

Assessment of the 5 year Supply of Deliverable Sites in South Oxfordshire – April 2012

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 5% (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 20% (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 Submission Core Strategy has carried forward 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'¹
- 2.2 The housing figures for South Oxfordshire and the 5 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 2011/12 and divides the remainder evenly over the period for which the requirement is to be delivered (the 15 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 5% or 20% buffer is required.

¹ Paragraph 7.9 and 7.10 of the Strikethrough version of the Core Strategy February 2012 (including erratum) available at:
<http://www.southoxon.gov.uk/sites/default/files/Strikethrough%20core%20strategy%20with%20erratum-reduced.pdf>

Table 1: 5 year Housing Requirement – 1 April 2012 to 31 March 2017

| | | Didcot | Rest of District | Total for district | Method |
|---|---|--------|------------------|--------------------|---|
| A | Requirement 2006 to 2027 | 6300 | 5187 | 11487 | |
| B | Completions 2006/07 to 2011/12 | 322 | 1493 | 1815 | |
| C | Balance required to 2027 | 5978 | 3694 | 9672 | A-B |
| D | Number of years left to 2027 | 15 | 15 | 15 | |
| E | Average annual requirement from now to 2027 (rounded) | 399 | 246 | 645 | C/D |
| F | Average annual requirement from now to 2027 (rounded) | 1993 | 1231 | 3544 | E*5 |
| G | Average annual requirement from now to 2027 (rounded) with 20% buffer at Didcot and 5% buffer in Rest of District | 478 | 259 | 737 | E*20% at Didcot and E*5% for Rest of District |
| H | 5 year supply requirement | 2391 | 1293 | 3684 | FX5 |

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

- 2.3 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 of the two areas.
- 2.4 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. The council has considered whether there is a record of persistent under-delivery in order to ascertain which buffer should be applied. In doing this the council has considered the last five years of supply.

Table 2: Historic delivery rates compared to annual requirements

| | Rest of District | | Didcot | |
|---------|------------------|-------------|-------------|-------------|
| | Requirement | Completions | Requirement | Completions |
| 2011/12 | 253 | 355 | 381 | 125 |
| 2010/11 | 247 | 150 | 367 | 61 |
| 2009/10 | 242 | 155 | 347 | 36 |
| 2008/09 | 241 | 227 | 329 | 26 |
| 2007/08 | 252 | 456 | 315 | 58 |

Rest of District

- 2.5 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 substantially over-delivered, the fourth year marginally under-delivered, the third and second years substantially under-delivered and the first year substantially over-delivered.
- 2.6 Table 2 shows there had been lower delivery for three years between 2008/09-2010/11. During these years rates of housing completions on 'larger' sites were lower than previously experienced. Delivery of 'smaller' sites had still been consistent during this period making up the majority of completions. The slow down on the larger sites we experienced related in the main to site specific difficulties and delays to our core strategy in bringing further sites forward. All of our adopted local plan allocations outside Didcot were on brownfield sites. These brownfield allocations including Lister Wilder, Chinnor Cement Works and Fairmile Hospital had site specific issues. Now these issues have been overcome the sites are up and running and the completion rates on these sites are very good. These slow delivery rate issues have now been very much resolved as shown in the delivery rates seen in 2011/12.
- 2.7 Looking forward, the core strategy is now in its final stages of examination and is expected to be adopted later this year. In contrast to the adopted local plan allocations, the allocations made through the core strategy in the Rest of the district are all greenfield sites. Due to changes in national legislation and guidance since the production of the South Oxfordshire Local Plan 2011, we have had to test the deliverability of each allocation rigorously in developing the core strategy. We have detailed information on land ownership and site specific evidence relating to a range of issues. Each site has a concept masterplan that includes a range of evidence relating to the deliverability of each site. This was produced by the developers in partnership with the council. The council has also prepared a detailed Infrastructure Delivery Plan that assesses the infrastructure required as a result of the growth for each site. This adds increased certainty about the costs associated with the development for the developer and also allows any potential showstoppers to be identified early rather than have them slow down a planning application later. This evidence has been tested in detail by the Inspector at the examination and he has not raised concerns with the deliverability of these sites.
- 2.8 Another aspect that will 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 emerging core strategy (CSR1). This policy increased the number of villages where infill and redevelopment will be acceptable in principle. 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

- 2.9 The data for Didcot shows that there has been persistent under delivery over the past five years. As a result it is deemed appropriate to apply a 20% buffer in this housing supply area.

- 2.10 Again, this can be attributed to the slow down on the larger sites we have experienced. This slow down relates in the main to site specific difficulties and delays to our core strategy in bringing further sites forward.
- 2.11 Site specific difficulties were experienced with the major site at Great Western Park (GWP), Didcot. The land ownership on this site was extremely complex, there were 18 landowners all of whom needed to agree the terms and details of the S106. This caused a substantial delay. Unfortunately the eventual signing of the agreement coincided with the downturn in the economy, which added further unforeseen delay as mergers between house builders associated with the site took place. In order to ensure smooth delivery there are fortnightly meetings between the developers and South/Vale/OCC officers.
- 2.12 These issues have been resolved and the momentum of Great Western Park has gathered pace in the last year and there is no reason to doubt the current projected delivery. Indeed, Taylor Wimpey have brought on board more developers (Persimmon Homes and David Wilson Homes), which is speeding up delivery rates. Furthermore, resolution to grant permission for 154 homes has been agreed on the 'Brownland' site, which forms part of GWP. This is in the control of Bloor Homes and will bring forward land originally anticipated to come forward much later in the original phasing.
- 2.13 The local plan allocation at Ladygrove East has been delayed due to legal issues associated with Oxfordshire County Council (OCC) not having control of all the land required to deliver the Northern Perimeter Road. However, OCC are now taking legal action to acquire the necessary land. This is likely to take 18 months to 2 years. Resolution to grant outline planning permission has already been granted, subject to the signing of a S106 Legal Agreement, and the application and subsequent delivery will be able to progress quickly upon successful completion of the legal action by OCC.
- 2.14 The delays to the core strategy have meant the additional land allocations to help compensate for this under delivery have been delayed. However as mentioned above the core strategy is in its final stages and is expected to be adopted later this year. The main core strategy greenfield allocation to the north east of Didcot, has simpler land ownership and is considered to be a deliverable site. As explained in paragraph 2.8 the evidence base on the deliverability of the core strategy allocations is far more detailed than was required for the local plan in order to pass the tests of soundness. Pre-application discussions have commenced and the developers are keen to begin delivering their site.
- 2.15 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 causes higher annual requirements. This coupled with the 20% buffer means that its requirement for next year will be 399 homes. The housing trajectory demonstrates that Didcot will experience a large peak of development in the middle of the plan period that will result in the town delivering well above its housing target. The trajectory in appendix one shows that based on the current projections by 2015/16 delivery at Didcot will be well above the requirement including a 20% buffer. In fact this trajectory has included a worst case

