

Windfalls in Didcot	510	439	
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			
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 2021/22

March 2023

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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 from 1 April 2021 to 31 March 2022, 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 forms part of the development plan for the district and replaces the South Oxfordshire Local Plan 2011 and Core Strategy (2012). Following a full monitoring year since adoption, this report will focus on the policies of the Local Plan 2035.

¹ Available from <http://www.legislation.gov.uk/uksi/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/>

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.

Science Vale

- 1.1. The district includes part of the Science Vale area, an internationally significant location for innovation, science-based research and business. It is one of the key growth areas for Oxfordshire, as identified within the Oxfordshire Strategic Economic Plan. The Science Vale area extends from Culham and Didcot to Wantage and Grove (east to west) and is a strategic focus, in terms of employment and economic growth, for both South Oxfordshire and Vale of White Horse district councils.

Didcot Garden Town

- 1.2. Didcot was awarded Garden Town status by the Government in 2015, after a joint bid by the Vale of White Horse and South Oxfordshire District Councils. The Garden Town status will provide access to government funding for infrastructure.



- 1.3. 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 first published in October 2017 and updated in 2022. The updated plan is available on the council website³. An Advisory Board, which meets quarterly has been formed along with three Sounding Boards which represent community, business and neighbouring parishes⁴.
- 1.4. In June 2020, £218 million of Housing Infrastructure Funding (HIF) was agreed that will support development in and around Didcot⁵. The funding will support the development of new homes and will improve transport links including walking and cycling routes. The lack of suitable crossings over the railway line and river coupled with the success of the Science Vale area has resulted in heavy congestion. HIF will support delivery of projects which include:
- A4130 widening from A34 Milton Interchange towards Didcot
 - A new 'Science Bridge' over the A4130, Great Western Railway Line and Milton Road into the former Didcot A Power Station site
 - A new Culham to Didcot river crossing between the A415 and A4130
 - A Clifton Hampden Bypass

³ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/business-and-economy/garden-communities/didcot-garden-town/>

⁴ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/>

⁵ <https://www.whitehorsedc.gov.uk/uncategorised/south-and-vale-welcome-didcot-infrastructure-news/>

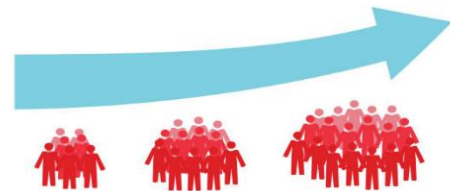
- Associated active travel measures

- 1.5. A planning application for the HIF projects was submitted to Oxfordshire Council in November 2021 (P21/S4797/CM). A subsequent planning application has also been submitted in November 2022 (P22/S4168/CM). The application is due to be considered by Oxfordshire County Council at its April 2023 planning committee.
- 1.6. The council is also preparing a Local Cycling and Walking Infrastructure Plan (LCWIP) for Didcot to improve the local cycle network and pedestrian connectivity⁶.

Key statistics

- 1.10. As a number of the 2021 census data points have now been released, we thought it useful to show a quick comparison between 2011 and 2021 to demonstrate how the district has changed. The census 2021 took place during the coronavirus (COVID-19) pandemic.

- 1.11. The population in the district has risen 11% from 134,300 people in 2011 to around 149,100 in 2021. This is significantly above the trend for the South-East region which saw 7.5% growth⁷.



- 1.12. Of residents aged 16 years and over, 61.8% said they were employed (excluding full-time students) in 2021, down from 63.6% in 2011.

⁶ <https://news.oxfordshire.gov.uk/longer-term-plans-for-permanent-increases-in-cycleways-will-lead-to-a-step-change-in-oxfordshires-cycling-infrastructure/>

⁷ Available from <https://www.ons.gov.uk/visualisations/censusareachanges/E07000179/>

1.13. With regard to households, in 2021 it was estimated that there are now 61,500 households in the district compared with 54,104 in 2011⁸, an increase of 13.7%.



1.14. The number of people with level 4 qualifications and above in our district has increased. In 2021 in the district this was 40,900 or 49.8% of the total population. This compares to 35,900 or 44.7% of the total population in 2011.⁹

⁸ Available from <https://www.ons.gov.uk/visualisations/censusareachanges/E07000179/>

⁹ Available from https://www.nomisweb.co.uk/reports/lmp/la/1946157325/subreports/quals_time_series/report.aspx?

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 2021/22 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 and Vale Councils agreed to develop a Joint Local Plan for the area and a Joint Local Development Scheme (LDS) setting out the timetable for producing new planning documents was also approved. The Local Development Scheme (LDS) sets out the timetable for the production of the council’s Development Plan Documents (DPDs), the operational and decision-making structures for the Joint Local Plan 2041. It includes key production dates and public consultation stages¹⁰.
- 2.3. The LDS provides information regarding the Joint Local Plan 2041 and other related documents. Updates were made to the LDS in December 2022. This was to remove references to the preparation of the Oxfordshire Plan 2050 and also the Ox-Cam Arc Spatial Framework. The LDS timetable has also been extended by 11 months. This is to allow time for the districts to prepare additional evidence on housing and employment need, following the end of the preparation of joint evidence for the Oxfordshire Plan 2050 which would have been used to inform the Joint Local Plan. The new LDS also included other updates such as new made Neighbourhood Plans or progress on Neighbourhood Plans, and the adoption of the South Oxfordshire Developer Contributions SPD and Joint Design Guide SPD.
- 2.4. Table 2 sets out the timetable for each these documents and the progress that has been made (as at January 2023).

¹⁰ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/our-development-plan/local-development-scheme/>

Table 2: Progress of Documents in the Local Development Scheme

Document	Milestone	Achieved
Joint Local Plan 2041	Public consultation on Issues and Scope (Regulation 18)	Completed May/June 2022
	Public Consultation on Preferred Options/Draft Plan (Regulation 18)	Expected August/September 2023
	Public Consultation on Pre-Submission (Regulation 19)	Expected July/August 2024
	Submission to Secretary of State (Regulation 22)	Expected January 2025
	Examination in Public (Regulation 24)	Expected May 2025
	Inspector's report (Regulation 25)	Expected August 2025
	Adoption (Regulation 26)	September 2025
Statement of Community Involvement	Consultation Summer 2021	Completed September-October 2021
	Adoption Autumn 2021	Adopted December 2021
	Minor Update - Autumn 2022 (Factual corrections)	Adopted December 2022
Community Infrastructure Levy (CIL) Charging Schedule Review	Prepare evidence base incl. viability study	December 2021
	Consultation	February-March 2022
	Submission	June 2022
	Examination	August 2022
	Adoption	Adopted December 2022

The Joint Local Plan 2041

- 2.5. South Oxfordshire and Vale of White Horse District Councils are working 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.
- 2.6. 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.

- 2.7. 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.
- 2.8. 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 structures¹¹. Two other governance bodies, the Joint Local Plan Steering Group (an informal councillor 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 set up to ensure the Joint Local Plan progresses through these formal processes without undue delay.
- 2.9. The council's updated Local Development Scheme states that a consultation on a 'Preferred Options' draft Plan (Regulation 18) will take place in August/September 2023. Due to timetable delays to the Oxfordshire 2050 Plan, the first consultation on our Joint Local Plan (Regulation 18) became a Joint Local Plan Issues Consultation (Regulation 18), held in May-June 2022. Further information on this consultation is set out below. Further information about the end of work on the Oxfordshire Plan 2050 is set out in Section 5 – Duty to Cooperate below.

¹¹ Available from <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/05/Joint-Local-Plan-Governance-Arrangements-May-2022.pdf>

Joint Local Plan Issues Consultation

- 2.10. The councils carried out a public consultation asking for comments on the main issues facing the districts and how we could use the Joint Local Plan to address them. The Joint Local Plan Issues consultation was open from 12 May until 23 June 2022. The document set out a draft Vision for the Joint Local Plan and the key issues facing the district¹².



- 2.11. A number of other documents were consulted on alongside the Joint Local Plan issues paper. These were;
- Sustainability Appraisal (SA) Screening and Scoping Report
 - Habitats Regulations Assessment (HRA) Scoping Report
 - Draft Settlement Assessment Methodology
 - Duty to Cooperate Scoping Document



¹² Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2041/>

- 2.12. More information about the Sustainability Appraisal and Duty to Cooperate documents is included below. An Equalities Impact Screening Report was also prepared.

Joint Statement of Community Involvement

- 2.13. South Oxfordshire and Vale of White Horse district councils have also adopted a joint Statement of Community Involvement (SCI) to cover both districts. Public consultation on the Statement of Community Involvement took place for six weeks between September and October 2021. It was then adopted by South Cabinet on 2 December 2021 and Vale Cabinet on 3 December 2021. The SCI is a code of practice that sets out how and when we will involve different groups, organisations and our communities when we produce our planning documents, including our Local Plan. In December 2022 the Joint SCI was republished. The amendments made to the SCI were all factual corrections. These included updating the information relating to CIL following amendments to the regulations, the removal of references to the Oxfordshire Plan 2050 and any references to working practices during the COVID 19 pandemic¹³.

Sustainability Appraisal Significant Effect Indicators

- 2.14. The role of a Sustainability Appraisal (SA), incorporating the Strategic Environmental Assessment (SEA), is to assess whether a Plan has integrated the principles of sustainable development and if there are likely to be any significant effects as a result of the Plan's policies. If the sustainability appraisal predicts any likely significant effects, it is essential that these effects are monitored to determine whether the implementation of a policy is causing the undue effect(s), and if so, whether the policy should be reviewed.
- 2.15. A Sustainability Appraisal was prepared as part of the evidence base for the South Oxfordshire Local Plan 2035¹⁴. The indicators in the plan (reported in this AMR) cover the requirements for monitoring set out in the SEA directive, although reporting on soils may be indicated once the sites are further advanced.
- 2.16. A Sustainability Appraisal is also integral to the preparation and development of the Joint Local Plan 2041. A Sustainability Appraisal (SA) Screening and

¹³ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/statement-of-community-involvement/>

¹⁴ 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/>

Scoping Report was included in the consultation on the Joint Local Plan Issues Consultation in May/June 2022. The report considers whether a sustainability report is needed (screening) and concludes that the Joint Local Plan is likely to have significant environmental effects. Therefore, a sustainability appraisal is needed.

- 2.17. The document then defines the scope of the sustainability appraisal by examining ten topic areas. It considers the relevant plans, policies, and programmes that contain policies, targets or aspirations for that area. Each chapter undertakes an assessment of baseline information to determine current performance under each topic. From these topic-based assessments, identified key sustainability challenges facing the districts were identified. These key challenges informed the 20 sustainability objectives that will support the preparation of our joint local plan. The final chapters of the report set out the 'sustainability appraisal framework' that explains how the councils will assess the emerging policies and options in the Joint Local Plan.

