

Assessment of the 5 year Supply of Deliverable Sites in South Oxfordshire – April 2011

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).

2 Identify level of provision to be delivered

- 2.1 Our Submission Core Strategy has carried forward the housing figures contained within the South East Plan. To comply with government guidance of ensuring at least a 15 year supply of housing from adoption of the core strategy, we need to plan for housing to 2027. We therefore need to plan for 10,940 homes to 2026 plus an additional 547 dwellings for the period 2026 to 2027, making a total of 11,487 homes.
- 2.2 Our Submission Core Strategy removes the Central Oxfordshire sub-region and has a two-way split for the district, consisting of Didcot and the Rest of the District. The housing figure for the Rest of the district is derived by adding together the housing figures for Central Oxfordshire and the Remainder of the District, as contained in the South East Plan.
- 2.3 The housing figures for South Oxfordshire and the 5 year requirement for deliverable sites are shown in table 1. This is calculated using the methodology previously published by the Department for Communities and Local Government (CLG) as the basis of the approach (see appendix 2). It takes the requirement of the Core Strategy from 2006 to 2027, subtracts the cumulative completions from 2006/07 to 2010/11 and divides the remainder evenly over the period for which the requirement is to be delivered (the 16 years left to 2027). This produces an average annual requirement for housing delivery. This approach takes into consideration that the overall requirement is not to be delivered in the next five years but over the plan period to 2027.
- 2.4 The Submission Core Strategy acknowledges in the housing trajectories that it takes time for larger sites to start. Therefore the methodology used to calculate the 5 year requirement also takes this into account by factoring in the number of years left to the end of the plan period. Therefore it is not appropriate to focus them all at the start of the plan period, particularly when the plan period starts in 2006, the Regional Spatial Strategy was not adopted until 2009 and the subsequent local core strategy is programmed to be adopted in 2012.

Table 1: 5 year Housing Requirement

		Didcot	Rest of District	Total for district	
A	Requirement 2006 to 2027	6300	5187	11487	
B	Completions 2006/07 to 2010/11	197	1138	1335	
C	Balance required to 2027	6103	4049	10152	A-B
D	Number of years left to 2027	16	16	16	
E	Average annual requirement from now to 2027 (rounded)	381	253	635	C/D
F	5 year supply requirement	1907	1265	3173	Ex5

NB The numbers in row E multiplied by 5 may not equal the exact numbers in F due to rounding

3 Identifying sites and assessing deliverability

3.1 This next step is to identify sites that have the potential to deliver housing during the next 5 years and make an assessment regarding their deliverability.

3.2 To be deliverable, sites should be:

Available – the site is available now

Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities

Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

3.3 More detailed guidance on how to assess sites is contained in Appendix 1 taken from the SHLAA Practice guidance published by CLG in 2007.

3.4 We have carried out a thorough assessment of all our existing allocations, planning permissions and deliverable sites in accordance with the advice in Appendix 1 and the advice produced by CLG (available in Appendix 2). The 5 year land supply assessment of sites is presented in Appendix 3.

3.5 Although the CLG guidance has since been removed from the CLG website we think this represents a robust approach to calculating a five year land supply. Currently, there is no government guidance on how to calculate a five year land supply and it is up to the local planning authority how the information is calculated and presented. We consider the approach we use to be based upon a robust methodology and evidence base.

3.6 **Existing allocations** – The assessment considers all outstanding allocations in the South Oxfordshire Local Plan 2011 for housing. Allocations which have already been completed are not considered as they are already in the completion figures. These include:

- Station Road Industrial Estate, Wallingford – 84 units completed in 07/08
- Rycotewood College, Thame – 98 units completed in 07/08 and 08/09
- Blue Mountains & Sinodun Centre, Wallingford – 79 units completed in 08/09
- Land at Lamb Garage, Wallingford – 13 completed in 08/09 and 09/10.

