



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

March-July 2011

Contents

- 1. Introduction** **2**
- 2. Context** **3**
- 3. Methodology** **4**
 - STAGE 1 PLANNING THE ASSESSMENT 5
 - STAGE 2 DETERMINING WHICH SOURCES OF SITES WILL BE INCLUDED IN THE ASSESSMENT 5
 - STAGE 3 DESKTOP REVIEW OF EXISTING INFORMATION 6
 - STAGE 4 DETERMINING WHICH SITES AND AREAS WILL BE SURVEYED 7
 - STAGE 5 CARRYING OUT THE SURVEY 8
 - STAGE 6 ESTIMATING THE HOUSING POTENTIAL OF EACH SITE AND STAGE 7 ASSESSING WHEN AND WHETHER SITES ARE LIKELY TO BE DEVELOPED 9
 - STAGE 8 REVIEW OF THE ASSESSMENT 10
 - STAGE 9 IDENTIFYING AND ASSESSING THE HOUSING POTENTIAL OF BROAD LOCATIONS (WHERE NECESSARY) 10
 - STAGE 10 DETERMINING THE HOUSING POTENTIAL OF WINDFALL (WHERE JUSTIFIED) 10
- 4. Findings - sites already in the planning process** **11**
- 5. Findings - Other sites identified** **11**
 - SITES WITHIN EXISTING BUILT UP AREAS 12
 - AREAS ADJOINING BUILT UP AREAS 14
 - LAND IDENTIFIED AS SUITABLE AND AVAILABLE FROM THE ASSESSMENT 16
 - ~~DETERMINING THE HOUSING POTENTIAL OF BROAD LOCATIONS~~ 17
- 6. Conclusion and relationship to the Core Strategy** **19**
- 7. Next steps** **20**
 - GLOSSARY 21

1. Introduction

- 1.1 This Assessment will be a component of the evidence base for the Local Development Framework (LDF) and is set out as a requirement in PPS3 to support the delivery of sufficient land for housing to meet the community's needs for more homes. It will support the development of our core strategy and site allocations development plan document.
- 1.2 We will regularly update this and it is a live document.
- 1.3 The primary role of the Strategic Housing Land Availability Assessment (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 It is through the core strategy and the site allocations DPDs that we will decide which sites to allocate for development. 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 set in the core strategy.
- 1.6 We consulted on our preferred options for the core strategy in Spring 2009. The council ~~published~~ **submitted** their ~~Proposed~~ Submission Core Strategy in ~~December 2010~~ **March 2011**, which has identified strategic sites for housing in the towns and our overall strategy for the distribution of housing development ~~in the rest of the district~~. Smaller sites, including those in the larger villages will be allocated through our Site Allocations DPD. For further information visit www.southoxon.gov.uk/corestrategy and www.southoxon.gov.uk/siteallocations.
- 1.7 The assessment does not take into account sustainability appraisals or stakeholder representations on particular sites. That will be done through the development plan process.
- 1.8 In this document we refer to the Site Allocations DPD 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 Site Allocations DPD encompasses whatever planning document supersedes it.

