

# Assessment of the 5 year Supply of Deliverable Sites in South Oxfordshire – April 2013

## 1 Background

- 1.1. The National Planning Policy Framework (NPPF) requires at paragraph 47 that local authorities 'identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of five percent (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to twenty percent (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.'

## 2 Identify level of provision to be delivered

- 2.1 Our adopted Core Strategy 2012 has made provision for the housing figures contained within the South East Plan and plans for 11,487 homes to 2027. The core strategy splits the district into two housing supply areas – 'Didcot' and 'Rest of District'<sup>1</sup>.
- 2.2 The allocation of 6,300 homes to Didcot in the adopted core strategy is ring fenced to Didcot. Disaggregating the housing at Didcot to other areas of the district, which is primarily rural in nature, would jeopardise the strategic ambitions of our adopted core strategy. In his final report, our core strategy Inspector concluded that "There has been debate in some contexts about whether or not the South East Plan figure for Didcot is, or should be, 'ring fenced' but I consider it appropriate to treat it as such. Success in the long held aspiration for comprehensive transformation of Didcot will continue to need long-term certainty, determination and commitment, all of which would be undermined if some part of the growth were to be siphoned off elsewhere".
- 2.3 The housing figures for South Oxfordshire and the five year requirement for deliverable sites are shown in Table 1. This methodology takes the requirement of the core strategy from 2006 to 2027, subtracts the cumulative completions from 2006/07 to 2012/13 and divides the remainder evenly over the period for which the requirement is to be delivered (the 14 years left to 2027). This produces an average annual requirement for housing delivery. This approach is based on the fact that the overall requirement is not to be delivered in the next five years but over the plan period to 2027. We have then made an assessment of whether in accordance with the NPPF a five percent or twenty percent buffer is required.

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<sup>1</sup> Paragraph 7.9 and 7.10 of adopted Core Strategy, December 2012

**Table 1: 5 year Housing Requirement – 1 April 2013 to 31 March 2018**

		Didcot	Rest of District	Total for district	Method
A	Requirement 2006 to 2027	6300	5187	11487	
B	Completions 2006/07 to 2012/13	535	1784	2319	
C	Balance required to 2027	5765	3403	9168	A-B
D	Number of years left to 2027	14	14	14	
E	Average annual requirement from now to 2027 (rounded)	412	243	655	C/D
F	Five year supply requirement	2059	1215	3274	Ex5
G	Average annual requirement from now to 2027 (rounded) with 20% buffer at Didcot and 5% buffer in Rest of District	494	255	749	Ex20% at Didcot and Ex5% for Rest of District
H	5 year supply requirement including buffer	2471	1276	3747	Gx5

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

### Determining whether there has been a record of persistent under delivery

- 2.4 In order to determine whether there has been a record of persistent under delivery in the two housing land supply areas we have looked back at the requirements and completions for the two areas.
- 2.5 The NPPF does not provide any guidance on the meaning of “a record of persistent under-delivery”. In determining which is the appropriate buffer to apply to any given housing area local planning authorities must therefore interpret the meaning of this phrase. We have considered whether there is a record of persistent under-delivery over the past last five years of supply.

**Table 2: Historic delivery rates compared to annual requirements**

		Rest of District		Didcot	
		Requirement	Completions	Requirement	Completions
1	2012/13	257	263	478	213
2	2011/12	253	355	381	125
3	2010/11	247	150	367	61
4	2009/10	242	155	347	36
5	2008/09	241	227	329	26
6	2007/08	252	456	315	58

### Rest of District

- 2.6 An assessment of the last five year period as shown in Table 2 demonstrates that there has not been a record of persistent under-delivery. The fifth year marginally under-delivered against the annual target, the fourth and third years substantially under-delivered, the second year substantially over-delivered and the first year

marginally over delivered. On this basis it is appropriate to maintain a five percent buffer for the Rest of the District.

### **Didcot**

- 2.7 The data for Didcot shows that there has been a record of persistent under delivery over the past five years. As a result it is deemed appropriate to apply a twenty percent buffer in this housing supply area.

## **3 Identifying sites and assessing deliverability**

- 3.1 The next step is to identify sites that have the potential to deliver housing during the next five years and make an assessment regarding their deliverability.
- 3.2 To be deliverable, the NPPF states in footnote 11 that sites should be: *'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.'*
- 3.3 We have carried out a thorough assessment of all our existing allocations, planning permissions and deliverable sites in accordance with this definition. In order to determine whether sites are deliverable we have assessed whether the site is controlled by a house builder, whether it is economically viable and if there are any legal issues or other constraints that would hold up the commencement of development. The five year land supply assessment of sites is presented in Appendix 1.

### **Existing allocations**

- 3.4 The assessment considers all outstanding housing allocations in the South Oxfordshire Local Plan (adopted 2006) and the South Oxfordshire Core Strategy (adopted 2012). Allocations in the 2006 Local Plan which have already been completed are not considered as they are already in the completion figures.

