

South Oxfordshire's Assessment of 5 year Supply of Deliverable Sites – April 2008

1 Background

- 1.1 PPS3 requires Local Planning Authorities from 1 April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling 5-year supply of deliverable land for housing (paragraph 7) as this influences how planning applications are determined (PPS3 68-73). In our first paper we considered the position as at 1 April 2007. This current paper looks at the position as at 1 April 2008.
- 1.2 This paper carries out the assessment in accordance with the guidance produced by the Department for Communities and Local Government.

2 Identify level of provision to be delivered

- 2.1 Table 1 below shows the requirement for housing provision under the Oxfordshire Structure Plan 2016.

| | | Dwellings | Average per annum |
|---|--|-------------------|-------------------|
| a | Housing requirement 2001-2016 | 7500 | 500 |
| b | Net additions to stock 2001/02 - 2007/08 | 1822 ¹ | 260 |
| c | Residual requirement 2008/09 - 2015/16 (8 years) | 5678 | 710 |
| d | Requirement for 5 years 2008/09 - 2012/13 | 3550 | 710 |

Table 1 Housing provision requirements

3 Identifying sites and assessing deliverability

- 3.1 We must identify sites that have the potential to deliver housing during the following 5 years and make an assessment regarding their deliverability.
- 3.2 To be deliverable, sites should:
- Be available – the site is available now
 - Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
 - Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

¹ In net additions to stock figures in April 2007 we recorded a figure of 1142, but this should have been 1310. We have corrected the figures this year adding the additional 168 and also the completions from 2007/08 of 512 which takes the total net completions to 1822.

- 3.3 Currently our components of supply include allocations in the South Oxfordshire Local Plan 2011, sites with outstanding planning permission and identified deliverable brownfield sites.

Existing allocations

- 3.4 We have assessed our existing allocations (table 2) for deliverability and the anticipated date of completions for each are given in table 5. We have not included Haydon Road, Didcot Town Centre or Townlands hospital in our 5 year supply. We have removed Station Road, Wallingford from the list as it was completed in the 2007/08 monitoring year.

Table 2 Status of Sites allocated for housing in the local plan

| Site Allocated in local plan | No. of dwells est in LP | No. of dwells proposed | Status and comments | Relevant planning application | Available? | Suitable? | Achievable? | Deliverable? |
|---|-------------------------|------------------------|---|-------------------------------|------------|-----------|-------------|--|
| Didcot West | 2700 | 2700/2800 | Council resolved to grant planning permission in July 2006 subject to the prior completion of an appropriate S106 agreement. This agreement is now in the process of being signed. | P02/W0848/O & P02/W0849 | Yes | Yes | Yes | Yes – 1100 dwellings estimated in the phases for the next 5 years. |
| Ladygrove East | 670 | 642 -700 | There is a Planning Committee resolution to grant planning permission for the erection of between 642 and 700 dwellings, subject to prior completion of appropriate S106 agreements. At present the agreements are not yet finalised although all issues would now appear to be resolved. | P00/W0626 | Yes | Yes | Yes | Yes – 642 dwellings estimated in the phases for the next 5 years. |
| Haydon Road | 22 | | Permission granted in 1998 for 22 dwellings – now expired. | None | ? | Yes | ? | Site unlikely to come forward as there are concerns regarding viability. |
| Didcot Town Centre | 22 | | Permission granted for 22 dwellings in 2001. Town centre redevelopment almost complete, but the dwellings have not yet been built. | P01/W0126 P03/W0258 | Yes | Yes | ? | No progress has been made and unsure as to when dwellings will be built |
| Vauxhall Barracks | 300 | | Defence estates have confirmed that the Vauxhall Barracks site is now programmed for retention to at least 2016. | None | No | Yes | No | Not at the current time |
| Chinnor Cement Works | 130 | 160 | A planning application has been refused on a number of grounds including design. Discussions continuing. | P07/E1280 | Yes | Yes | Yes | Yes |
| Fairmile Hospital | 150 | 375 | No planning application submitted to date, but the applicants have been undertaking a programme of pre-application consultation. | None | Yes | Yes | Yes | Yes |
| Wilder's site and adjoining land, Crowmarsh | 42 | 42 | The Council resolved to grant planning permission for 32 houses and 10 flats, subject to an appropriate S106 agreement requiring the relocation of the business. A | P04/W0733 | Yes | Yes | Yes | Yes |

| | | | | | | | | |
|-----------------------------|----|----|---|-----------|-----|-----|-----|-----|
| | | | planning application for the relocation of the business has now been approved. | | | | | |
| Townlands Hospital, Henley | 62 | | Oxfordshire Primary Care Trust have announced that Townlands hospital will remain open, but there may still be some spare capacity on the site which could be used for housing. | None | ? | Yes | ? | ? |
| Rycotewood College, Thame | 80 | 98 | 61 dwellings were completed in 2007/08 and the rest will be completed in 2008/09. | P05/E1331 | Yes | Yes | Yes | Yes |
| Blue Mountains, Wallingford | 58 | 79 | Permission granted for 72 new dwellings and 7 converted dwellings on 09/03/07. Site still under construction. | P06/W1299 | Yes | Yes | Yes | Yes |
| Lamb Garage, Wallingford | 10 | 14 | Permission granted for 14 dwellings. Site now under construction. | P06/W0509 | Yes | Yes | Yes | Yes |

Outstanding planning permissions

- 3.5 We have a stock of outstanding planning permissions which will contribute to our housing stock in the next five years. We have checked deliverability and timescales by contacting the agents of sites of 5 or more dwellings. We have excluded any permissions which are unlikely to come forward. Table 3 shows all the deliverable outstanding planning permissions by anticipated year of completion.