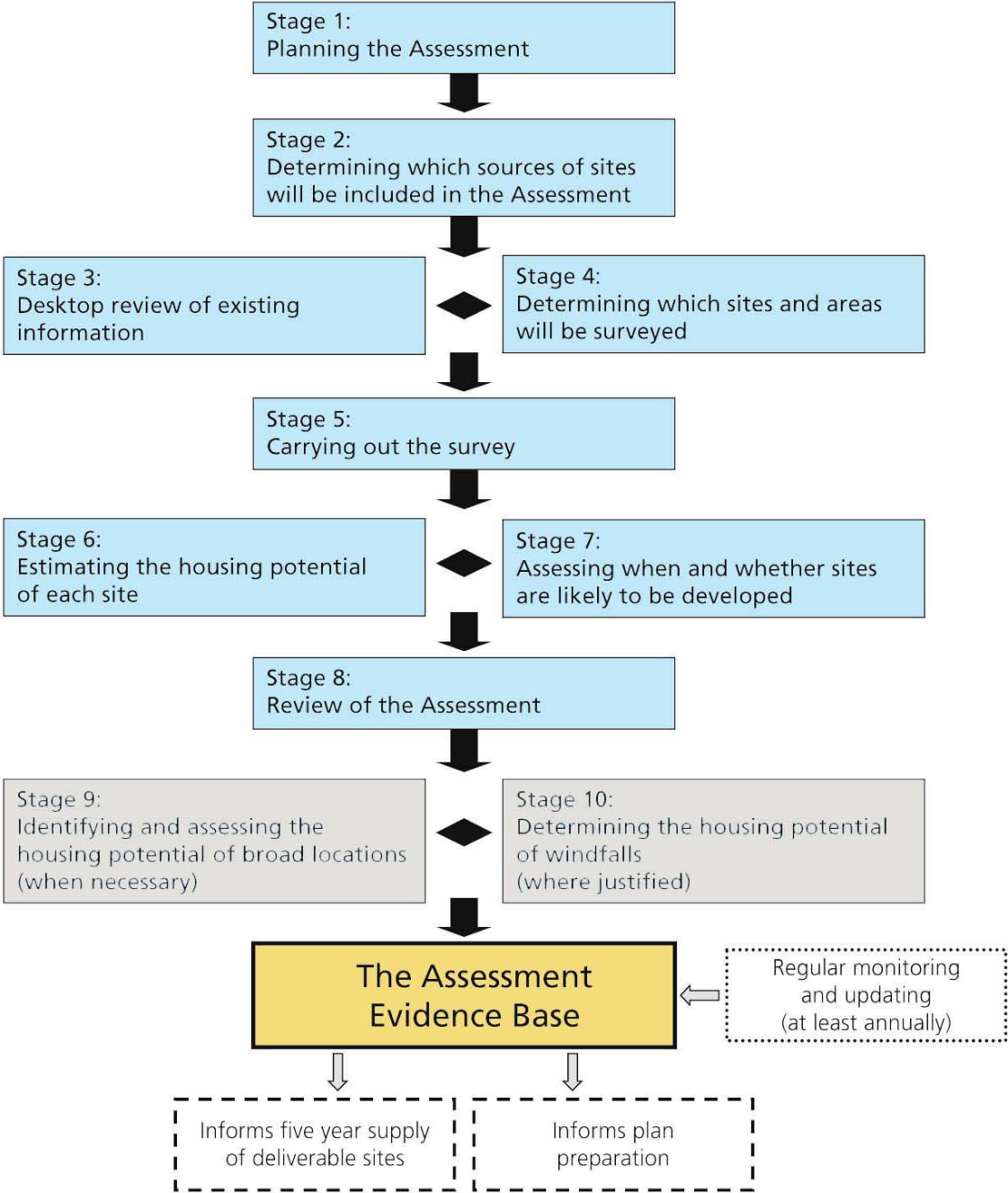
2. Context

- 2.1 We are in the process of preparing a LDF for South Oxfordshire, which will eventually replace the South Oxfordshire Local Plan 2011. A strong emphasis when developing the LDF is ensuring that there is sound evidence to support any decisions made. The allocation of future land for housing will be a very important role for the core strategy and site allocations DPDs. This study provides technical information on what land may be available and suitable for housing. Identifying land suitable and available for development is essential in underpinning our housing distribution strategy. We have used the SHLAA to inform the strategy we are putting forward in our LDF.
- 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 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 LDF are met and a rolling five year land supply is maintained.
- 2.3 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.
- 2.4 The core strategy and site allocations DPDs need to identify sites to meet the housing targets set out in the core strategy. These targets can be found in the core strategy at www.southoxon.gov.uk/corestrategy. This assessment will provide information, which we will develop and use to make decisions through the core strategy and Site Allocations DPD.
- 2.5 Infrastructure and services are obviously vital when looking at the development of 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 core strategy and site allocations DPDs.

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. It is not possible to carry out an assessment for the whole of Oxfordshire at the same time though due to the differing timescales of each authority. One local planning authority is already close to completing its Assessment. However, we are all working very closely together to ensure our methodologies are as consistent as possible and the information can then be aggregated to the Oxfordshire level. We are holding regular SHLAA group meetings with representatives from Oxfordshire County Council, Cherwell District Council, Vale of White Horse District Council, West Oxfordshire District Council and Oxford City Council.
- 3.5. We will involve stakeholders during the SHLAA process as recommended in the guidance. We will notify key stakeholders and publish this draft methodology on our website. As part of our joint working the SHLAA group members will be able to act as critical friends both for the draft methodologies and the initial findings. We are investigating the setting up of an Oxfordshire board (including representatives from the HBF, local agents etc) that would be able to advise on the viability of identified sites.
- 3.6. Officers in the Planning Policy team will lead the project, but will also involve officers from other teams including Development Control officers, Design and Conservation, Corporate Development, Economic Development and Housing. We will draw on relevant external expertise where necessary.
- 3.7. 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

- 3.8. Table 2-1 reflects the sources set out in figure 4 of the Practice Guidance published in 2007.