Neighbourhood Plans

- 2.18. 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. This information is set out in Section 3 of this report.

Community Infrastructure Levy

- 2.19. 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 CIL Charging Schedule was examined and came into effect in 2016. A review of the CIL Charging Schedule has been carried out and was adopted in December 2022 (see Table 2 above), the new charging schedule was implemented on 3 January 2023.
- 2.20. During the 2021/22 fiscal year, £9,974,133 has been received from CIL receipts. In accordance with CIL regulation 59A or 59B, £1,773,292 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 £511,092 and 5.12% received.

- 2.21. The total CIL receipts from 2021/22 retained at the end of the reported year was £8,893,294. Further information can be found in the council's Infrastructure Funding Statement¹⁵.

Other documents

- 2.22. Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPG) 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.
- 2.23. 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.
- 2.24. As of December 2022, the council has the following adopted SPDs/SPGs, with none of them identifying specific monitoring requirements to be covered in this document:
- *Section 106 Planning Obligations SPD*: This document was adopted in November 2022 and 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.
 - *Joint Design Guide SPD*: This document was adopted in June 2022 and sets out design principles to guide future development and encourage a design-led approach to development for both South Oxfordshire and Vale of White Horse district councils.
 - *Didcot Town Centre SPD*: 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. New and updated policies for Didcot Garden Town are also included in the South Oxfordshire Local Plan 2035.
 - *Affordable Housing SPG*: This document was adopted in September 2004 and provided planning guidance on the delivery of affordable housing. A

¹⁵ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/>

joint Affordable Housing Guidance Paper was published in March 2023¹⁶, it brings together all existing council guidance relevant to the delivery of affordable housing in South Oxfordshire and signposts to published policy and guidance.

- *Vauxhall Barracks Development Brief SPG*: This document was adopted in February 2004 and informs the preparation and submission of Planning Applications on land known as Vauxhall Barracks, Didcot.
- *South Oxfordshire Landscape Assessment SPG*: This document was adopted in July 2003 and provided a District-wide landscape assessment that sets out individual Character Areas.
- Various *Conservation Area Appraisals SPDs* as listed in the LDS and available on the conservation webpages¹⁷.

¹⁶ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/affordable-housing-guidance/>

¹⁷ <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/>

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).
- 3.3. 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

- 3.4. 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 website¹⁸.

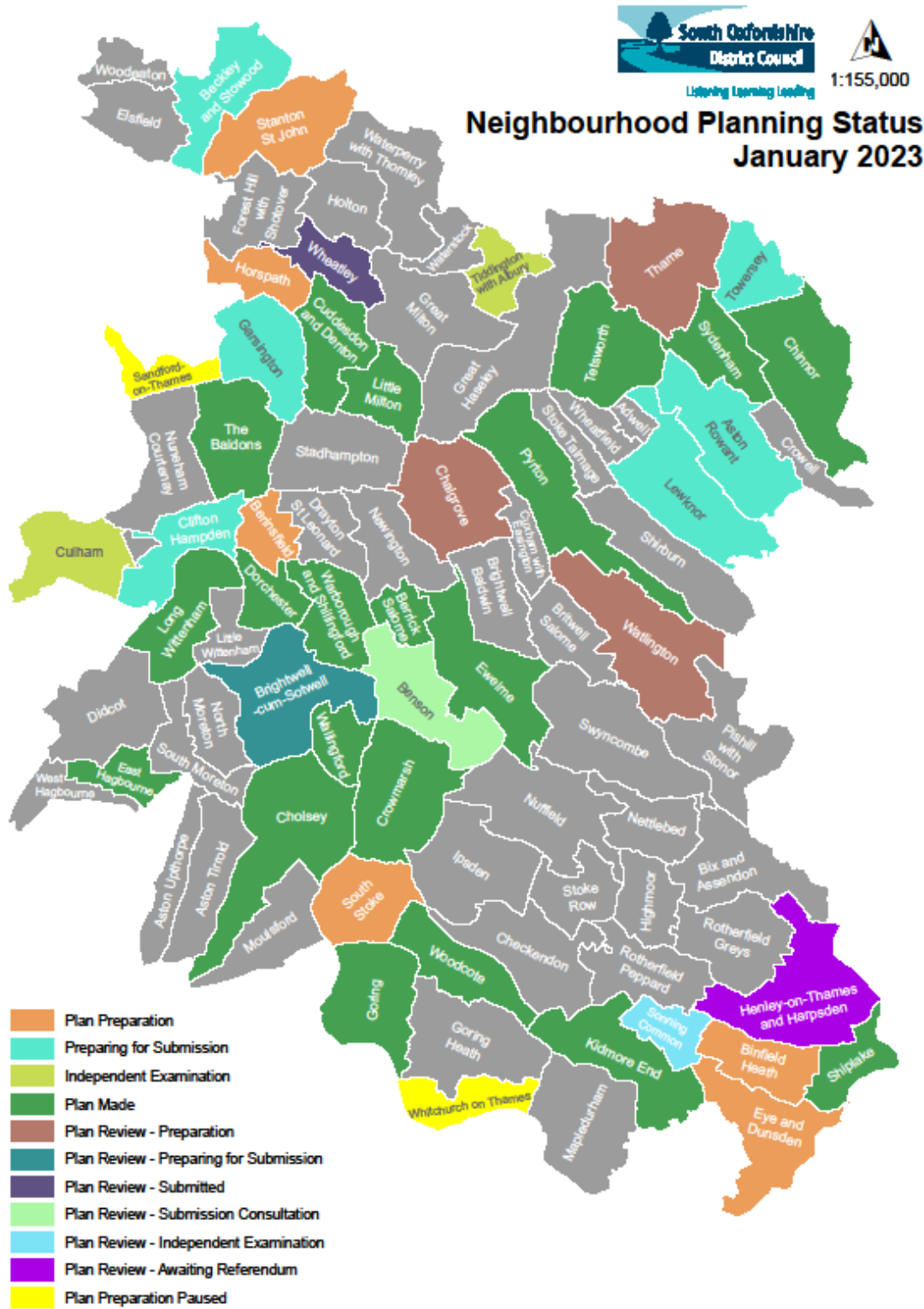
¹⁸ Available at <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/>

Progress of Neighbourhood Plans

- 3.5. As of February 2023, South Oxfordshire has 28 made Neighbourhood Plans, with 14 currently being prepared and 8 made plans under review. During 2021/22, 8 Neighbourhood Plans were made. Another 6 have been made since April 2022.
- 3.6. The map in Figure 1 and Table 3 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 updated¹⁹.

¹⁹ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/>

Figure 1: Map of Neighbourhood Plans in South Oxfordshire, January 2023



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Table 3: Progress of Neighbourhood Plans as of February 2023

Plan in preparation	Preparing for Submission	Plan submitted	Submission Consultation	Independent Examination	Awaiting referendum	Passed referendum	Plan made
Berinsfield	Aston Rowant	Garsington	Beckley and Stowood	Benson (Review)	Culham	Sonning Common (Review)	Berrick Salome (2019)
Binfield Heath	Lewknor		Brightwell-cum-Sotwell (Review)		Tiddington with Albury		Benson (2018)
Chalgrove (Review)	Towersey		Clifton Hampden				Brightwell-cum-Sotwell (2017)
Eye and Dunsden			Wheatley (Review)				Chalgrove (2018)
Horspath							Chinnor (Reviewed 2021)
South Stoke							Cholsey (Reviewed 2022)
Stanton St John							Crowmarsh (2021)
Thame (Review)							Cuddesdon and Denton (2021)
Warborough and Shillingford (Review)							Dorchester (2018)
Watlington (Review)							East Hagbourne (2019)
							Ewelme (2021)
							Goring (2019)
							Henley-on-Thames and Harpsden (Reviewed 2022)
							Kidmore End (2022)
							Little Milton (2018)
							Long Wittenham (Reviewed 2022)
							Pyrton (2019)
							Shiplake (2022)
							Sonning Common (2016)

Plan in preparation	Preparing for Submission	Plan submitted	Submission Consultation	Independent Examination	Awaiting referendum	Passed referendum	Plan made
							Sydenham (2021)
							Tetsworth (2021)
							Thame (2013)
							The Baldons (2018)
							Wallingford (2021)
							Warborough and Shillingford (2018)
							Watlington (2018)
							Wheatley (2021)
							Woodcote Reviewed (2022)

[continued from previous page, Table 3: Progress of Neighbourhood Plans as of February 2023]

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:

- The Environment Agency
- Historic England

- Natural England
- National Highways
- The Civil Aviation Authority
- Homes England
- Integrated Care System (Berks, Oxon, Bucks)/NHS England
- Office of Rail and Road
- Oxfordshire County Council
- Local Enterprise Partnership
- Local Nature Partnership

Key stages of the Duty to Cooperate

4.5. 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.

4.6. 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 Library²⁰. The Inspector's report (paragraph 18 & 19)²¹ 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.'

4.7. For the period April 2021 to March 2022 the key activities undertaken to fulfil the duty to cooperate related to the Oxfordshire Plan 2050 and the delivery of the South Oxfordshire Local Plan.

²⁰ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/local-plan-2035-documents-and-evidence-base/>

²¹ <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/11/Inspectors-Report-November-2020.pdf>

- 4.8. As highlighted in previous reports, on 14 February 2018 South Oxfordshire District Council formally signed up to the Oxfordshire Growth Deal²². Throughout the period since there has been regular engagement with other Oxfordshire authorities through the Future Oxfordshire Partnership Officer Groups. A joint vision, the Oxfordshire Strategic Vision²³, was adopted by all the Oxfordshire authorities in 2021, including South Oxfordshire in May 2021.
- 4.9. Work had also begun on producing a Joint Statutory Spatial Plan, the Oxfordshire Plan 2050. In August 2022 it was decided to end work on the Oxfordshire 2050 Plan. This was because the councils were unable to reach agreement on the approach to planning for future housing needs within the framework of the Oxfordshire Plan. The councils agreed that Local Plans for the City and Districts will now provide the framework for the long term planning of Oxfordshire²⁴. The councils will continue to cooperate with each other and with other key bodies as they prepare their Local Plans. The managers of the Oxfordshire councils planning policy teams will continue to meet at least quarterly to discuss duty to cooperate matters. The councils will also meet regularly through the joint committee of the Future Oxfordshire Partnership. Some work undertaken by the districts for the Oxfordshire Plan 2050 will now be incorporated into the Joint Local Plan.
- 4.10. The Joint Local Plan Issues Consultation in May 2022 included a Duty to Cooperate Scoping document²⁵. This set out the strategic planning matters that are driven by larger than local issues – those that are likely to have an impact beyond the immediate Local Plan area. A strategic matter is defined as *'sustainable development or use of land that has or would have a significant impact on at least two planning areas, including, in particular, that in connection with strategic infrastructure.'* Our Duty to Cooperate Scoping document identifies the strategic matters relevant to the districts. These matters will be further refined as the plan progresses.
- 4.11. In addition to working with the Oxfordshire authorities, council officers have met at least twice a year with Swindon Borough Council and Oxfordshire County Council to discuss cross-boundary issues. The council has also met with Wokingham District Council and West Berkshire District Council. The council has recently responded to Buckinghamshire Council's consultations on their

²² <https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/11/270218-Oxon-letter-to-SoS-on-Deal-DP-270118-with-signatures.pdf>

²³ <https://futureoxfordshirepartnership.org/projects/oxfordshire-strategic-vision/>

²⁴ <https://www.southoxon.gov.uk/uncategorised/joint-statement-from-the-leaders-of-south-oxfordshire-district-council-vale-of-white-horse-district-council-cherwell-district-council-oxford-city-council-and-west-oxfordshire-district-council/>

²⁵ <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/05/Duty-to-Cooperate-Scoping-Document-1.pdf>

Duty to Cooperate Issues Scoping, Habitat Regulations Assessment (HRA) and Sustainability Appraisal Scoping Report.

