

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

1 Background

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

2 Identify level of provision to be delivered

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

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

Table 1 Housing provision requirements

3 Identifying sites and assessing deliverability

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

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

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

Existing allocations

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

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

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

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

Outstanding planning permissions

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

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

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

- 3.6 We also have a large number of outstanding planning permissions on sites of less than 5 dwellings. It would not be feasible or a good use of resources to check the anticipated delivery on all these sites. Our analysis of sites granted planning permission between 2001 and 2008 shows that only 1% expired. To factor in an allowance for a small number of sites that may not come forward, for example if planning permission keeps being renewed but not implemented, we have assumed that 90% of outstanding planning permissions will come forward. We have then divided these out across a three year time period.

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

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

Identified deliverable sites

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

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

3.9 Sites include:

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

Summary of 5 year supply of deliverable sites

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

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

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

Total Projected Completions	286	620	718	760	700	3084
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4 Level of Supply

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

5 Actions to address supply issues

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