

South Oxfordshire District Council

Assessment of Five Year Housing Land Supply, April 2015

Policy requirement

1. The National Planning Policy Framework (NPPF) requires local planning authorities to assess and demonstrates a 5 year supply of deliverable housing sites. Specifically, paragraph 47 the NPPF states:

“To boost significantly the supply of housing, local planning authorities should:

Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements 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 planned supply and to ensure choice and competition in the market for land);”

2. The recently published Planning Practice Guidance (PPG) provides further details on the assessment of five year housing land supply (Ref. ID: 3-033):

“...local planning authorities should consider both the delivery of sites against the forecast trajectory and also the deliverability of all the sites in the five year supply.

Local Planning authorities should ensure that they carry out their annual assessment in a robust and timely fashion, based on up to date and sound evidence, taking into account the anticipated trajectory of housing delivery, and consideration of associated risks, and an assessment of the local delivery record. Such assessment, including the evidence used, should be realistic and made publicly available in an accessible format. Once published, such assessments should normally not need to be updated for a full twelve months unless significantly new evidence comes to light or the local authority wishes to update its assessment earlier.

3. The demonstration of a robust five year supply of sites is a key material consideration when determining housing application and appeals. As set out in paragraph 49 of the National Planning Policy Framework, a five year supply is also central to demonstrating that relevant policies for the supply of housing are up to date in applying the presumption in favour of sustainable development.
4. This report sets out South Oxfordshire District Council’s housing land supply position as at April 2015. In summary:
 - The Didcot area has 4.0 years of deliverable housing land supply
 - The Rest of the District area has 9.0 years of deliverable housing land supply

Calculation of five year housing land requirement

5. The recently adopted Core Strategy (December 2012) identified a housing requirement of 11,487 homes over the 2006-27 period. Of this total requirement, 6,300 homes were ring fenced to the Didcot housing area (Didcot), with the remaining 5,187 homes distributed to the Rest of the District.
6. The disaggregated approach with two separate housing supply areas is set out in South Oxfordshire's adopted Core Strategy (Policy CSH 1 and Tables 7.1 to 7.3). The Core Strategy explains (in paragraph 7.9) that the level of housing growth proposed at Didcot is closely linked to the planned economic growth within the Science Vale UK, the Council's bid for transport infrastructure in the Didcot Area, the Council's plans for the expansion of Didcot Town Centre and Didcot's designation as a New Growth Point.
7. The establishment of two housing land supply areas and their "ring fencing" was debated at the examination before the Core Strategy Inspector. Having considered all stakeholder's views and representations on the matter, the Inspector in (paragraph 17 of) his final report endorsed the establishment of two supply areas and the ring fenced approach explaining that:

"There has been debate in some contexts about whether or not the SEP figure for Didcot is, or should be, "ring fenced", but I consider it appropriate to treat it as such. Success in the long held aspiration for comprehensive transformation of Didcot will continue to need long term certainty, determination and commitment, all of which would be undermined if some part of the growth were to be siphoned off elsewhere".
8. The policy approach which establishes two housing land supply areas has been recently examined and the justification found sound in South Oxfordshire. It is part of the adopted development plan strategy and has been supported in the recent appeal decision at Blacklands Road, Benson, January 2014 (PINS Ref: APP/Q3115/A/13/2196489).
9. Guidance on the assessment of housing land suggests "local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible..." However, in the context of Didcot, the Council do not consider this approach to be reasonable or appropriate. The scale of infrastructure requirements, the need for complex master planning and the difficult economic conditions in the early years of the plan have meant it would take a reasonable amount of time before we can achieve optima delivery on these sites. These complexities together with the buffer requirement set by the NPPF means that the Council cannot reasonably make up its previous undersupply within the first five years of the plan because of the scale of frontloaded growth required could not be sustainably delivered.
10. Although the preference to address backlog within the first 5 years of the plan was favoured by some inspectors, at the time of the Core Strategy examination both approaches were commonly used and accepted. Therefore the calculation of Didcot's five year housing land supply requirement follows the approach set out when the Core Strategy was adopted, with undersupply spread evenly over the remaining period of the plan.