scenario of a buffer of 20% from 2012/13 to the end of the plan period. It shows that from 2015/16 delivery will remain above the 20% buffer for the rest of the plan period.

- 2.16 We know that Didcot can sustain large amounts of housing delivery as prior to this period of under delivery, completions had been on track and in fact, delivery on the larger sites was high. 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.
- 2.17 Despite the fact that Didcot may take a number of years to resolve the previous under delivery we continue to support the town as a growth point and its role in delivering sustainable economic growth. As a result we continue to advocate that this remains ring fenced in relation to housing land supply and that the 20% buffer relates to Didcot only. Disaggregating the housing at Didcot to other areas of the district, which is primarily rural in nature would jeopardise the strategic ambitions of the South East Plan (SEP) and our emerging core strategy.
- 2.18 The council's approach to ring fencing at Didcot has been accepted in principle by the Inspector examining the soundness of the emerging core strategy. In his preliminary conclusions he suggested the following wording for redrafting paragraph 7.8 and 7.9 (7.9 and 7.10 on page 56 in February Strikethrough with erratum):

'Outside Didcot, the rest of the District will be a single area for housing land supply.'

- 2.19 He has not suggested any changes to the previous paragraph that states:

'We aim to focus a large proportion of new development at the growth point of Didcot. The number of houses allocated to Didcot is ring-fenced to this settlement as this level of housing growth is closely linked to planned economic growth within Science Vale UK, our bid for transport infrastructure in the Didcot area, our plans for the expansion of Didcot town centre and Didcot's designation as a New Growth Point.'

- 2.20 Transforming Didcot is a strategic priority of the core strategy and the council more widely in the Corporate Plan. It is important to deliver economic growth with housing to improve the self containment of Didcot and provide the infrastructure required. The employment and housing growth together with the infrastructure improvements are interdependent. Disaggregating housing from employment and retail growth at Didcot would jeopardise the ability to deliver sustainable economic growth in the area and transform the town into a thriving place.
- 2.21 The recent changes in national policy provide no reason to change this approach. In fact the NPPF strongly supports this approach. For example paragraphs 7 and 8 state that:

'There are three dimensions to sustainable development: economic, social and environmental ... These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and

environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.'

2.22 In addition this concept is one of the 'core planning principles' at paragraph 17 of the NPPF where it states that planning should:

'proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities'

2.23 The distribution or division of the figures within the housing land supply has been a matter of dispute at a number of appeals in recent years. These disputes have centred around the identification of separate requirements for Didcot and the ring fencing of Didcot's housing figures. It is the council's view that this approach is fully justified by the strategy and objectives in the SEP and emerging Core Strategy, which seek to enable the growth of Didcot in recognition of its Growth Point status.

2.24 Whilst in 2010 an appeal decision relating to the Wates land at Winterbrook, Wallingford did not support the council's approach to ring fencing at Didcot (APP/Q3115/A/09/2113256). However, this issue has also been considered at further appeals, where the Inspectors came to a different conclusion supporting the council's approach.

2.25 The first was the appeal relating to the Land at Benson Lane, Crowmarsh Gifford (APP/Q3115/A/09/2107586/NWF). The Inspector supported the Council's interpretation of the SEP and its ring-fencing approach. The Inspector agreed that it would be inappropriate to decant part of Didcot's allocation to the rest of Central Oxfordshire as it would undermine the SEP's strategy of identifying Didcot as a New Growth Area for significant development and improving its self-containment. Furthermore, the Inspector noted that *"the corollary of this is that the distribution of a higher number of houses to the remaining parts of this primarily rural District comprised mainly of small settlements could potentially lead to disproportionately large developments in villages."*

2.26 It is noteworthy that the Benson Lane decision, including the Inspector's interpretation of the SEP and the ring fencing of Didcot, was the subject of a high court challenge (CO/15811/2009), the outcome of which was still pending during the 2010 Wates appeal inquiry. The legal challenge was dismissed and in his judgement, His Honour Judge McKenna found no merit in the claimants challenge that the allocations in the SEP were not ring-fenced, particularly as regards the 6,000 allocation at Didcot. He concluded that *"the Inspector adopted the interpretation of the policy which it bore on its face namely an allocation of 6,000 dwellings specifically to Didcot."* This unsuccessful challenge demonstrates that the council's interpretation of the SEP and the ring fencing of Didcot is valid and reasonable.

2.27 The Council raised the inconsistency of approach as between the Benson Lane and Wates appeal Inspectors with the Planning Inspectorate. In the reply dated 25 November 2010 the Inspectorate stated:

“...the main difference in the conclusions reached relates to the acceptability of ring-fencing / disaggregating HLS targets within a District.”

2.28 Further it states:

“Upon reviewing both decisions and the relevant section of the SE Plan, it would appear there was evidence that could be said to underpin your Council’s ring-fencing of HLS targets. Para. 22.15 of the supporting text to Policy CO3 suggests that an LPA may influence the distribution of the housing targets set out in the SE Plan.”