- 3.7 **Planning Permissions** – All relevant planning permissions are tracked on our Planning Policy Monitoring System. The assessment breaks the permissions into less than 5 units, where an individual assessment has not been carried out, from permissions for units of 5 or more, which have each been assessed for suitability, availability and achievability. For sites of less than 5 units an allowance for a small number of sites that may not come forward we have assumed a very conservative figure that 90% of outstanding planning permissions of less than 5 units will come forward. While those windfalls with extant planning permission which agents report are planned to be delivered are counted in the supply as outstanding net permissions (minus a 10% allowance for those which may not be implemented on small sites), these will at most cover 3 years if recently granted (the standard lifetime of a planning permission), so will be an underestimate of the actual number of windfalls that will be forthcoming over the 5 years of the land supply assessment. It cannot take account of the windfalls which will be built in the next 5 years, but for which planning permission has not yet been granted, which will amount to least 2 years worth.
- 3.8 **Deliverable sites** - The guidance states that unallocated 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.
- 3.9 We have carried out a Strategic Housing Land Availability Assessment which identifies possible sites for housing. For further information please see www.southoxon.gov.uk/evidence and select Strategic Housing Land Availability Assessment. This 5 year supply assessment includes four deliverable sites. These sites are from the Submission Core Strategy (March 2011), are the strategic greenfield neighbourhood allocations in Wallingford, Thame and Didcot and the residential element of Orchard Centre Phase 2 (Didcot). The Wallingford strategic allocation also has a current application lodged with the council (P11/W0552/O) and has a Planning Performance Agreement in place.
- 3.10 The council has worked with developers on producing concept masterplans for the greenfield neighbourhoods in liaison with other key stakeholders in order to establish the deliverability of the sites. These masterplans have included background evidence including technical reports to identify any issues with the site. As a result we are confident on the deliverability of these sites and each site has produced a delivery timetable as part of their concept masterplan. These documents were published in March 2011 as part of the evidence base for the Submission Core Strategy and are available at www.southoxon.gov.uk/evidence

4 Level of supply

Summary of level of supply

- 4.1 A detailed schedule of all the components included and discounted from our housing land supply is included in Appendix 3.
- 4.2 Table 3 below summarises the housing supply position against the requirement for each part of the district. It shows a surplus in the 'Rest of the District' of 400 homes and a surplus of 63 homes in Didcot. The overall district figure is a land supply of 115% against the requirement.

Table 3: Summary of 5 year requirement against supply, 1 April 2011 to 31 March 2016

	5 year requirement 2011/12-2015/16	5 year projected supply	Surplus or Shortfall
Didcot	1907	1970	+63
Rest of District	1265	1665	+400
Total	3173	3635	+463

5 Conclusions

- 5.1. This assessment of housing supply over the next 5 years forms a part of the council's annual monitoring report and fulfils the requirements in PPS3. These figures are fed into the housing trajectory published as part of the Annual Monitoring Report in December each year.
- 5.2. The housing requirements for the five year period assessed in this paper are derived from the requirements of the Submission Core Strategy (March 2011), which in turn were based on the overall figures set out in the adopted South East Plan (2009). The overall requirement of the core strategy will need to be reached in the plan period (by 2027). The core strategy follows a Plan, Monitor and Manage approach. Chapter 18 includes a monitoring framework, which outlines when and how delivery failure will be addressed, for example triggers for review.
- 5.3. The methodology used in this paper has been based upon best practice and the council will continue to monitor and manage the housing supply in the district to ensure that requirements are delivered in the plan period to 2027.

Appendix 1 – Guidance on assessing sites (SHLAA Practice Guidance, 2007)

Be available – the site is available now

- A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the landowner has expressed an intention to sell. Because planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that the site is available. Where problems have been identified, then an assessment will need to be made as to how and when they can realistically be overcome.

Be suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities

- Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable, although it may be necessary to assess whether circumstances have changed which would alter their suitability. For other sites, the following factors should be considered to assess a site's suitability for housing, now or in the future:
 - policy restrictions – such as designations, protected areas, existing planning policy and corporate, or community strategy policy
 - physical problems or limitations – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - potential impacts – including effect upon landscape features and conservation; and the environmental conditions – which would be experienced by prospective residents.

Be achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

- A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:
 - market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
 - cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
 - delivery factors – including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and

completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

- There are a number of residual valuation models available to help determine whether housing is an economically viable prospect for a particular site. In addition, the views of house builders and local property agents for example will also be useful where a more scientific approach is not considered necessary.

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Demonstrating a 5 Year Supply of Deliverable Sites

Background

1. Planning Policy Statement 3 requires local planning authorities to maintain a rolling 5-year supply of deliverable land for housing as this influences how planning applications are determined (see PPS3 paragraphs 68-73).
2. In particular, PPS3 paragraph 71 states that 'where Local Planning Authorities cannot demonstrate an up to date 5-year supply of deliverable sites..., they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69'.
3. It follows that where an LPA can demonstrate a 5-year supply of deliverable sites then they should consider planning applications having regard to PPS3, existing Development Plan policies as well as other material considerations.