Table 1 – Calculation of five year housing land requirement (without NPPF buffers) at April 2015

		Didcot Area	Rest of District Area	Calculations
A.	Requirement over plan period (1 April 2006 – 31 March 2027)	6,300	5,187	
B.	Annual average requirement over period (1 April 2006 – 31 March 2027)	300	247	A / 21
C.	Homes completed so far (1 April 2006 – 31 March 2015)	1,180	2,236	
D.	Homes remaining to be provided (1 April 2015 – 31 March 2027)	5,120	2,951	A – C
E.	Number of remaining years (1 April 2015 – 31 March 2027)	12		
F.	Five year housing land requirement excl. NPPF buffer (1 April 2015 – 31 March 2020)	2,133	1,230	(D / E) *5

11. 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.
12. Between April 2006 and March 2015, the total number of homes delivered in the Rest of the District area has only fallen below the cumulative total requirement in 2 years (of the total 9 years). With the overall number of housing completions exceeding cumulative requirement. It is the Council’s view there is no record of persistent under delivery in the Rest of the District area and thus only a 5% buffer should be applied. For the Didcot area, while the level of housing development has increased significantly since the adoption of the Core Strategy (December 2012), the Council recognises a 20% buffer is appropriate and should be applied at this time.

Table 2 – Number of homes completed over April 2006 – March 2015

	Didcot area				Rest of District area			
	Yearly completions	Cumulative completions	Cumulative requirements	Cumulative Balance	Yearly completions	Cumulative completions	Cumulative requirements	Cumulative Balance
2006/07	18	18	300	-282	150	150	247	-97
2007/08	56	74	600	-526	456	606	494	112
2008/09	26	100	900	-800	227	833	741	92
2009/10	36	126	1,200	-1,064	155	988	988	0
2010/11	61	197	1,500	-1,303	150	1,138	1,235	-97
2011/12	125	322	1,800	-1,478	383	1,521	1,482	39
2012/13	213	535	2,100	-1,565	263	1,784	1,729	55
2013/14	235	770	2,400	-1,630	249	2,033	1,976	57
2014/15	410	1,180	2,700	-1,520	203	2,236	2,223	13

13. In accordance with NPPF, the 5 year housing land supply requirement at Didcot will have a 20% buffer requirement (equivalent to 300 additional homes), while the Rest of District will have a 5% buffer requirement (equivalent to 62 additional homes).¹

¹ In light of a recent Secretary of State decision (PINS Ref: APP/R0660/A/13/2209335) the application of buffer requirements exclude any existing backlog.

14. Including the respective NPPF buffer requirements, at April 2015:

- The Didcot area has a five year housing land requirement of 2,433 homes
- The Rest of District area has a five year housing land requirement of 1,291 homes

Table 3 – Five year housing land requirement with NPPF buffers at April 2015

		Didcot Area	Rest of District Area	Calculations
G.	NPPF buffer At 20% for Didcot area and 5% for RoD area	300	62	(B * 5) * buffer %
H.	Five year housing land requirement incl. NPPF buffer (1 April 2015 – 31 March 2020)	2,433	1,291	F + G

Deliverable housing land supply

15. To consider the deliverability of housing sites, footnote 11 of the NPPF states that:

“...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 the five years, 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...”

16. Further guidance on the assessment of deliverability is provided in the accompanying PPG (Ref. ID: 3-3031):

“Deliverable sites for housing could include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years.

However, planning permission or allocation in a development plan is not a prerequisite for a site being deliverable in terms of the five year supply. Local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints to overcome such as infrastructure, sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five year timeframe.

The size of sites will also be an important factor in identifying whether a housing site is deliverable within the first 5 years. Plan makers will need to consider the time it will take to commence development on site and build out rates to ensure a robust five year housing supply.”

17. In accordance with national policy and guidance, only housing sites considered to be “deliverable” within the next five years (between April 2015 and March 2020) have been considered for the deliverable supply. For this assessment, components of the deliverable supply are:
 - Small sites (9 or less homes) with planning permission (10% non-implementation rate)
 - Large sites (10 or more homes) currently under construction
 - Large sites with extant planning permission, resolution to grant permission or Permitted Development Order
 - Large sites allocated in the development plan (including neighbourhood plans)
 - C2 Residential care uses with extant planning permission
 - Large sites at “advanced stages” of discussion (including emerging neighbourhood plan allocations and an exception site at Wheatley)
18. Small housing sites (for 9 or less homes) with an extant planning permission are generally considered to be deliverable within the next five years. However, to ensure a robust approach and that the eventual supply is not dependent on the delivery of these sites, the assessment assumes only 90% of these sites will come forward in the next five years.
19. The National Planning Practice Guidance (paragraph ID: 3-037) makes provision for the inclusion of C2 residential uses (provision for older people, including residential institutions) against their housing requirement. It is assumed that the equivalent of 3 additional homes will be provided for every 4 bed spaces.
20. The government has changed permitted development rights to allow more flexibility for buildings to be converted to new use, including some to residential use, without the need for planning permission – however In South Oxfordshire, these schemes still require prior approval by the Council (Permitted Development Orders).
21. To understand the deliverability of large housing sites (10 or more homes) C2 residential uses and schemes with a Permitted Development Order within the next five years, the Council has contacted relevant agents and developers to obtain their delivery projections for the sites, where appropriate, including the phasing of development. To ensure the identified supply aligns with government’s expectation on deliverability, sites highlighted as economically unviable or with severe delivery constraints have been discounted from the deliverable supply.
22. For this year’s deliverable supply, the Council has also included large housing sites at advanced stage of discussion, including selected housing sites to be allocated in the emerging Joint Henley and Harpsden Neighbourhood Plan (JHHNP) and the exception housing site at Wheatley. For the JHHNP, figures are best estimates provided by agents if the neighbourhood plan comes forward as planned (submission to South Oxfordshire District Council by end of May 2015, with examination and plan made by end of year). For the Wheatley exception site, a planning application is expected May 2015 and determined by October 2015. There is currently an application for 39 homes at Chinnor Garden Centre, Chinnor (planning ref. P14/S3987/FUL) and 74 homes at Hadden Hill, Didcot (planning ref. P14/S4066/FUL), with planning decisions expected within the next few months. Both of these sites are currently controlled by a house builder and have been considered as part of the deliverable supply at April 2015.