TABLE 2-1: 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 will be 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 will be assessed.
Unimplemented/outstanding planning	These are all tracked on the Planning

permissions for housing	Policy Monitoring System (PPMS). We will collate 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 PPMS. We will collate information on anticipated date of completion.
Sites not currently in the planning process	SODC Approach
Vacant and derelict land and buildings	Include if above threshold of 10+ homes.
Surplus public sector land	Include 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	Include if above threshold of 10+ homes.
Additional housing opportunities in established residential areas, such as under-used garage blocks	Include if above threshold of 10+ homes.
Large scale redevelopment and re-design of existing residential areas	Include if suggested by developers/landowners.
Sites in rural settlements and rural exception sites	We will assess land immediately adjoining the selected settlements within the study area.
Urban extensions	We will assess land immediately adjoining the selected settlements within the study area.
New free standing settlements	Not included as no need has been identified in the Regional Spatial Strategy.

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

STAGE 3 DESKTOP REVIEW OF EXISTING INFORMATION

3.10. Table 3.2 outlines the data sources that we will use to identify sites.

TABLE 3.2: SOURCES OF INFORMATION

Sites in the planning process	
Site allocations, planning permissions, development briefs, dwelling starts and completions	As explained in table 2.1 we are 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 will use the findings to inform the current study.
Housing Capacity Study 2002	As above.
Employment Land Review August 2007 (and update in 2008)	This assesses all employment sites of over 0.25ha, which we will incorporate

	into the assessment.
PPG17 study	This assesses the public open space and recreational facilities, which we will incorporate into the assessment.
Register of Surplus Public Sector Land	We will consult the register for suitable land.
Planning application refusals and informal inquiries	We will collect information from development management colleagues on sites where developments have been refused and/or discussed.
Sites Submitted for potential development	As part of our work on the Site Allocations DPD we invited the submission of potential sites for housing development. These continue to come forward and we update them on our interactive website map.
Ordnance survey and aerial photographs	Before we start site visits in a particular area we will use maps and aerial photographs to identify any suitable land.

STAGE 4 DETERMINING WHICH SITES AND AREAS WILL BE SURVEYED

- 3.11. Sites identified in the desktop review will be mapped, visited and assessed by filling in a pro forma. In order to make the assessment manageable sites will only be considered if they have a capacity for 10 homes or more. We will not fill in a pro forma for sites where construction is already underway as the site is clearly deliverable.
- 3.12. We will undertake site surveys to identify further sites with potential for housing development which were not identified by the desktop reviews. This will be a street by street assessment on the ground in the built up areas and areas adjoining the built up area.
- 3.13. 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 will not be feasible to survey every single settlement.
- 3.14. We will therefore concentrate the assessment on land in and immediately adjoining settlements identified in the core strategy. These include:

Towns	Didcot, Henley, Thame, Wallingford
Larger Villages	Benson, Berinsfield, Chalgrove, Cholsey, Crowmarsh Gifford, Dorchester, Goring, Horspath, Sonning Common, Watlington, Wheatley, Woodcote
Land immediately adjoining Oxford (near Barton)	

- 3.15. When we have completed the survey we will assess whether it is necessary to look at any additional settlements. However, it is unlikely that the smaller settlements would be suitable locations for sites of 10 or more dwellings.
- 3.16. Areas we will exclude from the survey include:
- 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 has been identified as surplus by the PPG17 study)
 - sites in the open countryside not adjoining the towns or larger villages
 - greenfield land completely within in flood zone 3
- 3.17. We will not examine the potential for piecemeal redevelopment of housing and gardens, unless the sites have been submitted, as it is not considered that the developability and capacity of such areas can be established with any accuracy.

