

Windfalls in Didcot	510	39	
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			
total	151	368	
Completions	663	812	
Completions	663	1475	
Strategic Allocation (annualised)	533.3	533.3	
Relative allocation	129.7	408.4	



Listening Learning Leading

Authority Monitoring Report 2020/21

February 2022

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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
Local Development Scheme (LDS)	The timescales and milestones for the preparation of documents as set out in the LDS and progress towards meeting them
Local Plan	Monitoring of identified indicators regarding the implementation and delivery of policies within a Local Plan
Neighbourhood Development Plans and Orders	The progression of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders (CRtBO)
The Community Infrastructure Levy (CIL)	How the Community Infrastructure Levy Charging Schedule, as detailed in the Community Levy (Amendment) regulations 2015, will be monitored
Duty to Cooperate	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
Sustainability Appraisal	Monitoring of identified indicators in relation to whether any predicted significant effects are taking place in relation to Local Plans or Supplementary Planning Documents
Supplementary Planning Documents and Local Development Orders	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 2020 to the 31 March 2021, 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 Report¹.
- 1.6. The South Oxfordshire Local Plan 2035 was adopted at a meeting of Full Council on 10 December 2020². It now forms part of the development plan for the district and replaces the South Oxfordshire Local Plan 2011 and Core Strategy (2012). As the Local Plan 2035 was adopted for a smaller part of the monitoring year, this report will focus on the policies of the Core Strategy. The

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

² Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

policies in the Local Plan 2035 will be covered in the next authority monitoring report, following a full year of adoption.

Context

- 1.7. 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 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.
- 1.8. South Oxfordshire is in close vicinity to Oxford and Reading, which provide major hubs for employment, retail and leisure activities.
- 1.9. 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

- 1.10. 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 ³		143,800	9,217,300	65,185,700
Population aged 16-64 ⁴		85,600 59.5%	61.1%	62.4%
Life expectancy ⁵	Male	82.2	80.7	79.3 (UK)
	Female	85.5	84.1	82.9 (UK)
Number of households (2021) ⁶		57,710	3,830,091	27,599,012
Economically active ⁷		75,700 84.2%	81.1%	78.7%
Unemployment rate ⁸		2,400 3.2%	4.1%	4.9%
Education - Attainment 8 results (2019) ⁹		47.4 (Oxfordshire)	-	44.7 (England)
CO2 emissions (2019) ¹⁰	Per Capita (t)	5.6	4.4	5.2
	Total (kt)	799	40,508	344,512

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

⁴ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabrespop>

⁵ Available from <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyatbirthandatage65bylocalareasuk>

⁶ Available from <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

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

⁸ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabempunemp>

⁹ This is a weighted-average measure of pupils' attainment across 8 qualifications at the end of Key Stage 4. Due to the impact of the Covid-19 pandemic, 2019 data is the latest available results data. Available from <https://www.compare-school-performance.service.gov.uk/schools-by-type?for=secondary&step=default&table=schools®ion=931&geographic=la&basedon=Attainment%208&show=All%20pupils>

¹⁰ 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 2020/21 comprises:
- The South Oxfordshire Local Plan 2011-2035
 - ‘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 March 2021, South Oxfordshire and Vale of White Horse District Councils agreed to develop a Joint Local Plan for the area. A Joint Local Development Scheme (LDS) was also approved in March 2021, which is the first LDS that covers both Councils. 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 stages¹¹. The LDS provides information regarding the Joint Local Plan 2041 and other related documents. Table 3 sets out the timetable for each these documents and the progress that has been made.

¹¹ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2041/>

Table 3: Progress of Development Plan Documents

		Date	
Document	Milestone	LDS Timescale	Achieved
Joint Local Plan 2041	Local Plan preparation and engagement	March 2021-July 2022	In progress
	Public Consultation on Preferred Options/Draft Plan (Regulation 18)	July/August 2022	n/a
	Public Consultation on Pre-Submission (Regulation 19)	July/August 2023	n/a
	Submission to Secretary of State (Regulation 22)	January 2024	n/a
	Examination in Public (Regulation 24)	June 2024	n/a
	Inspector's report (Regulation 25)	September 2024	n/a
	Adoption (Regulation 26)	October 2024	n/a
Community Infrastructure Levy (CIL) Charging Schedule (adopted 2016)	Prepare evidence base incl. viability study		In progress
	Consultation	Summer 2021	Delayed – expected early 2022
	Submission	Autumn 2021	Expected Spring/Summer 2022
	Examination	Winter 2021	Expected Summer 2022
	Adoption	Early 2022	Expected Winter 2022
Oxfordshire Plan 2050	Regulation 18 Part II published for formal consultation	Summer 2021	Yes – Consultation undertaken Summer 2021
	Regulation 19 published for formal consultation	Spring 2022	No
	Submission of Oxfordshire Plan 2050	September 2022	No
	Examination of Plan	November/December 2022	No
	Publication of the Inspectors Report	February/March 2023	No

		Date	
Document	Milestone	LDS Timescale	Achieved
	Oxfordshire Plan 2050 Adoption (subject to examination)	May/June 2023	No

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

The Joint Local Plan 2041

- 2.3. In March 2021, South Oxfordshire and Vale of White Horse District Councils agreed to work together to prepare a new Joint Local Plan. Preparing a Joint Plan will help to reduce costs to the councils and also help the councils meet their shared ambitious targets for making the two districts carbon neutral.
- 2.4. The new Joint Local Plan will set out a vision for South Oxfordshire and the Vale of White Horse up to the year 2041. It will identify how and where new housing and employment development should take place, along with identifying the infrastructure needed to support them. It will also set out policies that will guide how development takes place.
- 2.5. Once adopted the Joint Local Plan 2041 will replace the South Oxfordshire Local Plan 2035 which is currently used to guide decisions on planning development in the district.
- 2.6. Decisions on the Joint Local Plan contents, up to and including its adoption, are made by the two local planning authorities through their own decision-making structures. Two other governance bodies, the Joint Local Plan Steering Group (an informal member group providing policy ideas and political steer on the Joint Local Plan) and All Councillor Joint Roundtable Meetings (providing wider informal councillor input to the plan preparation) have been introduced to ensure the Joint Local Plan progresses through these formal processes without undue delay.