23. In summary, there is a deliverable housing supply of 1,957 homes in the Didcot area and 2,324 homes in the Rest of District area. The housing trajectory at the back of this document sets out the expected deliverable rate for each site and their projected delivery over the remaining plan period (Appendix A).

Table 4 – Deliverable housing land supply at April 2015 (supply over April 2015 and March 2020)

	Didcot Area	Rest of District Area
Small sites (90% of permissions)	64	423
Large sites currently under construction	1,099	194
Large sites with full planning permission		118
Large sites with Permitted Development Order		44
Large sites with outline planning permission		175
Large sites with resolution to grant planning permission		166
C2 Residential care uses with extant planning permission		105
Remaining Core Strategy housing allocations	720	355
Remaining allocations made in neighbourhood plans		420
Advance stages of discussion – exception site at Wheatley		50
Advance stages of discussion – sites from emerging neighbourhood plans		235
Advance stages of discussion – sites with submitted planning application	74	39
I. Total	1,957	2,324

Assessment of five year housing land supply

24. Following the assessment made in this paper, as at April 2015, a five year housing land supply cannot be demonstrated in the Didcot area, however, the requirement is met in the Rest of District area:
- The Didcot area has 4.0 years of deliverable housing land supply
 - The Rest of District area has 9.0 years of deliverable housing land supply

Table 5 – Assessment of five year housing land supply (position at April 2015)

	Didcot Area	Rest of District Area	Calculations
J. Housing land supply	4.0	9.0	$1 / (H / 5)$

Strategic Housing Market Assessment and the review of the Local Plan

25. The Core Strategy was adopted in December 2012 and is an up to date and NPPF compliant local plan for South Oxfordshire. After the core strategy was adopted the Council agreed under the Duty to Cooperate to work with the other authorities in Oxfordshire to update our evidence base, in particular the Strategic Housing Market Assessment (SHMA) which is evidence that needs to be prepared on a county wide basis. This work was particularly necessary to enable other authorities to progress their local plans to examination. The SHMA timescales are different to the Core Strategy and provide forecasts for the period 2011 to 2031. The SHMA identifies housing needs across Oxfordshire, which corresponds to the Housing Market Area, and an Objectively Assessed Need for South Oxfordshire as being within the range of 725 – 825 homes per annum.

26. The SHMA provides new evidence for a Local Plan review but it is not appropriate to apply the output earlier as it has not been tested at examination or moderated against constraints. A core principle of the NPPF is that planning should be genuinely plan led, empowering local people to shape their surroundings and that plans should be genuinely plan led, empowering local people to shape their surroundings and that plans should be kept up to date and be based on joint working to address larger than local issues. National Planning Practice Guidance is clear that any overall constraints or limitations to supply need to be investigated and address larger than local issues. National Planning Practice Guidance is clear that any overall constraints or limitations to supply need to be investigated and addressed when bringing evidence bases together within Development Plans (paragraph ID: 2a-005). Also that the weight given to new assessments of housing need should take account of the fact they have not been tested or moderated against relevant constraints (paragraph ID: 3-030).
27. The Council believe that it would be inappropriate to have a situation where having prepared an up to date Local Plan, and then followed a process to keep that plan up to date that an authority should be taken out of a plan led system. Such an approach would undermine the planning system and cannot be the intention of national policy.
28. As soon as the SHMA was completed in April 2014, the Council recognised that it would need to prepare a review of its Core Strategy and to consider how to make provision for an appropriate level of housing in the district reflecting the new Objectively Assessed Need in the SHMA. An Issues and Scope consultation was held in June 2014 and a Refined Options consultation in February 2015. This new Local Plan 2031 seeks to establish the appropriate level of housing provision in South Oxfordshire having regard to any relevant constraints and where the additional housing should go. The new Local Plan will not remove allocations already made and is not seeking to establish a completely different strategy from that in the Core Strategy which already makes provision for a substantial part of the housing requirement. A further consultation on the Preferred Options is planned for the second half of this year with continued progress to submission of the Local Plan 2031 in August 2016.
29. In December 2014, the Government issued a Ministerial Letter to the Planning Inspectorate in order to ensure that their policy position on emerging evidence in SHMAs is clear. This letter states that:

"... SHMA is the first stage in developing a Local Plan and comprises important new evidence that will where appropriate prompt LPAs to review their housing requirements. LPAs are expected to actively consider this new evidence over time and where after a reasonable period they do not, Inspectors could justifiably question the approach to Housing Land Supply. However, a SHMA is untested and should not automatically be seen as a proxy for a final housing requirement and does not itself invalidate the housing numbers in existing Local Plans. LPAs need to consider the SHMA carefully and take adequate time to consider constraints and to consider co-operation with neighbouring planning authorities."
30. The Council's position is that it is taking reasonable action to update its local plan and it is not appropriate to use the new SHMA figures for the purpose of calculating a 5 year housing land supply requirement at the time of this paper.

Ring fencing of homes at Didcot

31. The encouragement of growth at Didcot is a long standing policy commitment for the Council. The transformation of Didcot and the town's key role in the Science Vale area continues to be a key part of the vision and strategy within the emerging Local Plan 2031. The Oxfordshire Strategic Economic Plan (March 2014) also seeks to focus growth around the knowledge spine which runs through the centre of the County from Didcot and Science Vale Oxford in the South to Bicester in the North. The Council working with other Oxfordshire authorities has secured substantial funding to help support economic development and essential infrastructure for this strategy through the government's City Deal programme. Coordinating and delivering such a step change in economic growth is a complex and time consuming task involving a number of partner organisations, but there is now clear evidence that elements of the strategy are being successfully achieved.
32. Since the adoption of Core Strategy, housing completions have steadily increased year on year. It is anticipated that delivery on Didcot sites will maintain its momentum delivering over its annual requirement over the next few years.
33. The disaggregated approach to housing supply is an adopted policy approach in an up to date local plan. The Council continue to believe that this disaggregated approach to housing supply in South Oxfordshire with two housing supply areas and ring fencing the housing requirements to each area as set out in recently adopted South Oxfordshire Core Strategy is a necessary and appropriate strategy to ensure that our strategic objectives for the Didcot area are met.

Addressing Housing Shortfall in Didcot

34. To deliver the level of growth put forward in the adopted core strategy, Didcot is reliant on the timely progress and delivery of several strategic housing sites allocated in the area. Past under delivery and the 20% buffer requirement has resulted in a significant shortfall of housing against the area's five year housing requirement
35. Over the last year we have seen a significant increase in housing delivery at Didcot as was anticipated in the core strategy trajectory. The Council remains committed to its efforts to bring forward the commencement and delivery of strategic housing sites. We will continue to work with relevant agents, and house builders to secure this. South Oxfordshire together with Vale of White Horse District Council has established a joint project team to prepare a joint Science Vale Area Action Plan (AAP) and to focus on delivery and master planning of strategic sites and key infrastructure, ensuring development in the area can come forward without delay.

Appendix A

South Oxfordshire Housing Trajectory (April 2015)