STAGE 5 CARRYING OUT THE SURVEY

- 3.18. We will carry out detailed settlement surveys in and around the towns and sustainable villages listed in paragraph 3.14 above.
- 3.19. The criteria we will use to identify further sites through the survey is taken 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
- 3.20. We will complete a pro forma for each site which will 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 would seem more sensible to assess when and whether sites are likely to be deliverable/developable **before** the housing potential is estimated. If sites are clearly unsuitable we will not consider them as a deliverable site and therefore the housing potential figures would have 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 will include sections on:
- Suitability for housing – policy restrictions, physical problems or limitations, potential impacts, the environmental conditions
 - Availability for housing – whether a site has 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 will be categorised as not suitable in principle.
- 3.25. In assessing whether a site is suitable in principle against the criteria included we will make some exceptions. These are:
- If a site is grade 2 agricultural land this will not preclude it from being suitable in principle
 - If a site is in a village that is completely covered by an Area of Outstanding Beauty or Green Belt designation, so that the entire site falls within it, they will not be discounted in terms of suitability. This is because the principle of allocating sites in these areas has been put forward as part of the core strategy.
 - If a site is partially within flood zone 2 and/or 3 or a conservation area a value judgement will be made on whether this results in the site being unsuitable in principle. As a general rule this has been based around the amount of area in the flood zone and the location of this area on the site.
- 3.26. We will contact those who have submitted sites as potential housing sites (and that are within the study area) to get more details on the suitability, availability and achievability of the sites. The Oxfordshire Board may be able to provide expert advice on this.

STAGE 8 REVIEW OF THE ASSESSMENT

3.27. Once we have completed the survey work, we will collate the findings and maps into the main document to be updated annually.

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

3.28. We ~~will~~ have prepared a ~~s~~Submission ~~e~~Core ~~s~~Strategy (March 2011) and will prepare a preferred options Site Allocations document in April 2012 – July 2014 (as detailed in the approved Local Development Scheme 2010-2013). Given the shortage of brownfield sites in the district we are aware we will need to allocate specific greenfield sites for development. We will therefore concentrate the assessment on identifying specific sites. ~~However, we have also allowed for a small allowance for broad locations in the land supply for years 11-15 of the core strategy. Therefore, this report will also assess the potential of these locations in supplying housing in the future.~~

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

3.29. PPS3 states that allowance for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In line with this guidance we will only consider whether a windfall allowance will be appropriate after the first 10 years of land supply. This will be done looking at historic rates and coming to an informed view as to:

- whether the annual rate is likely to increase or decrease
- whether the pattern of redevelopment is likely to remain the same, grow or decline; and
- whether current market conditions are 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 in April. 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 appendices.

Sites with planning permission

- 4.3. Sites which already have permission will contribute to our land supply. We have checked deliverability and timescales of planning permissions by contacting the agents of sites of 5 or more dwellings. We have excluded 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 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 across a three year time period.
- 4.5. All this data is published annually within the 5 year land supply assessment in April. This is available at: www.southoxon.gov.uk/monitoring

5. Findings - Other sites identified

- 5.1. In line with our methodology we have 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 will not be 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 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 have followed by focusing our resources on assessing settlements where we are looking to make allocations either through the core strategy or Site Allocations DPDs. If in the future this approach changes we will re-visit the SHLAA to look at other villages.
- 5.3. Since we published the draft methodology we have done more work on assessing our settlements. We have therefore revised the list of larger villages slightly.

TABLE 4 3: LIST OF SETTLEMENTS ASSESSED IN THE SHLAA

Towns	Didcot, Henley, Thame, Wallingford
Larger villages	Benson, Berinsfield, Chalgrove, Chinnor, Cholsey, Crowmarsh Gifford, Goring, Nettlebed, Sonning Common, Watlington, Wheatley and Woodcote.

- 5.4. At this stage we have not assessed the land immediately adjoining Oxford in the Green Belt, but we have looked at land immediately adjoining Oxford outside the Green Belt.

SITES WITHIN EXISTING BUILT UP AREAS

- 5.5. Within the built up areas we used the criteria from the previous guidance by South East England Regional Assembly (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.
- 5.6. We have included any land submitted to us within the defined settlements except if the land is completely within flood zones 2 and 3.
- 5.7. We have also identified land (which has not been submitted to us) that accords with the definition in paragraph 5.5 above but excludes:

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

- 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 PPG17 study did not identify any surplus)
- 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 have been submitted to us
- employment sites, except if the principle of redevelopment has already been established (see below).

- 5.8. 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 have only included them in the study where the principle of redevelopment has already been established.
- 5.9. 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
- 5.10. 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 is not that surprising given that the majority of completions within the built up areas are 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 these types of smaller opportunities have not been assessed.
- 5.11. Table 4 4 shows the proportion of dwellings built by site size since 1996/97. In the last monitoring year, completions on small sites contributed to 50% 60% of overall completions.