### **Planning Permissions**

- 3.5 The NPPF states that 'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans' (footnote 11).
- 3.6 All relevant planning permissions are tracked on our monitoring system. The assessment separates the permissions between sites of less than ten homes (for which an individual assessment has not been carried out), and permissions for ten or more homes (for which each site has been assessed for suitability, availability and achievability). For sites of less than ten homes, to make an allowance for a small number of sites that may not come forward, we have assumed that 90% of outstanding planning permissions will be implemented. This remaining figure is then distributed based on previous build rates for all sites of less than ten homes that have taken place over the past five years (2008/09-2012/13). In the Rest of District area the average annual build rate is 91 homes per annum and in Didcot it

is 19 homes per annum (including development of residential gardens, which already have permission).

### **Other deliverable sites**

3.7 There is one unallocated deliverable site included in the assessment. This is the CABI site at Crowmarsh Gifford where there is a planning committee resolution to approve planning permission for development of the site for a mixed use development which is to include 80 residential units. The council is currently negotiating the terms of the legal agreement and the decision notice will be issued once the agreement is signed. The agent for the development has confirmed that the housing element of the site is intended to be delivered within the next five years.

### **Windfall sites**

3.8 The NPPF states that 'local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens' (paragraph 48). The glossary defines windfalls as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'.

3.9 Using this as the basis for our methodology we have analysed historic completions on windfall sites over the past five years. This is a significant period of time from which compelling evidence can be established about historic windfall trends. Sites included are those that had not been identified previously in the planning process and do not include development on residential gardens.

3.10 For this assessment we have included two site size thresholds in our land supply trend i.e. sites of less than 10 homes and sites of 10-14 homes. Historic evidence shows that there is a consistent trend for these site categories and we are confident that the trends identified will continue.

3.11 The adopted core strategy policy is more permissive in relation to development in the settlements in the rural areas. In addition the last five years have included a number of years in recession. Therefore, the trends experienced are likely to improve in the future. Despite this confidence that the windfall rates experienced will continue we have only included a conservative allowance for the different site categories to allow for any anomalies in future delivery. The two site size thresholds have had a different percentage reduction applied to the annual average trend, as explained below.

### **Windfall sites of less than 10 homes**

3.12 Sites of less than 10 dwellings have provided the most reliable source of supply of the site size thresholds over the past five years. Sites of this size have delivered just over 430 homes in the last five years across the whole district. Although as explained above we are confident these trends will continue we have applied a ten percent reduction on the average annual trend to allow for any future anomalies in supply. The average annual rates for sites of less than 10 dwellings are shown in Table 3 below.

3.13 We have already included sites of less than 10 that have received planning permission and projected that these will build out over four years based on previous build rates (see para. 3.6 above). Accordingly, the projected windfall completions have only been applied in part in the year 2016/17 and in full in 2017/18. This is to prevent any double counting. For example, in Didcot the outstanding planning permissions anticipated to be built in 2016/17 is 10 homes fewer than the 12 per annum rate for windfalls at Didcot. We have included these remaining 10 units as anticipated windfall completions in 2016/17. The year 2017/18 has the 12 per annum windfall rate included.

**Table 3: Windfall trends based on windfall completions on sites of less than 10 homes (excluding development on residential gardens) from 2008/09-2012/13**

	100% average annual windfall rate on sites of less than 10 dwellings	90% of average annual windfall rate on sites of less than 10 dwellings	Included in projected windfall trend?
<b>Didcot</b>	13	12	Yes
<b>Rest of District</b>	74	66	Yes

#### Windfall sites of 10 to 14 homes

3.14 For Didcot, sites of 10-14 homes have not provided a consistent, reliable supply over the past five years. Only one windfall site of 10-19 has come forward at Didcot over the past five years. As a result no allowance has been made for sites of this size in our supply.

3.15 In the Rest of District area, sites of 10-14 homes have come forward consistently over the past five years and can be considered to provide a reliable source of supply in the future. However we do recognise that as the site size increases there may be more chance of anomalies in the rate of the windfalls than on the smaller sites. To reflect this potential fluctuation we have deducted 20% from the average annual rate for sites of 10-14 homes. The average annual windfall rates for sites of 10-14 are shown in Table 4.

**Table 4: Windfall trends based on windfall completions on sites of 10 to 14 homes (excluding development on residential gardens) from 2008/09-2012/13 (Didcot rate not included in supply)**

	100% average annual rate on sites of 10-14 dwellings	80% of average annual rate on sites of 10-14 dwellings	Included in projected windfall trend?
<b>Didcot</b>	2	2	No
<b>Rest of District</b>	10	8	Yes

#### Windfall sites of 15 to 19 homes

3.16 For both Didcot and the Rest of District, sites of 15 to 19 homes have not provided a consistent and reliable source over the past five years and have not been included in any projected windfall supply for this assessment. This position will be monitored and reviewed in future assessments. For information, the average annual windfall rates for sites of 15 to 19 homes over the past five years are shown in Table 5 below.