Sustainability Appraisal

- 2.7. 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.

- 2.8. A Sustainability Appraisal was prepared as part of the evidence base for the South Oxfordshire Local Plan 2035¹². A new Sustainability Appraisal will be prepared for the Joint Local Plan that is under preparation.

Oxfordshire Plan 2050

- 2.9. 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.
- 2.10. 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.
- 2.11. 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.
- 2.12. Consultation on 'Spatial Growth Options (including scale and Broad Locations of Growth) (Regulation 18 part 2) took place over a ten-week period from 10 July to 8 October 2021. A consultation on the Submission (draft) Plan (Reg 19) is expected to take place in Spring 2022. Anticipated submission to the Planning Inspectorate will be September 2022.

Neighbourhood Plans

- 2.13. 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 November 2021, there are currently 26 made

¹² 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

Neighbourhood Development Plans and no Neighbourhood Development Orders in the district.

Community Infrastructure Levy

- 2.14. 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 currently taking place (see Table 3 above).
- 2.15. During the 2020/21 fiscal year, £9,267,816.34 has been received from CIL receipts. In accordance with CIL regulation 59A or 59B, £1,151,147.74 has been transferred to town and parish councils. In accordance with CIL regulation 61, the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation was £463,390.82 (5% received).
- 2.16. The total CIL receipts from 2020/21 retained at the end of the reported year was £7,523,645.30. Further information can be found in the council's Infrastructure Funding Statement¹³.

Other documents

- 2.17. Following a public consultation in September to October 2021, a Joint Statement of Community Involvement was adopted in December 2021 which covers both districts. The Joint Statement of Community Involvement (SCI) 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 website¹⁴.
- 2.18. 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.

¹³ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/>

¹⁴ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/statement-of-community-involvement/>

- 2.19. 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.
- 2.20. As of December 2020, the council has 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.
 - Oxford Brookes University Wheatley Masterplan SPD 2012: This document was adopted in 2012 and presents the masterplan for the Oxford Brookes University Wheatley Campus, looking at the long-term strategy for the consolidation of the University's estate over the next 20 years.
- 2.21. 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 public consultation in early 2022. The Guide will be a material consideration in assessing future planning applications.
- 2.22. The Council is also preparing an Affordable Housing SPD. This will replace the Affordable Housing SPG (2004) and may be a joint document with the Vale of White Horse District Council.
- 2.23. 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 published for consultation in early 2022.

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 website¹⁵.

¹⁵ 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 November 2021, South Oxfordshire has 26 made Neighbourhood Plans, with 17 currently being prepared and 9 made plans under review. During 2020/21, no Neighbourhood Plans were made. Due to Covid-19, new regulations were introduced during 2020 delaying referenda (including Neighbourhood Development Plan referenda) until 6 May 2021. As of November 2021, eight Neighbourhood Plans have been made since 6 May, a number of which would otherwise have been made during 2020/21.
- 3.5. The map in Figure 1 and Table 4 show the progress of the Neighbourhood Plans in South Oxfordshire. The full progress of Neighbourhood Plans in South Oxfordshire and an interactive version of the map can be found on the council's website and are regularly updated¹⁶.

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

Table 4: Progress of Neighbourhood Plans as of November 2021

Plan in preparation	Pre-submission consultation	Preparing for Submission	Plan submitted	Submission Consultation	Independent Examination	Plan made
Benson Review	Sonning Common Review	Aston Rowant	Woodcote Review	Shiplake	Kidmore End	Berrick Salome
Berinsfield		Beckley and Stowood			Long Wittenham Review	Chalgrove
Binfield Heath		Henley-on-Thames and Harpsden Review				Chinnor Review
Brightwell-cum-Sotwell Review		Lewknor				Crowmarsh
Cholsey Review						Cuddesdon and Denton
Clifton Hampden						Dorchester
Culham						East Hagbourne
Eye and Dunsden						Ewelme
Garsington						Goring
Horspath						Little Milton
South Stoke						Pyrton
Stanton St John						Sydenham
Thame Review						Tetsworth
Tiddington with Albury						The Baldons
Towersey						Wallingford
Watlington Review						Warborough and Shillingford
Whitchurch on Thames						Wheatley

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 2020 to March 2021 the key activities undertaken to fulfil the duty to cooperate related to the Oxfordshire Plan 2050 and the South Oxfordshire Local Plan.
- 4.6. During this period and throughout 2021 there has been regular engagement with other Oxfordshire authorities through the Future Oxfordshire Partnership Infrastructure Advisory 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 Library¹⁷ The Inspector's report (paragraph 18 & 19)¹⁸ 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.'

¹⁷

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

¹⁸ <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 Added¹⁹ (GVA). Table 5 provides the GVA per head for Oxfordshire from 2011 to 2019, as 2019 is the latest data currently available²⁰.

Table 5: GVA per Head, 2011-2019

Oxfordshire	GVA per head, £
2011	25,979
2012	26,997
2013	28,118
2014	29,318
2015	30,391
2016	30,186
2017	30,536
2018	31,679
2019 (provisional)	32,961

5.2 To provide a picture of the economic scene at the district level, Table 6 provides a number of indicators²¹. These indicators show that there has been positive economic growth in South Oxfordshire since 2011.

¹⁹ Gross value added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services.

²⁰ Available from

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

²¹ All information is available from

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

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	74,000	0.88	60,000	8,255	9,155
2020	N/A	N/A	58,000	8,370	9,225
2021	N/A	N/A	N/A	8,260	9,085

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 2020/21.
- 5.4 In July 2020 the government published amended use class regulations²² which came into force in September 2020 and affect planning permission applications submitted after that date. In relation to Permitted Development and Prior Approval, the previous use classes remained in use until the end of July 2021. Some of these changes affect part of the period covered by this report. The changes bring together A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) into one single new E Use Class 'Commercial, Business and Service'. Other changes move some community uses like schools, museums and local shops to a new more protected use Class F. Some Use Classes are deleted and become 'Sui Generis' uses: A4 drinking establishments, A5 Hot food takeaways, and D2 cinemas, concert, dance, bingo halls.