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
Totals	4746 1873	3314 3395	5057 5268	43 36	57 64

*this includes both completions from allocated and unallocated sites

AREAS ADJOINING BUILT UP AREAS

- 5.12. We have included all sites submitted to us adjoining the defined settlements except if the land is completely within flood zones 2 and 3.
- 5.13. 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 has been submitted to us.
- 5.14. We have used the same exclusions as we did for the built-up areas (see paragraph 5.7). We have broken the land into practical geographical areas and filled in a pro forma for each of the areas assessed. In some cases there are clear boundaries to use such as roads but in others it is more difficult and a degree of judgement has been used. The areas of search are more difficult to determine in more spread out settlements. A maximum of 100-150 houses has been used as the upper limit for a larger village expansion. This was in accordance with the emerging strategy at the time of the assessment. ~~However, since then less land than this may be required due to the lower numbers to be allocated to the larger villages. As the assessment has tried to follow existing boundaries where appropriate, some sites may be larger than needed.~~ Some of the submitted sites are much larger than the size required for 100-150 dwellings.
- 5.15. Each settlement includes 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 have been made, which is based on existing evidence. The proformas also identify whether as a result of these constraints the site is deemed to be suitable in principle (in line with explanation in paragraph 3.26)

- 5.16. There is a separate appendix for each settlement included in the SHLAA.
- 5.17. 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 assessment in relation to policy constraints and physical limitations on and the initial assessment of the principle suitability of each site are made in the proformas. However, the detailed suitability of sites will be assessed through the core strategy and Site Allocations DPDs. The core strategy has assessed all potential sites for strategic allocations and through the Site Allocations DPD we will assess the most appropriate smaller sites in Henley, *Thame* and the Larger Villages. Sites will only be allocated for development where they are in accordance with the strategy for development set out in our core strategy or Site Allocations DPDs. This will take into account criteria such as impact on landscape, character, biodiversity, access to services and facilities and other relevant factors, which have we have not assessed at this stage. A site being identified as suitable in this SHLAA does not mean that it will be allocated in these documents. This will be assessed as part of the DPD process.
- 5.18. At present, development of sites outside of the built up area of a settlement assessed in the SHLAA would be contrary to current Local Plan policies. Until decisions are made regarding the LDF, such sites would not be compliant with our adopted development plan (at present the local plan). However, 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 LDF in the future (i.e. the Site Allocations DPD). This provides the evidence to support the overall housing strategy we are suggesting in the core strategy.
- 5.19. The availability of sites is based on whether a site has been submitted to us as part of our open call for sites that started in ~~2008~~ 2006. 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.
- 5.20. The achievability of sites is based on the information available. The majority of sites on the edge of the settlements assessed are greenfield sites and therefore if they are available there is unlikely to be serious constraints to delivery.
- 5.21. A detailed assessment of achievability at this stage has only been done for the sites adjoining the settlements for which allocations have been made in the core strategy i.e. Didcot, Wallingford and Thame. This is because this detailed work was done as part of the core strategy process. As the Site Allocations DPD is not yet underway, being programmed in the LDS to begin in 2012 with an anticipated adoption in 2016, this work has not yet been undertaken in detail for the Larger Villages and Henley. This will be done as part of this process of preparing the Site Allocations DPD. As the sites would not be

allocated for another 4-5 years 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 sites. Indeed applications for some of the sites identified in this assessment in the larger villages have already come forward in advance of the Site Allocations DPD.

- 5.22. Allocations in Henley and the Larger Villages are programmed to come forward in years 6 to ~~11~~ **15** in the core strategy trajectory. PPS3 identifies that sites in years 6-~~10~~ **15** need to be identified as 'developable', which is what this assessment has established. **To be developable PPS3 (para.56) 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 developed at the point envisaged'.**

LAND IDENTIFIED AS SUITABLE AND AVAILABLE FROM THE ASSESSMENT

- 5.23. **From the land that is considered available e.g. an intention to develop has been made and suitable in principle we have found that there is enough land to deliver the overall housing strategy put forward.**
- 5.24. The assessment has identified 284.~~6~~ hectares of land identified as suitable in principle and available in the Larger Villages, which includes some land Adjacent to Oxford (Bayswater Farm). The assessment has also identified ~~62.9~~ **63** hectares of land identified as suitable in principle and available on various sites around Henley. **This includes the Gillotts School site on which the school would need to be replaced lowering this amount slightly. This also includes Highlands Farm, which lies within the Chilterns AONB. In addition, we have identified 223 hectares of available and suitable land at Thame. This does not include the proposed greenfield allocation of 33.9ha to the northwest of Thame (THA11). It does include the Lord Williams Lower School site (THA15), which would be dependent on the suitable relocation of the school and its facilities.**
- 5.25. This demonstrates that 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 LDF in the future. This provides the evidence to support the overall housing strategy we are suggesting in the core strategy.
- 5.26. The development of these sites will be considered through the LDF process in the Site Allocations DPD, during which their acceptability will be judged by comparison with other potential sites. During this process a more detailed assessment will be made in comparison with other potential sites. Under current policies this land remains contrary to the adopted development plan and would not be permitted.