**Table 5: Windfall trends based on windfall completions on sites of 15 to 19 homes (excluding development on residential gardens) from 2008/09-2012/13**

	100% average annual rate on sites of 15-19 dwellings	60% of average annual rate on sites of 15-19 dwellings	Included in projected windfall trend?
<b>Didcot</b>	0	0	No
<b>Rest of District</b>	2	1	No

3.17 Similarly, we have not included any allowance for sites of twenty or more in the supply for Didcot or the Rest of District although they have contributed significantly to our supply in the past five years, contributing nearly 220 homes across a number of sites in the Rest of District alone. For information, the average annual windfall rate for sites of twenty or more are shown in table 6 below. The reason they have not been included in the supply is because the council acknowledges that there is more uncertainty about the rate in which these large windfall sites will occur in the future. We fully anticipate that more sites of this nature will gain planning permission and contribute to the housing supply but we have not made an allowance for this in our windfall calculations.

**Table 6: Windfall trends based on windfall completions on sites of 20 or more units (excluding development on residential gardens) from 2008/09-2012/13 (not included in supply)**

	100% average annual rate on sites of 20 or more dwellings (not included in supply)	Included in projected windfall trend?
<b>Didcot</b>	5	No
<b>Rest of District</b>	38	No

## 4 Level of supply against requirement

- 4.1 A detailed schedule of all the components included and discounted from our housing land supply is included in Appendix 1.
- 4.2 Table 7 below summarises the housing supply position against the requirement for each part of the district in accordance with paragraph 49 of the NPPF. The Rest of District area exceeds the five year requirement with land supply of 6.7 years (134 percent). Didcot falls short of the five year requirement with a land supply of 3.0 years (60 percent).

**Table 7: Summary of 5 year supply against requirement, 1 April 2013 to 31 March 2018**

	5 year requirement 2013/14-2017/18	5 year projected supply	Surplus or Shortfall
<b>Didcot</b>	2059	1231	-828
<b>Rest of District</b>	1215	1628	+413

## 5 Level of supply against requirement including buffers

- 5.1 Table 8 shows the supply against the requirement with the relevant buffers added (as discussed in section 2) in accordance with the NPPF paragraph 47.
- 5.2 The Rest of the District has a five year requirement including five percent buffer of 1,276 homes. The deliverable supply in the Rest of the District of 1,628 homes significantly exceeds this requirement with a corresponding land supply of 6.4 years (128 percent).
- 5.3 Didcot has a five year requirement including twenty percent buffer of 2,471 homes. The deliverable supply in Didcot at 1,231 homes does not meet this requirement with a corresponding land supply of 2.5 years (50 percent).

**Table 8: Summary of 5 year requirement against supply including a 20% buffer at Didcot and 5% buffer in Rest of District, 1 April 2013 to 31 March 2018**

	5 year requirement 2013/14-2017/18	20% buffer at Didcot and 5% buffer in Rest of District	Total 5 year requirement including buffers 2013/14 – 2017/18	5 year projected supply	Surplus or Shortfall
<b>Didcot (including 20% buffer)</b>	2059	412	2471	1231	-1240
<b>Rest of District (including 5% buffer)</b>	1215	61	1276	1628	+352

## 6 Prospects for future housing land supply

### Rest of the District

- 6.1 The Rest of District area significantly exceeds the additional five percent buffer required in that land supply area. Additional supply should also come forward over the next five years as a result of sites being allocated in our Sites and General Policies plan and emerging neighbourhood plans.
- 6.2 Another aspect that should positively affect delivery of housing in this supply area is the potential increase in windfall development as a result of the more permissive policy towards housing in rural areas in the adopted core strategy (CSR1). This policy increases the number of villages where infill and redevelopment will be acceptable in principle and is more generous about the size of sites than can be developed. This has not been factored into our predictions for windfalls but it is likely that it will increase future housing delivery in the rural areas.

### Didcot

- 6.3 Didcot has a large shortfall against its five year land supply requirement. This has been caused primarily by site specific difficulties with the strategic allocations in the 2011 Local Plan i.e. Great Western Park and Ladygrove East.
- 6.4 However, the early difficulties in bringing forward the Great Western Park scheme have now been resolved and the development is building out with 204 completions last year (2012/13) and 110 the year before (2011/12).