- 4.12. The council has also attended forums with Water Resources South East and Thames Water regarding preparation of the Water Resources South East Regional Plan.
- 4.13. In addition to these key actions, the council engages with all the neighbouring authorities and prescribed bodies listed above when undertaking consultations.

5. South Oxfordshire Local Plan 2035 Strategy

Introduction

In the remainder of the Authority Monitoring Report, we report on the monitoring indicators in the adopted South Oxfordshire Local Plan 2035. This shows how decisions on planning applications are being made, as a way of assessing the effectiveness of the plan's policies and tracking progress on delivery of allocated sites.

STRAT1: The Overall Strategy

- 5.1. This policy sets out the overall strategy for the plan, which proposals for development should be consistent with. The other policies in the plan align with and support the strategy, so the monitoring requirement for the strategy is covered by the indicators and targets for the other policies.

STRAT2: South Oxfordshire Housing and Employment Requirements

- 5.2. This policy sets out the minimum requirements for new homes and employment land over the plan period.
- 5.3. The housing requirement includes the number of homes required to meet the housing need for South Oxfordshire and an additional number to address a proportion of Oxford's unmet housing need. The housing requirement is given as an annual number with a stepped increase later in the plan period. The overall housing delivery trajectory for the plan period is shown in Appendix A.
- 5.4. Table 4 shows the annual number of net new homes completed in the district. Housing delivery was below the annual requirement at the beginning of the plan period but has been stronger since 2017/18. There was a decrease in 2020/21 due to the effects of the Covid-19 pandemic. There are also ongoing negative effects on the national economy, such as the withdrawal from the European Union, the war in Ukraine, and the rising cost of living. There is currently a cumulative shortfall which is reducing in size.

Table 4: Annual housing completions 2011-2022

Year	Completed homes	Annual requirement
2011/12	508	900
2012/13	475	900
2013/14	484	900
2014/15	600	900
2015/16	615	900
2016/17	722	900
2017/18	935	900
2018/19	1,369	900
2019/20	1,478	900
2020/21	868	900
2021/22	972	900
Total	9,026	9,900

- 5.5. While the Local Plan doesn't identify a specific requirement or supply for Oxford, the strategic site allocations on the edge of the City are those with the strongest relationship to Oxford. These sites; Grenoble Road, Northfield, and Land North of Bayswater Brook, are intended to deliver housing later in the plan period. Table 5 shows the number of completions at these sites from 2021.
- 5.6. While there have been no completions on these sites to date, in December 2022 the promoters of Land North of Bayswater Brook submitted a hybrid planning application for 1,450 homes (P22/S4618/O). Our most recent trajectory for this site anticipates first homes on site by the 31 March 2025.

Table 5: Strategic sites near Oxford, annual housing completions 2021-2022

Year	Grenoble Road	Northfield	Land North of Bayswater Brook	Total
2021/22	0	0	0	0
Total	0	0	0	0

- 5.7. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 53).

STRAT3: Didcot Garden Town

- 5.8. Policy STRAT3 ensures that development that comes forward in the Didcot Garden Town masterplan area is in accordance with the Garden Town

principles. During 2021/22 there were no applications approved on major development sites contrary to this policy.

STRAT4: Strategic Development

- 5.9. Policy STRAT4 aims to ensure that necessary supporting infrastructure is provided for strategic developments. Developers are required to engage with relevant infrastructure providers to ensure the implementation of the Infrastructure Delivery Plan (IDP)²⁶. Table 6 shows the status of infrastructure projects related to these schemes.

²⁶ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/>

Table 6: Progress of strategic infrastructure projects

Project	Status
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
Improvement of the strategic cycle network	Phase 1 completed – phase 2 on hold. OCC is now developing an updated Strategic Active Travel Network
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 underway
Golden Balls roundabout (A4074/B4015), including consideration of the preferred location for a P&R on the A4074 corridor	Optioneering study underway
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
The third part of the Didcot Northern Perimeter Road (NPR3). Linking the A4130 between Abingdon Road and Hadden Hill	In the preliminary design stage

STRAT5: Residential Densities

5.10. This policy aims to ensure that housing development proposals optimise the use of land and potential of each site. Developments should accommodate and sustain an appropriate amount and mix of uses (including green space and other public space) and support local facilities and transport networks.

5.11. Table 7 gives the average density (in dwellings per hectare, dph) for the major²⁷ permissions granted in 2021/22, divided by location. The policy expects a density of more than 45dph for sites with good accessibility to town centres but allows exceptions where there are clearly justified reasons. The data show large variations between areas, which suggests that the proposed densities are responding to the context and features of each site in line with the policy.

Table 7: Average density of major housing permissions by parish 2021/22

Parish	Average density	No. of permissions
Benson	21.5	2
Chalgrove	10.1	1
Didcot	12.7	2
Garsington	30.8	1
Goring	7.8	1
Henley-on-Thames	65.8	2
Nettlebed	1.8	1
Shiplake	24.4	1
Sonning Common	23.6	2
Thame	46.2	5
Wallingford	24.8	1
Watlington	12.0	2
Woodcote	31.8	1
Average Total	28.8	22

5.12. Table 8 gives the average density (in dph) for the major permissions on strategic site granted in 2021/22. Strategic sites are not given a specific target density in this policy. The site in Nettlebed is the redevelopment of an existing building with extensive grounds into flats, resulting in a low density.

Table 8: Average density of major housing permissions by strategic site 2021/22

Site	Average density	No. of permissions
Didcot North East	15.5	1
Joyce Grove, Nettlebed	1.8	1
West of Wallingford	24.8	1
Average Total	14.1	3

²⁷ For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. (defined in the NPPF glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>)

STRAT6: Green Belt

- 5.13. During 2021/22 there 205 planning permissions granted that were located in the Green Belt. Table 9 provides the type of applications approved. It shows that the vast majority of permissions that were approved in the Green Belt were for household development, so are likely to be relatively minor changes. None of the permissions in 2021/22 were for major residential development.

Table 9: Green Belt Permissions

Type of Planning Application	No approved
Full	59
Outline	1
Reserved Matters	3
Household	142
Total	205

STRAT7: Land at Chalgrove Airfield

- 5.14. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. An Outline application including a masterplan was submitted in June 2020 and withdrawn in May 2021. Pre-application engagement for future applications is continuing on this site.
- 5.15. The policy aims to permit approximately 3,000 homes and deliver a minimum of 2,105 in the plan period which runs to 2035. Table 10 shows that no homes have been permitted or delivered on this site yet.

Table 10: Housing delivery at strategic sites 2011-22

Site	Permitted homes	Completed homes	Requirement in plan period
STRAT7: Land at Chalgrove Airfield	0	0	Permit 3,000; Deliver 2,105
STRAT9: Land Adjacent to Culham Science Centre	0	0	Permit 3,500; Deliver 2,100
STRAT10i: Land at Berinsfield Garden Village	0	0	1,700
STRAT11: Land South of Grenoble Road	0	0	Permit 3,000; Deliver 2,480
STRAT12: Land at Northfield	0	0	1,800
STRAT13: Land North of Bayswater Brook	0	0	1,100
STRAT14: Land at Wheatley Campus, Oxford Brookes	487	0	500

- 5.16. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 53).
- 5.17. The policy aims to permit and deliver 3 pitches for Gypsies and Travellers on the Chalgrove Airfield site during the plan period. No Gypsies and Traveller pitches have been permitted or delivered on this site yet.

STRAT8: Culham Science Centre

- 5.18. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 53).

STRAT9: Land Adjacent to Culham Science Centre

- 5.19. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. Masterplanning work is underway with workshops and stakeholder engagement throughout 2022 and into 2023.
- 5.20. The policy aims to permit approximately 3,500 homes and deliver approximately 2,100 homes in the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.
- 5.21. The policy aims to permit and deliver 3 pitches for Gypsies and Travellers in the plan period. No Gypsies and Traveller pitches have been permitted or delivered on this site yet.

STRAT10: Berinsfield Garden Village

- 5.22. In 2021/22, there were no permissions granted that were contrary to Policy STRAT10: Berinsfield Garden Village.

STRAT10i: Land at Berinsfield Garden Village

- 5.23. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The development of proposals and pre-application engagement for this site are at an early stage and no masterplan has been agreed yet.
- 5.24. The policy aims to permit and deliver around 1,700 homes in the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.

- 5.25. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 53).

STRAT10ii: Berinsfield Local Green Space

- 5.26. In 2021/22, there were no permissions granted that were on the land allocated as Berinsfield Local Green Space.

STRAT11: Land South of Grenoble Road

- 5.27. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The development of proposals and pre-application engagement for this site are at an early stage and no masterplan has been agreed yet.
- 5.28. The policy aims to permit approximately 3000 homes and deliver approximately 2,480 homes in the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.
- 5.29. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 53).

STRAT12: Land at Northfield

- 5.30. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The development of proposals and pre-application engagement for this site are at an early stage and no masterplan has been agreed yet.
- 5.31. The policy aims to permit and deliver approximately 1,800 homes in the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.

STRAT13: Land North of Bayswater Brook

- 5.32. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. An Outline planning application including a masterplan was submitted in December 2022 for 1,450 homes (Ref: P22/S4618/O).
- 5.33. The policy aims to permit and deliver approximately 1,100 homes within the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.

STRAT14: Land at Wheatley Campus, Oxford Brookes

- 5.34. The policy aims to permit and deliver approximately 500 homes. Table 10 (above) shows that 487 net homes have been permitted on this site (planning reference P17/S4254/O), with none delivered as of 31 March 2022. A new application (planning reference P22/S3975/O) has been submitted and is under consideration at the time of writing.