Site Name	Assessment Area	Known completions (1 April to 31 March)				Projected delivery for remaining plan period (1 April to 31 March)															
		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Small sites (<10 homes) – 90% of existing permissions	Didcot	15	9	3	18	13	13	13	13	13											
Small sites (<10 homes) – 90% of existing permissions	Rest of District	115	102	74	74	85	85	85	85	85											
Didcot, Great Western Park	Didcot	110	204	232	372	193	193	193	193	193	193	193	83								
Didcot, Land at Park Road (part of GWP allocation)	Didcot				20	44	45	45													
Didcot North East (greenfield neighbourhood)	Didcot							175	175	175	175	175	175	175	175	175	175	180			
Didcot, Ladygrove East	Didcot							65	65	65	65	65	65	65	65	65	57				
Didcot, Hadden Hill	Didcot									74											
Cholsey, Land off Papist Way & Reading Road	Rest of District		13																		
Thame United Football Club, Windmill Road	Rest of District	87	12																		
Crowmarsh, Walter Wilder & Lister Wilder Works	Rest of District	2	41																		
Cholsey, Windmill Close, Towersey	Rest of District		-3																		
Chinnor Cement Works	Rest of District	95	16	54	13																
Goring, Icknield Road	Rest of District			19																	
Cholsey, Fairmile Hospital	Rest of District	84	82	102	86																
Thame, 17 Thame Park Road (Memec)	Rest of District					35															
Goring, Icknield Place	Rest of District				20	20															
Aston Rowant, Bakers Piece House, Bakers Piece, Kingston Blount	Rest of District				10	5															
Wallingford Habitat Site, Hithercroft Ind Estate, Moreton Avenue	Rest of District					14	40	40	40												
Thame, Angus House, Thame Park Road	Rest of District							27													
Henley, Market Place Mews	Rest of District						14														
Henley, Townlands Hospital	Rest of District						45														
Woodcote, Former Bus Depot, Long Toll (NP Site 18)	Rest of District					5	9														
Thame, Land off Jane Morbey Road (NP Site D) - 18 homes	Rest of District					18															
Thame, Land off Jane Morbey Road (NP Site D) - 175 homes	Rest of District						25	55	55	40											
Crowmarsh, Mongwell Park (Carmel College)	Rest of District						16	50	50	50											
Thame, Angus House, Wenman Road, Thame	Rest of District					44															
Wallingford Greenfield Neighbourhood, Slade End Farm (CS Site B)	Rest of District						65	70	70	70	70	70	70	70							
Wallingford, CABI Nosworthy Way	Rest of District							40	40												
Woodcote, Chiltern Rise Cottage and surrounding land (NP Site 1)	Rest of District							5	19												
Woodcote Garden Centre, Reading Road (NP Site 2)	Rest of District									9											
Woodcote, Former Reservoir Site, Greenmore (NP 16)	Rest of District								5	15											
Woodcote, The Smallholding, Land at the end of Wood Ln (NP Site 19)	Rest of District									9											
Thame Neighbourhood Plan Site F - 203 homes	Rest of District							25	50	50	50	28									
Thame Neighbourhood Plan Site C - 187 homes	Rest of District								37	50	50	50									
Thame Neighbourhood Plan Land at The Elms - 37 homes	Rest of District								17	20											
Thame Neighbourhood Plan, The Cottage - 9 homes	Rest of District									9											
Henley, Land West of Fair Mile (JHHNP, Site A)	Rest of District								20	20											
Henley, Mill Lane, former Jet Garage (JHHNP Site H)	Rest of District								20	35											
Harpsden, Highlands Farm (JHHNP, Site M)	Rest of District								20	70	50										
Wheatley, Land North of London Road (Exception Site)	Rest of District									50											
Henley, C2s: Townlands Community Hospital - 64 beds	Rest of District							48													
Whitchurch, C2s: Eastfield House, Eastfield Lane - 16 beds	Rest of District									12											
Chinnor, C2s: Land of Kiln Avenue - 60beds	Rest of District									45											
Chinnor Garden Centre, Thame Road	Rest of District									39											

Notes: The following sites have been excluded from the above trajectory: Orchard Centre Phase 2 (200 homes), Vauxhall Barrack (300 homes), Didcot Gateway Site (300 homes), Land at Didcot A (100-300 homes), Thame NP other sites (126 homes), JHHNP other sites (215 homes) and other larger villages (1,078 homes) as it was unclear at the time of writing when these sites would come forward for development (they remain part of South Oxfordshire's developable housing land supply).