- 6.5 The Local Plan allocation at Ladygrove East for 642 homes has experienced significant delays. Whilst the agents for the site anticipate that housing completions will occur on the site over the next five years, given the issues to date with bringing the site forward we have not included it in the supply of deliverable sites. However proactive discussions are continuing with the applicant's planning agent to unlock barriers to site delivery and to reach a position where the planning permission can be issued. This being the case, an additional element of supply at Didcot could be provided in the short term. It is anticipated that the subsequent delivery of homes on this site will be able to progress quickly after this.
- 6.6 A lengthier timetable than anticipated for the adoption of our core strategy has also added to the shortfall in supply as it has taken longer to bring new sites forward. However, the core strategy is now adopted and this contains the allocation at Didcot North East for 2,030 homes. The masterplanning of the Didcot North East site is in progress and a planning application is expected to be submitted later this year. The first housing completions on the site are expected in 2015/16.
- 6.7 The core strategy also contains the allocation for the Orchard Centre Phase II town centre scheme which will include approximately 300 homes. Pre-application discussions are taking place for the scheme. There has been some delay to the anticipated receipt of a planning application for the scheme, although one is expected to be received before the end of this year. Further progression with this scheme should add an additional element of supply at Didcot in the short term which has not been included in our deliverable supply.
- 6.8 The council has been working in partnership with the Homes and Communities Agency (HCA) to develop the site to the south of Didcot railway station, referred to as the 'Didcot Gateway'. This site is identified in the adopted core strategy and a Supplementary Planning Document (SPD) is being prepared for this site which will include some residential development. It is intended that that the SPD will be adopted this year. The HCA has purchased parts of the site and commissioned consultants to prepare and submit an outline planning application. The application will be submitted later this year. The HCA has indicated that they would like development to start by March 2015 at the latest. Again, this should add an additional element of supply at Didcot in the short term which has not been included in our deliverable supply.
- 6.9 To help ensure the rate of future housing delivery meets expectations the County Council has secured £5 million of Department for Transport 'local pinch point funding' towards the A34 Milton Interchange. This will help to provide future housing delivery at Didcot, in particular the Didcot North East scheme. The balance of funding will be made up by a combination of future Science Vale Enterprise Zone business rates income, County Council section 106 funds and funding from the Growing Places Fund administered by the Local Economic Partnership.
- 6.10 We do not anticipate that the land supply at Didcot will immediately recover from the prolonged under delivery it has experienced in the past. The town has now got fewer years to make up the previous under delivery, which results in higher annual requirements. This coupled with the 20% buffer means that its requirement for next year will be 494 homes. However, we know that Didcot can sustain large amounts of housing delivery. The Ladygrove Estate in Didcot for instance was largely

completed in 2002 at an average annual rate of 210 dwellings despite a recession. Indeed, Great Western Park is now delivering similarly high numbers on site.

- 6.11 Successfully bringing forward the Ladygrove East site, to supplement delivery from the Great Western Park and Didcot North East schemes, will play a key role in addressing the supply issue at Didcot.

## 7 Traveller Sites

- 7.1 The Government’s Planning Policy for Traveller Sites<sup>2</sup> sets out that: “Local planning authorities should, in producing their Local Plan: identify and update annually, a supply of specific deliverable sites sufficient to provide five years’ worth of sites against their locally set targets”.
- 7.2 The locally set target for traveller pitches in South Oxfordshire is set out in the newly published joint Gypsy and Traveller Accommodation Assessment (GTAA)<sup>3</sup>. Based on primary research into the needs of the local traveller community, this identifies for the period to 2027 a need for 13 additional pitches for Gypsy and Travellers, and 4 plots for Travelling Showpeople. Table 10 below sets out the requirements phased over the plan period, based on household growth rates across time.

Table 10. Requirement for Additional Pitches for Travellers in South Oxfordshire

	2012-2017	2018-2022	2023-27	TOTAL
Gypsy and Traveller pitches	7	3	3	13
Travelling Showpeople’s plots	2	1	1	4

Source: Oxford City, South Oxfordshire District and Vale Of White Horse District Councils Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment, ORS, 2013

- 7.3 In terms of identifying sites that have the potential to deliver new pitches during the next 5 years, we have no existing allocations for traveller pitches, but the adopted South Oxfordshire Core Strategy (2012) policy CSH5 provides the strategic policy context for meeting the requirement. This is reproduced in the box below.

### **Policy CSH5 Gypsies, Travellers and Travelling Showpeople**

A supply of pitches for Gypsies, Travellers and Travelling Showpeople will be provided by:

- (i) safeguarding existing sites
- (ii) extending existing sites where possible to meet the needs of existing residents and their families
- (iii) identifying new sites through the Site Allocations DPD and Didcot Area Action Plan.

The location of new sites will be determined in accordance with the following priorities:

<sup>2</sup> DCLG, March 2012, paragraph 9

<sup>3</sup> Oxford City, South Oxfordshire District And Vale Of White Horse District Councils Gypsy, Traveller And Travelling Showpeople Accommodation Needs Assessment, ORS, 2013 available at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6>

- (i) incorporated within the greenfield neighbourhood at Didcot
- (ii) located near to existing settlements
- (iii) located within walking distance of essential services or high frequency public transport.