6. Settlements and Housing

Policy HEN1: The Strategy for Henley-on-Thames

- 6.1. This policy sets out the strategy for Henley-on-Thames, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 24 (page 53), and Retail Figure 6 (page 72).

Policy TH1: The Strategy for Thame

- 6.2. This policy sets out the strategy for Thame, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 24 (page 53), and Retail Figure 6 (page 72).

Policy WAL1: The Strategy for Wallingford

- 6.3. This policy sets out the strategy for Wallingford, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 24 (page 53), and Retail Figure 6 (page 72).

Policy H2: New Housing in Didcot

- 6.4. This policy gives the expected housing provision from the sites allocated for residential development around Didcot. Table 11 shows the number of homes permitted and completed at these sites as of 31 March 2022. The Plan requires the delivery of at least 6,500 homes at Didcot over the plan period. The table shows good progress is being made with 4,724 homes permitted. An application has since been approved in December 2022 for 86 homes at Ladygrove Farm at Didcot North East (P21/S1133/FUL). Further applications totalling up to 932 homes have been submitted for Ladygrove East (P19/S0720/O, P20/S2361/O), Didcot North East (P23/S0263/FUL), Didcot Gateway (P22/S0491/O) and are under consideration at the time of writing.

Table 11: Housing delivery at allocated sites in Didcot 2011-22

Site	Permitted homes	Completed homes	Requirement in plan period
Ladygrove East (saved from the Local Plan 2011) (H2a)	0	0	642
Didcot North East (saved from the Core Strategy) (H2b)	1,880	225	2,030
Great Western Park (saved from the Local Plan 2011) (H2c)	2,604	2,604	2,587
Vauxhall Barracks (saved from the Core Strategy) (H2d)	0	0	300
Orchard Centre Phase II remaining site (saved from Core Strategy) (H2e)	0	0	300
New: Didcot Gateway (H2f)	0	0	300
New: Hadden Hill (H2g)	74	74	74
New: Land south of A4130 (H2h)	166	132	166
Total	4,724	3,035	6,399

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford

- 6.5. This policy gives the minimum housing requirements for the Market Towns of Henley-on-Thames, Thame and Wallingford. The policy supports the Neighbourhood Development Plans in these towns to meet the requirements. Table 12 shows the number of homes permitted and completed at these settlements between 1 April 2011 and 31 March 2022. The table shows that good progress is being made towards completing the housing allocations identified in the Local Plan.

Table 12: Housing delivery at Market Towns and Larger Villages 2011-22

Town/Parish	Permitted homes	Completed homes	Requirement in plan period
Henley-on-Thames	719	498	1,285
Thame	1,183	945	1,518
Wallingford	1,484	406	1,070
Nettlebed	36	19	46
Sonning Common	393	207	377
Woodcote	82	33	225

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H4: Housing in the Larger Villages

6.6. This policy gives the housing requirements for the Larger Villages of Nettlebed, Sonning Common and Woodcote. The policy supports the Neighbourhood Development Plans in these villages to meet the requirements. Neighbourhood plans have been progressed during 2022 at Sonning Common (passed referendum February 2023) and Woodcote (made October 2023) which address these requirements. Table 12 (above) shows the number of homes permitted and completed at these sites as of 31 March 2022.

Policy H5: Land to the West of Priest Close, Nettlebed

6.7. This policy gives the housing requirement for the allocated site at Land to the West of Priest Close, Nettlebed. Table 13 shows that no homes have yet been permitted at this site as of 31 March 2022.

Table 13: Housing delivery at allocated sites in Nettlebed 2011-22

Site	Permitted homes	Completed homes	Requirement in plan period
H5: Land to the West of Priest Close, Nettlebed	0	0	11
H6: Joyce Grove, Nettlebed	20	0	20
H7: Land to the South and West of Nettlebed Service Station	0	0	15

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H6: Joyce Grove, Nettlebed

6.8. This policy gives the housing requirement for the allocated site at Joyce Grove, Nettlebed. Table 13 (above) shows the number of homes permitted at this site as of 31 March 2022.

Policy H7: Land to the South and West of Nettlebed Service Station

6.9. This policy gives the housing requirement for the allocated site at Land to the South and West of Nettlebed Service Station. Table 13 (above) shows that no homes were permitted or completed at this site as of 31 March 2022.

Policy H8: Housing in the Smaller Villages

6.10. This policy supports Neighbourhood Development Plan-led development at the Smaller Villages and has no defined requirement for housing. Table 14, Table 15

and Table 16 show the number of homes permitted and completed at Smaller Villages as of 31 March 2022. Some of the villages have significantly higher numbers of permitted homes than others, such as Harpsden, Holton and Lower Shiplake. These villages are closer to Market Towns or Larger Villages and much of the permitted growth is on sites allocated for housing in the Local Plan or Neighbourhood Development Plans.

Table 14: Housing delivery at Smaller Villages 2011-22 [part 1/3]

Settlement	Permitted homes	Completed homes
Aston Rowant	4	1
Aston Tirrold	17	15
Aston Upthorpe	4	4
Beckley	16	12
Berrick Salome	5	5
Binfield Heath	20	17
Brightwell Baldwin	0	0
Brightwell-cum-Sotwell	62	42
Britwell Salome	2	1
Burcot	10	3
Cane End	1	1
Chalkhouse Green	0	0
Checkendon	18	10
Chiselhampton	3	2
Clifton Hampden	2	2
Copcourt	1	1
Cuddesdon	1	1
Culham	5	5
Cuxham	1	1
Dorchester	25	10
Drayton St Leonard	6	0
Easington	0	0
East Hagbourne	86	14
Ewelme	14	5
Forest Hill	2	2
Gallowstree Common	11	11
Garsington	38	26
Garsington South	15	1
Great Haseley	10	10
Great Milton	9	6
Greys Green	0	0
Harpsden	206	116
Highmoor Cross	4	3
Holton	518	26
Hook End	0	0
Horspath	26	9
Howe Wood	1	1
Ipsden	1	1
Kidmore End	4	2
Kingston Blount	-1	-1
Kingston Stert	0	0
Lewknor	29	28

Table 15: Housing delivery at Smaller Villages 2011-22 [part 2/3]

Settlement	Permitted homes	Completed homes
Little Milton	2	1
Littleworth	4	0
Long Wittenham	41	8
Lower Shiplake	156	19
Marsh Baldon	12	4
Mile End Hill	0	0
Milton Common (in the parish of Great Haseley)	0	0
Moulsford	3	3
Neals Shaw	0	0
Newington	1	1
North Moreton	12	12
North Weston	4	4
Nuffield	5	5
Nuneham Courtenay	14	14
Peppard Common	12	5
Playhatch	1	1
Roke	0	0
Rotherfield Peppard	30	27
Sandford-on-Thames	10	10
Sandhills	51	50
Shillingford	2	2
Shiplake	2	2
Shiplake Bottom	5	5
Shiplake Cross	1	1
Shotover	2	2
Slade End	0	0
South Moreton	4	3
South Stoke	16	13
South Weston	1	1
Stadhampton	100	76
Stanton St John	8	4
Stoke Row	16	10
Stoke Row West	10	9
Sydenham	13	5
Tetsworth	51	48
Tiddington	7	7
Tokers Green	5	5
Towersey	12	9

Table 16: Housing delivery at Smaller Villages 2011-22 [part 3/3]

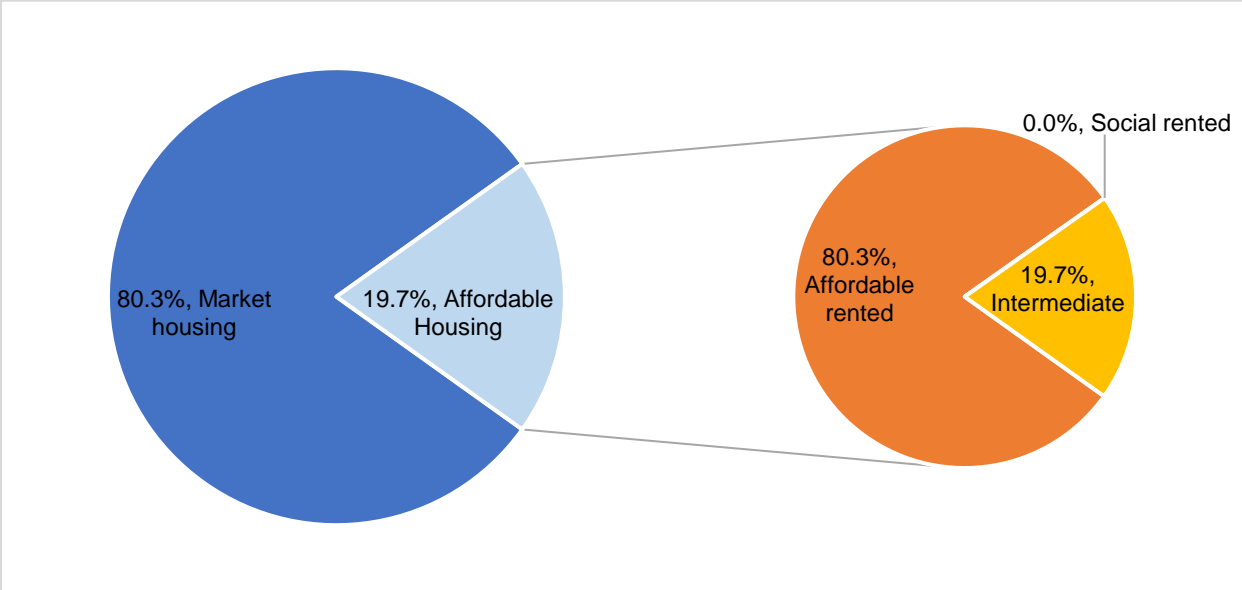
Settlement	Permitted homes	Completed homes
Warborough	31	33
Whitchurch-on-Thames	4	5
Total	1,824	797

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H9: Affordable Housing

6.11. This policy sets out the proportion of affordable and market homes that should be sought on major developments and the proportions of the different forms of affordable housing within that. The target amounts are 40% affordable homes (50% on sites adjacent to Oxford), composed of 40% affordable rented, 35% social rented and 25% intermediate housing. The policy allows alternative mixes to be considered where these levels would be unviable. Figure 2 shows that permissions granted in 2021/22 allowed an approximately 80:20 split in both parts, with no social rented housing.

Figure 2: Tenure split of major housing permissions 2021/22



Policy H10: Exception Sites and Entry Level Housing Schemes

6.12. During 2021/22, there was one permission granted for a Rural Exception Site. The site was located at Dorchester-on-Thames, planning reference P19/S4508/FUL, providing 8 homes of which 6 were for affordable housing. The application was made by the registered affordable housing provider Sovereign. It

was determined that the proposals met the tests of this policy and the development is considered to be a Rural Exception Site.