²² <https://www.legislation.gov.uk/uksi/2020/757/made>

5.5 Four permissions granted in 2020/21 used the new E class.:

- Retail pharmacy change of use to flexible commercial unit
- Office units change of use to café
- Retail units modifications (no change of use)
- Office units change of use to residential

5.6 During 2020/21 there was over 22 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 a permission for industrial / distribution units at Hithercroft Road, Wallingford (ref. P20/S1179/FUL).

Table 7: Permitted employment floorspace, 2020/21

	B1a	B1b	B1c	B2	B8	B Mixed	E
Floorspace (m ²)	3,055	2969	141	1,085	4,826	18,641	782

CSEM3: Culham Science Centre

5.7 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 Oxfordshire²³. CSEM3 supports the redevelopment and intensification of Culham Science Centre.

5.8 During 2020/21, 0.66 hectares of employment land was permitted at Culham Science Centre, delivering 1,100m² of B class employment floorspace.

CSEM4: Supporting Economic Development

5.9 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 2 shows the amount of business floorspace gained and lost through permissions in 2020/21, with Table 8 providing the net change in employment floorspace in the district from applications granted in 2020/21.

²³ <http://www.culham.org.uk/>

Figure 2: Employment floorspace (m²) permissions, 2020/21

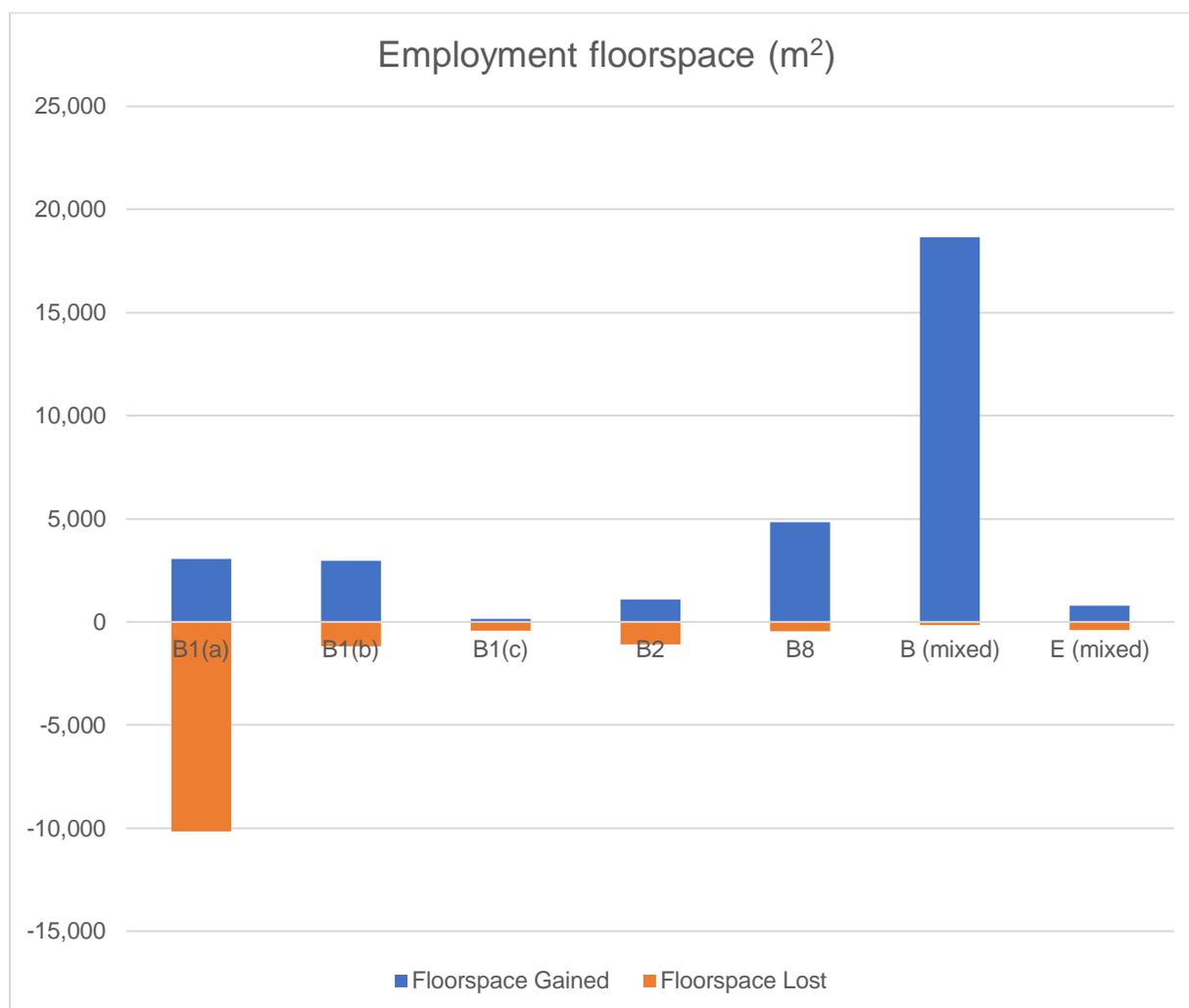


Table 8: Net employment floorspace change, 2020/21

	B1a	B1b	B1c	B2	B8	B Mixed	E Mixed	Total
Net change (m ²)	-7,103	1,781	-283	-17	4,374	18,490	380	17,622

5.10 Table 8 shows net change in employment floorspace from developments permitted in 2020/21, 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, B8 and B Mixed floorspace.

CSEM5: Oxford Brookes University

- 5.11 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.

- 5.12 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. 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. As set out in the introduction, Policy CSH1 has been replaced by policy STRAT2 of the Local Plan 2035. The Local Plan 2035 figure is currently being used for the purposes of monitoring our housing land supply.
- 6.2. In the adopted Local Plan 2035, the annual requirement is 900 homes per annum from 2011 to 2026, 1,120 homes per annum from 2026 to 2032 and 1,110 homes per annum from 2032 to 2035. Our housing completions and forecasting are explained in more detail in our housing land supply statements²⁴.

Housing Completions

- 6.3. Table 9 sets out annual housing completions in South Oxfordshire since 2011. The period considered for housing delivery has been rebased to share the start date with the Local Plan 2035.