Sites for Travelling Showpeople may need to be large enough to accommodate equipment.

- 7.4 In terms of planning permissions for traveller pitches, two permissions were granted in the monitoring year 2012/13 for single temporary pitches for Gypsy and Traveller households. One was a pitch allowed on appeal at Kiln Lane, Garsington (ref P12/S0421), another a pitch at Northend, Watlington (ref P12/S2526). These 2 pitches fall short of the 7 Gypsy and Traveller pitches required in the 5 year period 2012-2017.
- 7.5 There are no outstanding commitments for Travelling Showpeople's plots. The GTAA consultants found no evidence that any of South Oxfordshire's Showpeople wish to move or form new households in the foreseeable future, and that as the majority of sites are occupied by single extended families, any future growth in household number is likely to be accommodated within the existing sites. They also identified that plots could be delivered by bringing back into Showpeople's use plots which are currently being rented out to non-Showpeople; these form a source of supply (2 plots) matching the current 5 year requirement (2 plots).
- 7.6 Work on the plans which will contain the traveller allocations is in progress. Work so far has involved identifying potential locations for new pitches, both through extensions to existing sites and the creation of new sites. This has been done through a call for sites and a sieving exercise of publicly owned land, followed by assessing sites through desk-top constraints checks, seeking comments from highways and planning officers, and fieldwork including landscape assessment. The next steps are public consultation and further site assessment work, leading to new pitch allocations.
- 7.7 In the meantime, policy H17 of the South Oxfordshire Local Plan 2011 provides a criteria-based policy for assessing speculative applications from Gypsies and Travellers. Alongside this, when assessing proposals, paragraph 25 of the government's Planning Policy for Traveller sites will be relevant, which sets out that "if a local planning authority cannot demonstrate an up-to-date five-year supply of deliverable sites, this should be a significant material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission". As set out in table 10 above, the scale of the requirement in South Oxfordshire for the next five years is relatively small, and there is no justification for large unauthorised developments in our district. Plan-led allocations are the best way to achieve fair and effective strategies to meet need, while protecting local amenity and the environment.

## Appendix 1: Assessment of sites

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	13/14	14/15	15/16	16/17	17/18	Total for 5 year period	Beyond 17/18
<b>Rest of District</b>														
<b>Outstanding Allocations in the Local Plan / Core Strategy / Neighbourhood Plans</b>														
P09/W1313 and P09/W1314/LB	Cholsey	Fairmile Hospital	354	270	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 are developing the new build units and Thomas Homes are delivering the refurbishment units. 84 homes were completed on the site in 2011/12 and 82 were completed in 2012/13. The projections for the site from the developers are: 62 new build and 40 refurbishments in 2013/14, 37 new build and 28 refurbishments in 2014/15 and 21 new build in 2015/16.	102	65	21			188	
P09/E0145/O	Chinnor	Land at Former Chinnor Cement Works	178	61	Yes site owned by Taylor Wimpey	Yes planning permission granted	The developer has confirmed that 117 units have been completed in total on this site. They stated that the site will be fully complete in 2014/15 with 40 completions in 2013/14 and 21 in 2014/15.	40	21				61	
RUR12	Crowmarsh Gifford	Mongewell Park (Carmel College)	166	166	Yes - Agent confirmed that the site is owned by Corner Homes and is available now for redevelopment.	Allocated in Local Plan RUR12. Pre-application discussions have been looking at schemes of around 150-200 dwellings. We have a current planning application for 166 homes.	The site has had pre-application discussions with SODC case officer Sharon Crawford for around 200 dwellings on this site. A planning application has been received for 166 homes. Some issues exist with the application and amended plans have been requested. It is anticipated that the issues will be resolved. Comer Homes have forecast that they will complete 50 units in the second part of 2013/14 with an annual delivery rate thereafter of 50 units until completion.  However, due to the issue that exist with the application the site has not been included as part of the 5 year supply of deliverable sites.	0	0	0	0		0	
HEN1	Henley-on-Thames	Townlands Hospital	40	40	Yes - site owned by PCT with agreement in place with development partner to re-develop the hospital and associated uses	Allocated in the Local Plan HEN1.	This site is a Local Plan allocation - HEN1. The PCT held a bidding process for the redevelopment of the Townlands Hospital. A number of developers bid for the project and the decision was made in April 2012.  Planning permission has been granted (with a signed S106 Agreement) for replacement hospital, care facility, care home, 45 assisted living units and key worker apartments. The redevelopment of the hospital will be prioritised first. The first housing completions are expected to be in 2014/15 and the site is likely to be fully complete within the next five years.		20	25			45	
CSWAL2	Wallingford	Wallingford Greenfield Neighbourhood	555	555	Yes	Yes - the site is allocated in the adopted Core Strategy (CSWAL2).	Pre-application discussions for the site are taking place. The developers anticipate that first completions will occur in 2015/16. They would be looking at 40 completions in the first year with 70 per annum in subsequent years.			40	70	70	180	375
	Thame	Neighbourhood Plan Site D	175	175	Yes	Yes - site is allocated in the Thame Neighbourhood Plan which has successfully gone through examination and referendum.	An outline planning application has been received for the site (P13/S2330/O) for 175 homes. The agent has confirmed that the site is economically viable and there are no legal issues or constraints that would prevent the site coming forward.		25	50	75	25	175	
	Thame	Neighbourhood Plan Site C	187	187	Yes	Yes - site is allocated in the Thame Neighbourhood Plan which has successfully gone through examination and referendum.	The agent has confirmed that the site is economically viable and there are no legal issues or constraints that would prevent the site coming forward.			25	50	75	150	37
	Thame	Neighbourhood Plan Site F	203	203	Yes	Yes - site is allocated in the Thame Neighbourhood Plan which has successfully gone through examination and referendum.	The agent has confirmed that the site is economically viable and there are no legal issues or constraints that would prevent the site coming forward.		25	50	50	50	175	28