Policy H11: Housing Mix

6.13. This policy seeks a mix of dwelling types and sizes to meet the needs of current and future households on all new residential developments. The mix of dwelling sizes permitted should be measured against the latest evidence of this type (the Oxfordshire SHMA 2014). More up to date evidence has been procured as part of the development of the Joint Local Plan 2041 and is currently in preparation.

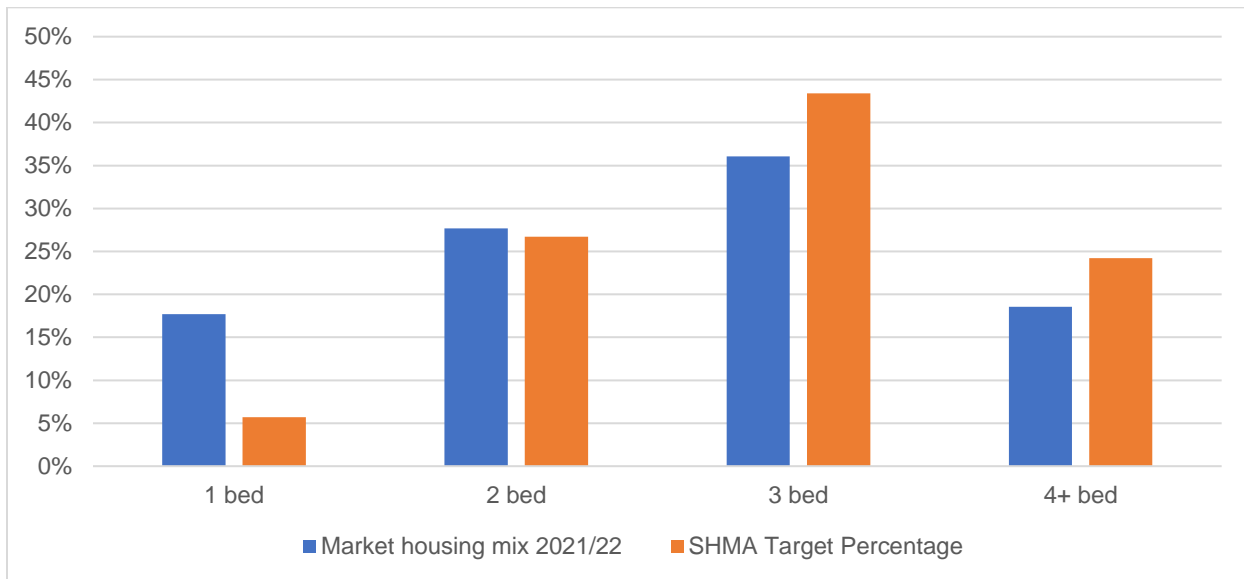
6.14. Figure 3 shows that the overall mix of dwelling sizes permitted in 2021/22 was broadly in line with the SHMA target levels, with slightly more 2-beds and slightly fewer 3-beds.

Figure 3: Overall housing mix 2021/22



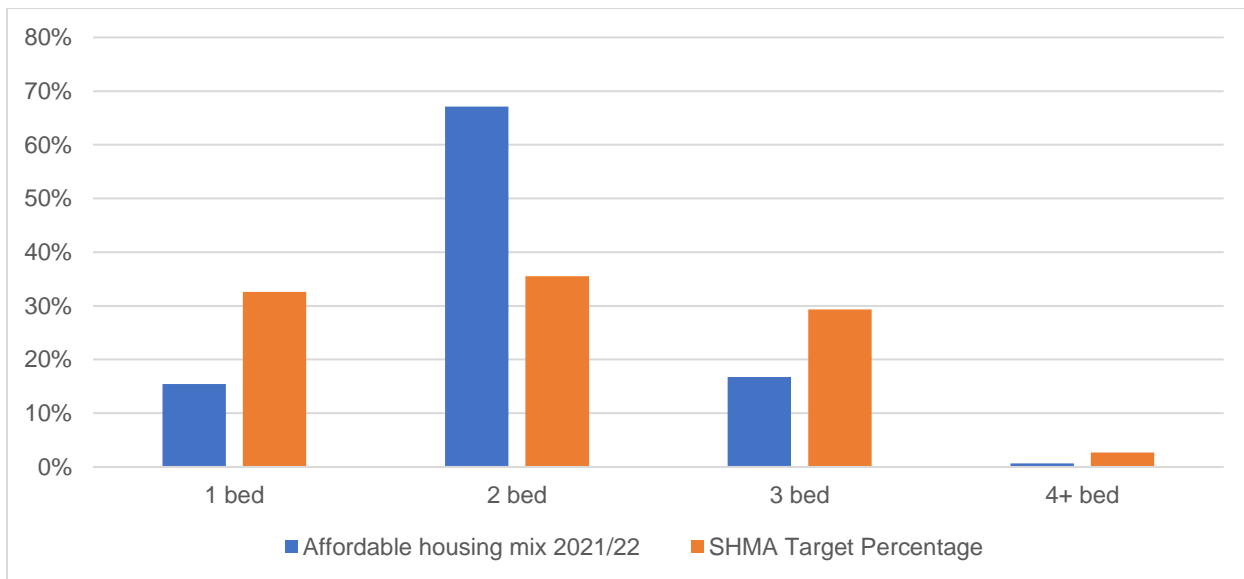
6.15. Figure 4 shows that the mix of dwelling sizes permitted for market housing in 2021/22 was broadly in line with the SHMA target levels, but with significantly more 1-beds and slightly fewer 3- and 4-beds.

Figure 4: Market housing mix 2021/22



6.16. Figure 5 shows that the mix of dwelling sizes permitted for affordable housing in 2021/22 was further from the SHMA target levels, with significantly more 2-beds, and fewer 1- and 3-beds.

Figure 5: Affordable housing mix 2021/22



Policy H12: Self-Build and Custom-Build Housing

6.17. This policy supports proposals for self-build and custom-build projects and seeks 3% of the proportion of the developable plots on strategic allocations to be set

aside for self-build and custom-build. No plots have been defined on the strategic allocation sites yet.

- 6.18. The Council is undertaking a review of the Self-Build Register to ascertain how we can improve this service and create an accurate picture of demand for self-build and custom-build housing across the districts which will in turn, help inform new policies in the Joint Local Plan.
- 6.19. Under the Self-build and Custom Housebuilding Act 2015, 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.
- 6.20. 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. The council continues to refine its approach to monitoring of permissions. For these reasons the number of entries or plots in a base year may vary from previous reports. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

Table 17: Self-Build & Custom Housebuilding Register

Year	Demand	Supply
Base Year 1; first entry on the register until 30th Oct 16	122	21
Base Year 2; 31st Oct 16 to 30th Oct 17	154	53
Base Year 3; 31st Oct 17 to 30th Oct 18	102	46
Base Year 4; 31st Oct 18 to 30th Oct 19	112	56
Base Year 5; 31st Oct 19 to 30th Oct 20	101	44
Base Year 6; 31st Oct 20 to 30th Oct 21	102	54
Base Year 7; 31st Oct 21-30th Oct 22	85	43

Policy H13: Specialist Housing for Older People

- 6.21. In 2021/22 there was one application approved for specialist housing for older people. This proposals for Land at the Elms in Thame, planning reference P20/S0928/FUL, will provide 66 extra-care units.

6.22. Table 18 shows the delivery of specialist housing for older people in the plan period so far.

Table 18: Delivery of specialist housing for older people 2011-22

Type	Net number of units by status at 1 April 2022					
	Complete	Under construction	Not started	Superseded	Expired	Total
Assisted living	-5	0	72	0	0	67
Extra care	151	75	0	66	0	292
Retirement homes	65	0	136	0	0	201
Sheltered apartments	23	0	0	0	0	23
C2 Care Home	336	198	0	0	76	610
Older Persons housing	1	0	0	0	0	1
C2+C3 Mixed	0	101	0	0	0	101
Total	571	374	208	66	76	1,295

Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople

6.23. This policy aims to meet the need for new permanent sites for residential use by Gypsies, Travellers and Travelling Showpeople by safeguarding and extending existing sites; and delivering new sites at the strategic allocations at Didcot North East, Land adjacent to Culham Science Centre and Chalgrove Airfield. It also sets out criteria to be met by proposals for new sites in other locations. During 2021/22, there were no permissions granted for new pitches.

Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople Sites

6.24. This policy aims to protect the supply of existing permanent sites for residential use by Gypsies, Travellers and Travelling Showpeople by controlling proposals that would result in the loss of sites. During 2021/22, there were no permissions granted that would lead to a loss of sites.

Policy H16: Backland and Infill Development and Redevelopment

6.25. This policy limits support for development in Smaller and Other Villages to infill and the redevelopment of previously developed land. Table 19 shows the type and status of applications relating to this policy in 2021/22. There were 96 planning permissions granted in 2021/22.

Table 19: Status and type of permissions relating to Backland and Infill Development and Redevelopment in Smaller and Other Villages 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	85	13	3	101
Householder	1	0	0	1
Outline	5	1	3	9
Reserved Matters	5	0	0	5
Pre-application advice (Major)	0	0	4	4
Pre-application advice (Minor)	0	0	1	1
Total	96	14	11	121

Policy H17: Sub-division and Conversion to Multiple Occupation

6.26. This policy sets out the conditions where sub-division of dwellings and conversions to multiple occupation will be permitted. Table 20 shows the type and status of applications relating to this policy in 2021/22. There were nine planning permissions granted in 2021/22.

Table 20: Status and type of permissions relating to sub-divisions of houses in multiple occupation 2021/22

Application Type	Approved	Refused	Total
Full Application	8	1	9
Householder	1	0	1
Outline	0	1	1
Total	9	2	11

Policy H18: Replacement Dwellings

6.27. This policy sets out the conditions where the replacement of an existing dwelling located outside the built-up areas of settlements will be permitted. Table 21

shows the type and status of applications relating to this policy in 2021/22. There were 23 planning permissions granted in 2021/22.

Table 21: Status and type of replacement housing permissions outside the built-up limits of settlements 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	23	0	2	25
Pre-application advice (Minor)	0	1	0	1
Total	23	1	2	26

Policy H19: Rural Workers' Dwellings

6.28. This policy sets out the conditions where a rural workers' dwelling in the open countryside will be permitted. Table 22 shows the type and status of applications relating to this policy in 2021/22. There were eight planning permissions granted in 2021/22.