Determining the housing potential of broad locations

- 5.27. ~~The emerging core strategy makes a targeted allowance for delivery through unallocated sites. This allowance is for 10 years of the remaining 17 years of the plan period in the 'rest of district' sub region. The justification for this approach can be found in the Housing Background paper at www.southoxon.gov.uk/evidence~~
- 5.28. ~~These unallocated sites are most accurately defined as broad locations for development as opposed to windfalls. This is because their delivery is targeted specifically to the Towns and Larger Villages in the Rest of the District area as opposed to the district as a whole. They comprise existing residential areas within settlements where existing and proposed planning policy actively encourages additional housing e.g. through infilling and redevelopment. This broadly meets the definition of broad locations set out in the SHLAA guidance prepared by the Planning Advisory Service².~~
- 5.29. ~~The majority of these unallocated sites are not identified in our SHLAA. This is because they generally comprise small infill development within the built up area of the towns and villages and it is not feasible to identify such sites. Previous trend data (demonstrated in Figures 1 and 2 below) from the past 9 years shows that 74% of delivery through unallocated sites in the towns and larger villages, in the rest of the district area, are on sites of less than 10 houses. Our SHLAA methodology only requires the inclusion of sites that have a capacity for 10 or more houses. Also, most of the sites identified in the SHLAA are on the edges of the existing settlements as opposed to within the built up area.~~

Figure 1: Percentage of units completed between 2001/02 to 2009/10 on unallocated sites in the Towns and Larger Villages in the Rest of the District

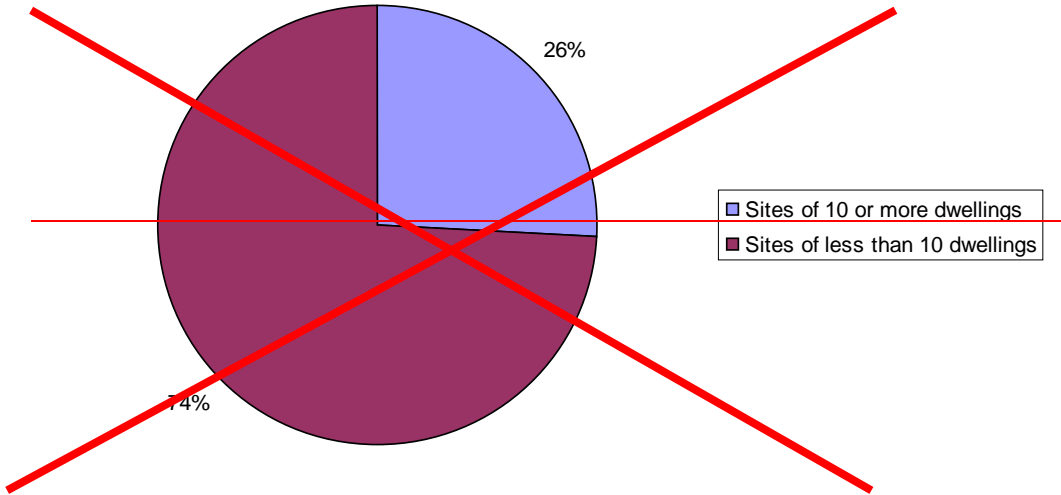
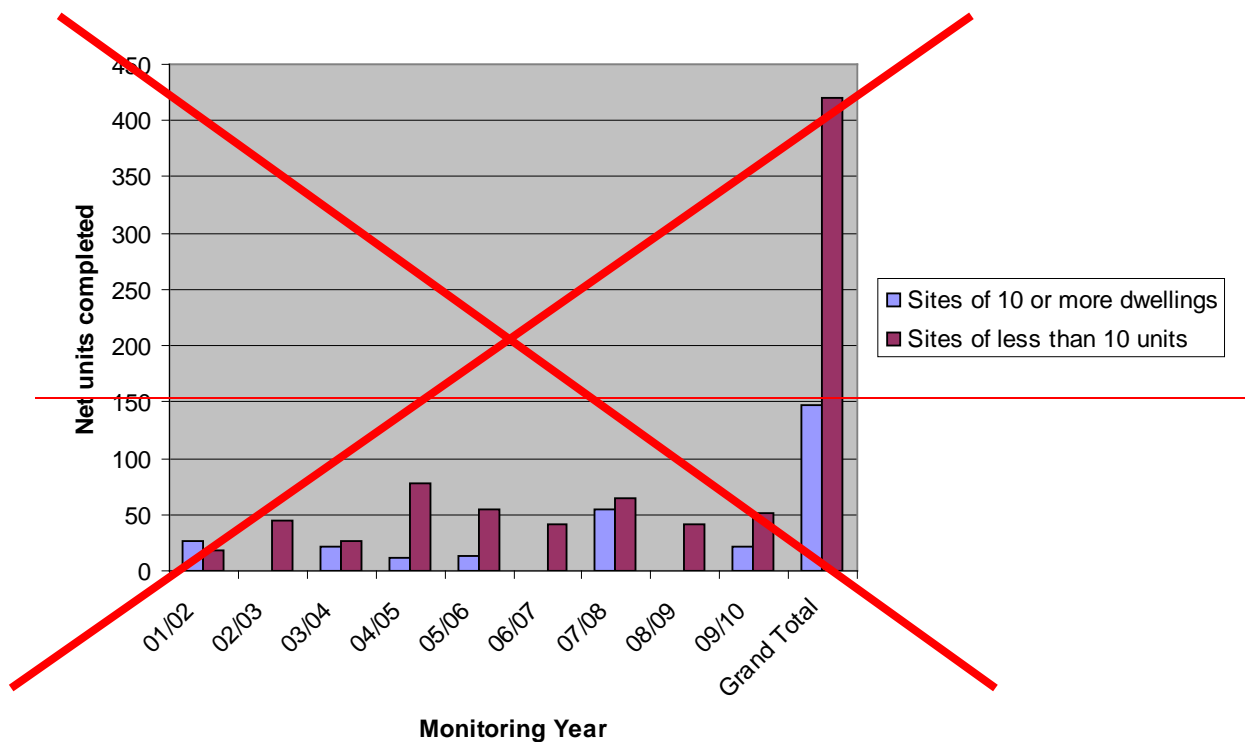