Table 9: Housing Completions, 2011-2021

Year	Housing Completions
2011/12	508
2012/13	475
2013/14	484
2014/15	600
2015/16	615
2016/17	722
2017/18	935
2018/19	1,369
2019/20	1,477
2020/21	866
Total	8,051

²⁴ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/our-development-plan/five-year-land-supply/>

Housing Supply

- 6.4. The council published a Housing Land Supply Statement in June 2021 demonstrating a 5.33-year housing land supply²⁵. This is measured against the housing requirement in Policy STRAT2 of the Local Plan 2035.
- 6.5. Appendix A sets out the housing trajectory for the district, including completions since 2011 and projected supply as of 1 April 2021.

CSH2: Housing Density

- 6.6. 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 43 dwellings per hectare, above the minimum density target of 25.

CSH3: Affordable Housing

- 6.7. 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 less²⁶. Paragraph 64 of the revised NPPF²⁷ now states that affordable housing provision should not be sought on residential developments that are not major developments²⁸. The revised NPPF was published in July 2018, so for 2020/21, on site delivery of affordable housing was sought from major developments.
- 6.8. Table 10 provides the number of affordable housing completions and the delivery percentage against the relevant part of the overall supply under the policy requirements described above. Dwellings permitted under prior approval

²⁵ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/our-development-plan/five-year-land-supply/>

²⁶ Available from <https://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

²⁷ Available from <https://www.gov.uk/guidance/national-planning-policy-framework/5-delivering-a-sufficient-supply-of-homes>

²⁸ 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

or permitted development have been excluded as affordable housing contributions cannot be sought from these developments.

Table 10: Affordable housing delivery against 40% target, 2011-2021

Year	Affordable units delivered	Developments of 3 dwellings and above	Major Developments (10 dwellings or 0.5ha or more)	Developments of 11 dwellings and above	Delivery percentage
2011 /12	194	471			41%
2012 /13	143	415			34%
2013 /14	187	449			42%
2014 /15	114	559			20%
2015 /16	180			308	58%
2016 /17	172			548	31%
2017 /18	259			778	33%
2018 /19	382		1,109		34%
2019 /20	517		1,247		41%
2020/21	217		729		30%
Total	2,365	1,894	2,356	1,634	40%

6.9. 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 ownership²⁹. Table 11 provides the annual and total split of affordable rent and shared ownership units delivered. As Table 11 illustrates, delivery has been in general accordance with the policy.

²⁹ Shared ownership is a form of intermediate affordable housing

Table 11: Affordable housing split, 2011-2021

Year	Rented	Shared ownership	Total
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
2020/21	149	68	217
Total	1,571	794	2,365
Percentage Share	66%	34%	-

CSH4: Meeting Housing Needs

- 6.10. The Housing Needs Assessment (HNA) that policy CSH4 was based upon has been updated by the SHMA 2014³⁰, 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.”³¹ This means that there will inevitably be some divergence from the SHMA targets.
- 6.11. Table 12 provides the bed split of the total permissions granted in 2020/21, against the SHMA targets. This shows that there was a higher proportion of 1 beds permitted against the SHMA target, with a lower proportion of 3 beds permitted and the proportion of 2 & 4 beds permitted closer to the SHMA target. Permissions granted for class C2 care homes have been considered separately in Table 15 to avoid a disproportionate effect on the number of 1 bed units.

³⁰ Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/strategic-housing-market->

³¹ 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

Table 12: Housing permissions bed split, 2020/21

	1 bed	2 bed	3 bed	4+ bed
Percentage	27%	34%	27%	12%
SHMA Target Percentage	15%	30%	40%	15%

6.12. The split of market housing is provided in Table 13. It shows that against the SHMA target there has been a larger proportion of 1 bed units permitted, whilst 3 and 4+ bed units had a smaller proportion permitted. 2 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 15.

Table 13: Market housing permissions, 2020/21

	1 bed	2 bed	3 bed	4+ bed
Percentage	29%	28%	27%	16%
SHMA Target Percentage	6%	27%	43%	24%

6.13. Table 14 provides the bed split of affordable housing permitted during 2020/21. 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. As stated above, class C2 care homes have been considered separately in Table 15.

Table 14: Affordable housing permissions, 2020/21

	1 bed	2 bed	3 bed	4+ bed
Percentage	21%	54%	25%	0%
SHMA Target Percentage	33%	36%	29%	3%

6.14. Table 15 provides the bed split for C2 housing and housing designed for older people permitted during 2020/21, where there are no specific bed split targets.

Table 15: C2 and older persons accommodation, 2020/21

	1 bed	2 bed	3 bed	4+ bed
Percentage	100%	0%	0%	0%
SHMA Target Percentage	N/A	N/A	N/A	N/A

CSH5: Gypsies, Travellers and Travelling Showpeople

- 6.15. 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)³² was produced. This assessed a need in South Oxfordshire of 9 pitches in the period 2017-2033. The Council, together with the other Oxfordshire authorities is currently updating its need assessment to inform the Oxfordshire Plan 2050.
- 6.16. During 2020/21 there were no applications approved relating to policy CSH5.

CSR1: Rural Exception Housing

- 6.17. 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 NPPF³³.
- 6.18. During 2020/21 there were no units completed on rural exception sites.

Self-Build & Custom Housebuilding

- 6.19. Under the Self-build and Custom Housebuilding Act 2015³⁴, 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.

³² 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

³³ Available from <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³⁴ Available from <http://www.legislation.gov.uk/ukpga/2015/17/section/1>

