

Windfalls in Didcot	510	389	
Allocated sites in Didcot			
Rest major development area			
East major development area			
Didcot	512	444	366
Unallocated windfalls in the rest of the district	118	218	112
Allocated windfalls in the rest of the district	0	46	56
Unallocated sites in the rest of the district	33	104	57
Works, Chinnor			
Cholsey			
Alton, Henley			
Wallingford, Thames			
Wallingford			
Wallingford			
Adjoining land, Crowmarsh			
Industrial Estate, Wallingford			
<b>total</b>	<b>151</b>	<b>368</b>	
<b>Completions</b>	<b>663</b>	<b>812</b>	
<b>Completions</b>	<b>663</b>	<b>1475</b>	
Strategic Allocation (annualised)	533.3	533.3	
Relative allocation	129.7	408.4	



Listening Learning Leading

# Authority Monitoring Report 2019/20

February 2021

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# 1.Introduction

## Purpose of monitoring

- 1.1. The monitoring of a Local Plan enables local planning authorities to track progress towards meeting the district's development needs and to establish whether adopted policies are being effectively implemented. It also allows communities and interested parties to be aware of the progress local planning authorities are making towards delivering their vision and objectives, as set out in their Development Plan.

## Requirement to monitor

- 1.2. The requirement to monitor annually was introduced under the Planning and Compulsory Purchase Act 2004 which placed a duty on local authorities to produce an Annual Monitoring Report. The Report outlines the timescale and progress of the implementation of the Development Plan, as detailed in the Local Development Scheme, and the extent as to which the adopted policies have been achieved.
- 1.3. Since the Planning and Compulsory Purchase Act 2004, the requirement to monitor has evolved with the Localism Act 2011 and subsequent Town and Country Planning Local Planning (England) Regulations 2012, setting out the current requirement. The requirement to prepare and publish an Authority Monitoring Report replaces the previous duty, in the Town and Country Planning Regulations 2004, for local authorities to produce an Annual Monitoring Report which had to be submitted directly to the Secretary of State. However, there is still a minimum requirement to annually produce an Authority Monitoring Report, which, in the interests of transparency, should be made publicly available and updated as and when the information becomes available.
- 1.4. As set out in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and reiterated through the Planning Practice Guidance, a local planning authority must monitor the requirements set out in Table 1.

Table 1: National Monitoring requirements

Requirement	Summary
<b>Local Development Scheme (LDS)</b>	The timescales and milestones for the preparation of documents as set out in the LDS and progress towards meeting them
<b>Local Plan</b>	Monitoring of identified indicators regarding the implementation and delivery of policies within a Local Plan
<b>Neighbourhood Development Plans and Orders</b>	The progression of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders (CRtBO)
<b>The Community Infrastructure Levy (CIL)</b>	How the Community Infrastructure Levy Charging Schedule, as detailed in the Community Levy (Amendment) regulations 2015, will be monitored
<b>Duty to Cooperate</b>	Details on activity relating to the duty to cooperate, i.e. the continuing cooperation between councils and other Stakeholders to ensure that cross boundary and strategic matters are considered
<b>Sustainability Appraisal</b>	Monitoring of identified indicators in relation to whether any predicted significant effects are taking place in relation to Local Plans or Supplementary Planning Documents
<b>Supplementary Planning Documents and Local Development Orders</b>	The status and progress of any Supplementary Planning Documents (SPDs) and Local Development Orders (LDOs)

## South Oxfordshire District Council monitoring report

- 1.5. This Monitoring Report covers the period 1 April 2019 to the 31 March 2020, however information prior to and beyond this period will be included and identified. It has a number of purposes which include monitoring the progress of Local Plans and Supplementary Planning Documents. The Town and Country Planning Regulation 2012 provides full details on the information that should be contained in the Authority Monitoring Report<sup>1</sup>.

### Context

- 1.6. South Oxfordshire is a beautiful and prosperous place to live, with picturesque towns and villages, a buoyant and successful economy and attractive landscapes, with the River Thames flowing through 47 miles of the district and two Areas of Outstanding Natural Beauty (AONB), the North Wessex Downs and

<sup>1</sup> Available from <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

the Chilterns. There are four thriving towns, Thame, Wallingford, Henley-on-Thames and Didcot as well as numerous attractive villages. The district also includes part of the Science Vale, an internationally significant location for innovation, science-based research and business.

- 1.7. South Oxfordshire is in close vicinity to Oxford and Reading, which provide major hubs for employment, retail and leisure activities.
- 1.8. The district also benefits from its connectivity to other centres of employment, with access via the A34, M4 and M40 to London, Birmingham and Swindon and frequent trains from Didcot to London Paddington and the south west.

## **Key statistics**

- 1.9. The key statistics shown in Table 2 below are a snapshot of South Oxfordshire's demographics and the context for the monitoring indicators. This is shown against the data for the South East of England and Great Britain as a comparison.

Table 2: Key Statistics

Indicator		South Oxfordshire District Council	South East of England	Great Britain
Population <sup>2</sup>		142,100	9,180,100	64,903,100
Population aged 16-64 <sup>3</sup>		84,800 59.7%	61.2%	62.5%
Life expectancy <sup>4</sup>	Male	82.2	80.7	79.3 (UK)
	Female	85.5	84.1	82.9 (UK)
Number of households (2020) <sup>5</sup>		57,380	3,807,079	27,429,653
Economically active <sup>6</sup>		80,800 88.5%	82.3%	79.1%
Unemployment rate <sup>7</sup>		1,600 2.0%	3.1%	3.9%
Education - Attainment 8 results (2019) <sup>8</sup>		47.4 (Oxfordshire)	-	44.7 (England)
CO2 emissions (2018) <sup>9</sup>	Per Capita (t)	5.9	4.7	5.2
	Total (kt)	828	42,746	344,824

<sup>2</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabrespop>

<sup>3</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabrespop>

<sup>4</sup> Available from

<https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyatbirthandatage65bylocalareasuk>

<sup>5</sup> Available from

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

<sup>6</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabempunemp>

<sup>7</sup> Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabempunemp>

<sup>8</sup> Available from <https://www.compare-school-performance.service.gov.uk/schools-by-type?step=default&table=schools&region=931&la-name=oxfordshire&geographic=la&for=secondary&basedon=Attainment%20&show=All%20pupils>

<sup>9</sup> Available from <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>



# 2.Planning Framework

## Development Plan

2.1. The South Oxfordshire Development Plan is the starting point in making decisions on planning applications. All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the monitoring year 2019/20 comprises:

- The existing Core Strategy (including the ‘saved policies’ of the South Oxfordshire Local Plan 2011)
- ‘Made’ (adopted) Neighbourhood Development Plans prepared by Local Communities
- Any Development Planning Documents relating to minerals and waste prepared by Oxfordshire County Council

2.2. In December 2020, the Council adopted the new South Oxfordshire Local Plan 2035. The Local Development Scheme (LDS) sets out the timetable for the production of the council’s Development Plan Documents (DPDs) and the Community Infrastructure Levy (CIL), including the Charging Schedule for CIL. This includes key production dates and public consultation stages. The South Oxfordshire LDS was updated in August 2018 and again in March 2019<sup>10</sup>. The LDS provides information regarding the Local Plan 2035 and other related documents. Table 3 sets out the timetable for each these documents and the progress that has been made.

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<sup>10</sup> Available from <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/09/OCD06.1-Local-Development-Scheme.pdf>

Table 3: Progress of Development Plan Documents

		Date	
Document	Milestone	LDS Timescale	Achieved
Local Plan 2011-2034	Public Consultation on Scope & Issues (Regulation 18)	June 2014	Yes
	Public Consultation on Refined Options (Regulation 18)	Feb 2015	Yes
	First Public Consultation on Preferred Options (Regulation 18)	June 2016	Yes
	Second Public Consultation on Preferred Options (Regulation 18)	March 2017	Yes
	Public Consultation on Pre-Submission (Regulation 19)	October 2017	Yes
	Second Public Consultation on Pre-Submission (Regulation 19)	January 2019	Yes
	Submission to Secretary of State (Regulation 22)	March 2019	Yes
	Examination in Public (Regulation 24)	March 2019 – September 2019	<b>Yes – July/August 2020</b>
	Inspector’s report (Regulation 25)	September 2019	<b>Yes – November 2020</b>
	Adoption (Regulation 26)	November 2019	<b>Yes – Adopted December 2020</b>
Community Infrastructure Levy (CIL) Charging Schedule	Prepare evidence base incl. viability study	Summer/Autumn 2018	Yes, and then updated for the Local Plan hearings in April 2020
	Consultation	January 2019	Delayed
	Submission	Summer 2019	Delayed
	Examination	Autumn 2019	Delayed
	Adoption	January 2020	Delayed

		Date	
Document	Milestone	LDS Timescale	Achieved
Oxfordshire Plan 2050, Joint Strategic Spatial Plan (JSSP)	Regulation 18 Part II published for formal consultation	August 2019	<b>Spring/Summer 2020</b>
	Regulation 19 published for formal consultation	November 2019	Autumn/Winter 2020
	Submission of JSSP	March 2020	March 2021
	JSSP Adoption (subject to examination)	March 2021	March 2022

[Continued from previous page, Table 3: Progress of Development Plan Documents]

## The South Oxfordshire Local Plan 2035

- 2.3. South Oxfordshire District Council's Local Plan 2035 was adopted on 10<sup>th</sup> December 2020. The new Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2035. Together they identify where housing and employment land should be located as well as the infrastructure required to support this growth, such as new roads, schools, health services and sewerage. The policies in the plan are now being used to guide decisions on planning applications in the district<sup>11</sup>.
- 2.4. The Local Plan 2035 replaces the South Oxfordshire Core Strategy and saved policies from the South Oxfordshire Local Plan 2011.
- 2.5. On 3 March 2020 the Secretary of State issued South Oxfordshire District Council with a Direction under Section 27 of the Planning and Compulsory Purchase Act 2004. This directed the council to progress the plan through examination to be adopted by December 2020, and for senior council officers to report monthly to MHCLG officials on progress of the plan.
- 2.6. The Local Plan 2035 was the subject of an independent examination conducted by Jonathan Bore MRTPI, an Inspector appointed by the Secretary of State. The examination included virtual public hearing sessions in July and August 2020.
- 2.7. A consultation on the Proposed Main Modifications then took place from September – November 2020. The Inspector's Report was subsequently issued on 27 November 2020 and concluded that the Local Plan is sound and legally compliant, subject to the Inspector's Main Modifications pursuant to Section

<sup>11</sup> <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/forthcoming-planning-policies/our-forthcoming-local-plan/>

20(5) of the Planning and Compulsory Purchase Act 2004. The plan was then adopted at a meeting of Full Council on 10 December 2020.

