.3. At this stage we did not assess the land immediately adjoining Oxford in the Green Belt, but we did look at land immediately adjoining Oxford outside the Green Belt.

SITES WITHIN EXISTING BUILT UP AREAS

- 5.4. Within the built up areas we used the criteria from the previous guidance by SEERA on assessing Urban Housing Potential:

- Land or buildings (vacant or occupied and free standing or within a curtilage) or a group of buildings, part or all of which is or could be appropriate for housing or for mixed use to include housing and which meets one or more of the following tests:
 - it is evidently underused, and/or
 - it is conspicuously inappropriate amongst uses in the near vicinity
 - it might reasonably be expected to be targeted for development.

- 5.5. We included any land submitted to us within the defined settlements except if the land was completely within flood zones 2 and 3.

- 5.6. We also identified land (which had not been submitted to us) that accords with the definition in paragraph 5.5 above but excludes:

- areas covered by National and European designations including: Sites of Special Scientific Interest, National Nature Reserves, Special Areas of Conservation and Scheduled Ancient Monuments
- cemeteries, allotments, woods, public open space, playing fields and other recreation land (Our Open Space, Sport and Recreation Facility Assessment did not identify any surplus) unless submitted to us
- sites in the open countryside not adjoining the towns or larger villages
- greenfield land in flood zones 2 and 3
- piecemeal redevelopment of housing and gardens, unless the sites had been submitted to us
- employment sites, except if the principle of redevelopment had already been established (see below).

- 5.7. In terms of employment land, our Employment Land Review (see www.southoxon.gov.uk/evidence) indicates that in future we will have a shortage of employment land and will need to find new sites. The review did not identify any unsuitable sites which were currently in employment use. We believe it is important and more sustainable to protect existing employment sites in order to have a choice of sites and reduce commuting. We only included them in the study where the principle of redevelopment had already been established.

- 5.8. The proformas of the sites assessed are included within the relevant settlement appendix. A summary of sites with identified potential for housing within the built up area of the towns and larger villages are also assessed within the 5 year land supply paper and updated annually in April. This is available at www.southoxon.gov.uk/monitoring
- 5.9. It is clear from our assessment that there are only quite limited opportunities for major development (i.e. 10 homes or more) within the built up areas of the towns and larger villages. However, this was not that surprising given that the majority of completions within the built up areas have been on smaller infill sites of less than 10 dwellings with occasional larger brownfield sites coming forward. To make the SHLAA assessment manageable we only considered sites if they had a capacity for 10 dwellings or more therefore those types of smaller opportunities were not assessed.
- 5.10. Table 4 shows the proportion of dwellings built by site size since 1996/97. In the last monitoring year, completions on small sites contributed to 27% of overall completions although for the previous eight years this percentage was a lot higher.

TABLE 4: PAST COMPLETIONS BY SITE SIZE AND YEAR

Year	Dwelling numbers on sites:			% of completed dwellings on sites:	
	less than 10	greater than 10	total	less than 10	greater than 10
1996/97	136	526	662	21	79
1997/98	239	563	802	30	70
1998/99	111	480	591	19	81
1999/00	90	179	269	33	67
2000/01	118	349	467	25	75
2001/02	61	271	332	18	82
2002/03	64	225	289	22	78
2003/04	87	80	167	52	48
2004/05	150	11	161	93	7
2005/06	150	43	193	78	22
2006/07	124	44	168	74	26
2007/08	191	321	512	37	63
2008/09	126	127	253	50	50
2009/10	99	92	191	52	42
2010/11	127	84	211	60	40
2011/12	132	348	480	27	73
Totals	2005	3743	5748		