2.29 The letter goes on to conclude that

“it will be possible for your Council to retain an approach guided by the policy analysis in Appeal A (Benson Lane) and to maintain its approach to disaggregating HLS targets to different sub-areas within the district.”

2.30 Following this communication there was a further appeal in 2011 relating to the Wates site at Winterbrook, Wallingford (APP/Q3115/A/11/2145037). The Inspector for this appeal supported the approach of the Benson Land Inspector and the decision of the high court and supported the council’s approach to ring-fencing Didcot.

2.31 It is entirely appropriate and justified that the housing land supply reflects the strategic priorities of the core strategy and the policies within it about ring fencing the Didcot allocation to ensure that sustainable economic development is delivered there. This is also entirely in accordance with the strategy of the SEP to ensure the future Growth Point status of Didcot and priorities for sustainable economic growth in the NPPF.

2.32 We will proactively drive and support sustainable economic development to deliver the homes, employment and infrastructure at Didcot and work to resolve the previous under delivery.

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 5 years and make an assessment regarding their deliverability.

3.2 To be deliverable, the NPPF states in footnote 11 on page 12 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. The 5 year land supply assessment of sites is presented in Appendix 3.

Existing allocations

3.4 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 are:

- 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.

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 breaks the permissions into sites of less than 10 units, where an individual assessment has not been carried out, from permissions for units of 10 or more, which have each been assessed for suitability, availability and achievability. For sites of less than 10 units, to make 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 will be implemented. This remaining figure is then distributed based on previous build rates for all sites of less than 10 that have taken place over the past five years (2007/08-2011/12). In the Rest of District area the average annual build rate is 105 units per annum and in Didcot it is 20 units per annum (including development of residential gardens, which already have permission).

Deliverable sites

3.7 The NPPF states that ‘to be considered deliverable, 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’. It does not state that sites need to be allocated at the time of updating the land supply in order to be considered deliverable.

3.8 This 5 year supply assessment includes three sites in this category. These sites are from the emerging core strategy, which is in its final stages of examination. These sites are the strategic greenfield neighbourhood allocations in Wallingford and Didcot plus the residential element of Orchard Centre Phase 2 at Didcot.

3.9 As explained in section 2 of this paper the council has worked with developers on producing concept masterplans for the greenfield neighbourhood at Didcot, in liaison with other key stakeholders, in order to establish the deliverability of the sites. The

council has also assessed through the evidence base for the core strategy including the Infrastructure Delivery Plan and the SHLAA the deliverability of these sites in considerable detail in order to pass the tests of soundness for the core strategy.

- 3.10 The Inspector for the core strategy has not indicated in his preliminary conclusions that he is going to change the greenfield allocation for Didcot or the allocation of the Orchard Centre Phase 2 in the Submission Core Strategy (CSDID2 and 3). Both sites are available now. Didcot North East is owned Reading University in the main with part of the site under option by Croudace Homes. The Orchard Centre is controlled by Hammersons Real Estate. The agents/developers of both sites are engaged in pre application discussions with the council. The Orchard Centre has a Development Agreement with the council and the agent has stated that an application for the site is going to be submitted this year. The agents for both sites have provided information about the delivery of their site. They have done this as part of evidence for the core strategy and as part of the five year land supply update. Both have confirmed that homes will be delivered on site within the five year period.
- 3.11 The site choice at Wallingford was changed by the Planning Inspector in his preliminary conclusions at the beginning of 2012. It is important to note that the principle of an allocation at Wallingford for 555 homes has been accepted by the Inspector and the choice is now between two sites. Both sites were previously preferred options that have been consulted upon and appraised in the Sustainability Appraisal. Both sites have had to demonstrate through the examination of the core strategy that they are deliverable. The chosen site will be the greenfield allocation for Wallingford in the final core strategy (CSWAL2). Further hearings that will consider which site will be the final allocation for Wallingford are programmed for 22 May 2012. Both sites being considered are available now. The site to the west of Wallingford is in the control of PRUPIM and the other, to the south, has options secured with the two landowners by Berkley-Homes and Wates Developments. The agents for both sites have provided delivery rates for their sites. As a result, whichever site is chosen there is a high degree of certainty that they will be able to deliver homes within the next five years. For the purposes of the land supply projections we have included the lower of the two build rates provided from the sites.
- 3.12 We have not included an allowance for delivery of any of the 775 homes allocated to Thame in the five year supply. The specific site allocations are anticipated to be made through the Thame Neighbourhood Plan as a result of the changes made by the core strategy Inspector in his preliminary conclusions. As a result, until specific suitable, available and deliverable sites have been identified we are not able to include an allowance in the five year supply. This is because it would not meet the definition of deliverable sites in the NPPF.
- 3.13 Appendix 2 includes a trajectory to demonstrate the slump in delivery caused as a result of no housing coming forward from allocations at Thame in the next five years. The trajectory includes delivery from 2017/18 based on specific sites being identified in the next 12 months.

Windfall sites

- 3.14 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’.
- 3.15 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 sites that had not been identified previously in the planning process and do not include development on residential gardens.
- 3.16 Table 3 shows the percentage of windfall development by type delivered over the past five years for four different site size thresholds i.e. on sites of less than 10 dwellings, 10-14 dwellings, 15-19 dwellings and 20 or more dwellings. From this list the only type of development that has been excluded from the trend data used to create the windfall rate is ‘development of residential garden land’.