- 2.8. Following adoption of the Local Plan, the council will now prepare a Local Development Scheme setting out the future Development Plan Documents and timetables.

## Sustainability Appraisal

- 2.9. The role of the Sustainability Appraisal (SA) incorporating the Strategic Environmental Assessment (SEA), is to assess if a plan has integrated the principles of sustainable development and if there are likely to be any significant effects because of the plan's policies.
- 2.10. A Sustainability Appraisal was prepared as part of the evidence base for the South Oxfordshire Local Plan 2035<sup>12</sup>.

## Oxfordshire Plan 2050

- 2.11. In February 2018 South Oxfordshire District Council formally signed up to the Oxfordshire Housing & Growth Deal. The agreement commits Oxfordshire's five District Councils and the County Council to work together to produce a Joint Statutory Spatial Plan, the Oxfordshire Plan 2050.
- 2.12. The Oxfordshire Plan builds on the foundations set by the current and emerging Local Plans and looks beyond them at the strategic planning issues for the period up to 2050. It will give districts a framework for future planning policies and help determine planning applications where appropriate.
- 2.13. The Oxfordshire Plan will not allocate sites for housing or employment, except at the request of the relevant local planning authority. Instead, it will identify key areas for sustainable growth with associated housing / employment requirements. Districts will then use this as a basis to inform future Local Plans and Neighbourhood Plans which will provide a detailed view of how housing and infrastructure will be delivered.

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<sup>12</sup> Available from

[https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1283190358&CODE=02C6029D539747E85D411F11E1E73C1D&NAME=Local%20Plan%20-%20Examination%20Library&REF=SLP\\_EXAMLIB&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1283190358&CODE=02C6029D539747E85D411F11E1E73C1D&NAME=Local%20Plan%20-%20Examination%20Library&REF=SLP_EXAMLIB&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)

- 2.14. Consultation on the 'Preferred Options' for the Oxfordshire Plan was due to take place in June/July 2020. Consultation has been delayed and a revised timeline for the Oxfordshire Plan has been published on the Oxfordshire Plan website<sup>13</sup>.
- 2.15. Consultation on 'Spatial Growth Options (including scale and Broad Locations of Growth) (Reg18 part 2) is now expected in Summer 2021. This will be followed by a consultation on Submission (draft) Plan (Reg 19) in Spring 2022. Anticipated submission to the Planning Inspectorate will be September 2022.

## Neighbourhood Plans

- 2.16. Under the Localism Act 2011, communities have been given the power to directly influence land use by preparing either a Neighbourhood Development Plan (NDP), Neighbourhood Development Order (NDO) and/or a Community Right to Build Order. It is a requirement of the AMR to include details of the progress and 'made' Neighbourhood Development Plans and Neighbourhood Development Orders. As of February 2021, there are currently 19 made Neighbourhood Development Plans and no Neighbourhood Development Orders in the district.

## Community Infrastructure Levy

- 2.17. The Community Infrastructure Levy (CIL) is a charge that the local planning authority may choose to levy on new developments to help fund the infrastructure needed to support growth in the area. The draft CIL Charging Schedule was examined and came into effect on 1 April 2016. A review of the CIL Charging Schedule is expected in 2021 (see Table 3 above).
- 2.18. During the 2019/20 fiscal year, £8,779,703.96 has been received from CIL receipts. In accordance with CIL regulation 59A or 59B, £1,103,450.04 has been transferred to town and parish councils and in accordance with CIL regulation 61, £189,279.34 (40% of the allocated 5% admin proportion) has been applied to administrative expenses associated with CIL. The total CIL receipts from 2019/20 retained at the end of the reported year was £7,843,592.36. Further information can be found in the council's Infrastructure Funding Statement<sup>14</sup>.

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<sup>13</sup> <https://oxfordshireplan.org/timeline/>

<sup>14</sup> <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/>

## Other documents

- 2.19. The Statement of Community Involvement (SCI), adopted on the 15 June 2017, sets out how we will engage with our communities and businesses, so they can comment on new planning policy documents and planning applications. It can be found on the council's website<sup>15</sup>. In May 2020 the council, under emergency powers delegated to the Chief Executive, made changes to its planning scheme of delegation and to hold virtual planning committee meetings. These actions were taken in response to Government's advice to help keep the planning system moving and to assist the long-term economic recovery. We are currently reviewing our Statement of Community Involvement where we cannot comply with its requirements.
- 2.20. Supplementary Planning Documents (SPDs) provide the option for further detail and clarity to be published in regard to Local Plan policies. They can also provide further guidance on particular issues or regarding the development of specific sites.
- 2.21. As SPDs provide further detail to Local Plan policies, it is not necessarily a requirement for SPDs to be monitored, unless a local planning authority wishes to monitor the effectiveness of an SPD.
- 2.22. As of March 2020, the council have four adopted SPDs, with none of them identifying specific monitoring requirements to be covered in this document. The SPDs are as follows:
- Design Guide 2016: The Design Guide was adopted in November 2016 and sets out design principles to guide future development and encourage a design-led approach to development.
  - Section 106 Planning Obligations – Supplementary Planning Document 2016 identifies how the council will use its powers as the Local Planning Authority to ensure new development contributes to infrastructure alongside the Community Infrastructure Levy.
  - Didcot Town Centre Supplementary Planning Document: This document was adopted in May 2009 and provided planning guidance to aid the development of the Didcot Town Centre. It set out the council's vision and strategic development principles for the expansion of the town centre. A new phase of Didcot Town Centre's Orchard Centre opened in 2018. New and updated policies for Didcot Garden Town are also included in the recently adopted South Oxfordshire Plan.

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<sup>15</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/statement-of-community-involvement/>

- 2.23. South Oxfordshire and the Vale of White Horse District Councils are currently preparing a Joint Design Guide SPD to replace the Design Guide 2016. A draft Guide will be produced for consultation in 2021. The Guide will be a material consideration in assessing future planning applications.
- 2.24. The council will prepare an update to the Developer Contributions SPD in tandem with an update to the CIL Charging Schedule. A draft SPD will be prepared in 2021.

# 3. Neighbourhood Plans

## Introduction

- 3.1. The Government is providing local communities with the opportunity to shape the area in which they live and work by encouraging them to prepare Neighbourhood Development Plans. The council strongly supports and encourages local communities who wish to prepare a Neighbourhood Development Plan. The Localism Act 2011 sets out that Neighbourhood Development Plans can be made by a Parish or Town Council, or by a neighbourhood forum where a Parish or Town Council does not exist.
- 3.2. Local communities wishing to play an active role in planning for their area and/or community can:
- Prepare a Neighbourhood Development Plan setting out the vision, objectives and planning policies to shape the development of their neighbourhood and/or;
  - Seek to grant permission directly for certain types of development in their neighbourhood, through a Neighbourhood Development Order (NDO) or a Community Right to Build Order (CRTBO);
  - To make a Neighbourhood Development Plan, there are formal stages set out in legislation that are the responsibility of the qualifying body and the local planning authority. The Localism Act also places a 'duty to support' on the local authority to guide Neighbourhood Plan preparation.

## South Oxfordshire District Council's approach

- 3.3. The council takes a proactive and positive approach to neighbourhood planning, providing advice and support to those communities interested in producing Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Build Orders. Full details of the advice and support available can be found on the council's website<sup>16</sup>.

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<sup>16</sup> Available at <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/>



## Progress of Neighbourhood Plans

- 3.4. As of February 2021, South Oxfordshire has 19 made Neighbourhood Plans, with 23 currently being prepared and 6 made plans under review. During 2019/20, 5 Neighbourhood Plans were made.
- 3.5. Due to Covid-19, new regulations were introduced during 2020 delaying referenda (including Neighbourhood Development Plan referenda) until 6 May 2021.
- 3.6. Table 4 provides the progress of the Neighbourhood Plans in South Oxfordshire. The full progress of Neighbourhood Plans in South Oxfordshire can be found on the council's website and is regularly updated.

Table 4: Progress of Neighbourhood Plans

Plan in preparation	Pre-submission consultation	Plan submitted	Referendum (Postponed)	Plan made
Berinsfield	Aston Rowant	Crowmarsh	Chinnor Review	The Baldons
Clifton Hampden	Beckley and Stowood	Cuddesdon and Denton	Sydenham	Benson
Culham	Kidmore End	Ewelme	Wheatley	Berrick Salome <sup>17</sup>
Henley and Harpsden Review	Lewknor	Long Wittenham Review		Brightwell-cum-Sotwell
Eye and Dunsden	Shiplake	Tetsworth		Chalgrove
Garsington		Wallingford		Chinnor
Horspath				Cholsey <sup>17</sup>
Sandford-on-Thames				Dorchester
Sonning Common Review				East Hagbourne <sup>17</sup>
Stanton St John				Goring-on-Thames <sup>17</sup>
Thame Review				Henley and Harpsden
Tiddington with Albury				Little Milton
Towersey				Long Wittenham
Whitchurch-on-Thames				Pyrtton <sup>17</sup>
Woodcote Review				Sonning Common
				Thame
				Warborough and Shillingford
				Watlington
				Woodcote

<sup>17</sup> These Neighbourhood Plans were made during 2019/20.

# 4. Duty to Cooperate

## Introduction

- 4.1. Section 110 of the Localism Act 2011 introduced a statutory duty for local planning authorities to cooperate with neighbouring local authorities and 'prescribed bodies' in the preparation of Development Plans. This means that the council has a duty to engage constructively with other councils and public bodies in England on a continuous basis to maximise the effectiveness of the Local Plan.
- 4.2. The duty to cooperate is not a duty to agree. However, the council will continue to work with neighbouring authorities to secure the necessary co-operation on strategic cross border matters. The council must demonstrate, at the independent examination of a Local Plan, how they have complied with the duty.