*this includes both completions from allocated and unallocated sites

AREAS ADJOINING BUILT UP AREAS

- 5.11. We included all sites submitted to us adjoining the defined settlements except if the land is completely within flood zones 2 and 3.
- 5.12. To make the process complete we decided it was appropriate to assess all land immediately adjoining the main built-up area of towns and larger villages in addition to the land that had been submitted to us.
- 5.13. We used the same exclusions as we did for the built-up areas (see paragraph 5.4). We broke the land into practical geographical areas and filled in a pro forma for each of the areas assessed. In some cases there were clear boundaries to use such as roads but in others it was more difficult and a degree of judgement was used. The areas of search were more difficult to determine in more spread out settlements. A maximum of 100-150 houses was used as the upper limit for a larger village expansion. This was in accordance with the emerging strategy at the time (and is still in accordance). Some of the submitted sites were much larger than the size required for 100-150 dwellings.
- 5.14. For each settlement the SHLAA includes a separate appendix including a map showing the areas assessed. Any land excluded (e.g. woods, playing fields, allotments, flood zones) is clearly marked on the map. There is also a proforma for each area assessed, which includes planning history, site description, boundaries, surrounding land uses and suitability, availability and deliverability. Within these proformas an assessment of physical and policy restraints was made, which was based on existing evidence. The proformas

also identify whether as a result of these constraints the site was deemed to be suitable in principle (in line with explanation in paragraph 3.23)

- 5.15. Whilst the maps include a number of different sites, this in itself does not equate to the site being a suitable site for development. The initial assessments in relation to policy constraints and physical limitations on the sites and the initial assessment of the principle suitability of each site were made in the proformas. However, the detailed suitability of sites will be assessed through the local plan process. Sites will only be allocated for development where they are in accordance with local and national planning policy. Consideration will be given to criteria such as impact on landscape, character, biodiversity, access to services and facilities and other relevant factors which we have not assessed at this stage. **A site being identified as suitable in this SHLAA does not necessarily mean that it will be allocated.**
- 5.16. At present, 'windfall' (unplanned) development of sites outside of the built up area of a settlement assessed in the SHLAA would be contrary to current local plan policies. However, the assessment shows that there are a number of possible areas available and suitable around the towns and larger villages for allocation through the plan making process in the future. This provided the evidence to support the overall housing strategy in the adopted core strategy.
- 5.17. The availability of sites was based on whether the site had been submitted to us. To view any of the information that agents and developers have submitted on sites visit www.southoxon.gov.uk/siteallocations and launch our interactive submitted sites map.
- 5.18. The achievability of sites was based on the information available. The majority of sites on the edge of the settlements assessed were greenfield sites and therefore, if they were available, there was unlikely to be serious constraints to delivery.
- 5.19. A detailed assessment of achievability was only done at this stage for the sites adjoining the settlements in which allocations were to be made in the then yet to be adopted core strategy i.e. Didcot and Wallingford. This was because the detailed work was done as part of the core strategy process. We have just started work on the next part of the local plan, the Local Plan: Sites and General Policies. Achievability will be assessed as part of the continuing process of preparing the local plan (or through neighbourhood plans). As the sites would not be allocated for another 2-3 years (or potentially sooner in a neighbourhood plan) the information on deliverability of sites is likely to change. However, there is such a significant amount of land in these areas that has been identified as suitable and available that we do not anticipate problems with allocating suitable deliverable and achievable sites. Indeed applications for some of the sites identified in this assessment in the larger villages have already come forward in advance of the Local Plan: Sites and General Policies.
- 5.20. The April 2013 Housing Price Index (available to view at http://www.ons.gov.uk/ons/dcp171778_314530.pdf) shows that the housing

market in the South East is buoyant and that average house prices continue to rise, particularly in the last couple of years. The council's Affordable Housing Viability Study (October 2009) shows that agricultural land has a low existing use value so there is a very high likelihood that development of an agricultural site for housing would be viable. Because of this trend and the high level of greenfield sites available (see paras 5.9 and 5.18 above) we do not anticipate market and cost factors impacting on the achievability of sites.

- 5.21. Allocations in Henley, Thame and the larger villages are programmed to come forward in the period 2017/18 in the core strategy trajectory (or potentially sooner in a neighbourhood plan). The Framework identifies that sites in years 6-15 need to be identified as 'developable', which is what this assessment establishes. To be developable the Framework (para.47) states that sites should be 'in a suitable location for housing development and there should be a reasonable prospect that the site is available for and could be viably developed at the point envisaged'.