6.20. Table 16 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.

Table 16: Self-Build & Custom Housebuilding Register, 2016-21

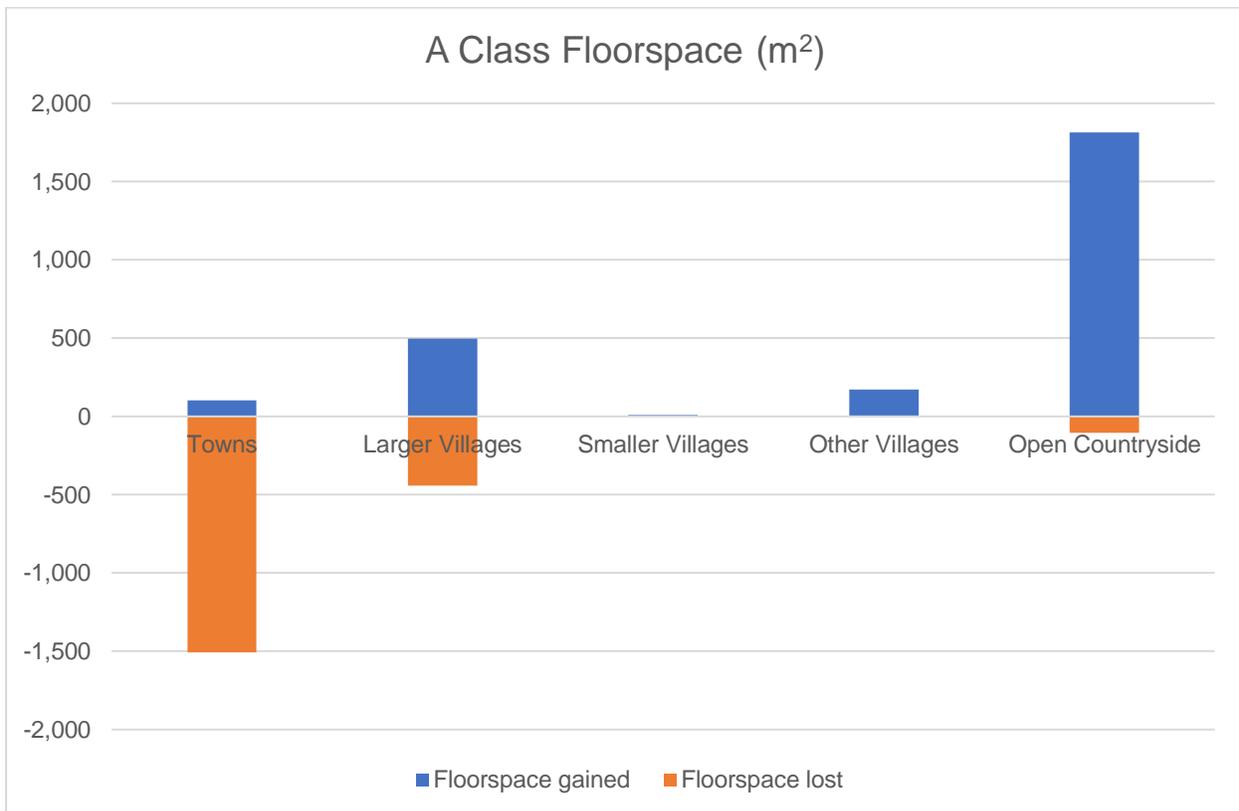
Year	Demand	Supply
Base year 1; first entry on the register until 30 Oct 2016	122	21
Base year 2; 31 Oct 2016 to 30 Oct 2017	154	53
Base year 3; 31 Oct 2017 to 30 Oct 2018	102	46
Base year 4; 31 Oct 2018 to 30 Oct 2019	112	56
Base year 5; 31 Oct 2019 to 30 Oct 2020	101	44
Base year 6; 31 Oct 2020 to 30 Oct 2021	102	54

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 3 provides this, split by settlement hierarchy, for 2020/21. There has been a net gain of A class floorspace in all areas except Towns from permissions granted in 2020/21.
- 7.2. This indicator will also be affected by the changes to the Use Classes Order as described above in sections 5.4 and 5.5.

Figure 3: A class floorspace permitted, 2020/21



- 7.3. The A class floorspace lost in the Towns and Larger Villages is largely due to permissions for change of use to residential (C3).

- 7.4. The relatively large increase in Open Countryside comes from a permission for an extension to a garden centre on the edge of Brightwell-cum-Sotwell, close to Wallingford (ref: P20/S4082/FUL).

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 2017³⁵. An Advisory Board has been formed along with three Sounding Boards which represent community, business and neighbouring parishes³⁶.
- 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 Station³⁷. 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.
- 8.4. The Council's planning policies for Didcot have been updated through the adoption of the new Local Plan in Policy STRAT 3. Figure 1 of the adopted Local Plan sets out the updated Didcot Garden Town Principles. The Council is currently developing a Local Cycling and Walking Infrastructure Plan (LCWIP) for Didcot to expand active travel options in the Garden Town.

³⁵ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/didcot-garden-town-delivery-plan/>

³⁶ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/>

³⁷ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/about-the-council/our-new-headquarters/>

CSDID2: Land to the East of the Orchard Centre

- 8.5. 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.

CSDID3: New Housing at Didcot

- 8.6. 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.

- 8.7. Table 17 provides the net housing completions at Didcot since 2011.

Table 17: Didcot Housing Completions, 2011-21

Year	Housing Completions
2011/12	114
2012/13	223
2013/14	253
2014/15	403
2015/16	271
2016/17	329
2017/18	246
2018/19	390
2019/20	507
2020/21	348
Total	3,084

- 8.8. 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 2021. The site is under construction.

CSDID4: Other Proposals For Didcot

- 8.9. 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 18 provides the net annual housing completions in Henley-on-Thames since 2011.

Table 18: Henley-on-Thames net annual completions, 2011-2021

Year	Housing Completions
2011/12	58
2012/13	13
2013/14	4
2014/15	17
2015/16	34
2016/17	23
2017/18	68
2018/19	110
2019/20	120
2020/21	31
Total	478

- 9.2. In 2020/21, the permissions granted would lead to a net loss of employment floorspace permitted of about 2,280m², if they are all implemented. This loss of employment floorspace was mostly through the change of use to residential.
- 9.3. Table 19 shows the change in facilities floorspace from permissions granted in 2020/21. This shows that there has been a loss in retail (A1) and café/restaurant (A3) uses, mostly through the change of use to residential.

Table 19: Facilities floorspace permitted at Henley-on-Thames, 2020/21

	A1	A3	D1
Additional floorspace permitted	54	0	56
Loss of floorspace permitted	-616	-258	0
Net change of floorspace permitted	-562	-258	56

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 20: Employment floorspace permitted at Thame, 2020/21

	B1(a)	B1(b)	B1(c)	B2	B8	B mixed	E mixed
Additional floorspace permitted	23	0	0	0	1,175	0	0
Loss of floorspace permitted	-7,775	0	0	0	-60	0	0
Net change of floorspace permitted	-7,752	0	0	0	1,115	0	0

Table 21: Facilities floorspace permitted at Thame, 2020/21

	A1	F2
Additional floorspace permitted	0	55
Loss of floorspace permitted	-30	0
Net change of floorspace permitted	-30	55

- 10.3. Table 20 shows that there are losses of B1(a) through permissions granted in Thame in 2020/21. The majority of the losses come from a permission for change of use to residential (C3) at the former Daf Trucks site (P20/S1989/N1A) and a change of use to Storage & Distribution (B8) at a site on Wenman Road (P20/S3163/FUL).