Figure 2: Graph showing the size of unallocated sites over the past nine years in the Towns and Larger Villages in the Rest of the District

² Strategic housing land availability assessment and development plan document preparation, Planning Advisory Service, January 2008



5.30. ~~In formulating this allowance we looked at historic rates for unallocated sites in the district over the past 9 years. From looking at the historic trends we have come to an informed view as to whether:~~

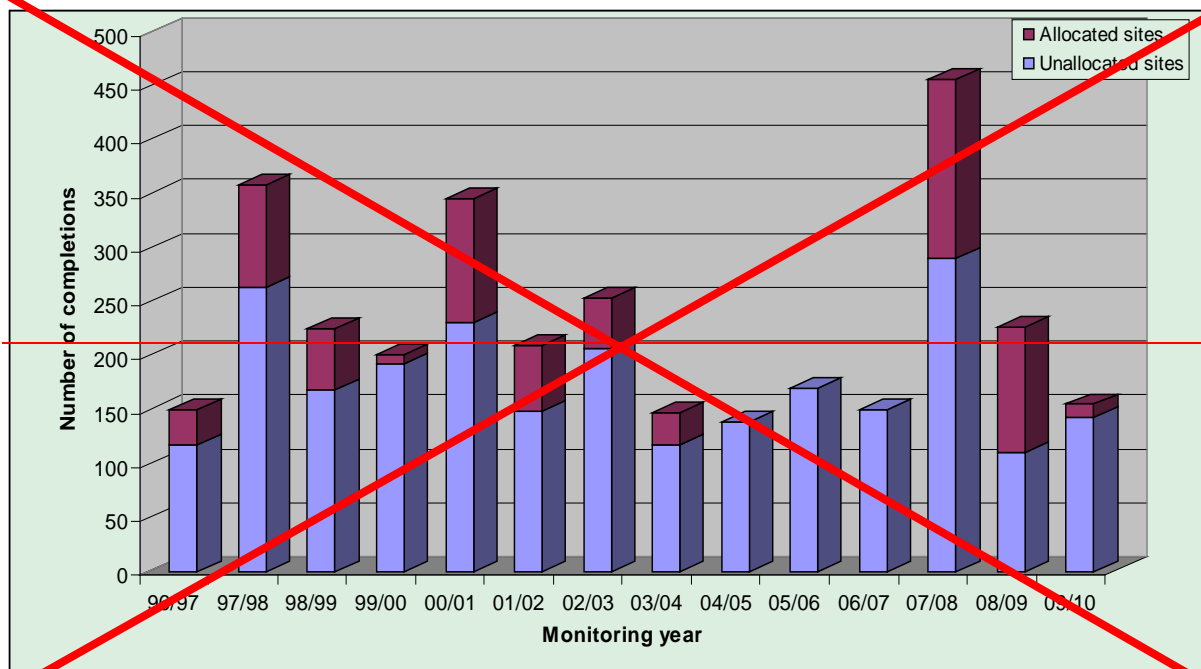
- ~~• the annual rate is likely to increase or decrease~~
- ~~• the pattern of redevelopment is likely to remain the same, grow or decline; and~~
- ~~• current market conditions are likely to stay the same, worsen or improve in the future.~~