## South Oxfordshire District Council neighbouring authorities and prescribed bodies

- 4.3. The relevant bodies in which the duty to cooperate is most relevant to is as follows:

### Neighbouring authorities

- Cherwell District Council
- Oxford City Council
- Vale of White Horse District Council
- West Oxfordshire District Council
- Oxfordshire County Council
- Buckinghamshire Council
- Reading Borough Council
- West Berkshire Council
- Wokingham Borough Council

- 4.4. Prescribed bodies as identified in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to fulfil the Duty to Cooperate:

- Highways England
- Environment Agency

- Historic England
- Natural England
- Oxfordshire Local Enterprise Partnership
- Network Rail
- NHS Oxfordshire (formerly Oxfordshire Primary Care Trust)
- NHS Buckinghamshire (formerly Buckinghamshire Primary Care Trust) covering northern parts of South Oxfordshire
- Oxfordshire Clinical Commissioning Group (OCCG)
- Care Quality Commission
- Civil Aviation Authority
- Homes England (formerly Homes and Communities Agency)
- Office of Rail and Road (formerly Office of Rail Regulation)
- Local Nature Partnership

## **Key stages of the Duty to Cooperate**

- 4.5. For the period April 2019 to March 2020 the key activities undertaken to fulfil the duty to cooperate related to the South Oxfordshire Local Plan 2035 and the Oxfordshire Plan 2035.
- 4.6. During this period there has been regular engagement with other Oxfordshire authorities through the Oxfordshire Growth Board Officers Group. As highlighted in Section 2, Oxfordshire’s five District Councils and the County Council are working together to produce a Joint Statutory Spatial Plan, the Oxfordshire Plan 2050. Progress on the Oxfordshire Plan 2050 is set out in Section 2 (above). Regular input to the emerging plan continued throughout the monitoring period. This has included Officers taking part in an officer liaison group on a fortnightly basis and Officers with specialisms contributing to working groups for plan topic papers. South Oxfordshire District Council together with the Vale of the White Horse District Council has also chaired the Oxfordshire Planning Policy Officers (OPPO) meetings for two years.
- 4.7. The council was required to demonstrate as part of the Local Plan examination in 2020 that we had fully complied with the duty to cooperate and that we had worked actively and constructively with its neighbouring authorities and the County Council, other prescribed bodies, and service and infrastructure providers during the preparation of the Plan. Activities included, for example, meetings, the preparation of joint evidence, the exchange of written correspondence and the production of statements of common ground.
- 4.8. The evidence submitted to demonstrate the council’s fulfilment of the duty to cooperate is available from Section 6 of the council’s Local Plan Examination

Library<sup>18</sup> The Inspector's report (paragraph 18 & 19)<sup>19</sup> sets out the Inspector's findings in relation to the Duty to Cooperate for the Local Plan 2035 and concludes:

*'I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.'*

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<sup>18</sup>

[https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1283190358&CODE=02C6029D539747E85D411F11E1E73C1D&NAME=Local%20Plan%20-%20Examination%20Library&REF=SLP\\_EXAMLIB&REFERER\\_URL\\_IN=&SOVA\\_IN=SOUTH#exactline](https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=FolderView&ID=1283190358&CODE=02C6029D539747E85D411F11E1E73C1D&NAME=Local%20Plan%20-%20Examination%20Library&REF=SLP_EXAMLIB&REFERER_URL_IN=&SOVA_IN=SOUTH#exactline)

<sup>19</sup> <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/11/Inspectors-Report-November-2020.pdf>

## 5.A Thriving Economy

### CSEM1: Supporting a Successful Economy

- 5.1 Policy CSEM1 states that the council will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. A key indicator for this is the net increase in Gross Value Added<sup>20</sup> (GVA). Table 5 provides the GVA per head for Oxfordshire from 2011 to 2018, as 2018 is the latest data currently available<sup>21</sup>.

Table 5: GVA per Head, 2011-2018

Oxfordshire	2011	2012	2013	2014	2015	2016	2017	2018
GVA per head	26,378	27,510	28,396	29,931	30,767	30,307	30,859	30,791

- 5.2 To provide a picture of the economic scene at the district level, Table 6 provides a number of indicators<sup>22</sup>. These indicators show that there has been positive economic growth in South Oxfordshire since 2011.

Table 6: Economic indicators

South Oxfordshire	Jobs	Jobs density	Employee jobs	Business Counts-Enterprises	Business Counts-Local units
2011	67,000	0.80	N/A	7,055	8,015
2012	69,000	0.82	N/A	7,220	8,175
2013	71,000	0.85	N/A	7,250	8,040
2014	73,000	0.87	N/A	7,445	8,250
2015	74,000	0.88	59,000	7,885	8,725
2016	74,000	0.88	60,000	8,025	8,880
2017	76,000	0.90	58,000	8,210	9,070
2018	71,000	0.85	59,000	8,215	9,080
2019	N/A	N/A	60,000	8,255	9,155
2020	N/A	N/A	N/A	8,370	9,225

<sup>20</sup> Gross value added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services.

<sup>21</sup> Available from

<https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/nominalregionalgrossvalueaddedbalanceperheadandincomecomponents>

<sup>22</sup> All information is available from

<https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabjobs>

## CSEM2: Amount and Distribution of Employment

- 5.3 Policy CSEM2 provides the amount of employment to be allocated in the district. The amount of employment land and its distribution has been updated by further evidence studies in preparation for the Local Plan 2035, and following adoption, employment uses will be monitored against the updated targets. This AMR will provide data relating to employment uses for 2019/20.
- 5.4 In July 2020 the government published amended use class regulations<sup>23</sup> which came into force in September 2020 and will affect planning permission applications submitted after that date. In relation to Permitted Development and Prior Approval, the previous use classes will remain in use until the end of July 2021. These changes do not affect the period covered by this report and will be addressed in future reports.
- 5.5 During 2019/20 there was over 18 hectares of employment land permitted, the split of the employment uses is provided in Table 7. The large amount of mixed B-class floorspace is primarily from an outline permission for B2/B8 development at Rycote Lane near Thame (ref. P17/S4441/O).

Table 7: Permitted employment floorspace, 2019/20

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>B Mixed</b>
Floorspace (m <sup>2</sup> )	4,203	7,158	972	560	8,853	18,731

## CSEM3: Culham Science Centre

- 5.6 Culham Science Centre combines world-class publicly funded research into fusion power; commercial technology organisations and Culham Innovation Centre, to create a powerhouse of high technology innovation and enterprise in South Oxfordshire<sup>24</sup>. CSEM3 supports the redevelopment and intensification of Culham Science Centre.
- 5.7 During 2019/20, 1.91 hectares of employment land was permitted at Culham Science Centre, delivering just under 8,750m<sup>2</sup> of B class employment floorspace.

<sup>23</sup> <https://www.legislation.gov.uk/uksi/2020/757/made>

<sup>24</sup> <http://www.culham.org.uk/>

## CSEM4: Supporting Economic Development

5.8 CSEM4 sets out that planning permission will be granted for employment uses as long as they are in accordance with the policy. The target for this policy is to have no net loss of employment floorspace. Figure 1 shows the amount of business floorspace gained and lost through permissions in 2019/20, with Table 8 providing the net change in employment floorspace in the district from applications granted in 2019/20.

Figure 1: Employment floorspace (m<sup>2</sup>) permissions, 2019/20

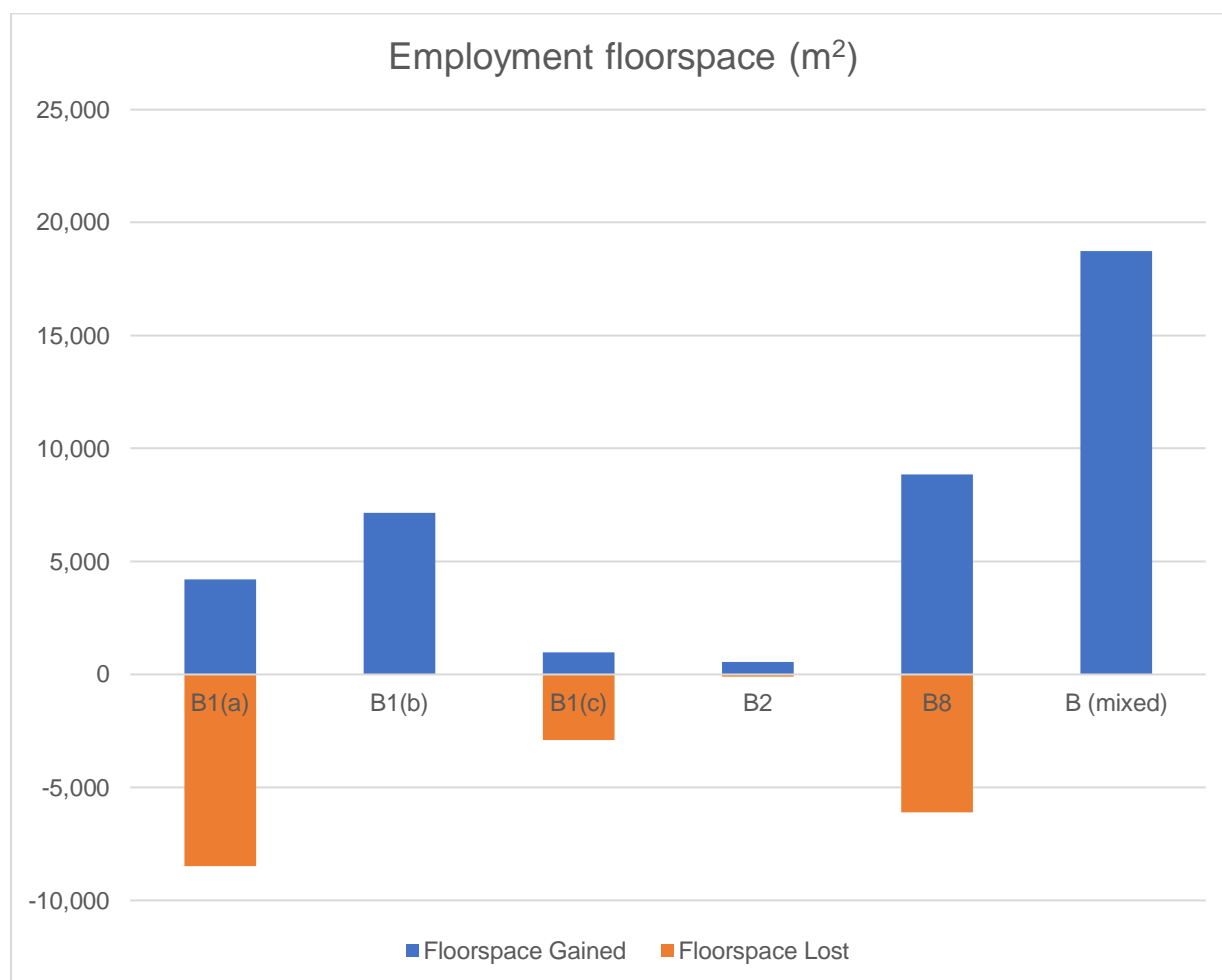




Table 8: Net employment floorspace change, 2019/20

	B1a	B1b	B1c	B2	B8	B Mixed	Total
Net change (m <sup>2</sup> )	-4,276	7,158	-1,943	465	2,750	18,731	22,885

5.9 Table 8 shows net change in employment floorspace from developments permitted in 2019/20, which shows a significant net increase overall, mostly in B Mixed floorspace. The majority of the losses were due to change of use to residential through permitted development rights. However, in the same period there were larger gains in the provision of B1b, B2, B8 and B Mixed floorspace.