Appendix B

Additional information on the assessment of large housing sites

Site Name	Assessment Area	Parish	Planning application / plan references	Status
Didcot, Great Western Park	Didcot	Didcot	P02/W08480; varies RMs	Under construction
Didcot, Land at Park Road (part of GWP allocation)	Didcot	Didcot	P10/W1959	Under construction
Didcot North East (greenfield neighbourhood)	Didcot	Didcot	CSDID3	Local Plan allocation / under discussion
Didcot, Ladygrove East	Didcot	Didcot	P00/W0626/O; CSDID3	Local Plan allocation / under discussion
Didcot, Hadden Hill	Didcot	Didcot	P14/S4066/FUL	Application Submitted / under discussion
Cholsey, Land off Papist Way & Reading Road	Rest of District	Cholsey	P07/W0875	Completed
Thame United Football Club, Windmill Road	Rest of District	Thame	P10/E0649/RM	Completed
Crowmarsh, Walter Wilder & Lister Wilder Works	Rest of District	Crowmarsh	P10/W1781/EX	Completed
Cholsey, Windmill Close, Towersey	Rest of District	Cholsey	P11/E1830	Completed
Chinnor Cement Works	Rest of District	Chinnor	P13/S1237/EX	Completed
Goring, Icknield Road	Rest of District	Goring	P11/W1724	Completed
Cholsey, Fairmile Hospital	Rest of District	Cholsey	P09/W1313	Completed
Thame, 17 Thame Park Road (Memec)	Rest of District	Thame	P11/WE1862	Under construction
Goring, Icknield Place	Rest of District	Goring	P11/S0098	Under construction
Aston Rowant, Bakers Piece House, Bakers Piece, Kingston Blount	Rest of District	Aston Rowant	P13/S2132/FUL	Under construction
Wallingford Habitat Site, Hithercroft Ind Estate, Moreton Avenue	Rest of District	Wallingford	P13/S3451/FUL	Under construction
Thame, Angus House, Thame Park Road	Rest of District	Thame	P14/S1156	Full permission
Henley, Market Place Mews	Rest of District	Henley	P10/E1127/EX	Full permission
Henley, Townlands Hospital	Rest of District	Henley	P12/S1424/FUL	Full permission
Woodcote, Former Bus Depot, Long Toll (NP Site 18)	Rest of District	Woodcote	P14/S2440/FUL	Full permission
Thame, Land off Jane Morbey Road (NP Site D) - 18 homes	Rest of District	Thame	P13/S1481/O; P14/S2001/RM	Full permission
Thame, Land off Jane Morbey Road (NP Site D) - 175 homes	Rest of District	Thame	P13/S2330/O	Outline permission
Crowmarsh, Mongwell Park (Carmel College)	Rest of District	Crowmarsh	P11/W2357	Resolution - Outline permission
Thame, Angus House, Wenman Road, Thame	Rest of District	Thame	P13/S3023/PDO	Permitted Development Order (started)
Wallingford Greenfield Neighbourhood, Slade End Farm (CS Site B)	Rest of District	Wallingford	P11/W0552/O; P14/S2860/O	Local Plan allocation / under discussion
Wallingford, CABI Nosworthy Way	Rest of District	Crowmarsh	P12/S0436	Local Plan allocation / under discussion
Woodcote, Chiltern Rise Cottage and surrounding land (NP Site 1)	Rest of District	Woodcote	P15/S1009/FUL	Neighbourhood Plan allocation / under discussion
Woodcote Garden Centre, Reading Road (NP Site 2)	Rest of District	Woodcote	WNP_2	Neighbourhood Plan allocation / under discussion
Woodcote, Former Reservoir Site, Greenmore (NP 16)	Rest of District	Woodcote	WNP_16	Neighbourhood Plan allocation / under discussion
Woodcote, The Smallholding, Land at the end of Wood Ln (NP Site 19)	Rest of District	Woodcote	WNP_19	Neighbourhood Plan allocation / under discussion
Thame Neighbourhood Plan Site F - 203 homes	Rest of District	Thame	P14/S381/FUL	Neighbourhood Plan allocation / under discussion
Thame Neighbourhood Plan Site C - 187 homes	Rest of District	Thame	TNP_C	Neighbourhood Plan allocation / under discussion
Thame Neighbourhood Plan Land at The Elms - 37 homes	Rest of District	Thame	TNP_The_Elms	Neighbourhood Plan allocation / under discussion
Thame Neighbourhood Plan, The Cottage - 9 homes	Rest of District	Thame	THP The Cottage	Neighbourhood Plan allocation / under discussion
Henley, Land West of Fair Mile (JHHNP, Site A)	Rest of District	Henley	JHHNP_A	Neighbourhood Plan allocation / under discussion
Henley, Mill Lane, former Jet Garage (JHHNP Site H)	Rest of District	Henley	JHHNP_H	Neighbourhood Plan allocation / under discussion
Harpsden, Highlands Farm (JHHNP, Site M)	Rest of District	Harpsden	JHHNP_M	Neighbourhood Plan allocation / under discussion
Wheatley, Land North of London Road (Exception Site)	Rest of District	Wheatley	n/a	Exception Site / under discussion
Henley, C2s: Townlands Community Hospital - 64 beds	Rest of District	Henley	P12/S1424/FUL	C2 Full permission
Whitchurch, C2s: Eastfield House, Eastfield Lane - 16 beds	Rest of District	Whitchurch	P11/S0126	C2 Full permission
Chinnor, C2s: Land of Kiln Avenue - 60beds	Rest of District	Chinnor	P14/S2354/FUL	C2 Full permission
Chinnor Garden Centre, Thame Road	Rest of District	Chinnor	P14/S3987/FUL	Application submitted / under discussion

