Next steps
We’d like to hear your views. Then we will finalise the Core Strategy and issue a final publication on the strategy this winter. After this we will submit it to the Secretary of State for an examination in public, before we finally adopt it.

You can find out more on our website by visiting www.southoxon.gov.uk/corestrategy

There are a number of ways to have your say:
Email: planning.policy@southoxon.gov.uk
Write to: Planning Policy, South Oxfordshire District Council, Benson Lane, Crowmarsh Gifford, Wallingford, OX10 8NJ

For any further information you can also call 01491 823725

Consultation closing date: 29 October 2010
Windfalls
As well as new homes being built on sites we identify in the core strategy, over time, a large number of homes always come forward on sites we haven’t identified. We call these ‘windfalls’. Windfalls are schemes on acceptable sites that accord with our housing policies, but which we have not identified, either because they are too small or we did not know they would be available.

We are now proposing to include an allowance for windfalls in our core strategy. This will enable us to reduce the number of homes we make specific allocations for in our towns and larger villages. We have looked at the trend over the past 9 years to forecast the number of windfalls we expect for the future.

By allowing for windfalls, we could allocate these housing numbers for the period to 2027 on the sites we have identified at Thame and Wallingford:

- around 400 at Wallingford
- around 530 at Thame

And it would mean finding land in our future site allocations document for:

- around 400 at Henley
- around 700 across the larger villages.

We do not propose to change the number of houses we plan for in Didcot as fewer windfalls come forward there and we are concerned that adjusting house numbers would affect the provision of important infrastructure. We are planning for 2330 houses in Didcot.

Q3. What do you feel about us including a windfall allowance when we work out how many homes we need to identify land for?

Density
In June 2010, the government removed the minimum housing density of 30 dwellings per hectare (PPS3). We now need to have a policy in our Core Strategy which ensures we make efficient use of land, respecting the prevailing character of the area and reflecting the vision for our district. We are suggesting the following:

“On sites for more than 5 houses where housing development is acceptable in principle, a density of 25 to 35 dwellings per hectare (net) and in town centre locations, of 35 to 40 dwellings per hectare (net) will be required, unless such densities would have an adverse effect on the character of the area.”

Q4. What do you think about the scale and approach set out in our example density policy?