**CSEM5: Oxford Brookes University**

5.10 The aim of CSEM5 was to produce an agreed masterplan to guide the redevelopment of the university Campus at Holton. This Masterplan was adopted in December 2012 in line with the policy, however the Local Plan 2035 Policy STRAT14 now supersedes this SPD.

5.11 Since 2012 discussions around redevelopment of the Campus have moved on, and the site is a housing allocation (STRAT 14) in the adopted Local Plan. As set out in Section 2 above, planning permission for 500 dwellings and associated infrastructure on the site was granted in April 2020.

# 6. Delivering New Homes

## CSH1: Amount and Distribution of Housing

- 6.1. Policy CSH1 in the Core Strategy determines the amount and distribution of housing in the district for this monitoring period. The amount of housing required in the district was based upon numbers set out in the South East Plan and are now considered out of date. They are replaced by the Local Plan 2035.
- 6.2. Paragraph 60 of the Revised NPPF<sup>25</sup> states that a local housing need assessment should be conducted using the standard method as set out in Planning Practice guidance (PPG)<sup>26</sup>, unless exceptional circumstances justify an alternative approach.
- 6.3. Planning Practice Guidance (PPG) advises that the standard method is calculated by setting the baseline need using national household growth projections and then applying an adjustment to take account of affordability taking into account the most recently published median workplace-based affordability ratios. In some circumstances it may be appropriate to apply a cap.
- 6.4. Following technical consultation in October 2018, the Government published updated national planning policy and guidance in February 2019 which proposes changes to the standard method. Part of these changes mean that the 2014 household projections are to be used going forward. The council has therefore applied the standard method calculation in accordance with this. This gives South Oxfordshire a need of 632 homes per year produced using the standard method as shown in Table 9.

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<sup>25</sup> Available from [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/74044/1/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/74044/1/National_Planning_Policy_Framework_web_accessible_version.pdf)

<sup>26</sup> Available from <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Table 9: Local Housing Need

	Method	Calculation
Step 1- Setting the baseline	(MHCLG Household Projections 2029-MHCLG Household Projections 2019)/10	$(61,968 - 57,819)/10 = 415$
Step 2- An adjustment to take account of affordability	$((\text{Local Affordability ratio} - 4)/4) \times 0.25) + 1 =$ Adjustment factor	$((12.36 - 4)/4) \times 0.25) + 1 = 1.5225$
Local Housing Need	Adjustment factor x Household growth= Local Housing Need	$1.5225 \times 415 = \mathbf{632}$

- 6.5. The council has committed to the Oxfordshire Housing and Growth Deal (Growth Deal). The Growth Deal commits all of Oxfordshire to collectively plan for 100,000 net new homes in the County between 2011 and 2031. The housing target in the Growth Deal is based on the Oxfordshire SHMA<sup>27</sup> which was published in April 2014. The Growth Deal proposed a housing need for each local authority in the County, sometimes presenting this as a range (as was the case for South Oxfordshire). Taking the midpoint figures for each authority across the County would result in around 100,000 new homes.
- 6.6. In the adopted Local Plan 2035, the council has a housing requirement that reflects this increase in housing need in accordance with Paragraph 010 of the PPG<sup>28</sup>, to reflect the Oxfordshire Growth Deal and the Oxfordshire SHMA being delivered by all local planning authorities in Oxfordshire. The adopted housing requirement will be covered in future reports following adoption of the Local Plan 2035.
- 6.7. For decision taking purposes the standard method should be used for assessing local housing need, in accordance with paragraph 60 of the NPPF<sup>29</sup>, where there is no up to date adopted housing requirement. During 2019/20, the council considered its annual housing need to be 632 homes per annum, based on the standard method using the 2014 household projections.

<sup>27</sup> Available from [http://www.southoxon.gov.uk/sites/default/files/2014-04-14\\_Final%20SHMA%20Report.pdf](http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf)

<sup>28</sup> Available from <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>29</sup> Available from <https://www.gov.uk/guidance/national-planning-policy-framework/5-delivering-a-sufficient-supply-of-homes>

## Housing Completions

- 6.8. Table 10 sets out annual housing completions in South Oxfordshire since 2011. As the housing requirement set out in the Core Strategy is no longer regarded as up to date, the period considered relevant for housing delivery has been aligned with the Local Plan 2035.

Table 10: Housing Completions, 2011-2020

	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018/ 19	2019/ 20	Total
<b>Housing Completions</b>	508	475	484	600	608	722	935	1,369	1,477	7,178

## Housing Supply

- 6.9. The council published a Housing Land Supply Statement in July 2020<sup>30</sup>, which was based on the Standard Method housing requirement. At that time the council could demonstrate a 9.15-year housing land supply for decision taking purposes.
- 6.10. The council also published a Housing Land Supply Statement in June 2020<sup>31</sup> for the independent examination of the Local Plan 2035. This provides a housing land supply position of 5.35 years measured against the Local Plan housing requirement and supply.
- 6.11. Appendix A sets out the housing trajectory for the district, including completions since 2011 and projected supply as of 1 April 2020.

## CSH2: Housing Density

- 6.12. This policy aims to promote sustainable development by promoting the efficient use of land and sets out a minimum density of 25 dwellings per hectare on new developments. The average density on major developments permitted during 2019/20 was 48.6 dwellings per hectare, above the minimum density target of 25.

<sup>30</sup> Available from <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/10/South-DM-Housing-Supply-Statement-2020.pdf>

<sup>31</sup> Available from [https://data.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=1283204531&CODE=B79D8153BC48355D84A461DD8DE3946A](https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1283204531&CODE=B79D8153BC48355D84A461DD8DE3946A)

## CSH3: Affordable Housing

- 6.13. CSH3 provides the council target of 40% of affordable housing on sites of 3 dwellings or more, subject to the viability of provision on each site. This position has been updated considering the written ministerial statement in November 2014, which stated that affordable housing contributions should not be sought from developments of 10 dwellings or less<sup>32</sup>. Paragraph 63 of the revised NPPF<sup>33</sup> now states that affordable housing provision should not be sought on residential developments that are not major developments<sup>34</sup>. The revised NPPF was published in July 2018, so for 2019/20, on site delivery of affordable housing was sought from major developments.
- 6.14. Table 11 provides the number of affordable housing completions and the delivery percentage against the relevant policy requirements. Dwellings permitted under prior approval or permitted development have been excluded as affordable housing contributions cannot be sought from these developments.

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<sup>32</sup> Available from <https://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

<sup>33</sup> Available from <https://www.gov.uk/guidance/national-planning-policy-framework/5-delivering-a-sufficient-supply-of-homes#note28>

<sup>34</sup> Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more

Table 11: Affordable housing delivery against 40% target, 2011-2020

<b>Affordable housing</b>	<b>2011 /12</b>	<b>2012 /13</b>	<b>2013 /14</b>	<b>2014 /15</b>	<b>2015 /16</b>	<b>2016 /17</b>	<b>2017 /18</b>	<b>2018 /19</b>	<b>2019 /20</b>	<b>Total</b>
Affordable units delivered	194	143	187	114	180	172	259	382	517	<b>2,148</b>
Developments of 3 dwellings and above	471	415	449	559						<b>1,894</b>
Major Developments (10 dwellings or 0.5ha or more)								1,109	1,247	<b>2,356</b>
Developments of 11 dwellings and above					308	548	778			<b>1,634</b>
<b>Delivery percentage</b>	<b>41</b>	<b>34</b>	<b>42</b>	<b>20</b>	<b>58</b>	<b>31</b>	<b>33</b>	<b>34</b>	<b>41</b>	<b>37</b>

6.15. CSH3 also states that a split of 75% social rent and 25% intermediate housing will be sought. However, due to viability issues this has in reality been almost exclusively 75% affordable rent and 25% shared ownership<sup>35</sup>. Table 12 provides the annual and total split of affordable rent and shared ownership units delivered. As Table 12 illustrates, delivery has been in general accordance with the policy.

Table 12: Affordable housing split, 2011-2020

<b>Year</b>	<b>Rented</b>	<b>Shared ownership</b>	<b>Total</b>
2011/12	139	55	194
2012/13	107	36	143
2013/14	116	71	187
2014/15	68	46	114
2015/16	146	34	180
2016/17	116	56	172
2017/18	172	87	259
2018/19	249	133	382
2019/20	309	208	517
<b>Total</b>	<b>1,422</b>	<b>726</b>	<b>2,148</b>
<b>Percentage Share</b>	<b>66</b>	<b>34</b>	<b>100</b>

<sup>35</sup> Shared ownership is a form of intermediate affordable housing

## CSH4: Meeting Housing Needs

- 6.16. The Housing Needs Assessment (HNA) that policy CSH4 was based upon has been updated by the SHMA 2014<sup>36</sup>, which provided an updated assessment of the housing needs for the district. It is important to note that the SHMA identifies that when applying the housing mix targets regard should be had to “the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.”<sup>37</sup> This means that there will inevitably be some divergence from the SHMA targets.
- 6.17. Table 13 provides the bed split of the total permissions granted in 2019/20, against the SHMA targets. This shows that there was a higher proportion of 2 & 4 beds permitted against the SHMA target, with a lower proportion of 3 beds permitted and the proportion of 1 beds permitted closer to the SHMA target. Permissions granted for class C2 care homes have been considered separately in Table 16 to avoid a disproportionate effect on the number of 1 bed units.