Purpose

4. This paper sets out advice to Government Offices and the Planning Inspectorate in considering whether Local Planning Authorities are able to demonstrate a 5-year supply of specific sites which are deliverable in the terms of paragraph 54 of PPS3. This applies both to initial assessments as well as those carried out as the 5-year land supply is regularly reviewed and rolled forward, as required by PPS3.

Approach

5. There are four main stages:
 - i) identify the five year period. This will usually be done when Annual Monitoring Reports are being prepared. The five year period should start from the following April. So, for Annual Monitoring reports submitted in December 2010, the five year period will be April 2011 to March 2016.
 - ii) local planning authorities should identify the level of housing provision to be delivered over the five year period. This means using housing provision figures in the most recently adopted part of the development plan, adjusted to reflect the level of housing that has already been delivered (within the lifetime of that part of the plan). In cases where the Local Development Framework does not yet take account of newer housing figures in the Regional Spatial Strategy, then the Regional Spatial Strategy figures should be used. In the unlikely event that figures do not exist for the five year period, then emerging figures should be used and, in-line with paragraph 60 of PPS3, it may be necessary to update the housing market and land availability evidence bases and initiate a review of relevant Local Development Documents so authorities are able to continue to maintain an up-to-date five year supply of deliverable sites
 - iii) identify sites that have the potential to deliver housing during the following 5 years. Potential sites include those that are allocated for housing in the development plan, sites that have planning permission (outline or a full planning permission that has not been implemented) and specific, unallocated sites that have the potential to make a significant contribution to housing delivery during the 5 year period. Such unallocated brownfield sites would normally have been identified by the Local Planning Authority as being suitable for a housing use and have made sufficient progress through the planning process at the time of the assessment to be able to be considered deliverable in the terms of paragraph 54 of PPS3.

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iv) assess the deliverability of the identified potential sites. Paragraph 54 of PPS3 says that 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.

Assessing Deliverability

6. Local Planning Authorities will need to assess whether potential sites are deliverable in the terms of paragraph 54 of PPS3, drawing upon up-to-date information and ensuring that their judgements are clearly and transparently set out, noting any assumptions made. It is important that developers and local communities understand the basis on which the assessment is made.

Deliverability Criteria	Assessing Deliverability
Available	Does the information that supports either the allocation of a site in an up-to-date plan (subject to planning permission), or the granting of a planning permission, clearly indicate that site is available now? If existing information is not sufficient, it may be necessary for the Local Planning Authority to gather further, up-to-date evidence by discussing availability of the site with relevant developers/landowners.
Suitable	Can sites that are allocated or have planning permission be regarded as being suitable? This will usually be a reasonable assumption, but it may be necessary to assess whether circumstances have changed (e.g. since a site was allocated) that would alter the suitability of the site for housing.
Achievable	Does the information supporting the site allocation or planning permission clearly demonstrate that there is a reasonable prospect of housing being delivered within 5 years? It may be necessary to discuss with relevant developers/landowners and/or analyse current housing market conditions in order to make an informed judgement about this.

7. Unallocated sites may be included in the 5 year supply of deliverable sites, 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. As indicated above, such unallocated sites would normally have made sufficient progress through the planning process to be able to be considered deliverable in the terms of paragraph 54 of PPS3.

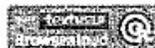
8. Unallocated sites that are not likely to make a significant contribution to the delivery of housing during the relevant 5-year period should not be taken into account in an assessment of the 5-year supply until a planning permission has been granted and the land supply is being reviewed.

