

South Oxfordshire's Assessment of 5 year Supply of Deliverable Sites – April 2009

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). This current paper looks at the position as at 1 April 2009.
- 1.2 We are still awaiting publication of the South East Plan so in this paper we have included both the Structure Plan figures and the emerging South East Plan figures.

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 – 2008/09	2075	259
c	Residual requirement 2009/10 - 2015/16 (7 years)	5425	775
d	Requirement for 5 years 2009/10 - 2013/14	3875	775

Table 1a Housing provision requirements under the Oxfordshire Structure Plan

	R of Central Ox	Rem of district		Didcot
Housing requirement 2006-2026	2240	2700	Housing requirement 2006-2016	5250
Net additions to stock 2006/07–2008/09	340	493	Net additions to stock 2006/07–2008/09	100
Residual requirement 2009/10 - 2025/26 (17 years)	1900	2207	Residual requirement 2009/10 - 2015/16 (7 years)	5150
Requirement for 5 years 2009/10 - 2013/14	559	649	Requirement for 5 years 2009/10 - 2013/14	3679

Table 1b Housing provision requirements under the emerging South East Plan

(NB figures have been rounded to the nearest whole number)

*For Didcot the target is different for 2006-2016 and 2016-2026 so the calculation for the 5 year supply takes this into account by using only the requirement to 2016.

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.

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.

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	Permission issued in July 2008.	P02/W0848/O	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	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 until post 2016.
Chinnor Cement Works	130	178	Application received for 178 units, max 60 bed care home & max 1555 sq m of B1(a) offices not yet determined.	P09/E0145/0	Yes	Yes	Yes	Yes
Fairmile Hospital	150	375	Planning application likely to be submitted in June 2009.	None	Yes	Yes	Yes	Yes
Wilder's site and	42	42	Permission granted for 32 houses	P04/W0733	Yes	Yes	Yes	Yes

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?
adjoining land, Crowmarsh			and 10 flats. A 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	?	Unknown
Rycotewood College, Thame	30	98	All dwellings have been built and the site is now complete.	P05/E1331	Yes	Yes	Yes	NA
Blue Mountains, Wallingford	58	79	All dwellings have been built and the site is now complete.	P06/W1299	Yes	Yes	Yes	NA
Lamb Garage, Wallingford	10	13	The conversion of the Coach House has been completed but the rest of the site is still 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	2011/12
Didcot Medium Sites 5-9	14	10	6
Didcot Large sites 10+	50	53	0
Rest of central ox medium Sites 5-9	12	13	0
Rest of central ox large sites 10+	12	13	42
Rem of district sites 5-9	11	31	0
Rem of district large sites 10+	82	90	0
Totals	181	210	48

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.

	2009/10	2010/11	2011/12
Didcot	11	11	10
Rest of Central Ox	21	20	20
Remainder of district	40	40	39
Total	72	71	69

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. For further information please see www.southoxon.gov.uk/evidence and select Strategic Housing Land Availability Assessment.

3.9 Our deliverable sites include:

- Didcot town centre redevelopment (potential for 300 units has been identified through the Didcot masterplan)
- Thame United football ground (100 units)
- Thame, Memec Site (40 units)
- Henley, Empstead Works (30 units)

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 2013/14

Didcot	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Small sites	11	11	10	0	0	32
Deliverable sites with planning permission 5+	14	10	6	0	0	30
10+	50	53	0	0	0	103
Identified deliverable sites	0	0	0	100	100	200
Projected completions - allocations						
Didcot West	0	50	250	400	400	1100
Ladygrove East	0	42	200	200	200	642
Total Projected Completions	75	166	466	700	700	2107
Rest of Central Oxfordshire	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Small sites	21	20	20	0	0	61
Deliverable sites with planning permission 5+	12	13	0	0	0	25
10+	12	13	42	0	0	67
identified deliverable sites	0	0	0	0	0	0
Projected completions - allocations						
Lamb Garage	12	0	0	0	0	12
Wilder's site	0	42	0	0	0	42
Fair Mile hospital	0	100	100	100	80	380
Total Projected Completions	57	188	162	100	80	587
Remainder of the district	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Small sites	40	40	39	0	0	119
Deliverable sites 5+	11	31	0	0	0	42
10+	82	90	0	0	0	172
identified deliverable sites	0	170	0	0	0	170
Projected completions - allocations						
Chinnor cement works	0	50	50	60	0	160
Total Projected Completions	133	381	89	60	0	663
Total for district	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Small sites	72	71	69	0	0	212
Deliverable sites 5+	37	54	6	0	0	97
10+	144	156	42	0	0	342
identified deliverable sites	0	170	0	100	100	370
Projected completions - allocations	12	284	600	760	680	2336
Total Projected Completions	265	735	717	860	780	3357

4 Level of Supply

- 4.1 We have a total predicted supply of 3,357 dwellings between 2009/10 and 2013/14.
- 4.2 Our requirement for the next five 5 years under the Structure Plan is 3,875 leaving us a shortfall of 518 dwellings.
- 4.3 Our requirement for the next 5 years under the emerging South East Plan (excluding South of Oxford) is broken into different policy areas. The total requirement for the district is 4,887 leaving us a shortfall of 1530.

	5 year requirement	5 year projected supply	Surplus or shortfall
Didcot	3679	2107	-1572
Rest of Central Ox	559	587	28
Total for Central Ox	4238	2694	-1544
Remainder of district	649	663	14
Total	4887	3357	-1530

Table 6 Summary of the emerging South East Plan requirements and projected supply

5 Actions to address shortfall

- 5.1 In our core strategy we will be allocating strategic sites in the towns to meet the housing requirements to 2026. We consulted on the preferred options stage of this document in Spring 2009 and are due to submit to the Secretary of State in January 2010.
- 5.2 We have preferred sites for 1900 additional dwellings in Didcot, 850 dwellings in Wallingford and 850 dwellings in Thame. Taking these into account will address any issues with our land supply.
- 5.3 Within the housing delivery section we acknowledge that there has been a shortfall in building against Structure Plan rates. This was most pronounced in Didcot where the highest proportion of growth is to go. An action we are considering to assist delivery is to bring forward the plan provisions for the rest of central Oxfordshire and phase Didcot over a longer period of time (see pages 53-54 of the preferred options document).