Table 3: Percentage of windfall development delivered over past ten years on sites of less than ten units by type

| Type of development | Percentage (%) of total windfall development over 5 years on sites of less than 10 | Percentage (%) of total windfall development over 5 years on sites of 10-14 units | Percentage (%) of total windfall development over 5 years on sites of 15-19 units | Percentage (%) of total windfall development over 5 years on sites of 20 or more units* |
|--|--|---|---|---|
| Barn conversion | 5 | 0 | 0 | 0 |
| Conversion of buildings | 14 | 8 | 0 | 13 |
| Conversion of floors above commercial properties for dwellings | 2 | 0 | 0 | 0 |
| Demolition and redevelopment of existing housing | 14 | 16 | 0 | 9 |
| Development of residential garden land* | 27 | 17 | 0 | 15 |
| Greenfield other (excluding residential garden land and agricultural uses) | 7 | 0 | 55 | 0 |
| Previously developed vacant and derelict land (not currently in housing use) | 4 | 24 | 12 | 5 |
| Redevelopment of agricultural buildings | 0 | 0 | 33 | 0 |
| Redevelopment of car parks or garages | 9 | 10 | 0 | 10 |
| Redevelopment of commercial, mixed use and other non residential sites | 15 | 24 | 0 | 49 |
| Subdivision of existing housing | 4 | 0 | 0 | 0 |
| Rural Exception Site | 0 | 0 | 0 | 0 |
| Total | 100 | 100 | 100 | 100 |

*Not included in windfall trend rate that is included in land supply

- 3.17 We have only included three of the site size thresholds in our land supply trend i.e. sites of less than 10, 10-14 and 15-19. Historic evidence shows that there is a consistent trend for these site categories however some provide a more reliable source of supply than others. We are confident that the trends identified for the different site size thresholds will continue. The core strategy policy is becoming more permissive in relation to development in the rural areas. In addition the last five years has 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. Each of the three site size thresholds has had a different % reduction applied to the annual average trend, as explained below.
- 3.18 Sites of less than 10 dwellings have provided the most reliable source of supply of the three site size thresholds over the past five years. Sites of this size have delivered over 450 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 10% 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 4 below.
- 3.19 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 para. 3.6 above).
- 3.20 In Didcot the outstanding permissions anticipated to be built in 2014/15 is 5 homes less than the 11 per annum rate for windfalls at Didcot. We have included these remaining 5 units as anticipated windfall completions in 2014/15. 2015/16 and 2016/17 have the 11 per annum windfall rate included.

Table 4: Windfall trends based on windfall completions on sites of less than 10 units (excluding development on residential gardens) from 2007/08-2011/12

| | 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 |
|-------------------------|---|---|
| Didcot | 12 | 11 |
| Rest of District | 79 | 71 |

- 3.21 Sites of 10-14 or 15-19 have not provided a consistent, reliable supply in Didcot over the past five years. Only one windfall site of 10-19 has come forward at Didcot in the last five years. As a result no allowance has been made for sites of this size in our supply.
- 3.22 In the Rest of District area sites of 10-14 and 15-19 have come forward consistently 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 and deducted 40% from sites of 15-19 dwellings. The average annual windfall rates for sites of 10-14 are

shown in table 5 and the average annual windfall rates for sites of 15-19 are shown in table 6 below. These rates have only been included for two years of the next five years in 2015/16 and 2016/17 in the Rest of District area.

Table 5: Windfall trends based on windfall completions on sites of 10-14 units (excluding development on residential gardens) from 2007/08-2011/12 (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 |
|--------|--|--|
| Didcot | 2 | 2 |
| RoD | 21 | 17 |

Table 6: Windfall trends based on windfall completions on sites of 15-19 units (excluding development on residential gardens) from 2007/08-2011/12

| | 100% average annual rate on sites of 15-19 dwellings | 60% of average annual rate on sites of 15-19 dwellings |
|--------|--|--|
| Didcot | 0 | 0 |
| RoD | 7 | 4 |

3.23 We have not included any allowance for sites of 20 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. The average annual windfall rate for sites of 20 or more are shown in table 7 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 7: Windfall trends based on windfall completions on sites of 20 or more units (excluding development on residential gardens) from 2007/08-2011/12 (not included in supply)

| | 100% average annual rate on sites of 20 or more dwellings (not included in supply) |
|--------|--|
| Didcot | 5 |
| RoD | 44 |

3.24 We consider the windfall rates included in the supply to be conservative estimates of what will come forward. The rates on which they are based were experienced during recession years. In addition, the emerging core strategy policy (expected to be adopted in 2012) is allowing the principle of infill and redevelopment of brownfield sites in more settlements across the district than ever before.

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 3.
- 4.2 Table 8 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 has a land supply of 108% (5.4 years) and Didcot has a land supply of 111% (5.5 years). It shows that there is a five year land supply. The overall district figure is a land supply of 110% (5.5 years) against the requirement.

Table 8: Summary of 5 year supply against requirement, 1 April 2012 to 31 March 2017

| | 5 year requirement 2012/13-2016/17 | 5 year projected supply | Surplus or Shortfall |
|-------------------------|------------------------------------|-------------------------|----------------------|
| Didcot | 1993 | 2208 | +215 |
| Rest of District | 1231 | 1331 | +100 |
| Total District | 3224 | 3558 | +315 |

5 Buffers

- 5.1 Table 9 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 This shows that the Rest of District has a 8% buffer and therefore more than achieves the 5% required by the NPPF. Didcot has an 11% buffer. Therefore, it does not achieve the 20% buffer required as a result of the persistent under delivery it has experienced in the last 5 years.