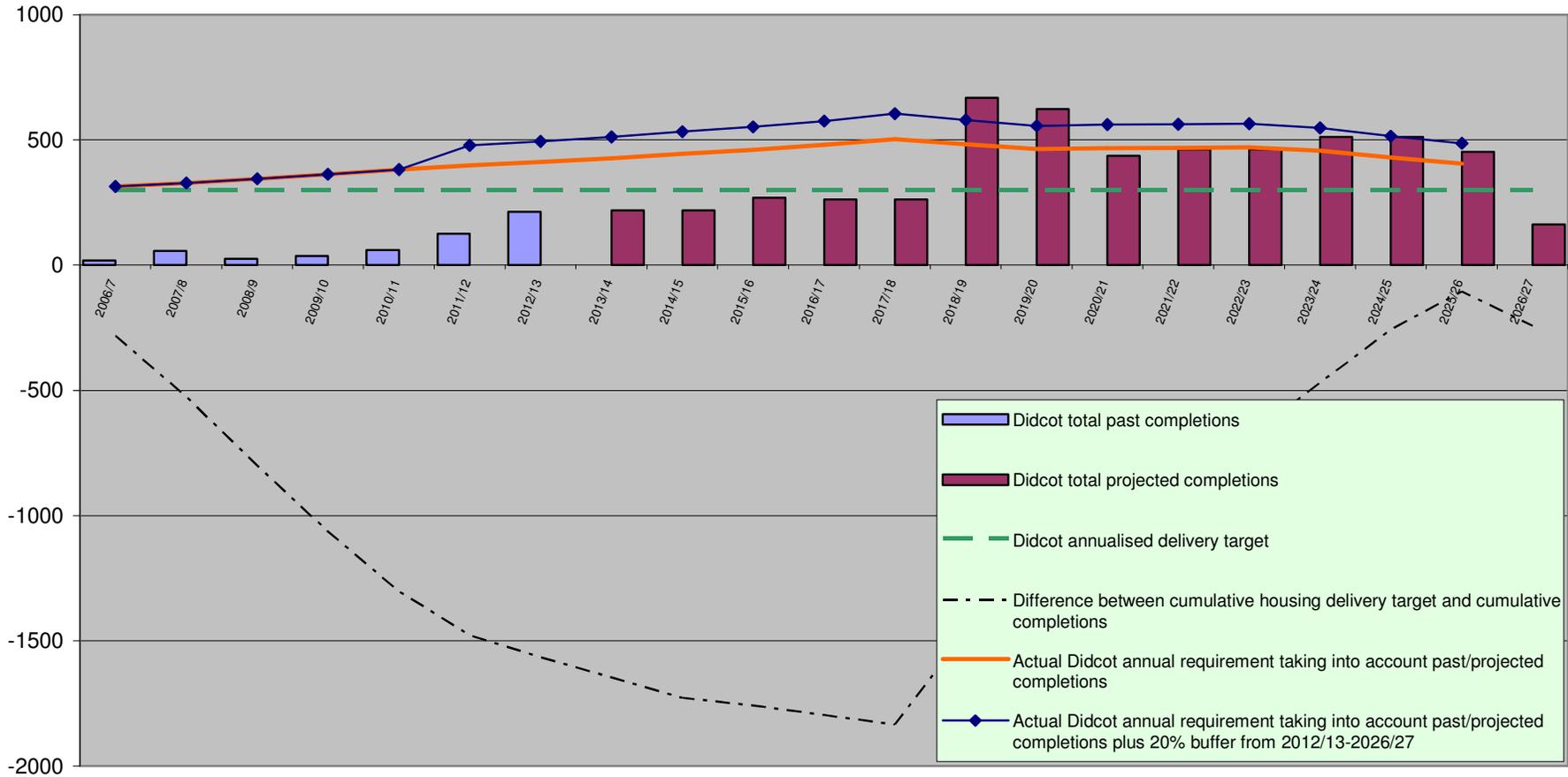
Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	13/14	14/15	15/16	16/17	17/18	Total for 5 year period	Beyond 17/18
	Thame	Neighbourhood Plan Site - The Elms	45	45	Yes	Yes - site is allocated in the Thame Neighbourhood Plan which has successfully gone through examination and referendum.	The agent has confirmed that the site is controlled by a housebuilder, is economically viable and there are no legal issues or constraints that would prevent the site coming forward.		10	35			45	
<b>Total allocations</b>													<b>1019</b>	<b>0</b>
<b>Sites with planning permission</b>														
	Rest of District	Net outstanding permissions on sites of less than 10 dwellings			Yes	Yes planning permission granted	As at 31 March 2013 there were 336 outstanding permissions on sites of less than 10. 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 10 units will come forward (leaving 302 in total). The average build rate over the past five years on sites of all types with less than ten units in the RoD area is 91 per annum.	91	91	91	29		302	
P09/E0796 and P11/E1862	Thame	Memec (17 Thame Park Road)	35	35	Yes site owned by Croudace Homes	Yes planning permission granted for 35 homes.	Croudace bought part of the site from Rectory Homes who had permission for 40 units (P09/E0796). An application to replace the previous permission to deliver 35 homes has been granted (P11/E1862).	30	5				35	
P10/E1127/EX	Henley-on-Thames	Market Place Mews	14	14	Yes	Yes planning permission granted	The agent is in the final stages of negotiating with the Council the purchase of small pieces of land to enable the development to commence. Subject to this going ahead as planned the agent expects to start on site in Jan 2015. The whole site will take approximately 18 months to complete.		14				14	
P11/S0098	Goring	Icknield Place	40	40	Yes	Yes planning permission granted	The agent has confirmed that the site is controlled by a housebuilder, is economically viable and there are no legal issues or constraints that would prevent the site coming forward. The agent has stated that the site will be completed in the latter half of 2013/14.	40					40	
P11/W1724	Goring	Icknield Road - Land next to pumping station	19	19	Yes	Yes planning permission granted	The agent has confirmed that the site is controlled by a housebuilder, is economically viable and there are no legal issues or constraints that would prevent the site coming forward. The agent has stated that the site will be completed in the latter half of 2013/14.	19					19	
<b>Total sites with planning permission</b>													<b>410</b>	<b>0</b>
<b>Other Deliverable sites</b>														
	Wallingford	CABI site	80	80	Yes	Yes - there is a planning committee resolution to approve planning permission for development of the site for a mixed use development which is to include 80 residential units.	There is a planning committee resolution to approve planning permission for development of the site for a mixed use development which is to include 80 residential units. The council is currently negotiating the terms of the legal agreement and the decision notice will be issued once the agreement is signed. The agent for the development has confirmed that the housing element of the site is intended to be delivered within the next five years.			40	40		80	0
<b>Total other deliverable sites</b>													<b>80</b>	<b>0</b>
<b>Allowance for windfall development in the next five years</b>														