*Table 13: Housing permissions bed split, 2019/20*

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
Percentage	15%	36%	30%	19%
SHMA Target Percentage	15%	30%	40%	15%

- 6.18. The split of market housing is provided in Table 14. It shows that against the SHMA target there has been a larger proportion of 1 bed units permitted, whilst 3 bed units had a smaller proportion permitted. 2 and 4+ bed units have been permitted in closer alignment to the SHMA targets. As stated above, class C2 care homes have been considered separately in Table 16.

*Table 14: Market housing permissions, 2019/20*

	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>
Percentage	16%	29%	31%	23%
SHMA Target Percentage	6%	27%	43%	24%

<sup>36</sup> Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/strategic-housing-market->

<sup>37</sup> Paragraph 7.4, Page 137, Strategic Market Housing Assessment 2014, available from [https://www.oxford.gov.uk/info/20201/oxford\\_growth\\_strategy/762/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/info/20201/oxford_growth_strategy/762/strategic_housing_market_assessment)

6.19. Table 15 provides the bed split of affordable housing permitted during 2019/20. Welfare reform since the publication of the SHMA has resulted in significant changes in patterns of demand. Housing register data is also being used to inform need, as part of a wider demand analysis. There was higher demand for 1 and 2 bed units in 2019/20. As stated above, class C2 care homes have been considered separately in Table 16.

Table 15: Affordable housing permissions, 2019/20

	1 bed	2 bed	3 bed	4+ bed
Percentage	10%	67%	22%	1%
SHMA Target Percentage	33%	36%	29%	3%

6.20. Table 16 provides the bed split for C2 housing and housing designed for older people permitted during 2019/20, where there are no specific bed split targets.

Table 16: C2 and older persons accommodation, 2019/20

	1 bed	2 bed	3 bed	4+ bed
Percentage	59%	41%	0%	0%
SHMA Target Percentage	N/A	N/A	N/A	N/A

## CSH5: Gypsies, Travellers and Travelling Showpeople

6.21. Policy CSH5 in the Core Strategy makes a commitment to providing a supply of pitches for Gypsies, Travellers and Travelling Showpeople. In June 2017 a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)<sup>38</sup> was produced. This assessed a need in South Oxfordshire of 9 pitches in the period 2017-2033.

6.22. During 2019/20 there was one application approved relating to policy CSH5: removal of the time-limit condition on a temporary permission for a single gypsy and traveller pitch.

<sup>38</sup> Available from

[https://www.oxford.gov.uk/download/downloads/id/3779/gypsy\\_traveller\\_and\\_travelling\\_showpeople\\_accommodation\\_assessment\\_oxford\\_cherwell\\_south\\_ox\\_and\\_vale.pdf](https://www.oxford.gov.uk/download/downloads/id/3779/gypsy_traveller_and_travelling_showpeople_accommodation_assessment_oxford_cherwell_south_ox_and_vale.pdf)



## CSR1: Rural Exception Housing

- 6.23. Policy CSR1 in the Core Strategy sets out that rural exception sites can provide part of the housing supply in villages. Rural exception sites are small sites for affordable housing within or adjacent to villages where housing would not normally be permitted, as defined in the NPPF<sup>39</sup>.
- 6.24. During 2019/20 there were no units completed on rural exception sites.

## Self-Build & Custom Housebuilding

- 6.25. Under the Self-build and Custom Housebuilding Act 2015<sup>40</sup>, authorities are required to keep a register of individuals and associations who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 6.26. Table 17 shows the number of entries to the register and the number of self-build and custom housebuilding developments permitted. These types of development are exempt from the Community Infrastructure Levy so we have used CIL records to identify self and custom build units. The data is broken down by base year starting on the date the first entry was made on to the register up to the 30 October 2016, with subsequent years running between 31 October - 30 October the following year. The register is a live register and people are able to join or leave as they wish, additionally the council continues to refine its approach to monitoring of permissions. For these reasons the number of entries or dwellings in a base year may vary from previous reports.

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<sup>39</sup> Available from <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>40</sup> Available from <http://www.legislation.gov.uk/ukpga/2015/17/section/1>

Table 17: Self-Build & Custom Housebuilding Register, 2016-20

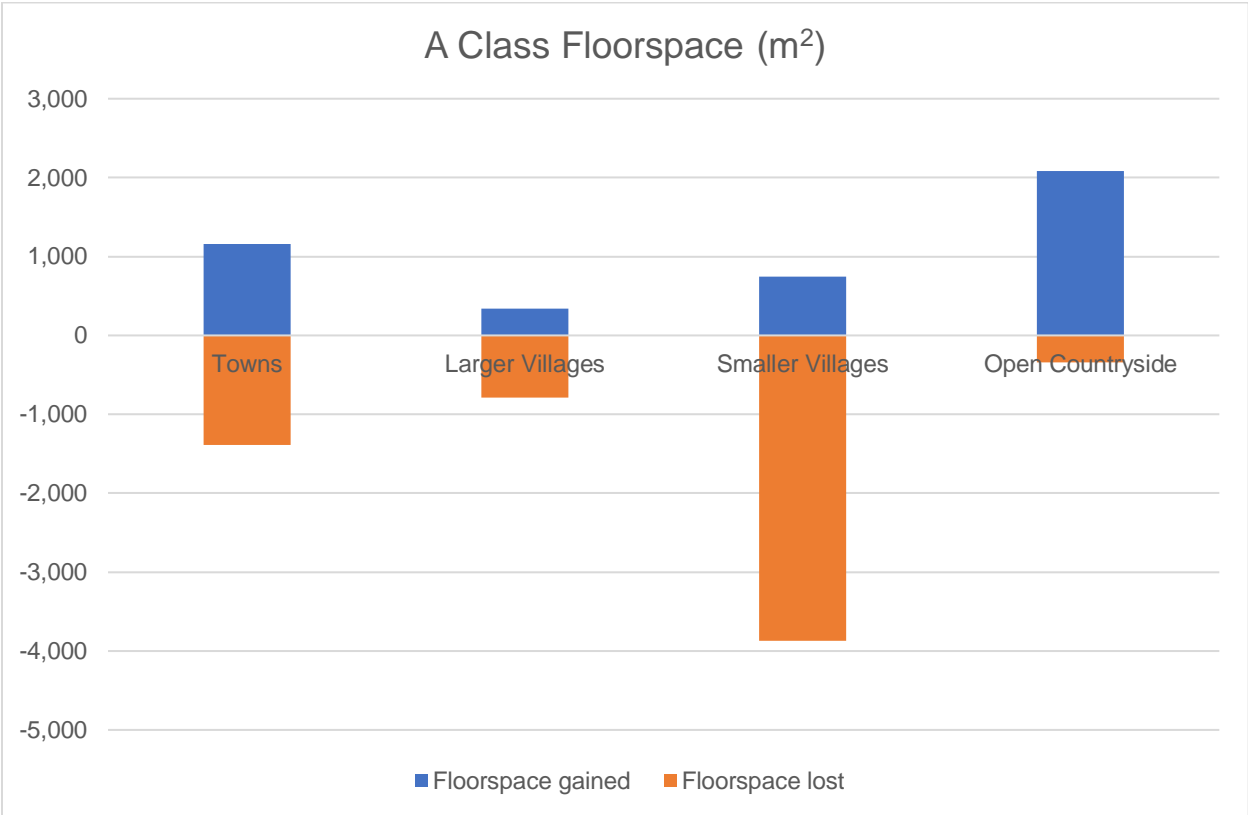
	<b>Base year 1; first entry on the register until 30 Oct 2016</b>	<b>Base year 2; 31 Oct 2016 to 30 Oct 2017</b>	<b>Base year 3; 31 Oct 2017 to 30 Oct 2018</b>	<b>Base year 4; 31 Oct 2018 to 30 Oct 2019</b>	<b>Base year 5; 31 Oct 2019 to 30 Oct 2020</b>	<b>Total</b>
Entries on the Register	122	152	102	112	101	593
Number of Dwellings Permitted	24	55	54	51	33	217

# 7. Town Centres and Shopping

## CST1: Town Centres and Shopping

7.1. This policy seeks to ensure that the district’s Town and Village centres are supported and strengthened to ensure they remain the focus of communities. A key indicator for this policy is the amount of A class floorspace permitted. Figure 2 provides this, split by settlement hierarchy, for 2019/20. There has been a net loss of A class floorspace in all areas except Open Countryside from permissions granted in 2019/20.

Figure 2: A class floorspace permitted, 2019/20



7.2. The A class floorspace lost in the Towns and Larger Villages is largely due to changes of use to residential or D-class uses.

7.3. The relatively large loss in the Smaller Villages comes primarily from a permission for a mixed-use redevelopment of the Wyevale garden centre site

near Lower Shiplake. This site is allocated in the Joint Henley and Harpsden Neighbourhood Development Plan.

- 7.4. The relatively large increase in Open Countryside mainly comes from a permission for an extension to the Notcutts garden centre near Nuneham Courtenay.

## 8. Didcot

### CSDID1: The Central Area of Didcot

- 8.1. Policy CSDID1 outlines the need to improve the central area of Didcot, and a key indicator for this policy was the production of a Didcot Area Action Plan. This commitment has been superseded, with Didcot awarded Garden Town status by the government in December 2015, after a joint bid by South Oxfordshire and the Vale of White Horse District Councils. The Didcot Garden Town masterplan brings together the landscape, infrastructure, housing and economic principles of the garden town into a plan for the next 20 years.
- 8.2. The vision for Didcot Garden Town is to deliver a highly sustainable and economically viable location, where the very best of town and country living are brought together. The council's aim is to provide affordable, attractive homes and living spaces, within a vibrant community. The Didcot Garden Town Delivery Plan was published in October 2017<sup>41</sup>. An Advisory Board has been formed along with three Sounding Boards which represent community, business and neighbouring parishes<sup>42</sup>.
- 8.3. In October 2020, South Oxfordshire and the Vale of White Horse District Councils announced that they will move into a new building proposed for the Didcot Gateway site opposite Didcot Parkway Station<sup>43</sup>. The site for the new office building is owned by South Oxfordshire and will be part of a mixed-use regeneration scheme delivered with Homes England.

### CSDID2: Land to the East of the Orchard Centre

- 8.4. The Orchard Centre is identified in the Core Strategy as the planned 'heart' for Didcot through a retail led mixed use redevelopment. This redevelopment was completed and open for business in March 2018.