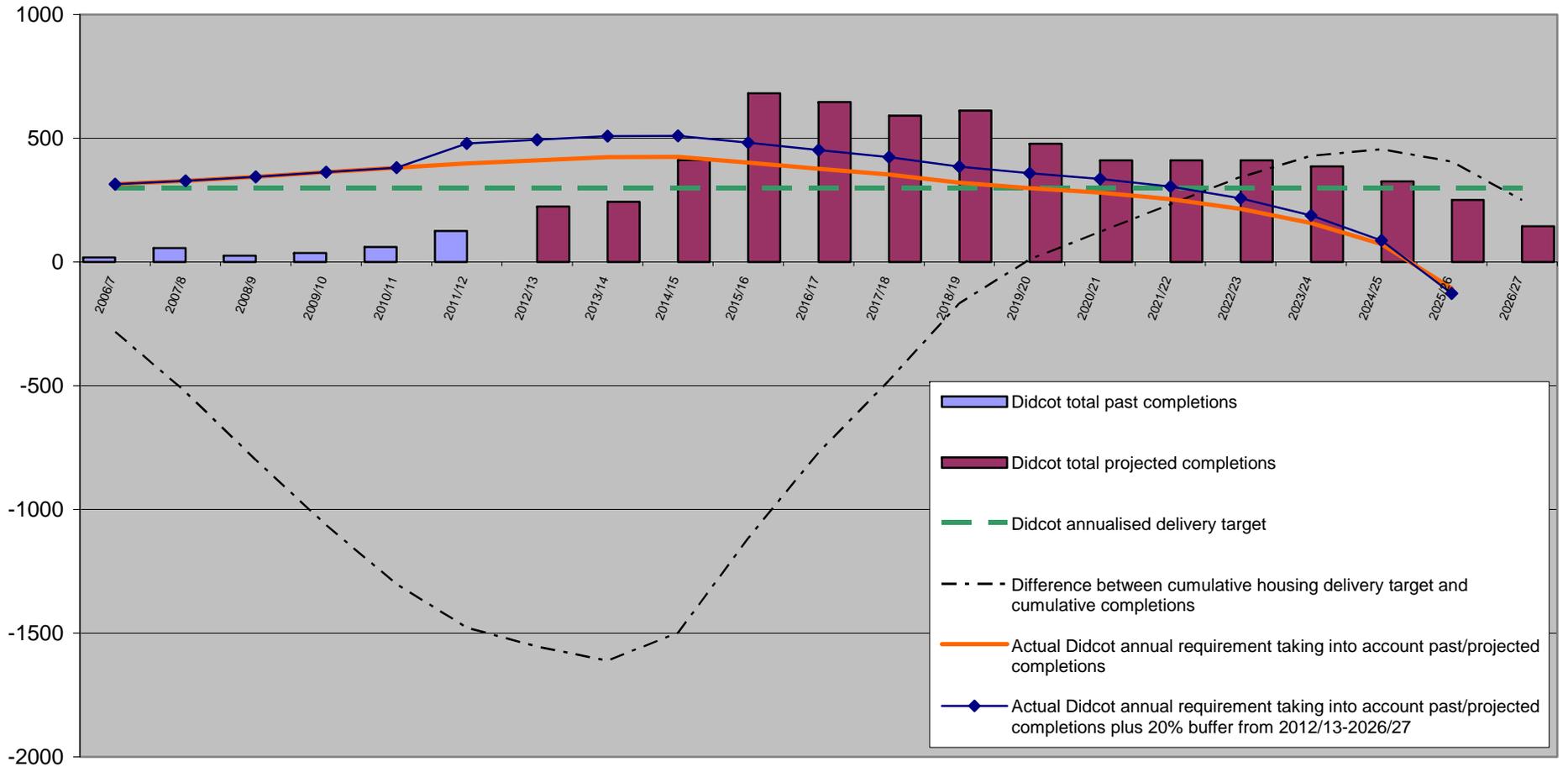
Table 9: Summary of 5 year requirement against supply including a 20% buffer at Didcot and 5% buffer in Rest of District, 1 April 2012 to 31 March 2017

| | 5 year requirement 2012/13-2016/17 | 20% buffer at Didcot and 5% buffer in Rest of District | Total 5 year requirement including buffers 2012/13 – 2016/17 | 5 year projected supply | Surplus or Shortfall |
|--|------------------------------------|--|--|-------------------------|----------------------|
| Didcot (including 20% buffer) | 1993 | 398 | 2391 | 2208 | -183 |
| Rest of District (including 5% buffer) | 1231 | 62 | 1293 | 1331 | +38 |
| Total District (including 5% in rest of District and 20% at Didcot) | 3224 | 460 | 3684 | 3539 | -145 |

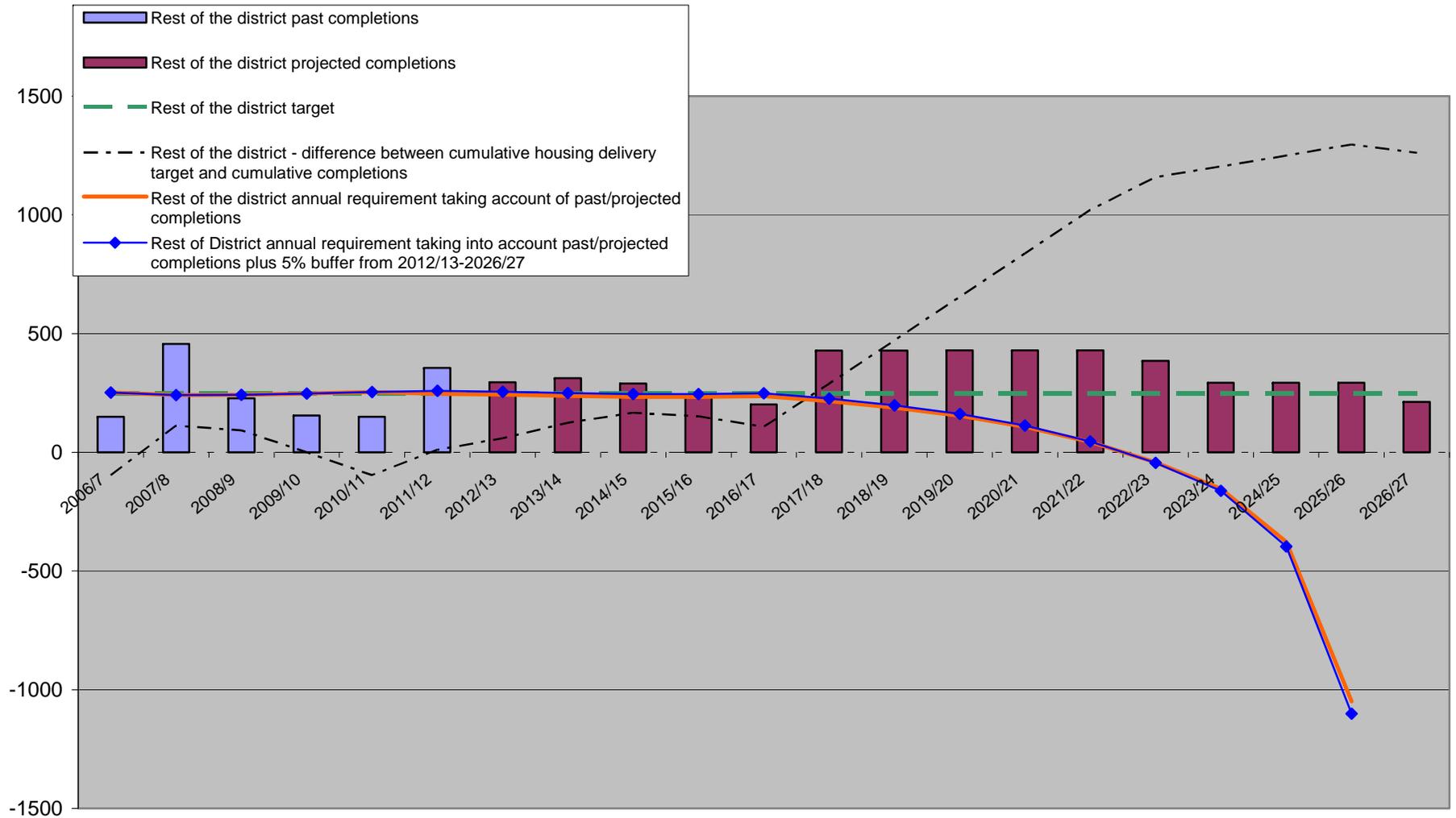
6 Actions to enable the delivery of buffers