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Appendix 3 - Schedule of sites

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	11/12	12/13	13/14	14/15	15/16	Total for 5 year period	Beyond 15/16
Rest of District														
Outstanding Allocations in the Local Plan														
P09/E0145/O	Chinnor	Land at Former Chinnor Cement Works	178	172	Yes site owned by Taylor Wimpey	Yes planning permission granted	The agent has confirmed that 6 units have been completed on the site and that the site will be fully complete in 2014. The projections shown were given by the agent for the site.	53	55	36	28		172	
P04/W0733	Crowmarsh Gifford	Walter Wilder & Lister Wilder Works	42	42	Yes site owned by Croudace Homes	Yes planning permission granted	The applicant has confirmed that the site is achievable and work has commenced on site. The site should complete in 2012/13 according to applicant.	15	27				42	
P09/W1313 and P09/W1314/LB	Cholsey	Fairmile Hospital	354	354	Yes site owned by HCA and being built out by Linden Homes and Thomas Homes	Yes planning permission granted	Pre commencement works including demolitions began immediately after permission in August 2010. Notice of formal commencement was issued in November 2010. The new development has proceeded at a fast pace. Linden Homes have begun to sell their properties and first completions are on course for June 2011. These predictions assume 34 new build homes in 2011/12 and 51 new build homes per year in 2012/13, 2013/14 and 2014/15 and the remaining 37 in 2015/16. It also assumes 30 open market conversions to complete per year from 2012/13 and the final one conversion to complete in 2015/16. The affordable conversions are projected to have 14 completions in 2011/12, 10 in 2012/13 and 15 in 2013/14.	48	91	96	81	38	354	
RUR12	Crowmarsh Gifford	Mongewell Park (Carmel College)	150	150	Yes - Agent confirmed that the site is in single ownership and is available now for redevelopment.	Allocated in Local Plan RUR12. Pre-application discussions have been looking at schemes of around 150-200 dwellings.	Currently in pre-application discussions with SODC case officer Sharon Crawford for around 200 dwellings on this site however there are outstanding issues to be resolved. 150-200 is a realistic estimate for the site based on current discussions, with the lower end of 150 to be used for forecasting. The agent also confirmed that they will submit a planning application within the next three months with the hope of achieving planning permission by the end of this year / early next. They would then project to start building mid-2012. A projection of 50 units completed by March 2013 is therefore considered a realistic target, with 50 a year thereafter.		50	50	50		150	
Total allocations													718	0
Sites with planning permission														
	Rest of District	Net outstanding permissions on sites of less than 5 dwellings			Yes	Yes planning permission granted	A very small % of sites granted planning permission expire. To factor in an allowance for a small number of sites that may not come forward we have assumed a very conservative figure that 90% of outstanding planning permissions of less than 5 units will come forward.	68	68	69			205	

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	11/12	12/13	13/14	14/15	15/16	Total for 5 year period	Beyond 15/16
P09/E0796	Thame	Memec (17 Thame Park Road)	40	40	Yes site owned by Rectory Homes	Yes planning permission granted	Croudace has bought part of the above site which relates to the residential land. Croudace intends to submit a planning application for a revised layout, on the residential land. At present they expect the numbers to be remain the same, i.e. 40 dwellings as in the permitted scheme. Following pre application discussions which are to commence in May, the agent expects that Croudace will submit an application in July 2011. Based on planning permission being forthcoming by the end of 2011, work could start on site in Spring 2012 with first completions by the end of 2012. The agent anticipates that the site would be built out by Autumn 2013.		15	25			40	
P10/E0649/RM	Thame	Thame United Football Club	99	99	Yes	Yes planning permission granted	David Wilson Homes have confirmed that work has commenced and that the site is likely to complete in 2012/13.	60	39				99	
P07/W0875	Cholsey	The Meadow	13	13	Yes	Yes planning permission granted	Agent states site should be completed 2012/13		13				13	
P09/W1029	Dorchester	Land between 32 & 36 High Street	5	5	Yes	Yes planning permission granted	Agent expects commencement later this year with completions 2012/13		5				5	
P10/W1242	East Hagbourne	Wilcher Close	5	5	Yes	Yes planning permission granted	Not commenced yet, completion will be this year according to agent	5					5	
P10/E1127/EX	Henley-on-Thames	Market Place Mews	14	14	Yes	Yes planning permission granted	Conditions in, but not yet discharged. Spoke to the agent who confirmed that they are currently awaiting to purchase 4 small pieces of land from the council. Once this land is purchased development will commence. She gave an estimation that they will be on site early next year subject to purchase of the land. It will then be built out over 2 years.		7	7			14	
P08/E0825	Henley-on-Thames	347 - 351 Reading Road	9	9	Yes	Yes planning permission granted	Under construction, will complete in July	9					9	
P10/E0117	Henley-on-Thames	Land to the rear of 173 Reading Road	5	5	Yes	Yes planning permission granted	Will be completed in next 2 months (June 2011) according to agent	5					5	
P10/E0236	Henley-on-Thames	Fairfield Works	6	6	Yes	Yes planning permission granted	Not started, but construction is imminent according to applicant.			6			6	
P10/E1834	Henley-on-Thames	St Marys Court	6	6	Yes	Yes planning permission granted	Agent said site is imminent, completion will be 2011/2012	6					6	
P09/E0927	Thame	Whitehound	6	6	Yes	Yes planning permission granted	Agent confirms completion will happen next year	6					6	
P09/E0292	Thame	1 Chinnor Road	6	6	Yes	Yes planning permission granted	No work has commenced yet, completion will be 2012/2013		6				6	
P09/E0846	Thame	Corporation Yard	6	6	Yes	Yes planning permission granted	Spoke to SOHA and this is estimated to complete in August 2011. Also spoken to agent who confirms this.	6					6	
P10/W0420	Wallingford	Land and garages at Croft Villas	6	6	Yes	Yes planning permission granted	Agent states site is set to be completed by the end of the year	6					6	
P08/W0526	Wallingford	Meriden Court	9	4	Yes	Yes planning permission granted	Agent states site is set to be completed by the end of the year Site visit showed 5 dwellings complete, 4 still under construction	4					4	
P10/W0461/O	Wheatley	Land Adjoining Little Worth Park	7	7	Yes	Yes planning permission granted	Agent states site is due to be commenced shortly with completions in 2012/13.		7				7	