LAND IDENTIFIED AS SUITABLE AND AVAILABLE FROM THE ASSESSMENT

- 5.22. From the land that is considered available e.g. an intention to develop has been made and suitable in principle we have enough land to deliver the overall housing strategy in the adopted core strategy.
- 5.23. Since the SHLAA was last updated in July 2011 additional work has been carried out to assess the potential capacity of sites identified as suitable and available in the larger villages through the SHLAA. The Inspector for South Oxfordshire's core strategy Examination in Public (EiP) requested this additional information to ensure there was sufficient potential in the district's larger villages to accommodate the 1,154 dwellings allocated in the core strategy. The full capacity work can be seen in the council's Pre-Hearing Statement on the Overall Strategy. Table 5 below is adapted from the statement and shows the potential capacity of sites when using a density of 25 dwellings per hectare (policy CSH2 Density in the adopted core strategy requires a minimum density 25 dwellings per hectare (dph) unless it would have an adverse effect on the character of the area). From sites considered suitable and available in the SHLAA for larger villages the capacity potential is shown to be some 6,212 dwellings. Table 6 below from the same statement also shows the potential capacity from suitable and available sites in the larger villages but only those in single ownership. It shows that from this source there is a potential for some 4,592 dwellings. **These numbers are used only to give an indication of potential capacity for each site and do not necessarily constitute the density the council considers appropriate for each site. Moreover, only a proportion of these sites would be allocated for development.**
- 5.24. The Inspector also requested the council to carry out additional appraisal work on sites in Henley to assess effects on landscape and broader impacts on transport, heritage and flooding and any other constraints. Broad ranges of potential capacity for the sites were also required (taking into account the

density policy CSH 2 mentioned above and other adopted core strategy employment policies) as well as a delivery appraisal including consultation with landowners. The result of this additional appraisal work can be seen in the proformas for the Henley sites in Appendix 11 of this report. Table 7 below is from the Henley Site Capacity Assessment published by the council in September 2011. It summarises the potential capacity range for Henley sites deemed suitable and available. It shows that such sites in Henley have a potential capacity of between 455 and 525 dwellings. The full study can be found at www.southoxon.gov.uk/corestrategy. Henley Town Council and Harpsden Parish Council wish to produce a joint neighbourhood plan. It is likely that the subsequent plan will include a site(s) allocated for housing and the SHLAA and additional Henley studies will help inform that. **These numbers are used only to give an indication of the potential capacity for each site and do not constitute the density the council considers appropriate for each site or that the sites would be allocated.**

- 5.25. The assessment has shown that there are a number of possible areas available and suitable around the towns and larger villages for allocation through the plan making process in the future. This provides the evidence to support the overall housing strategy set out in the adopted core strategy.
- 5.26. The allocation of sites in the larger villages will be considered through detailed assessments in the Local Plan: Sites and General Policies and in neighbourhood plans, during which their acceptability will be judged by comparison with other potential sites.

6. Conclusion and relationship to the Local Plan

- 6.1. The SHLAA identifies relevant sources of housing supply. This study reveals limited opportunities within the majority of settlements for large scale development. It does show however that there is a significant amount of land that is available and suitable and that the number of potential sites far exceeds the amount of land we need to allocate to meet the targets within the adopted core strategy.
- 6.2. The next stage of the plan making process is to carry out more detailed assessments of the possible sites in the larger villages in order to allocate the remaining housing requirement as part of the Local Plan: Sites and General Policies.

7. Next steps

- 7.1. For details of how we are progressing with our new local plan please visit www.southoxon.gov.uk/planning-policy.
- 7.2. Future updates of this SHLAA will be available on our website at www.southoxon.gov.uk/evidence.

Table 5: Potential Capacity of Sites Deemed Suitable and Available in the Larger Villages.

Please note that the numbers given below are indicative only and that only a proportion of the sites listed would need to be allocated at each village in accordance with requirements set out in the adopted core strategy.

For information on the suitability of a site please see the pro forma for each site in the settlement appendices. There is also further information on suitability in paragraph 3.25 above. A site is deemed available if it has been submitted to us to be considered for the next part of the local plan (this explanatory paragraph was added September 2013).