- 6.1 The NPPF makes it clear that the buffers are not there to require additional housing but instead that the buffer is to include housing 'moved forward from later in the plan period' (paragraph 47).
- 6.2 The Rest of District area has achieved the 5% buffer required in that land supply area. In addition it is likely that further supply will come forward that has not been included in the next five years. This will be enabled through the neighbourhood planning process that will expedite the previous timetable of the Site Allocations DPD (SADPD). Thame has front runner status and will be bringing forward homes through their neighbourhood plan. They have already undertaken more than one consultation on options for how these homes are to be distributed. In addition, Woodcote (a larger village in the emerging core strategy), is also a front runner and will be bringing forward housing in advance of the council's SADPD through their neighbourhood plan. The council has also been approached by a number of others communities who are scoping out their options in regard to neighbourhood planning.
- 6.3 In Didcot, where a larger buffer is required there are fewer existing opportunities for moving housing forward from later in the plan period. The council have been working in partnership with the Homes and Communities Agency (HCA) to identify opportunities to bring development opportunities forward. One opportunity for housing to be brought forward identified as part of this work, is the site to the south of Didcot railway station. This site is often referred to as the 'Gateway Site' and is identified in the emerging core strategy as a major development area.
- 6.4 There are two extant permissions on part of this site that have been included in the five year supply (P10/W0571/EX and P08/W0985). Together these applications are for 86 homes. However, the council is working collaboratively to investigate a number of other options with the HCA, SOHA and other landowners. This is likely to deliver additional units to those permitted as part of a comprehensive redevelopment of a wider area. The HCA became directly involved in this site at the beginning of 2012 and has already purchased land to facilitate a comprehensive redevelopment of the site and a masterplan/development brief is in the process of being drafted. The development brief is expected to be adopted later this year. A planning application is expected in 2013 and development on site will follow quickly once permission is granted. The current discussions will not result in less housing than this site already has permission for. Instead, as it is over a wider area, it is likely to deliver more housing in the next five years.
- 6.5 The council will continue to work proactively to identify opportunities that can be brought forward to deliver homes to meet the buffer needed at Didcot.

Appendix 1: Example of Didcot Housing trajectory as at 1 April 2012 including a 20% buffer from 2012/13 to 2026/27



Appendix 2: Example of Rest of District housing trajectory as at 1 April 2012 including a 5% buffer from 2012/13 to 2026/27



Appendix 3 - Schedule of sites

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 | |
|--|-------------------|-------------------------------------|----------------|------------------------|---|---|---|-------|-------|-------|-------|-------|-------------------------|--------------|--|
| Rest of District | | | | | | | | | | | | | | | |
| Outstanding Allocations in the Local Plan | | | | | | | | | | | | | | | |
| P09/E0145/O | Chinnor | Land at Former Chinnor Cement Works | 178 | 77 | Yes site owned by Taylor Wimpey | Yes planning permission granted | The developer has confirmed that 101 units have been completed in total on this site (6 in 2010/11 and 95 in 2011/12). They stated that the site will be fully complete in 2014/15 with 37 completions in 2012, 26 in 2013 and 14 in 2014. | 37 | 26 | 14 | | | | 77 | |
| P04/W0733 | Crowmarsh Gifford | Walter Wilder & Lister Wilder Works | 42 | 40 | Yes site owned by Croudace Homes | Yes planning permission granted | Work is well under way on this site and although only 2 completions occurred in 2011/12 a number of units were very close to completing. The developer has confirmed that the site will be completed this monitoring year (2012/13). | 40 | | | | | | 40 | |
| 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 site in 2011/12. The projections for the site from the developers are: 43 new build and 41 refurbishments in 2012/13, 49 new build and 51 refurbishments in 2013/14 and 69 new builds and 17 refurbishments in 2014/15. | 84 | 100 | 86 | | | | 270 | |
| RUR12 | Crowmarsh Gifford | Mongewell Park (Carmel College) | 166 | 166 | Yes - Agent confirmed that the site owned by Comer 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. The agent has submitted a planning application for 166 homes that is being registered by the council at the time of writing. | The agent has submitted a planning application for 166 homes that is with the council being registered at the time of writing. The site has had pre-application discussions with SODC case officer Sharon Crawford for around 200 dwellings on this site. The agent anticipates a decision later this year. Comer Homes have then forecast that they will complete 50 units in the first part of 2013. With an annual delivery rate thereafter of 50 units until completion. In order to take account of the recent comments relating to this site in appeal decisions at Wallingford and Sonning Common the council have pushed the back the developers timetable by a year to add an additional buffer. This would overcome the concerns raised as part of these appeals about the potential issues that may slow down commencement of this site. | | 50 | 50 | 50 | 16 | | 166 | |
| 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. Pre-application discussions have commenced for a scheme with a minimum of 40 homes and a full application is expected in the next couple of months. | 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. As the successful bidder, pre-application discussions have commenced with Mick Moore and a detailed critical path analysis has been developed. The redevelopment of the hospital will be prioritised first. The construction of this is likely to commence at the end of 2012. The first housing completions will be in 2014/15 and the site is likely to be fully complete within the next five years. | | | 10 | 20 | 10 | | 40 | |
| Total allocations | | | | | | | | | | | | | 593 | 0 | |