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<sup>41</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/didcot-garden-town-delivery-plan/>

<sup>42</sup> <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/>

<sup>43</sup> <https://www.southoxon.gov.uk/south-oxfordshire-district-council/about-the-council/our-new-headquarters/>

## CSDID3: New Housing at Didcot

8.5. The Core Strategy focuses a significant amount of housing growth for the district at Didcot. An additional 6,300 homes were planned for Didcot by 2027. With Garden Town status granted in December 2015 and the Local Plan 2035 adopted in December 2020, Didcot will remain an area of focus for significant growth.

8.6. Table 18 provides the net housing completions at Didcot since 2011.

*Table 18: Didcot Housing Completions, 2011-20*

	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	Total
Annual net completions	114	223	253	403	271	329	246	390	507	2,736

8.7. CSDID3 also states that permission will be given for a new greenfield neighbourhood to the north east of Didcot. Outline permission was granted in June 2017 for a development of up to 1,880 homes, with reserved matters permission for 546 homes as of 1 April 2020. The site is under construction.

## CSDID4: Other Proposals For Didcot

8.8. To facilitate the significant housing and employment growth in Didcot there needs to be the parallel provision of infrastructure. Section 16: Infrastructure provides information on infrastructure delivery within the district.

## 9. Henley-on-Thames

### CSHEN1: The Strategy for Henley-on-Thames

- 9.1. CSHEN1 sets out the strategy for the Town of Henley-on-Thames. The main aims of the policy are to deliver housing in the town relative to its constraints and maintaining and enhancing the town's economic vitality. Table 19 provides the net annual housing completions in Henley-on-Thames since 2011.

Table 19: Henley-on-Thames net annual completions, 2011-2020

	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	Total
Annual net completions	58	13	4	17	30	23	68	110	120	443

- 9.2. In 2019/20, the permissions granted would lead to a net loss of employment floorspace permitted of over 4,690m<sup>2</sup>, if they are all implemented. This loss of employment floorspace was mostly through the change of use to residential, the majority of which was through permitted development.
- 9.3. Table 20 shows the change in facilities floorspace from permissions granted in 2019/20. This shows that there has been a loss in retail (A1) and a larger increase in café/restaurant (A3), mixed and non-residential institutions (D1) uses.

Table 20: Facilities floorspace permitted at Henley-on-Thames, 2019/20

	A1	A3	A1/A3 Mixed	D1
Additional floorspace permitted	0	110	264	975
Loss of floorspace permitted	-803	0	0	0
Net change of floorspace permitted	-803	110	264	975

# 10. Thame

## CSTHA1: The Strategy for Thame

- 10.1. Policy CSTHA1 provides the overall strategy for how the town of Thame should maintain and improve its current status, by strengthening commerce in the town centre, supporting housing and employment and improving its attractiveness.
- 10.2. The indicators for this policy relate to the amount of change in employment and facilities floorspace.

Table 21: Employment floorspace permitted at Thame, 2019/20

	B1(a)	B1(b)	B1(c)	B2	B8	B1 mixed
Additional floorspace permitted	189	0	0	0	0	0
Loss of floorspace permitted	-465	0	-75	0	-1,328	0
Net change of floorspace permitted	-276	0	-75	0	-1,328	0

Table 22: Facilities floorspace permitted at Thame, 2019/20

	A1	A3	A3/A5 Mixed	D1	D2
Additional floorspace permitted	0	0	42	51	1328
Loss of floorspace permitted	-90	-51	0	0	0
Net change of floorspace permitted	-90	-51	42	51	1328

- 10.3. Table 21 shows that there are losses of B1(a), B1(c) and B8 through permissions granted in Thame in 2019/20. The larger losses come from the conversion of existing units to leisure (D2) or residential (C3) uses.
- 10.4. Table 22 shows that permissions granted in 2019/20 would provide an increase in leisure (D2); small gains in takeaway/café/restaurant (A3/A5) and institutional (D1) floorspace; with small losses of retail (A1) and café/restaurant (A3) floorspace.



## CSTHA2: New Allocations at Thame

10.5. Additional housing at Thame was provided for through CSTHA2, which determined that 775 homes would be allocated through the Thame Neighbourhood Plan. The Neighbourhood Plan was made in July 2013, and allocated 775 homes through 7 sites, with a further 135 homes identified in reserve sites. Table 23 provides an update on these sites as of 1 April 2020.

Table 23: Thame NDP allocations

NP site	Planning status	Planning Permission	Net homes	Site status
Site F: Land north of Oxford Road THAME	Full Permission	P14/S3841/FUL	203	Site is complete
Site D: Land West of Thame Park Road Thame	Full Permission	P15/S2166/RM	175	Site is under construction
Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	Full Permission	P16/S0073/RM	108	Site is complete
Site C Phase one: Wenman Road Thame	Full Permission	P15/S3125/FUL	79	Site is complete
Lord Williams School	Allocation	N/A	135	Not started
Land at The Elms Upper High Street Thame OX9 2DX	Full Permission	P14/S2176/FUL	37	Not started
Land off Jane Morbey Road, Thame, OX9 3PD	Full Permission	P14/S2001/RM	18	Site is complete
Park Meadow Cottage	Full Permission	P17/S2210/FUL	9	Site is complete

10.6. Table 23 shows that significant progress has been made on the Thame NDP sites, with the majority of them being complete. Only one site has no application submitted.

10.7. Thame Town Council is undertaking a review of the Thame Neighbourhood Plan in relation to the emerging Local Plan and issued a call for sites in March 2019.

# 11. Wallingford

## CSWAL1: Strategy for Wallingford

- 11.1. A major focus of the strategy for Wallingford in CSWAL1 is the strengthening of the town centre, whilst also identifying land for the development of 555 homes.
- 11.2. Table 24 provides the amount of employment floorspace change permitted in Wallingford during 2019/20. The gain in B8 floorspace was from permissions on Hithercroft industrial estate.

Table 24: Employment floorspace permissions in Wallingford, 2019/20

	B1(a)	B1(b)	B1(c)	B2	B8	B mixed
Additional floorspace permitted	0	0	0	0	2,472	0
Loss of floorspace permitted	0	0	0	0	0	0

Table 25: Facilities floorspace permissions in Wallingford, 2019/20

	A1	A2	D1
Additional floorspace permitted	156	0	2,143
Loss of floorspace permitted	150	197	57

- 11.3. Table 25 provides the amount of facilities floorspace change permitted during 2019/20. This shows a net increase in institutional (D1) floorspace mainly from new buildings at Wallingford School and a decrease in financial services (A2) floorspace from conversion to residential.

## CSWAL2: Greenfield Neighbourhood to the West of Wallingford

- 11.4. CSWAL2 identifies land for 555 homes on the western edge of Wallingford. This site received outline permission in October 2017, and site works have commenced. A reserved matters application for 125 homes was submitted in October 2017 and approved in May 2019, with a further reserved matters

application for a 75-unit extra care facility submitted in January 2018 and approved in May 2019.

## Completions and permissions in Wallingford

11.5. Table 26 provides the net annual housing completions in Wallingford since 2011. The low number of net completions in 2019/20 is a result of the demolition of two blocks of flats, construction of replacement buildings is expected in 2020/21.

*Table 26: Wallingford net annual completions, 2011-2020*

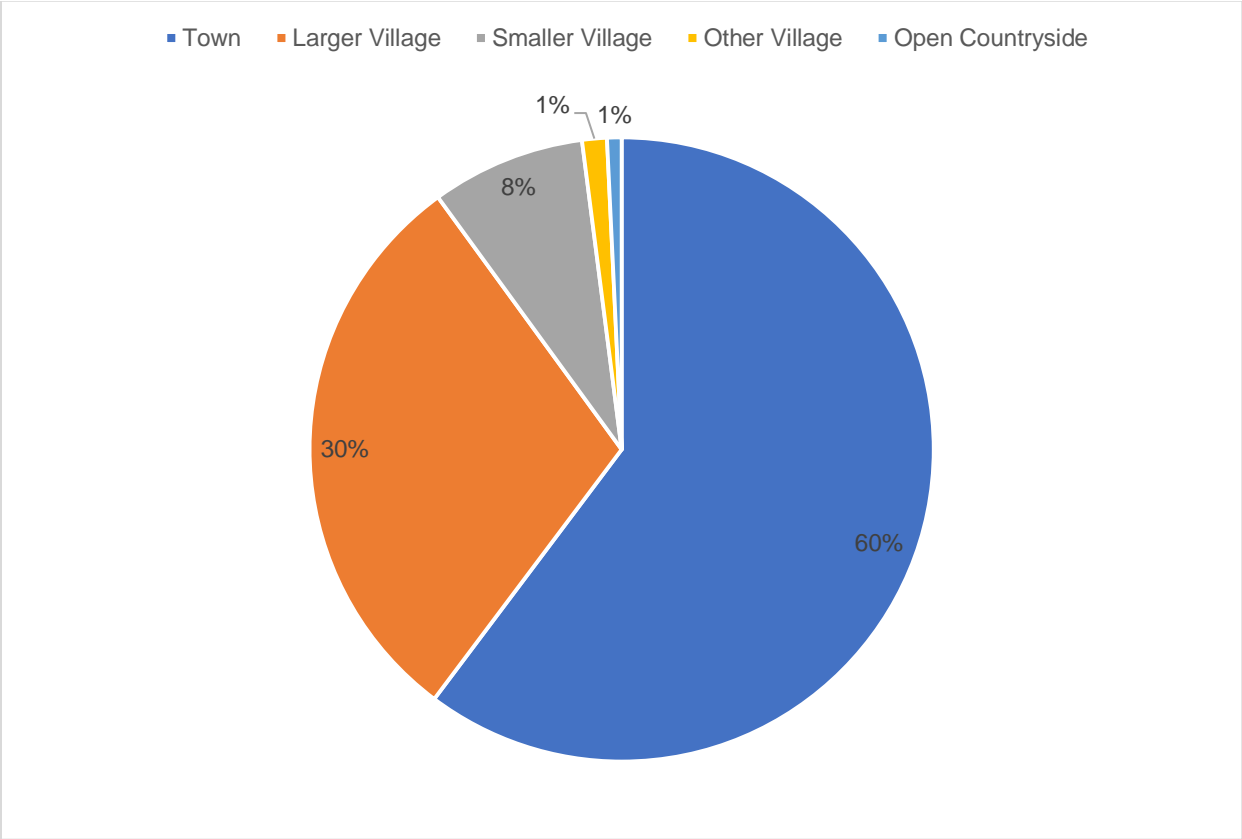
	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	Total
Annual net completions	15	2	5	14	9	53	99	91	1	289

# 12. Rural Communities

## CSR1: Housing in Villages

12.1. In order to contribute to the present and future economic, environmental and social sustainability of the villages, Policy CSR1 stipulates that housing will be allowed according to the settlement hierarchy provided at appendix 4 in the Core Strategy<sup>44</sup>. Figure 3 provides the housing growth split by settlement hierarchy since 2011.