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	11/12	12/13	13/14	14/15	15/16	Total for 5 year period	Beyond 15/16
P10/W1120	Crowmarsh Gifford	Stables & Garden Cottage	5	5	Yes	Yes planning permission granted	Agent states bank have withdrawn funding from the developer - uncertain when this development will happen for this reason the numbers have been moved into the beyond 2016 and not included in figures contributing to the 5 year supply.						0	5
Other Deliverable sites: allocations in Submission Core Strategy													442	5
P11/W0552/O	Wallingford	West Wallingford Greenfield Neighbourhood	400	400	Yes site owned by developer Prudential Assurance Company Ltd (PRUPIM)	Yes site is the Greenfield allocation for Wallingford in the Submission Core Strategy (CSWAL2)	Detailed in the concept masterplan submitted as part of the Core Strategy evidence base to the SoS on 18 March 2011. Planning application submitted to SODC (P11/W0552/O)			40	70	70	180	220
	Thame	North West Thame Greenfield Neighbourhood	530	530	Yes site in ownership of a single landowner and has developer Regeneration Homes Ltd	Yes site is the Greenfield allocation for Thame in the Submission Core Strategy (CSTHA2)	Detailed in the concept masterplan submitted as part of the Core Strategy evidence base to the SoS on 18 March 2011.			100	100	125	325	205
Total core strategy sites													505	425
Total supply Rest of District								1665						
Requirement for Rest of District								1265						
Supply for Rest of District								1665						
Land Supply %								132						
Shortfall/Surplus								400						
Didcot														
Outstanding Allocations in the Local Plan														
	Didcot	Ladygrove East, Didcot (includes 256 affordable)	642	642	Yes site is owned by single landowner and is available for development	Yes - Local Plan Allocation and permission granted subject to S106	The owner's agent has recently (March 2011) confirmed that he expects 150 dwellings being completed by April 2015 with 150 dwellings per annum in succeeding years. Agent also confirms that it is a reasonable prospect that commencement could begin in 2013 - 2014. Based on this information we have made a conservative projection for this site.			50	75	75	200	442
	Didcot	Great Western Park	2700	2697	Yes site controlled by Taylor Wimpey	Yes - Local Plan Allocation and has planning permission	Taylor Wimpey has confirmed these anticipated delivery rates in April 2011. 3 units have already been completed on the site. They project that the site will be completed by 2023/24. Up to 2015 they have given the projections as: 2011 - 75, 2012 - 217, 2013 - 259, 2014 - 247, 2015 - 259. Post 2015 Taylor Wimpey expect delivery will be around 250 dwellings per annum yet this will be reliant on additional developers: Taylor Wimpey expect to construct 90-100 per annum, David Wilson Homes to construct 50-60 and the balance of circa 100 units from others, likely to be two further developers. Bloor Homes also control part GWP and currently have an application in on this land (P10/W1959). A decision is due on this land by the end of the year. The Taylor Wimpey predictions do not include an assumption for Bloor Homes' land. We have projected that the Bloor land will have completions from 2013 delivering an estimated 43 units a year.	75	217	302	290	302	1186	1511