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 | |
|---|------------------|--|----------------|------------------------|----------------------------------|--|--|-------|-------|-------|-------|-------|-------------------------|--------------|---|
| Sites with planning permission | | | | | | | | | | | | | | | |
| | Rest of District | Net outstanding permissions on sites of less than 10 dwellings | | | Yes | Yes planning permission granted | As at 31 March 2012 there were 318 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 286 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 105 per annum. | 105 | 105 | 76 | | | | 286 | |
| P09/E0796 and P11/E1862 | Thame | Memec (17 Thame Park Road) | 35 | 35 | Yes site owned by Croudace Homes | Yes planning permission granted for 40 homes and delegated decision on new application for 35 homes is anticipated by the end of May 2012. | 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 submitted (P11/E1862). The application is close to determination and the developer anticipates delivering 4 units in 2012/13 and 31 in 2013/14. | 4 | 31 | | | | | 35 | |
| P10/E0649/RM | Thame | Thame United Football Club | 99 | 12 | Yes | Yes planning permission granted | David Wilson Homes have confirmed that work has commenced and that 87 homes were completed in 2011/12 and they have indicated that the remainder of the site will complete in 2012/13. | 12 | | | | | | 12 | |
| P07/W0875 | Cholsey | Corner of Papist Way & Reading Road, Cholsey | 13 | 13 | Yes | Yes planning permission granted | Agent states site has started and should be completed 2012/13 | 13 | | | | | | 13 | |
| P10/E1127/EX | Henley-on-Thames | Market Place Mews | 14 | 14 | Yes | Yes planning permission granted | 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 quickly. The have stated that the site is likely to be built out within a year once the land has been purchased. | | | 14 | | | | 14 | |
| P10/E1215 | Chinnor | Land at Siareys Yard | 14 | 14 | Yes | Yes planning permission granted | Agent stated that there is currety a finance issue and the development has been put on hold. However the they still expect to the permission to be implemented within five years. | | | | | 14 | | 14 | 0 |
| Total sites with planning permission | | | | | | | | | | | | | 374 | 0 | |

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 |
|---|-------------|--------------------------------------|----------------|------------------------|--|---|--|-------|-------|-------|-------|-------|-------------------------|--------------|
| Other Deliverable sites: allocations in Submission Core Strategy | | | | | | | | | | | | | | |
| | Wallingford | Wallingford Greenfield Neighbourhood | 555 | 555 | Yes - both sites are being considered by the Planning Inspector at the South Oxfordshire Core Strategy Examination are available now. The site to the west of Wallingford is in the control of PRUPIM and the other has options secured with the two landowners by Berkley-Homes and Wates Developments. | Yes the principle of an allocation at Wallingford for 555 homes has been accepted by the Core Strategy Inspector and the choice is now between 2 sites. Both sites were previously preferred options that have been consulted upon and appraised in the Sustainability Appraisal. Both sites have had to demonstrate through the examination of the Core Strategy that they are deliverable. The chosen site will be the Greenfield allocation for Wallingford in the Submission Core Strategy (CSWAL2). The Core Strategy is in its final stages of examination with further hearings that will consider, which site will be the allocation are programmed for May and is to be adopted later this year. | Both sites were previously preferred options that have been consulted upon and appraised in the Sustainability Appraisal. Both sites have had to demonstrate through the examination of the Core Strategy that they are deliverable and both have had previous applications considered by the council. The agents for both sites have provided delivery rates for their sites. The site to the West of Wallingford has stated that if chosen as the allocation for Wallingford they would submit an allocation in Jan 2013 and would expect to deliver the first units in 2014/15. They stated that they can deliver 180 within the next five years with the site completing in 2022/23. The site to the South has stated that if chosen as the allocation they would expect to deliver the first units in 2013/14. They stated that they can deliver 316 homes within the next five years with the site completing in 2019/20. For the purposes of the land supply forecast that we have included the lower of the two projections as at the time of writing the finalised option had not yet been confirmed. | | | 40 | 70 | 70 | 180 | 375 |
| Total core strategy sites | | | | | | | | | | | | | 180 | 375 |

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 | |
|--|--------|--------------------|----------------|------------------------|-----------|----------|--|-------|-------|-------|-------|-------|-------------------------|--------------|----------|
| Allowance for windfall development in the next five years | | | | | | | | | | | | | | | |
| | | | | | | | 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 79 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. 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 been included for 2015/16 and 2016/17 only. | | | | 71 | 71 | | 142 | |
| | | | | | | | 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 21 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 (17 per annum) for two years within the next five years. | | | | 17 | 17 | | 34 | 0 |
| | | | | | | | We have also included a windfall trend over the past 5 years, looking only at sites of 15-19 units (excluding development on residential gardens). The trend on these sites is an average of 7 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 have only been three sites in this category in the last five years, we have only included an allowance for 60% of this historic trend (4 per annum) for two years within the next five years. | | | | 4 | 4 | | 8 | 0 |
| | | | | | | | Total allowance for windfall sites | | | | | | | 184 | 0 |
| | | | | | | | Total supply Rest of District | 1331 | | | | | | | |
| | | | | | | | Requirement for Rest of District | 1231 | | | | | | | |
| | | | | | | | Requirement for Rest of District including 5% buffer | 1293 | | | | | | | |