| | 2009/10 | 2010/11 | 2010/11 |
|------------------------------------|---------|---------|---------|
| Didcot large sites 10+ | 0 | 24 | 0 |
| Didcot medium Sites 5-10 | 8 | 14 | 5 |
| Rest of district large sites 10+ | 38 | 82 | 0 |
| Rest of district medium Sites 5-10 | 34 | 31 | 0 |
| Totals | 80 | 151 | 5 |

Table 3 Delivery of outstanding planning permissions on sites of 5 or more dwellings (excludes allocated sites with planning permission)

- 3.6 We also have a large number of outstanding planning permissions on sites of less than 5 dwellings. It would not be feasible or a good use of resources to check the anticipated delivery on all these sites. Our analysis of sites granted planning permission between 2001 and 2008 shows that only 1% expired. 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 have assumed that 90% of outstanding planning permissions will come forward. We have then divided these out across a three year time period.

| | 2008/09 | 2009/10 | 2010/11 |
|------------------|---------|---------|---------|
| Didcot | 8 | 7 | 7 |
| Rest of district | 57 | 56 | 56 |
| Total | 65 | 63 | 63 |

Table 4 Delivery of outstanding planning permissions on sites less than 5 dwellings

Identified deliverable sites

- 3.7 The guidance states that unallocated brownfield sites may be included in the 5 year land supply, but only where the Local Planning Authority is satisfied, having considered the particular circumstances of the specific site, that the site will meet all the tests of deliverability in paragraph 54 of PPS3 and will make a significant contribution to the delivery of housing during the relevant 5 year period.
- 3.8 We have started carrying out a Strategic Housing Land Availability Assessment which aims to identify possible sites for housing. Through this we have identified a number of brownfield sites that we have assessed as deliverable and making a significant contribution to the delivery of housing. Some of these sites (Memec and

Empstead Works) are suitable for mixed use development and therefore the dwellings numbers are based on this.

3.9 Sites include:

- Royal Berkshire Court, Didcot (32)
- Thame United football ground (100)
- Memec site, Thame (30)
- Empstead Works, Henley (20)
- Youth centre, Henley (15) – (subject to satisfactory relocation of the existing facility)
- Station yard, Tiddington (11)

Summary of 5 year supply of deliverable sites

3.10 Table 5 gives a detailed breakdown of the supply of dwellings from the different sources over the next five years.

Table 5 Deliverable sites in South Oxfordshire 2008/09 to 2012/13

| Didcot | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | Total |
|--|------------|------------|------------|------------|------------|-------------|
| Deliverable sites with planning permission | 16 | 45 | 12 | 0 | 0 | 73 |
| Other identified deliverable sites | 0 | 32 | 0 | 0 | 0 | 32 |
| Allocations: | | | | | | |
| Didcot West | 0 | 50 | 250 | 400 | 400 | 1100 |
| Ladygrove East | 0 | 42 | 200 | 200 | 200 | 642 |
| Total Projected Completions | 16 | 169 | 462 | 600 | 600 | 1847 |
| Rest of district | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | Total |
| Deliverable sites with planning permission | 129 | 169 | 56 | 0 | 0 | 354 |
| Other identified deliverable sites | 11 | 115 | 50 | 0 | 0 | 176 |
| Allocations: | | | | | | |
| Blue Mountains | 79 | | | | | 79 |
| Lamb Garage | 14 | | | | | 14 |
| Wilder's site | | 42 | | | | 42 |
| Rycotewood | 37 | | | | | 37 |
| Chinnor cement works | | 50 | 50 | 60 | | 160 |
| Fair Mile hospital | | 75 | 100 | 100 | 100 | 375 |
| Total Projected Completions | 270 | 451 | 256 | 160 | 100 | 1237 |
| Total for district | 2008/9 | 2009/10 | 2010/11 | 2011/12 | 2012/13 | Total |
| Deliverable sites with planning permission | 145 | 214 | 68 | 0 | 0 | 427 |
| Other identified deliverable sites | 11 | 147 | 50 | 0 | 0 | 208 |
| Allocations | 130 | 259 | 600 | 760 | 700 | 2449 |

| | | | | | | |
|------------------------------------|------------|------------|------------|------------|------------|-------------|
| Total Projected Completions | 286 | 620 | 718 | 760 | 700 | 3084 |
|------------------------------------|------------|------------|------------|------------|------------|-------------|

4 Level of Supply

- 4.1 We have a total predicted supply of 3,084 dwellings between 2008/09 and 2012/13. Our requirement for the next five 5 years is 3,550 leaving us a shortfall of 466 dwellings.

5 Actions to address supply issues

- 5.1 The shortfall is largely due to delays in the allocated sites at Didcot coming forward. The major allocations at Didcot are a high percentage of our future supply. The Council has resolved to grant permission for two large sites totalling about 3400 dwellings in the district. The Section 106 agreement is nearing completion. Once this development is underway there will be a step change in delivery which will address the backlog.
- 5.2 Pre-application discussions are being held on some large brownfield sites and we are also expecting an increase in the number of dwellings on some of our allocated sites. This is reducing our shortfall, which as at April 2007 was 889 dwellings.
- 5.3 The assessment excludes all windfalls. There will clearly be some in the next few years and therefore the assessment underestimates delivery.
- 5.4 We are progressing our LDF. In our core strategy we will be allocating strategic sites in the towns. We are due to publish the preferred options stage in autumn 2008.