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	11/12	12/13	13/14	14/15	15/16	Total for 5 year period	Beyond 15/16
	Didcot	Vauxhall Barracks	300	300	No, Defence Estates has programmed the retention of the site until 2016	Yes - Allocated in Local Plan DID4	Defence Estates agree with paragraph number 7.13 of the submission core strategy and confirm that development of this site is programmed for post 2016						0	300
Total allocations													1386	2253
Sites with planning permission														
	Didcot	Net outstanding permissions on sites of less than 5 dwellings			Yes	Yes planning permission granted	A very small % of sites granted planning permission expire. To factor in an allowance for a small number of sites that may not come forward we have assumed a very conservative figure that 90% of outstanding planning permissions of less than 5 units will come forward.	7	7	7			21	
P10/W0217	Didcot	The Oval	7	7	Yes	Yes planning permission granted	Spoke to SOHA, construction has started and will complete end of this year	7					7	
P08/W0821/RM	Didcot	2 Colborne Road	5	5	Yes	Yes planning permission granted	Site is under construction, drainage has been done. No specific update on delivery.			5			5	
P09/W0954	Didcot	9 Park Road	8	8	Yes	Yes planning permission granted	Permission granted in Dec 2009 development expected over the medium term. Agent could not confirm specific build rates.			8			8	
P10/W057 1/EX	Didcot	Former Great Western Hotel. Extension of time (P07/W0472 - Redevelopment of site comprising the erection of 72 apartments (of which 29 affordable homes), car parking, cycle parking, amenity areas, landscaping and access)	72	72	Yes site owned by Croudace Homes	Yes planning permission granted	There was a funding issue in 2008 which is why the development did not commence at that time. The funding issue has been resolved and the developer has advised that he could start within the next 6 months as they have recently been granted an extension of time. However, the developer is currently investigating a number of other options with the council (including a mixed use scheme) for the site in view of the core strategy proposals for the area to include a similar number of units. Therefore although the permission could be implemented very quickly, due to current discussions with officers of the council this has been moved to the back end of the 5 year period with 35 to be delivered in 2015/16.					35	35	37
P10/W1914	Didcot	The Waterwitch	8	8	Yes	Yes planning permission granted	Site permitted in March 2011 and according to the agent the site is in process of being sold with permission.			8			8	
P08/W0985	Didcot	101-105 Station Road	14	14	Yes	Yes planning permission granted	SOHA confirmed on 26/04/2011 that this permission is unlikely to be implemented at this time. For this reason the numbers have been moved into the beyond 2016 and not included in figures contributing to the 5 year supply. The permission will remain extant as the permission was started.						0	14
P09/W1165/EX	Didcot	Land at Station Road	6	6	Yes	Yes planning permission granted	Developer has a preference to build out other smaller sites of 2-3 units first. This is due to current economic climate. Therefore, no immediate plans to commence this permission for 6 units. For this reason the numbers have been moved into the beyond 2016 and not included in figures contributing to the 5 year supply.						0	6
Total permissions													84	57
Other Deliverable Sites: allocations in Submission Core Strategy														

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	11/12	12/13	13/14	14/15	15/16	Total for 5 year period	Beyond 15/16
CSDID3	Didcot	North East Didcot greenfield Neighbourhood	2030	2030	Yes site owned by Croudace Homes and Reading University	Yes site is the greenfield allocation for Didcot in the Submission Core Strategy (CSDID3)	Detailed in the concept masterplan submitted as part of the Core Strategy evidence base to the SoS on 18 March 2011			50	150	200	400	1630
CSDID2	Didcot	Orchard Centre Phase 2 (Approximately 300 homes as part of a mixed use scheme)	300	300	Yes site controlled by Hammerson Real Estate	Yes site is a town centre allocation in the Submission Core Strategy for Didcot (CSDID2)	Spoken with agent for the site and a planning application for this retail led mixed use development is expected to be submitted in December 2011 as agreed in the Development Agreement for the site. Work on site is anticipated to commence 2015/2016 with the delivery of 100 residential units per annum.					100	100	200
							Total core strategy sites						500	1830
							Total supply Didcot	1970						
							Requirement for Didcot	1907						
							Supply for Didcot	1970						
							Land Supply %	103						
							Shortfall/Surplus	63						