Additional information of the assessment of large housing sites

Site Name	Secured full permission	Controlled by house builder	Economically viable	Started development	Comments	Agents / developer contacted
Didcot, Great Western Park	Yes	Yes	Yes	Yes	Site is currently under construction. There are no known issues which may affect development.	Taylor Wimpey
Didcot, Land at Park Road (part of GWP allocation)	Yes	Yes	Yes	Yes	Site is currently under construction. There are no known issues which may affect development.	n/a
Didcot North East (greenfield neighbourhood)	No	Partly	Yes	No	The agent anticipate development to start June 2016, with delivery of between 150 to 200 homes per annum after commencement. Part of site is controlled by Croudance Homes. Pre application work is progressing – SODC have prepared a position statement and a draft masterplan for the site with an application expected over the summer of 2015. Infrastructure requirements are the subject of continuing discussion between the parties and there is no signed s106 at the time of the assessment.	Woolf Bond
Didcot, Ladygrove East	No	No	Yes	No	The agent acknowledged there has been delay on the delivery of the site, but anticipate planning consent within 2015 and expect delivery to commence during 2017, with delivery of around 65 homes per annum after commencement. Discussions on a revised scheme and agreements are ongoing. Transport / highway contributions have been highlighted as possible issues which could affect the viability of the scheme (with the negotiation of a link road through the site having been the cause of the delay). However, this is expected to be resolved imminently with work progressing with the county council to secure funding and design for the link road through the site.	Lambert Smith Hampton
Didcot, Hadden Hill	No	Yes	Yes	No	An application for 74 homes has been submitted late 2014, the application is expected to be determined July / August 2015. The site is currently controlled by Bovis homes. There are no known issues which may affect housing development. The Council expects all 74 to be delivered within the next five years.	Bovis Homes
Thame, 17 Thame Park Road (Memec)	Yes	Yes	Yes	Yes	Site is currently under construction. There are no known issues which may affect development.	Croudace Homes
Goring, Icknield Place	Yes	Yes	Yes	Yes	Site is currently under construction. There are no known issues which may affect development.	n/a
Aston Rowant, Bakers Piece House, Bakers Piece, Kingston Blount	Yes	Yes	Yes	Yes	Site is currently under construction. There are no known issues which may affect development.	n/a
Wallingford Habitat Site, Hithercroft Ind Estate, Moreton Avenue	Yes	Yes	Yes	Yes	DWH confirmed development has already began on the site, around 40 homes are expected to be completed on the site each year.	David Wilson Homes
Thame, Angus House, Thame Park Road	Yes	Yes	Yes	No	Development on the site is expected to start in 2015/16, following the completions of the 44 homes being converted under permitted development on the same site (P13/S3023/PDO).	n/a
Henley, Market Place Mews	Yes	No	Yes	No	The agent anticipates development to start early 2016, with all 14 homes built within two years. It is noted delivery may be delayed by S237 requirements on the site, but development should still occur within the next five years.	Hawes Price Planning
Henley, Townlands Hospital	Yes	Yes	Yes	No	The agent anticipates development to start early 2016, with all 45 dwellings delivered within the year.	Amber infrastructure
Woodcote, Former Bus Depot, Long Toll (NP Site 18)	Yes	No	Yes	No	Full planning permission was granted for the development. The parish council expects all 14 homes to be delivered within the next five years.	Woodcote Parish Council
Thame, Land off Jane Morbey Road (NP Site D) - 18 homes	Partly	No	Yes	No	The site currently has full planning permission for 18 homes and outline permission for 175 homes.	Nexus Planning
Thame, Land off Jane Morbey Road (NP Site D) - 175 homes	No	Yes	n/a	No	The agent anticipate development to start in 2015/16, with delivery of around 55 per annum after commencement.	
Crowmarsh, Mongwell Park (Carmel College)	Yes	Yes	Yes	Yes	There is currently a resolution to grant planning permission for the site subject to s106. The agent anticipates development to start May 2015, with an average delivery rate of 50 homes per annum. The site is currently controlled by Comer Homes. The agent commented that the s106 is due to be signed shortly (although the viability assessment submitted with application concluded that scheme could not afford any contributions / affordable housing).	Savills
Thame, Angus House, Wenman Road, Thame	No	No	Yes	No	Site is currently under construction. There are no known issues which may affect development.	JPPC
Wallingford Greenfield Neighbourhood, Slade End Farm (CS Site B)	No	Yes	Yes	No	The agent confirmed pre-application work is currently underway, with a detailed application expected over the summer of 2015 and decision by November 2015, with delivery of around 70 homes per annum after commencement.	Roger Miles