Figure 3: Housing growth by settlement hierarchy, 2011-2020



12.2. Figure 3 shows that growth in the district has broadly been in line with the settlement hierarchy, as the majority of growth has been in the towns and larger villages. There has been some growth in the smaller villages with minimal growth elsewhere in the district. Completions in the open countryside have

<sup>44</sup> Available from [https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/01/2013-05-01-Core-Strategy-for-Website-final\\_0.pdf](https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/01/2013-05-01-Core-Strategy-for-Website-final_0.pdf)

largely come from the change of use of agricultural or office buildings, which is in accordance with national policy.

## **CSR2: Employment in Rural Areas**

- 12.3. CSR2 seeks to protect and encourage, in certain instances, employment land in rural areas within the district. During 2019/20, in all areas other than those categorised as towns, permissions relating to B-class employment land resulted in net gain of over 27,200m<sup>2</sup> of floorspace. This included a permission for 7,150m<sup>2</sup> at the Culham Science Centre allocated site and an outline permission for 16,700m<sup>2</sup> at Rycote Lane near Thame (ref. P17/S4441/O).

## **CSR3: Community Facilities and Rural Transport**

- 12.4. The Core Strategy seeks to ensure that community facilities are maintained, and proposals for new facilities are encouraged.
- 12.5. During 2019/20, there were 35 permissions resulting in the loss or gain of facilities in villages: 27 for new facilities or extensions of existing; 8 for loss. Gains included new-build, replacement or extensions to community/church halls, sports pavilions, hotels/guest accommodation and pubs. Losses included conversion of a pub and a restaurant and the partial conversion of a theatre and a golf club to residential. There were also six permissions for change of use from one type of facility to another, mainly from retail (A1) to another class A use.

# 13. The Environment

## CSEN1: Landscape

13.1. Policy CSEN1 seeks to protect the distinct landscape character and the key features of the district. There are two AONB's in the district, the Chilterns and North Wessex Downs, which need to be taken into consideration in planning applications. During 2019/20 there were two major applications in the AONB areas:

- 6 Reading Road, Cholsey (P18/S2125/FUL) – This application was approved. It was considered that as the site is previously developed land within the built up limits of Cholsey and there is limited public visibility, the impact on the AONB will be very limited;
- The Smith Centre, Fairmile, Henley on Thames (P19/S2661/N1A) – This application was for prior approval for change of use from offices into flats under permitted development. Prior approval was granted, subject to conditions, and it was noted that planning permission may be required for any external alterations.

## CSEN2: Green Belt

13.2. The Oxford Green Belt was first conceived in 1956 and its boundaries approved in 1975, over 40 years ago. The key purposes of the Oxford Green Belt in the district of South Oxfordshire are to prevent urban sprawl around Oxford by keeping the land permanently open, and to preserve the rural setting and special character of the city of Oxford.

13.3. CSEN2 seeks to ensure that all applications in the Green Belt are granted in accordance with national policy. During 2019/20 there were no applications granted in the Green Belt contrary to policy.

## CSEN3: Historic Environment

13.4. The districts designated historic heritage assets are protected by policy CSEN3, which aims to conserve and enhance these assets for their historic significance and important contribution to local distinctiveness, character and sense of place. A key indicator for this policy is to provide an update on the number of

new and reviews of character area appraisals. There were no new or reviewed Conservation Area Character Appraisals during 2019/20<sup>45</sup>.

- 13.5. Currently there are 14 sites on the Historic England Heritage at Risk register<sup>46</sup>, no change since 2017/18.

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<sup>45</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/designated-conservation-areas-character-appraisals-management-plans-and-maps/>

<sup>46</sup> Available from <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&Lpa=South%20Oxfordshire&searchtype=harsearch>

# 14. Quality Development

## CSQ1: Renewable Energy

14.1. The Core Strategy provides a commitment to the permitting of renewable energy schemes providing any adverse impact on the landscape, heritage and biodiversity of an area, traffic generation or the amenities of local communities is outweighed by wider environmental, social, economic or other benefits. Table 27 provides the number of renewable energy installations, capacity and generation in the district since 2014, when government began recording data<sup>47</sup>, with electricity consumption in the district up to 2019, the most recent data available.

Table 27: Renewable energy statistics

Year	Renewable energy installations	Renewable energy capacity (MW)	Renewable electricity generation (MWh)	Total electricity consumption (MWh) <sup>48</sup>
2014	1,472	14.5	21,807	789,012
2015	1,772	38.5	41,779	778,186
2016	1,858	44.4	56,472	777,025
2017	1,936	51.8	65,301	781,447
2018	1,997	52.1	70,268	776,106
2019	2,049	52.4	71,571	760,125

14.2. Table 28 provides estimated Carbon Dioxide (CO<sub>2</sub>) emissions in the district from 2011 to 2018<sup>49</sup>. This shows reductions in the overall total and per capita emissions. These have come from business and domestic emission reductions, while transport and land-use emissions have changed less over the plan period.

<sup>47</sup> Available from <https://www.gov.uk/government/statistics/regional-renewable-statistics>

<sup>48</sup> Available from <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics>

<sup>49</sup> Available from <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>



Table 28: Carbon Dioxide emissions 2011-2018

Year	Industry and Commercial (kt CO <sub>2</sub> )	Domestic (kt CO <sub>2</sub> )	Transport (kt CO <sub>2</sub> )	LULUCF <sup>50</sup> Net Emissions (kt CO <sub>2</sub> )	Total (kt CO <sub>2</sub> )	Per Capita Emissions (t)
2011	333	307	422	-44	1,018	7.5
2012	366	333	409	-46	1,063	7.8
2013	346	324	410	-48	1,032	7.6
2014	303	278	411	-48	943	6.9
2015	287	267	436	-51	940	6.8
2016	251	254	444	-50	899	6.5
2017	228	239	444	-52	859	6.1
2018	217	238	427	-53	828	5.9

## CSQ2: Sustainable design and construction

- 14.3. Policy CSQ2 provides a number of indicators to ensure that homes are designed and built to a certain standard, ensuring developments are sustainable.
- 14.4. In March 2015 the Deregulation Bill<sup>51</sup> became part of UK law which meant, as the Written Ministerial Statement in March 2015<sup>52</sup> explained, the requirements to meet the code for sustainable homes were removed. Therefore, the council ceased monitoring the key indicators for this policy as it was not considered appropriate.
- 14.5. The adopted Local Plan Policy DES10 provides an updated policy in respect to sustainable homes. The new policy DES10 will require housing and non-residential proposals to meet new standards for carbon reduction over and above what is currently required under building regulations. The policy also includes the requirement for an energy statement to be submitted to demonstrate compliance with this policy for all new build residential developments (other than householder applications) and new-build non-residential schemes over 1000m<sup>2</sup>. These Energy Statements will include details as to how the policy will be complied with and monitored. This will be covered in a future monitoring report.

<sup>50</sup> Land use, land-use change, and forestry (LULUCF), also referred to as Forestry and other land use (FOLU).

<sup>51</sup> Available from <https://services.parliament.uk/bills/2014-15/deregulation.html>

<sup>52</sup> Available from <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-03-25/HCWS488/>

## **CSQ3: Design**

- 14.6. Policy CSQ3 seeks to ensure that new development is of a high quality and inclusive design. To achieve this all major development should be accompanied by a Design and Access Statement. Of all major<sup>53</sup> applications permitted during 2019/20, three were not accompanied by Design and Access Statements. These were applications granted prior approval through the Permitted Development Order where the council is not able to request a Design and Access Statement.

## **CSQ4: Design Briefs for Greenfield Neighbourhoods and Major Development Sites**

- 14.7. Policy CSQ4 states that proposals for housing allocations and major development sites should be accompanied by a vision, a masterplan and a design brief. Of the 19 major developments permitted in 2019/20, there were none with a vision, 3 with a masterplan and 1 with a design brief in accordance with the policy. In practice, the Design and Access Statement and application plans often contain the information specified in policy CSQ4 for the vision, masterplan and design brief.

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<sup>53</sup> Developments providing more than 10 dwellings or more than 0.5 hectares site area.

# 15. Green Infrastructure and Biodiversity

## CSG1 and CSB1: Green Infrastructure and Biodiversity

- 15.1. Policies CSG1 and CSB1 seek to prevent a net loss in green infrastructure and biodiversity. Information collated for the Biodiversity Annual Monitoring Report provided by the Thames Valley Environmental Records Centre<sup>54</sup> provides information on biodiversity within the district.
- 15.2. In South Oxfordshire there was a net increase of 23.3 hectares in areas of biodiversity importance, which came from an increase in the amount of Local Wildlife Site (LWS) land to a total of 1,642.6 hectares. There was no change in the amount Local Geological Site (LGS) land, formerly known as Regionally Important Geological and Geomorphological Sites.
- 15.3. There are 92 Sites of Special Scientific Interest (SSSI) either wholly or partially in the district. Within the 92 sites:
- 1,004 hectares are in favourable condition.
  - 641 hectares are in unfavourable condition and recovering.
  - 7 hectares are in unfavourable condition and declining.

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<sup>54</sup> <http://www.tverc.org/cms/content/biodiversity-annual-monitoring-reports>

# 16. Infrastructure

## CSI1: Infrastructure Provision

- 16.1. Policy CSI1 details the need for new development to be supported by on and off-site infrastructure, with the provision of this infrastructure and its maintenance to be supported in its delivery by developer contributions.
- 16.2. Much of the development highlighted in the Core Strategy 2012 related to Didcot and the Science Vale and ensuring infrastructure provision is in accordance with the planned growth for this area. Table 29 provides an update on infrastructure projects related to the Science Vale. Some of these projects are based in the Vale of White Horse District, however all relate to improved access for Didcot and the Science Vale. Government funding of £218 million from the Housing Infrastructure Fund (HIF) was agreed in June 2020 for the four major transport schemes indicated in the table<sup>55</sup>.