10.4. Table 21 shows that permissions granted in 2020/21 would provide minimal changes of facilities 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 22 provides an update on these sites as of 1 April 2021.

Table 22: 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 22 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. A public consultation was run in August 2021 with another planned for December 2021 – January 2022.

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 23 provides the amount of employment floorspace change permitted in Wallingford during 2020/21. The gain in B8 and B mixed floorspace was from permissions on Hithercroft industrial estate.

Table 23: Employment floorspace permissions in Wallingford, 2020/21

	B1(a)	B1(b)	B1(c)	B2	B8	B mixed	E mixed
Additional floorspace permitted	0	0	0	0	2,704	13,684	0
Loss of floorspace permitted	-433	0	0	-298	0	0	0

Table 24: Facilities floorspace permissions in Wallingford, 2020/21

	A1	A3	D1	D2
Additional floorspace permitted	0	47	0	84
Loss of floorspace permitted	-601	0	-455	0

- 11.3. Table 24 provides the amount of facilities floorspace change permitted during 2020/21. This shows a decrease in institutional (D1) floorspace from the demolition of the ‘rec’ rooms building at the Bullcroft (P19/S4675/FUL) and a decrease in retail (A1) 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. 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. The site is under construction with the first homes completed during 2020/21.

Completions and permissions in Wallingford

11.5. Table 25 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 was completed in 2020/21.

Table 25: Wallingford net annual completions, 2011-2021

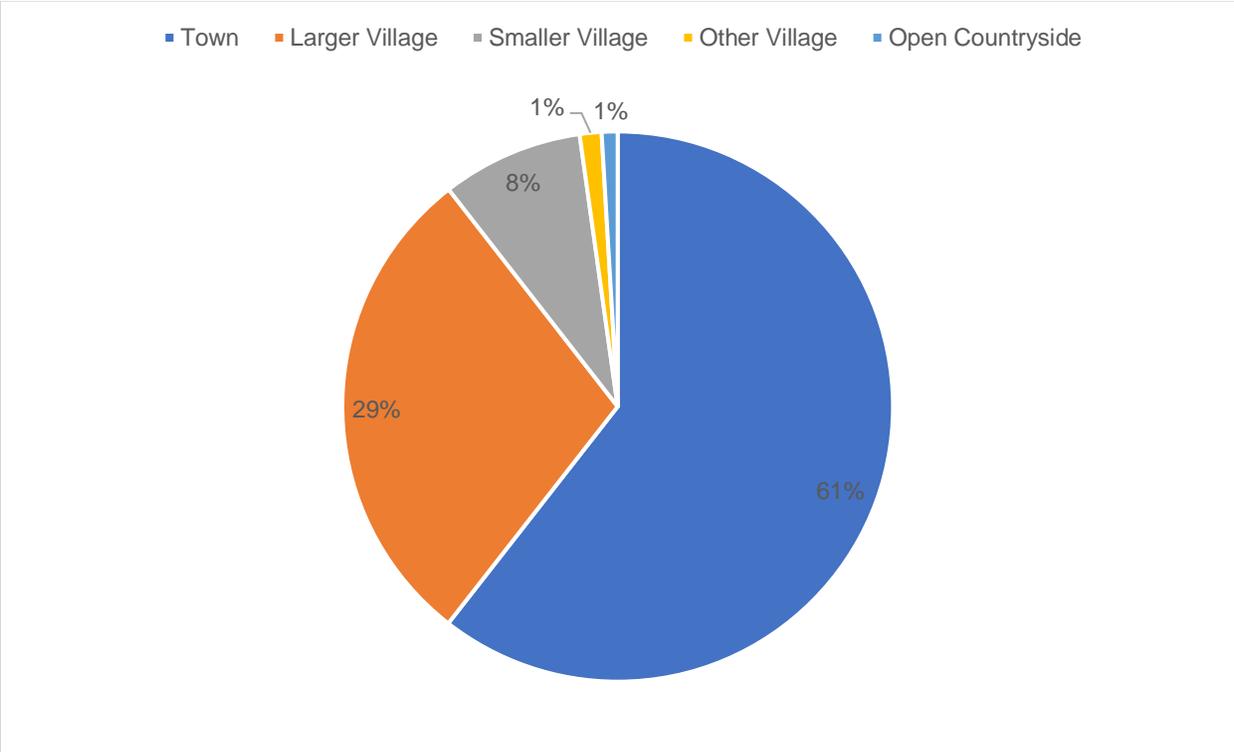
Year	Housing Completions
2011/12	15
2012/13	2
2013/14	5
2014/15	14
2015/16	9
2016/17	53
2017/18	99
2018/19	91
2019/20	1
2020/21	89
Total	378

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 Strategy³⁸. Figure 4 provides the housing growth split by settlement hierarchy since 2011.

Figure 4: Housing growth by settlement hierarchy, 2011-2021



12.2. Figure 4 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 largely come from the change of use of agricultural or office buildings, which is in accordance with national policy.

³⁸ Available from https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/01/2013-05-01-Core-Strategy-for-Website-final_0.pdf

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 2020/21, in all areas other than those categorised as towns, permissions relating to B-class employment land resulted in net gain of over 9,350m² of floorspace.

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 2020/21, there were 29 permissions resulting in the loss or gain of facilities in villages: 27 for new facilities or extensions of existing; 1 for loss. Gains included new-build, replacement or extensions to schools/nurseries, community halls, sports facilities, hotels/guest accommodation and pubs. The loss was the conversion of a retail unit to residential. There were also eight permissions for change of use from one type of facility to another.

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 2020/21 there was one major application approved in an AONB area: Chiltern Rise Cottage, Woodcote (P18/S3769/FUL), this site was allocated for residential development in the Woodcote Neighbourhood Plan³⁹.

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 2020/21 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 2020/21⁴⁰.