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	13/14	14/15	15/16	16/17	17/18	Total for 5 year period	Beyond 17/18	
							The NPPF states that 'LPAs may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'. The NPPF also states that they must not include residential gardens or sites that have been specifically identified as available in the Local Plan process. Using this as the basis our windfall trend over the past 5 years, looking only at sites of less than 10 units (excluding development on residential gardens), is on average 74 homes per annum in the RoD area. Although we are confident that this trend will continue, particularly as the Core Strategy policy is becoming more permissive in relation to development in the rural areas, we have only included an allowance for 90% of this historic trend (66 per annum). We have already included sites of less than 10 that have already received planning permission and projected that these will build out over three years based on previous build rates (see above). Therefore the windfall rate has only been included (in part) for 2016/17 and (in full) for 2017/18.				37	66	103		
							We have also included a windfall trend over the past 5 years, looking only at sites of 10-14 units (excluding development on residential gardens). These sized sites have consistently come forward over the last five years and have provided a reliable source of supply in the Rest of District area. This trend is on average 10 homes per annum in the RoD area. Although we are confident that this trend will continue, particularly as the Core Strategy policy is becoming more permissive in relation to development in the rural areas, in recognition that there may be more flexibility in the annual rates for these slightly larger sites we have only included an allowance for 80% of this historic trend (8 per annum) for two years within the next five years.				8	8	16	0	
<b>Total allowance for windfall sites</b>													<b>119</b>	<b>0</b>	
<b>Total supply Rest of District</b>								1628							
<b>Requirement for Rest of District</b>								1215							
<b>Requirement for Rest of District including 5% buffer</b>								1276							
<b>Didcot</b>															
<b>Outstanding Allocations in the Local Plan / Core Strategy</b>															
	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	Discussions are continuing with the applicant's planning agent in order to reach a position where the planning permission can be issued. It is anticipated that subsequent delivery will be able to progress quickly after this. The owner's agent has confirmed that he expects the following delivery in the next five years: 2016/17: 175 units, 2017/18: 150 units. It is anticipated that the site would be built out by 2020/21.  However, due to the issues that exist with the application the site has not been included as part of the 5 year supply of deliverable sites.				0	0	0	642	
P10/W1150/RM, P10/W1328/RM and P10/W1959	Didcot	Great Western Park	2700	2386	Yes site controlled by Taylor Wimpey	Yes - Local Plan Allocation and has planning permission	204 units were completed on the site in 2012/13. The agent for the house builders on the site (Taylor Wimpey, Persimmon Homes and David Wilson Homes) anticipates that the site should deliver 250 completions per annum. Some of the next phases of development on the site over the next 5 years will be located within the Vale of White Horse district. This is reflected in the projected completions within South Oxfordshire over the next 5 years.	200	200	200	100	100	800	1586	