Wallingford, CABI Nosworthy Way	No	No	Yes	No	The agent confirmed the "Care Village" scheme which obtained planning permission in January 2014, has now been replaced by a market / affordable scheme of 80 to 100 homes being delivered by Cala Homes. An application is expected in Spring 2015, with the proposal delivered within the following two years.	Nigel Moor Planning
Woodcote, Chiltern Rise Cottage and surrounding land (NP Site 1)	No	No	Yes	No	An application has been submitted for the site, subject to planning, all 24 homes will be delivered in the next five years.	Woodcote Parish Council
Woodcote Garden Centre, Reading Road (NP Site 2)	No	No	Yes	No	The land owners are currently talking to Lytle Associates Architects, a memorandum of understanding was signed confirming their intention to sell or develop the site for housing. Subject to planning, all 9 homes is expected to be delivered within the next five years.	Woodcote Parish Council
Woodcote, Former Reservoir Site, Greenmore (NP 16)	No	No	Yes	No	A memorandum of understanding was signed confirming their intention to sell or develop the site for housing. Subject to planning, all 20 homes is expected to be delivered within the next five years.	Woodcote Parish Council
Woodcote, The Smallholding, Land at the end of Wood Ln (NP Site 19)	No	Yes	Yes	No	A memorandum of understanding was signed confirming their intention to sell or develop the site for housing. Subject to planning, all 9 homes is expected to be delivered within the next five years.	Woodcote Parish Council
Thame Neighbourhood Plan Site F - 203 homes	No	No	Yes	No	An application has been submitted for the site, with the decision expected by end of 2015. The site is currently controlled by Bloor Homes. Development is expected to commence in 2016/17, with delivery of around 50 homes per annum after commencement.	Savills
Thame Neighbourhood Plan Site C - 187 homes	No	Yes	Yes	No	The agent anticipate development to start in 2017/18, with delivery of around 50 homes per annum after commencement.	Nexus Planning
Thame Neighbourhood Plan Land at The Elms - 37 homes	No	No	Yes	No	The agent anticipate planning decision by May 2015 and development to start in 2017/18, with all 37 homes to be delivered within the next five years.	Barton Willmore
Thame Neighbourhood Plan, The Cottage - 9 homes	No	No	Yes	No	An application is expected imminently, with work likely to start 2016/17 and all 9 homes delivered within the next five years.	n/a
Henley, Land West of Fair Mile (JHHNP, Site A)	No	No	Yes	No	Subject to the neighbourhood plan being "made" by the end of 2015 – the agent has confirmed its intention to secure planning permission within the next 12 months, with all 40 homes to be delivered within the next five years.	CgMS Consulting
Henley, Mill Lane, former Jet Garage (JHHNP Site H)	No	Yes	Yes	No	An application has been submitted to SODC, with the decision expected by October 2015. The site is on brownfield land. The agent indicated development is expected to start in 2017/18, with all 55 homes to be delivered within the next five years.	Nathanial Lichfield & Partners
Harpsden, Highlands Farm (JHHNP, Site M)	No	Yes	Yes	No	Pre application discussion is expected in May 2015, with a planning application submitted over the summer of 2015. The site is on brownfield land. The site is currently controlled by house builder Crest Nicholson, who have indicated previously development is likely to commence towards the end of 2016. The Council expects all 140 to be delivered within the next five years.	n/a
Wheatley, Land North of London Road (Exception Site)	Yes	Yes	Yes	No	Wheatley Parish Council have agreed in principle that the site should be promoted as an exception site for housing development, an application is expected by the end of May 2015 by Taylor Wimpey, with all 50 homes delivered within the next five years.	Wheatley Parish Council & Taylor Wimpey
Henley, C2s: Townlands Community Hospital - 64 beds	Yes	Yes	Yes	No	C2 development for 64 bed spaces. The agent indicated the care home will be delivered by the end of 2016.	Amber Infrastructure
Whitchurch, C2s: Eastfield House, Eastfield Lane - 16 beds	Yes	Yes	Yes	No	C2 development for 16 bed spaces. The agent indicate the development will be delivered by end of 2019.	Greystone UK
Chinnor, C2s: Land of Kiln Avenue - 60beds	No	Yes	Yes	No	C2 development for 60 bed spaces. The development has full planning permission and it is expected to be delivered within the next five years.	n/a
					An application for 39 homes has been submitted late 2014, the application is expected to be determined June 2015. The site is currently controlled by Bellway homes. There are no known issues which may affect housing development. The site is on brownfield land. The Council expects all 39 to be delivered within the next five years.	Bellway Homes