³⁹ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/woodcote-neighbourhood-plan/>

⁴⁰ 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/>

13.5. Currently there are 14 sites on the Historic England Heritage at Risk register⁴¹, no change since 2017/18.

⁴¹ 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 26 provides the number of renewable energy installations, capacity and generation in the district since 2014, when government began recording data⁴², with electricity consumption in the district up to 2019, the most recent data available.

Table 26: Renewable energy statistics

Year	Renewable energy installations	Renewable energy capacity (MW)	Renewable electricity generation (MWh)	Total electricity consumption (MWh) ⁴³
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
2020	2,162	53.1	72,975	-

14.2. Table 27 provides estimated Carbon Dioxide (CO₂) emissions in the district from 2011 to 2019⁴⁴. 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.

⁴² Available from <https://www.gov.uk/government/statistics/regional-renewable-statistics>

⁴³ Available from <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics>

⁴⁴ Available from <https://www.gov.uk/government/collections/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics>

Table 27: Carbon Dioxide emissions 2011-2019

Year	Industry (kt CO ₂)	Commercial (kt CO ₂)	Public Sector (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	LULUC F ⁴⁵ Net Emissions (kt CO ₂)	Total (kt CO ₂)	Per Capita Emissions (t)
2011	145	165	31	308	419	-49	1,019	7.6
2012	149	189	36	334	405	-51	1,063	7.8
2013	140	180	34	325	406	-53	1,033	7.6
2014	130	151	30	278	406	-53	943	6.9
2015	122	139	31	268	430	-56	934	6.8
2016	117	114	27	255	436	-55	895	6.4
2017	109	104	21	239	436	-57	852	6.1
2018	104	99	21	241	419	-58	826	5.9
2019	100	88	19	235	416	-58	799	5.6

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 Bill⁴⁶ became part of UK law which meant, as the Written Ministerial Statement in March 2015⁴⁷ 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-

⁴⁵ Land use, land-use change, and forestry (LULUCF), also referred to as Forestry and other land use (FOLU).

⁴⁶ Available from <https://services.parliament.uk/bills/2014-15/deregulation.html>

⁴⁷ Available from <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-03-25/HCWS488/>

residential schemes over 1000m2. These Energy Statements will include details as to how the policy will be complied with and monitored. This will be covered in the next authority monitoring report.

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 major⁴⁸ applications permitted during 2020/21, three were not accompanied by Design and Access Statements. These were two applications granted prior approval through the Permitted Development Order and one Certificate of Lawful Development, 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 15 major developments permitted in 2020/21, there were none with separate vision, masterplan or design brief documents. 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.

⁴⁸ 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 Centre⁴⁹ provides information on biodiversity within the district.
- 15.2. In South Oxfordshire there was a net increase of 1.36 hectares in areas of biodiversity importance, which came from an increase in the amount of Local Wildlife Site (LWS) land to a total of 1,643.97 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 84 Site of Special Scientific Interest (SSSI) units either wholly or partially in the district⁵⁰. Within the 84 units:
- 1,102 hectares are in favourable condition.
 - 625 hectares are in unfavourable condition and recovering.
 - 7 hectares are in unfavourable condition and declining.

⁴⁹ <http://www.tverc.org/cms/content/biodiversity-annual-monitoring-reports>

⁵⁰ <https://designatedsites.naturalengland.org.uk/SearchCounty.aspx>

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 28 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 table⁵¹. A planning application was submitted to Oxfordshire County Council for the HIF schemes in November 2021 (P21/S4797/CM).

⁵¹ Available from <https://www.southoxon.gov.uk/housing/south-and-vale-welcome-didcot-infrastructure-news/>

Table 28: 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	Partly completed. The Backhill Lane tunnel and associated toucan crossing have been 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)	Relief to Rowstock optioneering study (including consideration of improvements at Steventon Lights, Rowstock roundabout, and Featherbed Lane) - In progress Hagbourne Hill upgrade - completed
A new Harwell Link Road between the B4493 and A417	Completed
Southern Didcot Spine Road	No current work underway
Science Bridge and A4130 re-routing through the Didcot A site	In progress – funding secured through HIF 1 and planning application submitted
A4130 dualling between Milton Interchange and Science Bridge	In progress – funding secured through HIF 1 and planning application submitted
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 and planning application submitted
Clifton Hampden bypass	In progress – funding secured through HIF 1 and planning application submitted
Route improvements to the A417 between Wantage and Blewbury (excluding Relief to Rowstock)	No current work underway
Improvement of the strategic cycle network	Phase 1 completed – phase 2 in progress

Project	Status
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 – Under consideration in the Relief to Rowstock optioneering study
Didcot Central Corridor; enhancing the public realm and improving walking, cycling, and public transport provision	Optioneering study
Golden Balls roundabout (A4074/B4015), including consideration of the preferred location for a P&R on the A4074 corridor	Optioneering study

[Continued from previous page, Table 28: Science Vale infrastructure delivery]

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 Deal⁵². 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. 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;
- Benson Relief Road between the A4074 and B4009 will be supported by Growth Deal funding;
- Growth Deal funding 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

⁵² Available from https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/12/OGB-projects-years-1-2-5-OCC-V2_jasedit.pdf

required, which may lead to further design work before a planning application is submitted⁵³.

- 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 2020⁵⁴. Electrification of the section between Oxford and Didcot is not currently proceeding⁵⁵. The Oxfordshire Rail Corridor Study 2021 (ORCS)⁵⁶, commissioned by the Oxfordshire Growth Board and other partners, identifies 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 Active Travel Network (SVATN, formerly known as the Science Vale Cycling Network) were completed or under construction in 2020/21⁵⁷:
- Route 1: Wantage to Harwell Campus – The 'Icknield Greenway' – completed November 2020. Further upgrades to this route have since been completed in autumn 2021 and other upgrades are planned;
 - 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;
 - Further development of the SVATN is planned (phase 2), no specific dates for improvements are currently available.

⁵³ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/didcot-northern-perimeter-road>

⁵⁴ <https://www.railjournal.com/passenger/main-line/network-rail-completes-great-western-electrification/>

⁵⁵ <https://www.gov.uk/government/speeches/rail-update-rail-investment-in-the-great-western-route>

⁵⁶ <https://www.networkrail.co.uk/running-the-railway/our-routes/western/oxfordshire/>

⁵⁷ Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/major-current-roadworks/science-vale-cycling-network>

16.7. Table 29 shows new schools planned as a result of already adopted Local Plans or other confirmed growth prior to November 2021.

