

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.

Find out more and
**have your
say**

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



Listening Learning Leading

Proposed changes to the Core Strategy



Consultation October 2010



Listening Learning Leading

What are your views?

The South Oxfordshire Core Strategy is an important plan for the period to 2027. We're finalising our emerging core strategy at the moment. Since the Coalition Government came into power in May, several significant things have changed in planning, like the withdrawal of the South East Plan. We would now like your views on some changes we are planning to make to our emerging core strategy.

South East Plan numbers and distribution

The housing figures in the South East Plan were based on robust demographic evidence. We accepted these figures and they were tested at a public examination and found to be sound. We therefore intend to continue using the figures as targets in our core strategy. This means a total of 10,940 new homes for our district to 2026. To this, we are adding an extra 547 for an additional year 2026/27. This will make sure we meet current guidance and have a 15 year supply of housing from when the strategy is adopted. Therefore, the total is 11,487 for the period 2006 to 2027. Many of these are already completed or committed.

have your say

Q1. *What do you think about us working to the South East Plan numbers?*

The South East Plan also directed the strategy for distributing housing across the district in the earlier versions of our core strategy. This subdivided the district into three areas: Didcot, Rest of Central Oxfordshire and the Remainder of the District. The South East Plan set housing numbers for each area so we didn't need to look at alternative strategies. The withdrawal of the South East Plan has given us an opportunity to revisit our distribution strategy. We now propose a simpler two way split of 'Didcot' and the 'Rest of the District'. This will help us distribute housing growth more evenly and is based on making sure each market town and larger village grows in a way that is approximately in proportion to its existing number of homes. This should support settlement vitality better and is in line with our strategy to maintain the network of settlements.

have your say

Q2. *What do you think about our approach to growth, dividing the district into just two areas and making it proportional to the size of each market town and village?*

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.

have your say

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."

have your say

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