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 |
|--|--------|--|----------------|------------------------|---|--|---|-------|-------|-------|-------|-------|-------------------------|--------------|
| 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 (April 2012) confirmed that he expects the following delivery in the next five years: 2013/14: 50 units, 2014/15: 125 units, 2015/16: 200 units and 2016/17: 200 units with the overall site completing in 2017/18. However the site will need to obtain planning permission for a new access as OCC does not control all of the land to build the last part of the Northern Perimeter Road. OCC is now taking action itself to acquire the necessary land. This action is likely to take 18 months to two years. Once the legal action is resolved in the next two years the site will progress quickly. Based on this information we have made a conservative projection for this site with the first 50 completions in 2015/16. | | | | 50 | 125 | 175 | 467 |
| P10/W1150/RM, P10/W1328/RM and P10/W1959 | Didcot | Great Western Park | 2700 | 2587 | Yes site controlled by Taylor Wimpey | Yes - Local Plan Allocation and has planning permission | Taylor Wimpey has confirmed these anticipated delivery rates in April 2012. 113 units have already been completed on the site. They project that the site will be completed by 2026/7. Up to 2015 they have given the projections as: 2012 = 204, 2013 = 213, 2014 = 228, 2015 = 255, 2016=100 2016 drops significantly due to half the completions for that year falling within the Vale of White Horse District. These delivery rates include the delivery projections from Taylor Wimpey, Persimmon Homes and David Wilson Homes all of whom are building on site. Bloor Homes also control part of GWP and currently have an application in on this land (P10/W1959) that will bring forward 154 homes. A resolution to grant permission has been agreed and the final decision including S106 is due to be completed next couple of months. 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 10 homes in 2013/14 and an estimated 48 units a year in subsequent years. This is in addition to the completions on the land in the control of Taylor Wimpey. | 204 | 223 | 276 | 303 | 148 | 1154 | 1433 |
| | 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 | | | | | | | | | | | | | 1329 | 2200 |

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 | |
|---------------------------------------|--------|--|----------------|------------------------|------------------------------------|---------------------------------|---|-------|-------|-------|-------|-------|--------------------------|--------------|---|
| Sites with planning permission | | | | | | | | | | | | | | | |
| | Didcot | Net outstanding permissions on sites of less than 10 dwellings | | | Yes | Yes planning permission granted | As at 31 March 2012 there were 51 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 46 in total). The average build rate over the past five years on sites of all types, with less than ten units in Didcot, is 20 per annum. | 20 | 20 | 6 | | | | 46 | |
| 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 comprehensive redevelopment of a wider area. The HCA has already purchased land near to this site to facilitate a comprehensive redevelopment and a masterplan/development brief is in the process of being drafted. The development brief is expected to be adopted later this year. A planning application is expected in 2013 and development on site will follow quickly once permission is granted. 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. | | | | | 36 | 36 | 72 | |
| P08/W0985 | Didcot | 101-105 Station Road | 14 | 14 | Yes site owned by SOHA | Yes planning permission granted | SOHA 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 comprehensive redevelopment of a wider area. The HCA has already purchased land near to this site to facilitate a comprehensive redevelopment and a masterplan/development brief is in the process of being drafted. The development brief is expected to be adopted later this year. A planning application is expected in 2013 and development on site will follow quickly once permission is granted. 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. | | | | | 7 | 7 | 14 | |
| | | | | | | | | | | | | | Total permissions | 132 | 0 |

| Ref | Parish | Site Name/Location | Whole site net | Outstanding resi (net) | Available | Suitable | Comments on progress and achievability timescales | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | Total for 5 year period | Beyond 16/17 |
|---|--------|--|----------------|------------------------|---|---|--|-------|-------|-------|-------|-------|-------------------------|--------------|
| Other Deliverable Sites: allocations in Submission Core Strategy | | | | | | | | | | | | | | |
| 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). The Inspector has not indicated in his preliminary conclusions that he is going to change this proposed site allocation. | Pre-application discussions have now commenced for the site and the agents for Reading University and Croudace Homes have indicated that based on the Core Strategy being adopted in the Autumn of 2012 they anticipate starting on site in 2013 with completions in 2014. In 2014/15 they plan to deliver 125 completions, in 2015/16 175 units and 200 per annum thereafter. The total site is expected to complete in 2025/26. | | | 125 | 175 | 200 | 500 | 1530 |
| 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 and pre-application discussions for this site are well underway. A planning application is going to be submitted this year. Site enabling works for the should commence towards the end of 2013. The projected completions in the next five years is 100 homes in 2015/16 and 120 homes in 2016/17. | | | | 100 | 120 | 220 | 80 |
| Total core strategy sites | | | | | | | | | | | | | 720 | 1610 |
| Allowance for windfall development in the next five years | | | | | | | | | | | | | | |
| | | | | | | | 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 12 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 (11 per annum). As the outstanding permissions anticipated to be built in 2014/15 is 5 homes less than the 11 p/a rate for windfalls we have included the remaining 5 units here in 2014/15. 2015/16 and 2016/17 has the 11 per annum windfall rate included. | | | 5 | 11 | 11 | 27 | |
| Total allowance for windfall sites | | | | | | | | | | | | | 27 | 0 |
| Total supply Didcot | | | | | | | | 2208 | | | | | | |
| Requirement for Didcot | | | | | | | | 1993 | | | | | | |
| Requirement for Didcot including 20% buffer | | | | | | | | 2391 | | | | | | |