Table 29: New education facilities 2019-2023

Location	Type of school	Opening date	Sponsor
South of Oxfordshire – exact location to be confirmed	SEN school, 100 pupils aged 7-19	2023 or 2024	The Gallery Trust
Didcot North East	Two 2-form entry primary schools with nursery classes and a secondary school	First primary school expected 2023; secondary school expected to be needed by mid/late 2020s	Academy sponsor process for the first school running 2021-2022.
Didcot Valley Park ⁵⁸	Two 2-form entry primary schools with nursery classes	Housing dependent, not expected before 2025	To be decided
Didcot North West Valley Park ^{58,59}	One primary school with nursery classes, size dependent on population growth	Housing dependent, not expected before late 2020s.	To be decided
SODC Local Plan site: Culham ⁵⁹	Two primary schools with nursery classes and a secondary school	Housing dependent, not expected before late 2020s.	To be decided
SODC Local Plan site: Berinsfield ⁵⁹	One primary school with nursery classes	Housing dependent, not expected before late 2020s.	To be decided
SODC Local Plan site: Chalgrove Airfield ⁵⁹	Two primary schools with nursery classes. The Acer Academy Trust has been granted outline RSC approval to run the necessary new secondary provision as a relocation and expansion of Icknield Community College	Housing dependent, not expected before late 2020s.	To be decided

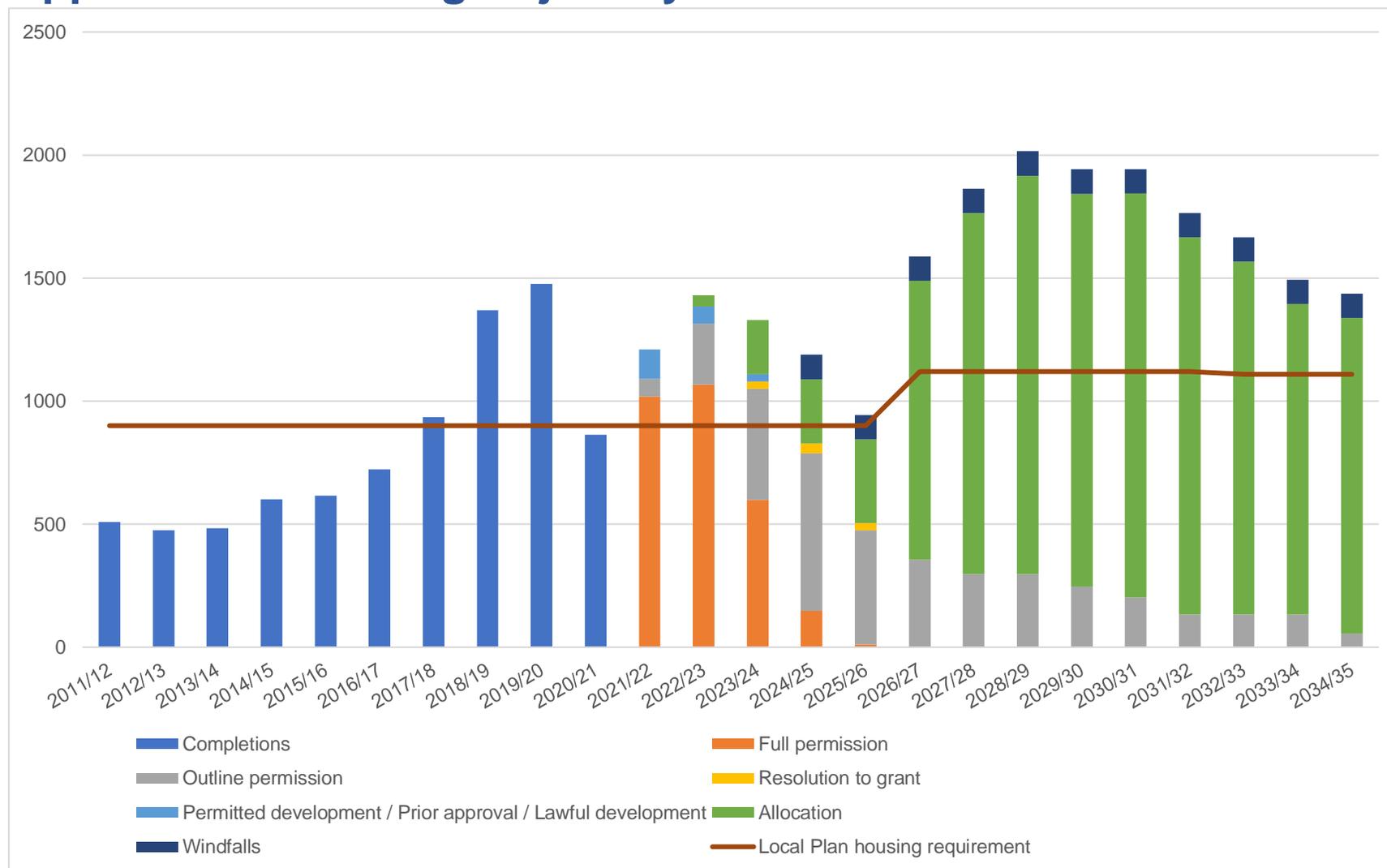
⁵⁸ Located in Vale of White Horse.

⁵⁹ In most cases the potential new schools relate to housing developments not yet fully permitted, and there is, therefore, a greater degree of uncertainty over the scale and timing of need.

Location	Type of school	Opening date	Sponsor
SODC Local Plan site: Grenoble Road ⁵⁹	One primary school with nursery classes	Housing dependent, not expected before late 2020s.	To be decided
SODC Local Plan site: Northfield ⁵⁹	One primary school with nursery classes	Housing dependent, not expected before late 2020s.	To be decided
SODC Local Plan site: Bayswater Brook ⁵⁹	One primary school with nursery classes	Housing dependent, not expected before late 2020s.	To be decided

[Continued from previous page, Table 29: New education facilities 2019-2023]

Appendix A: Housing trajectory⁶⁰



⁶⁰ Housing permissions and completions up to date as of the 1 April 2021.

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