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	13/14	14/15	15/16	16/17	17/18	Total for 5 year period	Beyond 17/18
CSDID3	Didcot	North East Didcot greenfield Neighbourhood	2030	2030	Yes site owned by Croudace Homes and Reading University	Yes - Core Strategy allocation (CSDID3).	Pre-application discussions are continuing for the site and the agents for Reading University and Croudace Homes have indicated that a planning application will be submitted later this year. First completions on the site are expected in 2015/16. The agents have indicated that the site should deliver 150 completions per annum.			50	150	150	350	1680
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 Core Strategy allocation (CSDID2)	The site is currently in multiple ownerships and may therefore require CPO to deliver the necessary land. This process would be led by Hammerson plc / South Oxfordshire District Council. A planning application is anticipated to be submitted before the end of the year. The agent for the site has stated that allowing for determination and a possible CPO inquiry, residential units may be delivered from 2016 onwards.  However, due to the issues of bringing this site forward it has not been included as part of the 5 year supply of deliverable sites.				0	0	0	300
<b>Total allocations</b>													<b>1150</b>	<b>4208</b>
<b>Sites with planning permission</b>														
	Didcot	Net outstanding permissions on sites of less than 10 dwellings			Yes	Yes planning permission granted	As at 31 March 2013 there were 65 outstanding permissions on sites of less than 10. 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 10 units will come forward (leaving 59 in total). The average build rate over the past five years on sites of this size in Didcot is 19 per annum.	19	19	19	2		59	
P10/W0571/EX	Didcot	Former Great Western Hotel - extension of time to P07/W0472	72	72	Yes site owned by Cranbourne Homes	Yes planning permission granted	The developer has an existing permission but is currently investigating a number of other options with the council and the Homes and Communities Agency (HCA) to deliver additional units as part of a more comprehensive redevelopment of a wider area. The HCA has already purchased land near to this site to facilitate the comprehensive redevelopment of the wider area. An SPD is being prepared for the wider area, referred to as the Gateway Site, and this will include a requirement for residential development. The SPD is programmed to be adopted later this year. The current discussions will not result in less housing than this site already has permission for and based on the current timetable it is expected that this number of homes will be delivered on site in the next five years.  However, given the circumstances outlined above, the current permission has not been included as part of the 5 year supply of deliverable sites.				0	0	0	
<b>Total permissions</b>													<b>59</b>	<b>0</b>
<b>Allowance for windfall development in the next five years</b>														
							The NPPF states that 'LPAs may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply'. The NPPF also states that they must not include residential gardens or sites that have been specifically identified as available in the Local Plan process. Using this as the basis our windfall trend over the past 5 years, looking only at sites of less than 10 units (excluding residential gardens), is on average 13 homes per annum in Didcot. Although we are confident that this trend will continue, particularly as this is a growth point and the main focus of employment, retail and housing growth in our core strategy where development will be encouraged, we have only included an allowance for 90% of this historic trend (12 per annum). As the outstanding permissions anticipated to be built in 2016/17 is 10 homes less than the 12 p/a rate for windfalls we have included the remaining 10 units here in 2016/17. 2017/18 has the 12 per an				10	12	22	
<b>Total allowance for windfall sites</b>													<b>22</b>	<b>0</b>

Ref	Parish	Site Name/Location	Whole site net	Outstanding resi (net)	Available	Suitable	Comments on progress and achievability timescales	13/14	14/15	15/16	16/17	17/18	Total for 5 year period	Beyond 17/18
							Total supply Didcot	1231						
							Requirement for Didcot	2059						
							Requirement for Didcot including 20% buffer	2471						

Didcot housing trajectory as at April 2013



**Rest of the District housing trajectory as at April 2013**