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<sup>55</sup> Available from <https://www.southoxon.gov.uk/housing/south-and-vale-welcome-didcot-infrastructure-news/>

Table 29: Science Vale infrastructure delivery

Project	Status
Access to the strategic road network, for example, improvements to the A34 at the Milton and Chilton junctions	Completed
A34 South-facing slip roads at Lodge Hill interchange	In progress
Backhill Lane tunnel (pedestrian and cycle link) and junction on the A4130	Completed
A new link road at north east Wantage between the A338 and A417 (known as the Wantage Eastern Link Road)	In progress
Relief to the road network at Rowstock and Harwell (including an improved junction configuration at Steventon Lights, upgrading Featherbed Lane and Hagbourne Hill)	In progress
A new Harwell Link Road between the B4493 and A417 and Southern Didcot Spine Road	Completed
Science Bridge and A4130 re-routing through the Didcot A site	In progress – funding secured through HIF 1
A4130 dualling between Milton Interchange and Science Bridge	In progress – funding secured through HIF 1
A new strategic road connection between the A415 east of Abingdon on-Thames and the A4130 north of Didcot, including a new crossing of the River Thames	In progress – funding secured through HIF 1
Clifton Hampden bypass	In progress – funding secured through HIF 1
Route improvements to the A417 between Wantage and Blewbury (excluding Relief to Rowstock)	No current work underway
Improvement of the strategic cycle network	In progress
Improvement to the bus network, particularly between the strategic housing and employment growth, including a priority bus system between Harwell Campus and Didcot	Improvements to bus services – In progress  Improving bus priority measures – No current work underway

16.3. In November 2018, Oxfordshire Growth Board published details of the infrastructure projects to receive funding in Year 1 and Years 2-5 of the Oxfordshire Housing & Growth Deal<sup>56</sup>. The total of Growth Deal funding is £150 million, which will deliver schemes valued at over £480 million in total alongside developer contributions. Costs of the major rail projects are still to be confirmed.

<sup>56</sup> Available from [https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/12/OGB-projects-years-1-2-5-OCC-V2\\_jasedit.pdf](https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/12/OGB-projects-years-1-2-5-OCC-V2_jasedit.pdf)

Design and optioneering work on three projects in South Oxfordshire has commenced:

- Watlington Relief Road on the B4009 will be supported by Growth Deal funding (£7.1M);
- Benson Relief Road between the A4074 and B4009 will be supported by Growth Deal funding (£1.8M);
- Growth Deal funding (£250k) will contribute to a feasibility and design study that Network Rail is undertaking to enable the Cowley Branch Line through Oxford to be brought forward for passenger services. The scheme forms part of plans for rail improvements countywide.

- 16.4. The third part of the Didcot Northern Perimeter Road (NPR3) is in the preliminary design stage. Linking the A4130 between Abingdon Road and Hadden Hill, the scheme will relieve pressure on existing roads in the vicinity of the allocated housing sites of Ladygrove East and North East Didcot and relieve congestion on the eastern approach to Didcot. Additional traffic modelling is required, which may lead to further design work before a planning application is submitted<sup>57</sup>.
- 16.5. Electrification works on the Great Western Railway route through Didcot were completed in November 2018, with the overall London Paddington to Cardiff Central route completed in June 2020<sup>58</sup>. Electrification of the section between Oxford and Didcot is not currently proceeding<sup>59</sup>. The first stage of the Oxfordshire Rail Corridor Study 2020 (ORCS)<sup>60</sup>, commissioned by the Oxfordshire Growth Board and other partners, identified the need for a 70% increase in services as well as improved calling patterns and service coverage by 2028. The study supports significant systemwide upgrades including improvements to the Didcot-Oxford line and Cowley Branch Line passenger service and stations.
- 16.6. Several parts of the Science Vale Cycling Network (SVCN) were completed or under construction in 2019/20<sup>61</sup>:
- Route 1: Wantage to Harwell Campus – The 'Icknield Greenway' – completed November 2020;

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<sup>57</sup> <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/didcot-northern-perimeter-road>

<sup>58</sup> <https://www.railjournal.com/passenger/main-line/network-rail-completes-great-western-electrification/>

<sup>59</sup> <https://www.gov.uk/government/speeches/rail-update-rail-investment-in-the-great-western-route>

<sup>60</sup> Executive Summary available from, <http://democratic.southoxon.gov.uk/ieListDocuments.aspx?CId=330&MIId=2475>

<sup>61</sup> Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/major-current-roadworks/science-vale-cycling-network>

- Route 3 (B1): Abingdon to Milton Park (Peep-O-Day-Lane) – completed April 2020;
- Route 3 (B2): Abingdon to Milton Park (between Drayton Road and Quarry Road) – completed June 2020;
- Route 3 (D/C): Abingdon to Milton Park (Milton Park to Sutton Courtenay) - construction resumed in November 2020, new bridge for pedestrians and cyclists was opened in November 2020;
- Route 5 (G): Didcot to Harwell Campus (Wantage Road) - construction completion is on track and programmed for end of March 2021;
- Route 7A (A & C): Abingdon to Culham Science Centre (Abbey Meadows to Barton Lane) – construction is now complete;
- Route 8 (G): Didcot to Culham Science Centre (High Street, Long Wittenham) - completed November 2020.

16.7. Table 30 shows new schools planned as a result of already adopted Local Plans or other confirmed growth prior to November 2019<sup>62</sup>.

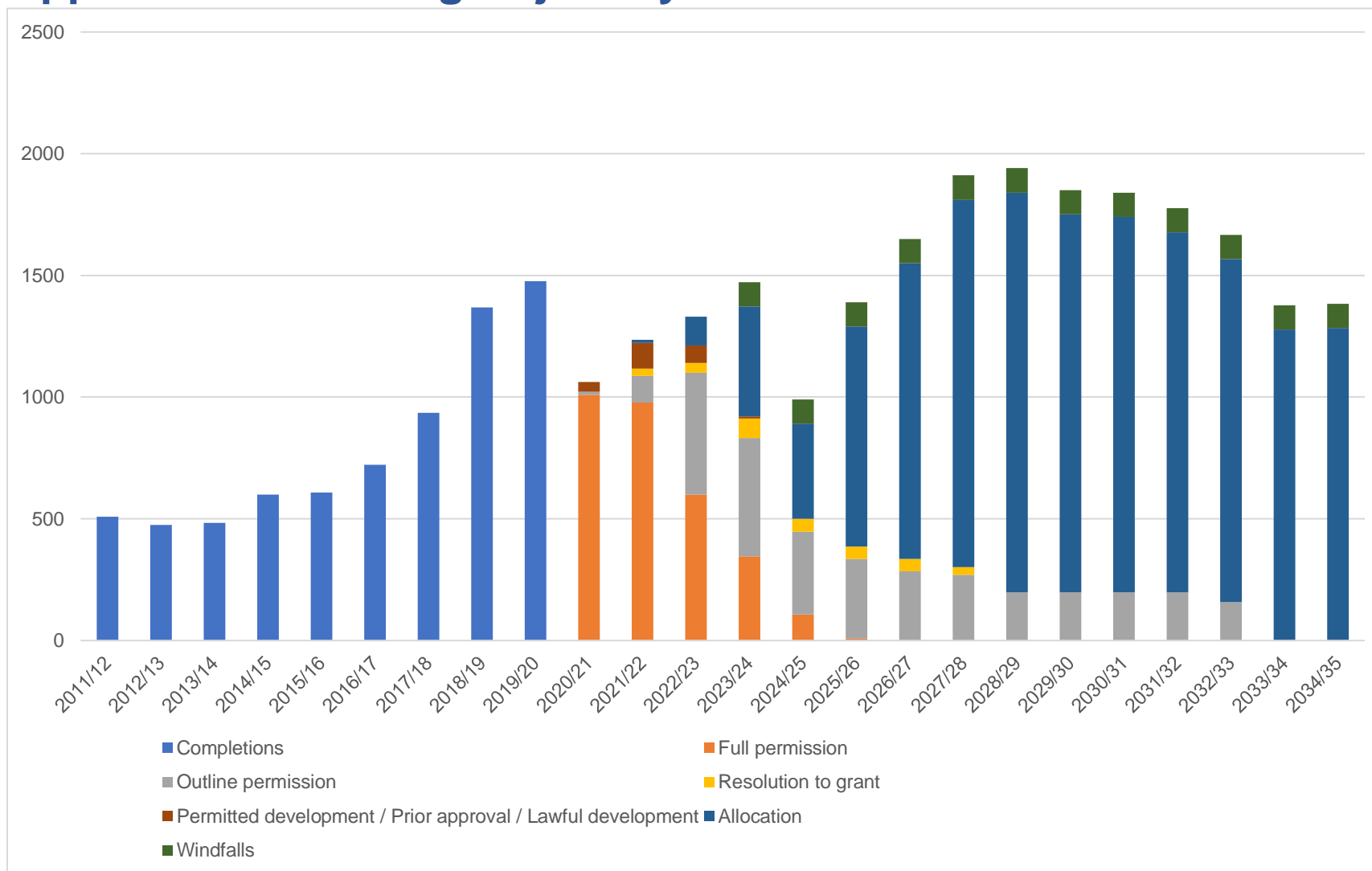
Table 30: New education facilities 2019-2023

Location	Type of school	Opening date	Sponsor
Didcot <sup>63</sup>	SEN school, 100 pupils	Dependent on progress of Valley Park development	The Gallery Trust
Didcot North East	Two 2-form entry primary schools with nursery classes and a secondary school	First primary school expected 2023	Academy sponsor process will run during 2021.
Didcot Valley Park <sup>63</sup>	Two 2-form entry primary schools with nursery classes	Dependent on progress of Valley Park development	Academy sponsor process will run once opening date confirmed
Didcot North West Valley Park <sup>63</sup>	One primary school with nursery classes, size dependent on population growth	Housing dependent, not expected before late 2020s.	To be decided

<sup>62</sup> [https://www.oxfordshire.gov.uk/sites/default/files/file/children-and-families/Pupil\\_Place\\_Plan\\_2019.pdf](https://www.oxfordshire.gov.uk/sites/default/files/file/children-and-families/Pupil_Place_Plan_2019.pdf)

<sup>63</sup> Located in Vale of White Horse.

## Appendix A: Housing trajectory<sup>64</sup>



<sup>64</sup> Housing permissions and completions up to date as of the 1 April 2020.



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