5.31. ~~From the historic rates and the increased flexibility in the emerging policies for the rural areas in the core strategy it is likely that the annual rate predicted will continue with a likelihood of the rate increasing over the plan period.~~

5.32. ~~The source of housing from unallocated sites has historically been strong under more restrictive policies. This is demonstrated in Figure 3 below that highlights the amount of housing we have had in the past from unallocated sites compared to allocated sites in the Rest of the District since 1996.~~

5.33. ~~This covers the period of two Local Plans, i.e. the South Oxfordshire Local Plan adopted in 1997 and the current Local Plan adopted 2006. Since 1996 / 1997, 77% of the completions made in the Rest of the District have come from unallocated sites. This trend has remained constant, with 76% of completions since 2000 / 2001 coming from unallocated sites, and 75% since 2005 / 2006.~~

~~Figure 3: Housing completions in the 'Rest of the District' (excludes Didcot) since 1996 comparing proportion of delivery from allocated sites and unallocated sites.~~



5.34. ~~In determining the allowance for unallocated sites we have considered the pattern of where development occurs within the district. As a result, we did not work out a district wide allowance but an allowance for the towns and the larger villages based on each groups' historic pattern of development over the past 9 years.~~

5.35. ~~The trends on which the allowance was based included two years of economic downturn. However, these years still maintained a steady rate similar to the years of boom. Therefore, we expect these trends to be a realistic forecast of what will happen as the plan moves forward. However, in order to allow for a margin of error the rate only represents 85% of past these historic trends.~~

5.36. ~~As a result we are confident that the allowance for unallocated sites is representative of the amount of homes we can reasonably expect to come forward over the plan period. If over time the allowance appears to be significantly different and too few houses are being delivered the council will review its approach.~~

5.37.

6. Conclusion and relationship to the Core Strategy

6.1. The SHLAA has identified relevant sources of housing supply. This study has revealed limited opportunities within **the majority of** settlements for large scale development but has identified that there is a significant amount of land identified and that the number of potential sites far exceeds the amount of land we need to allocate to meet the targets within the core strategy.

6.2. This has already happened for Wallingford, Thame and Didcot in the Submission Core Strategy, which identifies strategic sites for housing. The next stage of the LDF process is to carry out more detailed assessments of the possible sites in **Henley, Thame and** the larger villages **in order to**

allocate the remaining housing requirement as part of the Site Allocations DPD.

7. Next steps

- 7.1. For details of how we are progressing with our core strategy and site allocations DPD 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.

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	Annual 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.
SADPD	Site Allocations Development Plan Document	A type of LDD which carries significant weight in the development control process. DPDs are spatial planning documents which are subject to independent examination, in this case the site allocations for the towns and larger villages for employment and housing.
	Development Plan	A plan comprising the Regional Spatial Strategy and the DPDs contained within the LDF.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the LDF.
	Floodplain/Flood Risk Zones	Areas identified by the Environment Agency and defined in PPS25, marking areas as high (zone 3), medium (zone 2), or low (zone 1) probability/risk.
	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. (ODPM Circular 01/06)
	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.
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.
LDF	Local Development Framework	The portfolio of LDDs which provides the spatial planning framework.
PPS	Planning Policy Statement	Statements of national planning policy produced by Government, replacing Planning Policy Guidance Notes (PPGs).
	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 ODPM Circular 1/2006. (CLG 04/2007)

هذه الوثيقة متاحة باللغة العربية عند الطلب.
Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

本文件可以應要求，製作成中文（繁體字）版本。
Chinese

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