Table 22: Status and type of rural workers' dwelling applications 2021/22

Application Type	Approved
Full Application	6
Householder	2
Total	8

Policy H20: Extensions to Dwellings

6.29. This policy sets out the conditions where an extension to a dwelling or ancillary building will be permitted. Table 23 shows the type and status of applications relating to this policy in 2021/22. There were 1,337 planning permissions granted in 2021/22.

Table 23: Status and type of permissions relating to extensions to dwellings 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	46	0	0	46
Householder	1,290	6	25	1,321
Pre-application advice (Other)	0	2	0	2
Reserved Matters	1	0	0	1
Total	1,337	8	25	1,370

Policy H21: Loss of Existing Residential Accommodation in Town Centres

- 6.30. This policy generally resists the loss of existing residential accommodation in the town centres but sets out exceptional conditions where it may be permitted. There were no applications related to this policy 2021/22.

7. Employment

Policy EMP1: The Amount and Distribution of New Employment Land

- 7.1. This policy sets out the land allocated for employment uses to facilitate the provision of additional office, manufacturing and distribution jobs. It gives a minimum requirement of 39.1 hectares to be provided over the plan period. Table 24 shows the amount of land with development in employment use classes (B or E) permitted and completed in the plan period so far.
- 7.2. Table 24 covers the monitoring indicators for the following employment policies:
- EMP4: Employment Land in Didcot
 - EMP5: New Employment Land at Henley-on-Thames
 - EMP6: New Employment Land at Thame
 - EMP7: New Employment Land at Wallingford
 - EMP8: New Employment Land at Crowmarsh Gifford
 - EMP9: New Employment Land at Chalgrove

Table 24: Amount of employment land permitted on strategic and allocated sites 2011-22

Location	Site	Employment land (hectares)		
		Allocated supply	Permitted	Completed
Didcot	EMP4i: Southmead Industrial Estate East and EMP4ii: Southmead Industrial Estate West	2.92	0.5	0.5
	Milton Park (Within Vale of White Horse District) ²⁸	6.5 (of 28)	6.5 (of 31.61)	6.5 (of 31.01)
Henley-on-Thames	Neighbourhood Plan site DS7: Northern Field at Highlands Farm (Site M1)	1	0	0
Thame	Sites to be identified in the Neighbourhood Development Plan (NDP)	3.5	0	0
Wallingford	Neighbourhood Plan site EE1: Land West of Hithercroft Industrial Estate (Site C)	3.1	3.08	3.08
	EMP7i: land at Hithercroft Road and Lupton Road and EMP7ii: land at the junction of Whitley Road and Lester Way	1.09	5.93	5.93
Crowmarsh Gifford	Neighbourhood Plan site CRP3: Land at Howbery Park, Benson Lane, Crowmarsh Gifford	0.28	0	0
Culham	STRAT8: Culham Science Centre and STRAT9: Land Adjacent to Culham Science Centre	7.3	9.79	3.81
Chalgrove	STRAT7: Land at Chalgrove Airfield	5	0.03	0
	EMP9i: Land at Monument Business Park	2.25	3.15	2.25
Berinsfield	STRAT10i: Land at Berinsfield Garden Village	5	0	0
Grenoble Road	STRAT11: Land South of Grenoble Road	10	0	0
Total		47.94	28.98	22.07

²⁸ The 6.5 hectares allocated here is included within the 28 hectares to be provided at Milton Park as identified in the Vale of White Horse Local Plan 2031 Part 1, Core Policy 6. The total amount of land at Milton Park in each category has been given in brackets.

Policy EMP2: Range, Size and Mix of Employment Premises

- 7.4. This policy aims to meet the diverse need for employment across South Oxfordshire, particularly premises for Small to Medium Sized Enterprises (SME). Table 25 shows the number of permissions granted for development in employment use classes (B or E) in 2021/22 in a range of sizes suitable for SMEs.

Table 25: Permissions granted for small and medium sized employment uses in 2021/22

Size	Number of permissions
Start-up/ incubator businesses (up to 150sqm)	11
Grow-on space (up to 500sqm)	11
Total	22

Policy EMP3: Retention of Employment Land

- 7.5. This policy aims to retain existing employment land in order to promote and grow a balanced, sustainable economy and local services. It sets out conditions where proposals for the redevelopment or change of use of employment land to non-employment uses will be permitted. Table 26 shows the balance of change in employment land from permissions granted in 2021/22, which results in a net gain of employment land, in line with the policy.

Table 26: Amount of gain or loss of employment land permitted in 2021/22

	Employment land permitted (hectares)
Gain	27.47
Loss	4.83
Net Total	22.64

Policy EMP10: Development in Rural Areas

- 7.6. This policy supports proposals for sustainable economic growth in rural areas and specifies types of development which will be promoted or supported. Table 27 shows the type and status of applications relating to this policy in 2021/22. There were 49 planning permissions granted in 2021/22.

Table 27: Status and type of applications for employment uses in the open countryside 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Agricultural	0	12	1	13
Full Application	47	1	6	54
Outline	1	0	2	3
Reserved Matters	1	0	0	1
Total	49	17	9	75

Policy EMP11: Tourism

7.7. This policy encourages new development to advance the visitor economy for leisure and business purposes and specifies types of development which will be supported in different locations. Table 28 shows the type and status of applications relating to this policy in 2021/22. There were 13 planning permissions granted in 2021/22.

Table 28: Status and type of permissions granted for visitor economic developments 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	13	0	6	19
Total	13	1	6	20

Policy EMP12: Caravan and Camping Sites

7.8. This policy set out the conditions where touring caravan and camping sites will be permitted. Table 29 shows the type and status of applications relating to this policy in 2021/22. There was one planning permission granted in 2021/22.

Table 29: Status and Type of permissions granted for Caravan and Camping Sites 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	1	0	2	3
Total	1	1	2	4

Policy EMP13: Retention of Visitor Accommodation

7.9. This policy aims to control the loss of visitor accommodation to ensure the quality, quantity and choice of accommodation on offer across the district.

During 2021/22, no permissions were granted for the loss of C1 use class (hotels) floorspace.

8. Infrastructure

Policy INF1: Infrastructure Provision

- 8.1. This is the overall policy for infrastructure provision in the plan. The other infrastructure policies in the plan align with and support this policy, so the monitoring requirement for this policy is covered by the indicators and targets for the other infrastructure policies below.

Policy TRANS1a: Supporting Strategic Transport Investment Across the Oxford to Cambridge Arc

- 8.2. This policy commits the council to work with Network Rail, National Highways (formerly Highways England), the National Infrastructure Commission, Oxfordshire County Council and others to plan for, and understand the impacts of East-West Rail²⁹ and the Oxford to Cambridge Arc³⁰. Table 30 shows the status of infrastructure projects related to these schemes.

²⁹ eastwestrail.co.uk

³⁰ www.gov.uk/government/publications/oxford-cambridge-arc

Table 30: Progress of infrastructure within the Oxford to Cambridge Arc as of February 2023

Project	Status
<p>Rail infrastructure and service improvements linked to East-West rail</p>	<p>The next stage of East West Rail which will connect Oxfordshire to Bletchley/ Milton Keynes is under construction, with delivery expected in early 2025.</p> <p>The train service specification is yet to be confirmed by Department for Transport.</p> <p>The Oxfordshire Rail Corridor study (published in 2021) outlined the connectivity benefits of operating services from Milton Keynes direct to Culham and Didcot Parkway.</p>
<p>Mitigation associated with the Oxford to Cambridge Arc</p>	<p>The joint statutory spatial framework is not currently being progressed.</p> <p>The Oxford to Cambridge expressway project was cancelled in March 2021³¹.</p> <p>A new pan-regional Oxford to Cambridge Arc partnership structure is being set up³². It's not yet known what role this will have in infrastructure planning.</p>

Policy TRANS1b: Supporting Strategic Transport Investment

8.3. Policy TRANS1b supports a variety of transport infrastructure development across the district identified in the Local Transport and Connectivity Plan (LTCP)³³, formerly the Local Transport Plan (LTP4). Table 31 shows the status of infrastructure projects related to these schemes.

³¹ www.gov.uk/government/news/oxford-to-cambridge-expressway-project-cancelled-as-transport-secretary-looks-to-alternative-plans-for-improving-transport-in-the-region

³² www.oxford-cambridge-partnership.info

³³ Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/ltcp>

Table 31: Progress of transport projects identified in the LTCP as of February 2023

Project	Status
New Thames River crossing between Culham and Didcot Garden Town	In progress – funding secured through HIF 1 and planning application submitted
A4130 widening and road safety improvements from the A34 Milton Interchange to Didcot	In progress – funding secured through HIF 1 and planning application submitted
Science Bridge over the A4130 and railway into the former Didcot A power station site	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
Cowley Branch Line	Oxford City Council and Oxfordshire County Council have recently committed to funding to develop the full business case for this scheme. This will be undertaken (led by Network Rail) in the next 2 years, with delivery subject to funding being secured.
Improvements in the Reading area, including a proposal for a new River Thames crossing	Status is pre-SOBC (Strategic Outline Business Case) with implementation (if any) noted as long term.

Policy TRANS2: Promoting Sustainable Transport and Accessibility

- 8.4. This policy includes a range of measures to improve accessibility and sustainability of travel, including support for active travel (walking and cycling) and public transport.
- 8.5. An indicator for this policy is monitoring of Travel Plans for developments of over 80 dwellings to ensure developments meet sustainable travel targets in Travel Plans. Monitoring of Travel Plans is the responsibility of the developer and annual reports must be returned to Oxfordshire County Council³⁴.
- 8.6. An indicator for this policy is to monitor designated Air Quality Management Areas (AQMA). There are currently three air quality management areas (AQMA’s) designated within South Oxfordshire at Henley, Wallingford and Watlington. All three are due to high NO₂ levels based on congestion levels in an area of narrow streets and relatively high sided buildings creating a ‘street

³⁴ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/travel-plans-and-statements#paragraph-9181>

canyon' effect with pollutants unable to effectively disperse. The 2022 Annual Status Report³⁵ states that there were:

'No exceedances of either of the NO2 objectives were identified in South Oxfordshire district, with 2021 monitoring data supporting the decreasing five-year trend of NO2 levels observed in previous years.'

- 8.7. An indicator for this policy is the level of cycle movements on those routes in South Oxfordshire that are monitored by the highways authority. Availability of recent data on cycle movements is limited³⁶. Oxfordshire County Council adopted an Active Travel Strategy (ATS)³⁷ in July 2022 as a supporting strategy to the Local Transport and Connectivity Plan. The ATS includes action to increase the amount of active travel data collected and published. Additional information therefore may become available for future monitoring reports.

Policy TRANS3: Safeguarding of Land for Strategic Transport Schemes

- 8.8. This policy gives a list of transport schemes where land will be safeguarded to support delivery of those schemes in future. During 2021/22, there were four permissions granted on safeguarded land, all of which supported delivery of the transport scheme on the safeguarded land.

Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans

- 8.9. This policy requires new developments which have significant transport implications to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan. During 2021/22, there were seven applications approved for developments of over 80 dwellings, four of these included a Travel Plan and two included a Transport Assessment.

Policy TRANS5: Consideration of Development Proposals

- 8.10. This policy sets out a wide range of requirements for access, travel and transport which may apply to all types of development. The indicator for this policy is the number of permissions granted against technical advice but we are not able to report this from the currently available data.

³⁵ https://oxfordshire.air-quality.info/documents/South_Oxfordshire_ASR_2022_PDF_2.pdf

³⁶ Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/traffic/transport-monitoring>

³⁷ Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-travel-0>

Policy TRANS6: Rail

- 8.11. This policy supports development that improves rail services, access to rail services or facilities at rail stations. During 2021/22, there were no applications where this policy applied.

Policy TRANS7: Development Generating New Lorry Movements

- 8.12. This policy defines where proposals for development leading to significant increases in lorry movements may be permitted. During 2021/22, there were three permissions granted where this policy applied, all in line with technical advice.

Policy INF2: Electronic Communications

- 8.13. This policy requires all new development to provide for ICT infrastructure including high-speed broadband. This requirement is in line with current Building Regulations, so compliance is controlled and monitored through the Building Control system.

Policy INF3: Telecommunications Technology

- 8.14. This policy sets out criteria for prior approval (or planning permission where required) for telecommunications installations (masts, antennae etc.). During 2021/22, there was one prior approval refused where this policy applied, due to visual impact on an AONB and a Conservation Area.

Policy INF4: Water Resources

- 8.15. This policy aims to ensure that all development will be served by sufficient water supply, drainage and treatment capacity. During 2021/22, there were no permissions granted against Environment Agency advice on flood risk or water quality grounds³⁸.

³⁸ Available from <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

9. Environment

Policy ENV1: Landscape and Countryside

- 9.1. This policy seeks to protect the landscape, countryside and rural areas in the district with a particular emphasis on the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty (AONBs). During 2021/22, there were 520 applications approved that were within the AONBs, Table 32 shows the breakdown of application types.

Table 32: Status and type of permissions permitted in the AONBs 2021/22

Application type	Approved	Refused
Full	141	41
RM	2	1
Outline	4	6
Householder	373	17
Agricultural	0	13
Total	520	78

Policy ENV2: Biodiversity - Designated Sites, Priority Habitats and Species

- 9.2. This policy aims to protect sites and habitats which have been designated due to their sensitivity and importance, such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), etc.
- 9.3. In 2022, there were 4,922.55ha of NERC S41 habitats of principal importance (priority habitats) in South Oxfordshire³⁹. This had decreased by 41.73ha since 2021.
- 9.4. During 2021/22, there were no applications approved contrary to consultee advice on impact on SACs or SSSIs.

Policy ENV3: Biodiversity

- 9.5. This policy supports development that will conserve, restore and enhance biodiversity and seeks mitigation or compensation for proposals which would result in a net loss of biodiversity. Table 33 shows the changes in the areas of sites which are recognised for their intrinsic environmental value, specifically

³⁹ Thames Valley Environmental Records Centre (TVERC), Biodiversity Annual Monitoring Report 2022 South Oxfordshire Council (<https://www.tverc.org/cms/>)

those sites designated for their local significance. The area of Local Wildlife Sites has increased by 37.84 hectares since 2021³⁹.

Table 33: Areas of Sites Designated for Intrinsic Environmental Value 2021-2022

Designation	Total area of sites (hectares)	
	2021	2022
Local Geological Site	42.66	42.69
Local Wildlife Site	1643.97	1681.80

Policy ENV4: Watercourses

9.6. This policy aims to protect and enhance the function and setting of watercourses and their biodiversity. During 2021/22, there were no applications approved contrary to technical advice on impact on watercourses.

Policy ENV5: Green Infrastructure in New Developments

9.7. This policy seeks the provision of additional Green Infrastructure and to protect or enhance existing Green Infrastructure. During 2021/22, there were no applications approved contrary to technical advice on Green Infrastructure.

Policy ENV6: Historic Environment

9.8. This policy aims to protect the historic environment, including both designated and non-designated heritage assets, and sets out conditions where proposals that have an impact on heritage assets will be supported.

9.9. An indicator for this policy is the number of buildings on the ‘Heritage at Risk’ Register⁴⁰, there are currently 15 buildings⁴¹ on the register in South Oxfordshire, the same as last year. There has been no change since 2017/18.

9.10. An indicator for this policy is the number of new Conservation Area Character Appraisals. During 2021/22, there were no new Appraisals adopted, however in August 2022 there was an Appraisal adopted for Henley-on-Thames⁴².

⁴⁰ Available from <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

⁴¹ This includes a site which crosses authority boundaries, Fawley Court and Temple Island, which had previously been omitted.

⁴² Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/>

Policy ENV7: Listed Buildings

9.11. This policy aims to preserve listed buildings and their settings and sets out circumstances where development leading to adverse effects may be permitted based on public benefits. During 2021/22, there were no applications approved contrary to technical advice. However, there were a number of applications approved there were found to have a low level or less than substantial level of harm on heritage assets. When these proposals were balanced against the public benefit provided by them, they were considered to be appropriate schemes.

Policy ENV8: Conservation Areas

9.12. This policy aims to preserve Conservation Areas and their settings and sets out circumstances where development leading to adverse effects may be permitted based on public benefits. During 2021/22, there were no applications approved contrary to technical advice. However, there were a number of applications approved that were found to have a low level or less than substantial level of harm on heritage assets. When these proposals were balanced against the public benefit provided by them, they were considered to be appropriate schemes.

Policy ENV9: Archaeology and Scheduled Monuments

9.13. This policy aims to protect the site and setting of Scheduled Monuments or nationally important designated or undesignated archaeological remains. Table 34 Table 20 shows the type and status of applications relating to this policy in 2021/22. There were 208 applications approved in 2021/22.

Table 34: Status and type of planning permissions relating to Archaeology and Scheduled Monuments 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	65	2	11	78
Householder	125	1	2	128
Listed Building	9	0	0	9
Outline	2	1	0	3
Pre-application advice (Major)	0	6	0	6
Pre-application advice (Other)	0	2	0	2
Reserved Matters	7	0	0	7
Total	208	12	13	233

Policy ENV10: Historic Battlefields, Registered Park and Gardens and Historic Landscapes

- 9.14. This policy aims to protect the special historic interest, character or setting of Registered Historic Battlefields and Registered Historic Parks and Gardens. Table 35 shows the type and status of applications relating to this policy in 2021/22. There were 13 applications approved in 2021/22.

Table 35: Status and type of planning permissions relating to Historic Battlefields, Registered Park and Gardens and Historic Landscapes 2021/22

Application Type	Approved	Refused	Other Outcome	Total
Full Application	8	0	2	10
Householder	4	0	0	4
Listed Building	1	0	0	1
Pre-application advice (Major)	0	3	0	3
Total	13	3	2	18

Policy ENV11: Pollution - Impact from Existing and/ or Previous Land Uses on New Development and the Natural Environment (Potential Receptors of Pollution)

- 9.15. This policy aims to protect occupiers of proposed developments from adverse effects of pollution by requiring mitigation of pollution impacts and treatment of contaminated land. During 2021/22, there were no applications approved contrary to technical advice.

Policy ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

- 9.16. This policy aims to protect human health, the natural environment and the amenity of neighbouring uses from adverse effects of pollution from proposed developments. During 2021/22, there were no applications approved contrary to technical advice.

Policy EP1: Air Quality

- 9.17. The indicator for this policy (monitoring of AQMAs) is covered by policy TRANS2 at section 8.6 (page 59).

Policy EP2: Hazardous Substances

- 9.18. This policy controls development which involves the use, movement or storage of hazardous substances, it requires sufficient risk assessment and control measures to protect users of the site, neighbouring land and the environment. During 2021/22, there were no applications approved contrary to technical advice on hazardous substances.

Policy EP3: Waste Collection and Recycling

- 9.19. This policy sets out the requirements for recycling and refuse provision for proposed developments. The indicator for this policy is the percentage of household waste sent for re-use, recycling or composting, in 2020/21 (the latest available data) this was 63.6%⁴³.

Policy EP4: Flood Risk

- 9.20. The indicator for this policy (permissions granted contrary to Environment Agency advice on flooding) is covered by policy INF4 at section 8.15 above (page 61).

Policy EP5: Minerals Safeguarding Areas

- 9.21. This policy aims to direct development away from land that may be used for mineral extraction as identified in Oxfordshire County Council's Minerals and Waste Core Strategy⁴⁴. During 2021/22, there were no applications decided on safeguarded land.

⁴³ Available from <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

⁴⁴ Available from <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/core-strategy>

10. Design

Policy DES1: Delivering High Quality Development

- 10.1. Policy DES1 relates to high quality design and what is expected from development proposals. As this is a high-level overarching policy, the indicators for the design policies below cover whether high quality design is being delivered through development proposals.

Policy DES2: Enhancing Local Character

- 10.2. This policy sets out a range of requirements for how designs for proposed development should assess and respond to local character, which may apply to all types of development. The indicator for this policy is the number of permissions granted against technical advice but we are not able to report this from the currently available data.

Policy DES3: Design and Access Statements

- 10.3. This policy sets out that where required, planning proposals should provide a Design and Access Statement which is proportional to the proposals, it also sets out what the Design and Access Statement should contain.
- 10.4. The monitoring indicator for this policy is to ensure that all proposals for major development are accompanied with a Design and Access Statement. During 2021/22, there were 16 relevant applications that were all accompanied by an appropriate Design and Access Statement.
- 10.5. The monitoring indicator for this policy covers the monitoring indicators for the following design policies:
- DES4: Masterplans for Allocated Sites and Major Development
 - DES5: Outdoor Amenity Space
 - DES6: Residential Amenity

Policy DES7: Efficient Use of Resources

- 10.6. This policies monitoring indicators are covered by the indicators for TRANS2 (section 8.6, page 59), EP3 (page 66) and DES9 below.

Policy DES8: Promoting Sustainable Design

- 10.7. This policy seeks to address climate change in relation to new developments through mitigation (minimising the carbon and energy impacts of design and construction) and adaptation (increasing resilience to the likely impacts of climate change). An indicator for this policy is the number of permissions granted that incorporate climate change adaptation measures, but we are not able to report this from the currently available data. Other indicators for this policy are covered by policy DES10 below.