Village	SHLAA reference	Suitable?	Available?	Potential no. of homes at 25dpha on submitted land adjusted for constraints
Adjacent to Oxford	EOO1	Yes	Yes	55
Adjacent to Oxford Total				55
Benson	BEN1	Yes	Yes	473
	BEN4	Yes	Yes	205
	BEN5	Yes	Yes	198
	BEN7	Yes	Yes	160
	BEN8	Yes	Yes	150
Benson Total				1186
Berinsfield	BER4	Yes	Yes	435
	BER7	Yes	Yes	13
Berinsfield Total				448
Chalgrove	CHAL2	Yes	Yes	23
	CHAL6	Yes	Yes	57
	CHAL7	Yes	Yes	151
Chalgrove Total				231
Chinnor	CHI1	Yes	Yes	253
	CHI10	Yes	Yes	45
	CHI14	Yes	Yes	143
	CHI16	Yes	Yes	290
	CHI17	Yes	Yes	63
	CHI19	Yes	Yes	40
	CHI2	Yes	Yes	45
	CHI20	Yes	Yes	88
	CHI21	Yes	Yes	95
	CHI3	Yes	Yes	38
	CHI4	Yes	Yes	53
	CHI7	Yes	Yes	90
	CHI8	Yes	Yes	65
	CHI9	Yes	Yes	30
Chinnor Total				1338
Cholsey	CHO1	Yes	Yes	80

Village	SHLAA reference	Suitable?	Available?	Potential no. of homes at 25dpha on submitted land adjusted for constraints
	CHO2	Yes	Yes	341
	CHO3	Yes	Yes	63
	CHO7	Yes	Yes	38
	CHO8	Yes	Yes	13
Cholsey Total				535
Crowmarsh	CRO2	Yes	Yes	603
Crowmarsh Total				603
Goring	GOR1	Yes	Yes	103
	GOR3	Yes	Yes	15
	GOR4	Yes	Yes	15
	GOR12	Yes	Yes	60
Goring Total				193
Nettlebed	NET1	Yes	Yes	20
	NET4	Yes	Yes	48
Nettlebed Total				68
Sonning Common	SON5	Yes	Yes	53
	SON7	Yes	Yes	48
	SON8	Yes	Yes	20
	SON9	Yes	Yes	80
	SON16	Yes	Yes	70
Sonning Common Total (Total amended September 2013 – removed SON12)				271
Watlington	WAT1	Yes	Yes	30
	WAT12	Yes	Yes	215
	WAT3	Yes	Yes	78
	WAT6	Yes	Yes	23
	WAT7	Yes	Yes	48
	WAT8	Yes	Yes	353
	WAT9	Yes	Yes	115
Watlington Total				862
Woodcote	WOO1	Yes	Yes	50
	WOO11	Yes	Yes	16
	WOO12	Yes	Yes	90
	WOO14	Yes	Yes	13
	WOO15	Yes	Yes	8
	WOO2	Yes	Yes	13
	WOO3	Yes	Yes	23
	WOO4	Yes	Yes	18
	WOO5	Yes	Yes	123
	WOO7	Yes	Yes	20
	WOO8	Yes	Yes	8
	WOO9	Yes	Yes	40
Woodcote Total				422
Total for Larger Villages				6212

Table 6: Potential Capacity of Sites in Single Ownership Deemed Suitable and Available in the Larger Villages

Please note that the numbers given below are indicative only and that only a proportion of the sites listed would need to be allocated at each village in accordance with requirements set out in the adopted core strategy.

For information on the suitability of a site please see the pro forma for each site in the settlement appendices. There is also further information on suitability in paragraph 3.25 above. A site is deemed available if it has been submitted to us to be considered for the next part of the local plan (this explanatory paragraph was added September 2013).

Village	SHLAA reference	Suitable?	Available?	Single Ownership?	Greenfield?	Potential no. of homes at 25dpha on submitted land adjusted for constraints
Benson	BEN1	Yes	Yes	Yes	Yes	473
	BEN5	Yes	Yes	Yes	Yes	198
	BEN8	Yes	Yes	Yes	Yes	150
Benson Total						821
Berinsfield	BER4	Yes	Yes	Yes	Yes	435
Berinsfield Total						435
Chalgrove	CHAL2	Yes	Yes	Yes	Yes	23
	CHAL6	Yes	Yes	Yes	Yes	57
	CHAL7	Yes	Yes	Yes	Yes	151
Chalgrove Total						231
Chinnor	CHI1	Yes	Yes	Yes	Yes	253
	CHI16	Yes	Yes	Yes	Yes	290
	CHI17	Yes	Yes	Yes	Yes	63
	CHI19	Yes	Yes	Yes	Yes	40
	CHI2	Yes	Yes	Yes	Yes	45
	CHI20	Yes	Yes	Yes	Yes	88
	CHI3	Yes	Yes	Yes	Yes	38
	CHI8	Yes	Yes	Yes	Yes	65
Chinnor Total						882
Cholsey	CHO2	Yes	Yes	Yes	Yes	341
Cholsey Total						341
Crowmarsh	CRO2	Yes	Yes	Yes	Yes	603
Crowmarsh Total						603
Goring	GOR1	Yes	Yes	Yes	Yes	103
	GOR3	Yes	Yes	Yes	Yes	15
	GOR4	Yes	Yes	Yes	Yes	15
Goring Total						133
Nettlebed	NET1	Yes	Yes	Yes	Yes	20
	NET4	Yes	Yes	Yes	Yes	48
Nettlebed Total						68
Sonning Common	SON9	Yes	Yes	Yes	Yes	80
	SON16	Yes	Yes	Yes	Yes	70

Sonning Common Total						150
Watlington	WAT12	Yes	Yes	Yes	Yes	215
	WAT6	Yes	Yes	Yes	Yes	23
	WAT8	Yes	Yes	Yes	Yes	353
	WAT9	Yes	Yes	Yes	Yes	115
Watlington Total						706
Woodcote	WOO1	Yes	Yes	Yes	Yes	50
	WOO12	Yes	Yes	Yes	Yes	90
	WOO14	Yes	Yes	Yes	Yes	13
	WOO3	Yes	Yes	Yes	Yes	23
	WOO4	Yes	Yes	Yes	Yes	18
	WOO7	Yes	Yes	Yes	Yes	20
	WOO8	Yes	Yes	Yes	Yes	8
Woodcote Total						222
Total for Larger Villages						4592

Table 7: Henley Site Capacity Summary

SHLAA site reference	HEN 1	HEN 2	HEN 3	HEN 5	HEN 13	HEN 14	Total capacity
Lower range capacity	110	25	15	220	60	25	455
Upper range capacity	130	30	20	245	75	25	525

GLOSSARY

Acronym	Document	Explanation
	Agricultural Land Classification	Classification system which allows agricultural land to be graded from best (grade 1) to worst (grade 5) in a way which is consistent across the country. Grades 1, 2 & 3a are referred to as the 'best and most versatile' land.
AMR	Authority Monitoring Report	LDD required each year showing progress with policy delivery and the work programme in the LDS.
AONB	Area of Outstanding Natural Beauty	Nationally designated areas accorded the highest status of protection in relation to landscape and scenic beauty.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
CS	Core Strategy	A DPD setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the district.
	Development Plan	Comprising the local plan and neighbourhood plans.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the local plan.
	Floodplain/Flood Risk Zones	Areas identified by the Environment Agency marking areas as high (zone 3), medium (zone 2), or low (zone 1) probability/risk.
	The Framework	The new Government planning policy guidance – National Planning Policy Framework
	Green Belt	Designated land around a town or city where land is kept permanently open and where there is a strong presumption against inappropriate development.
	Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependant's educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (Planning Policy for Traveller Sites, March 2012)
	Health and Safety Executive (HSE) Hazard Zone	HSE sets a consultation distance (CD) around major hazard sites and pipelines after assessing the risks and likely effects of major accidents at the installation or pipeline. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, pipelines, explosive sites and nuclear sites. The planning authority is notified of this consultation distance and has a statutory duty to consult HSE on certain proposed developments within it to whether the HSE advise against development within this area or not.
	Local Plan	A suite of planning documents produced by the district council which includes development plan documents. Formerly known as the Local Development Framework.
MCA	Mineral Consultation Area	Areas where mineral deposits are present in which Oxfordshire County Council should be consulted about any proposed development so they can advise as to whether the deposit is to be safeguarded.
MSA	Mineral Safeguarding Area	Safeguards proven deposits of minerals which are, or may become, of economic importance within the foreseeable future from necessary sterilisation by surface development within or close to the MSA.
	Travelling Show People	Members of a group organised for the purpose of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers (as defined in Planning Policy for Traveller Sites, March 2012)

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