Policy DES9: Renewable and Low Carbon Energy

- 10.8. Policy DES9 encourages the provision of renewable and low carbon energy regeneration in the district. There are a number of indicators for this policy relating to development proposals for renewable and low carbon energy generation, as well as the capacity and generation of low carbon forms of energy.
- 10.9. In 2021/22, there were 36 development proposals for new forms of renewable or low carbon energy generation in the district. These were largely for solar photovoltaic (PV) panels and air source heat pumps for domestic use. Notably, there were two permissions approved for Solar PV farms in the district (P20/S3245/FUL and P20/S3244/FUL). These solar farms together would have the capacity to generate nearly 100 megawatts, enough to power approximately 30,000 homes.
- 10.10. Table 36: Renewable Energy Statistics, below, sets out statistics available on the number renewable energy facilities in the district, their capacity and actual generation over period of time to show how this picture is changing.

Table 36: Renewable Energy Statistics for the district

Year	No of renewable energy installations	Renewable energy capacity (MW)	Renewable electricity generation (MWH)	Total electricity consumption (GWh)
2014	1,472	14.5	21,807	789
2015	1,772	38.5	41,779	778.2
2016	1,858	44.4	56,472	777
2017	1,936	51.8	65,301	781.4
2018	1,992	52.1	70,248	776.1
2019	2,385	53.5	62,120	760.1
2020	2,499	53.8	63,399	759.6
2021	2,716	52.6	56,200	765.8

Policy DES10: Carbon Reduction

- 10.11. Policy DES10 states that new residential development should achieve at least at 40% reduction in carbon emissions compared to a 2013 building regulations compliant case, with all non-residential development proposals required to meet the BREEAM excellent standard. An energy statement should be provided with the proposals to demonstrate compliance.
- 10.12. The indicator to monitor the effectiveness of this policy is the number of permissions approved that were supported by an appropriate energy statement. In 2021/22 there were 232 planning approvals where policy DES10 was noted. Of these 113 were accompanied by an appropriate energy statement, or had a planning condition attached to ensure that an appropriate energy statement is submitted. The council has published an Advice Note on Policy DES10: Carbon

Reduction⁴⁵, which was updated in November 2022 to reflect the Interim Updates to Part L of the Buildings Regulations. The council has commissioned a professional energy consultant to review Energy Statements.

- 10.13. Of the 119 applications approved that were not supported by an energy statement, these were largely applications to vary a condition on an existing planning application, so it was not possible to request an energy statement. Some were agricultural proposals development where the relevant building regulations referred to in policy DES10 did not apply. In other cases, they were proposals made where a fallback planning permission was in place, which made it untenable to request adherence to the policy. This should diminish over time.

⁴⁵ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/advice-note-on-policy-des10-carbon-reduction/>

11. Town Centres

Policy TC1: Retail and Services Growth

11.1. This overall policy aims to promote competitive town centre environments and to meet the retail need, to support the local economy. Its sets out a requirement for 26,640sqm (net) of comparison retail floorspace and 4,500sqm⁴⁶ of convenience floorspace⁴⁷ to be provided in the district over the plan period. Table 37 shows the net change in retail space permitted in the district over the plan period.

Table 37: Amount of retail floorspace permitted 2011-22

Retail floorspace (sqm)		
Gain	Loss	Net
15,895	18,112	-2,217

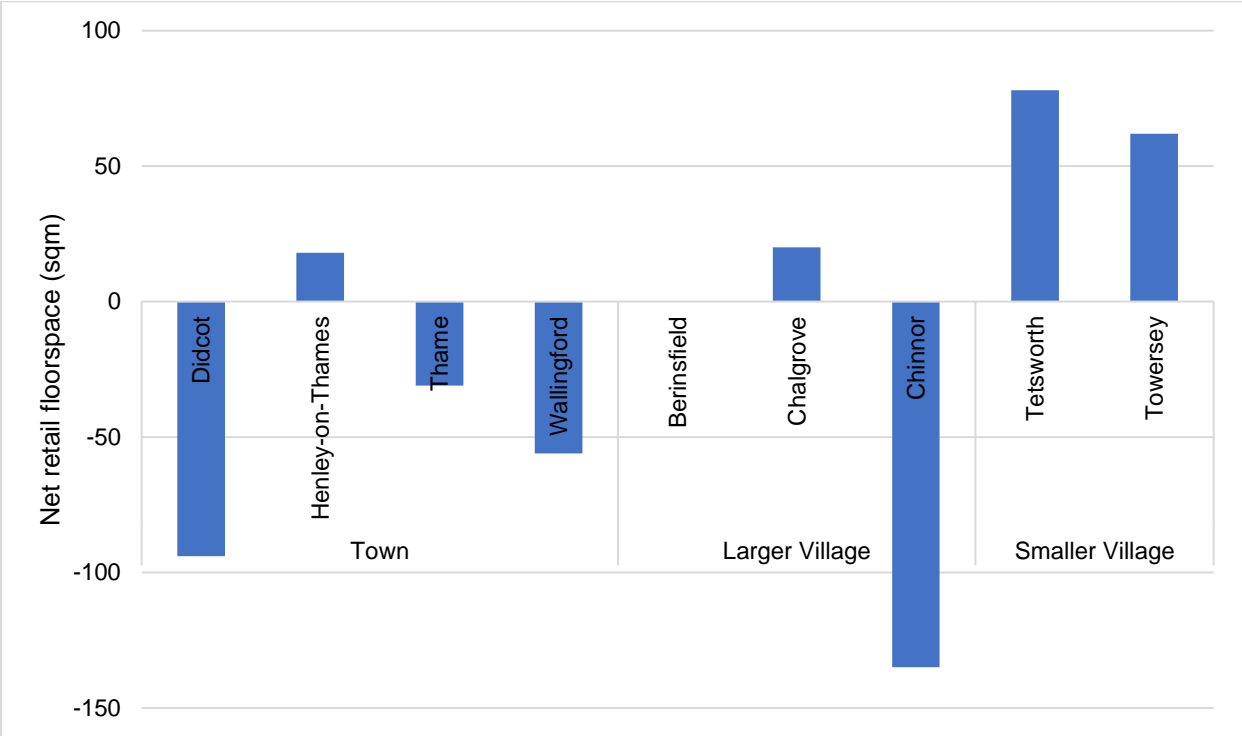
Policy TC2: Retail Hierarchy

- 11.2. This policy sets out a retail hierarchy of Major, Town, and Local centres in the district, supporting appropriate types and scales of development at these locations. It also requires impact assessments for large retail, leisure and office developments (greater than 500sqm floorspace) away from these centres.
- 11.3. Figure 6 shows the net amount of retail floorspace permitted in 2021/22, broken down by location and settlement hierarchy.

⁴⁶ This figure does not include the requirement arising from the strategic allocations, but only the need arising from the three market towns of Henley-on-Thames, Thame and Wallingford. Provision of convenience floorspace required within the strategic allocations is dealt with in each of the respective STRAT Policies.

⁴⁷ Comparison retail floorspace relates generally to more expensive products that are not considered to be daily purchases, for example televisions. Convenience retail floorspace relates to products that are purchased regularly, for example food.

Figure 6: Amount of retail development permitted by settlement hierarchy 2021/22



11.4. An indicator for this policy is the number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment. During 2021/22, there were no applications decided where this applied.

Policy TC3: Comparison Goods Floorspace Requirements

11.5. This policy directs comparison goods retail development primarily towards Didcot Town Centre, other locations do not have an identified need for new comparison retail space and applications in these areas are considered on their individual merits. During 2021/22, there were no applications decided relating to this policy.

Policy TC4: Convenience Floorspace Provision in the Market Towns

11.6. This policy identifies a need for a single format food store with at least 1,500sqm net sales floorspace at each of the three Market Towns.

- 11.7. The Joint Henley-Harpsden Neighbourhood Development Plan⁴⁸ has allocated land at the Empstead Works/ Stuart Turner site for around 42 dwellings and at least 3,000sqm of town centre mixed uses including employment and 1,500sqm for a single format food store.
- 11.8. At Thame, a site is to be identified through the review of the Thame Neighbourhood Development Plan
- 11.9. At Wallingford, the need has been met by completion of the Lidl food store (P17/S3651/FUL) at Lupton Road on the Hithercroft Industrial Estate with a net floor area of 2,125sqm.

Policy TC5: Primary Shopping Areas

- 11.10. This policy aims to support the vitality of the primary shopping areas by setting out criteria for proposals for loss of existing E class uses within these areas and requiring impact assessments for large developments of that kind outside these areas. During 2021/22, there were two permissions granted resulting in loss of retail floorspace in Primary Shopping Areas, the new uses were a bar/restaurant and a beauty salon.

⁴⁸ Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/henley-and-harpsden-joint-neighbourhood-plan/>

12. Community Facilities

Policy CF1: Safeguarding Community Facilities

12.1. This policy seeks to ensure that essential community facilities are not lost through change of use or redevelopment. The indicator to monitor this policy therefore relates to the number of essential community facilities lost in the district. In 2021/22 there were six development proposals approved where Policy CF1 was engaged due to the potential loss of essential community facilities. Information on these permissions is given in Table 38: Loss of Community Facilities below.

Table 38: Loss of Community Facilities

Planning Reference	Facility	Officer Reasoning
P15/S0198/FUL	Sue Ryder Hospice, Nettlebed	The existing hospice use serves a very valuable and arguably essential service within the wider area, and its loss without a replacement facility in the area could be deemed to be contrary to Policy CF1. Sue Ryder are re-organising how they provide palliative care and the loss of this facility will not result in the loss of such care in the local community as Sue Ryder are intending to provide care directly in people’s homes rather than through a specialist facility. Alternative provision for hospice care is therefore proposed and in any case the loss of the facility would not result in the loss of a locally specific essential service.
P20/S4181/FUL	Dental Practice, Henley-on-Thames	The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which came into force on 1st September 2020, reclassifies dental surgeries under Class E. After 31st July 2021 planning permission would no longer be required to change the use of the application premises to other uses within that use class. This includes shops; financial and professional services; restaurant & cafes; offices, research & development, light industrial; other clinics & day nurseries; and gyms. Dental surgeries now fall outside this definition. In addition, the applicant has

Planning Reference	Facility	Officer Reasoning
		<p>provided information about the availability of other dental practices serving the town, including the professional opinion of another dental practitioner, who considered taking on the premises, that there is a lack of 'patient need' for another dental practice in Henley. In the light of the above fallback position and the lack of patient need, officers consider that there are insufficient grounds to resist the proposed change of use under the SOLP Policy CF1.</p>
P21/S2332/FUL	Public House, Gallowstree Common	<p>Whilst the proposal would result in the loss of an essential community facility, it has been demonstrated that the continued use as a public house is unviable and alternative community uses would not be suitable to this location. The replacement of a public house with a veterinary business would provide an alternative employment use. As such, the proposed development would accord with the policy and would also address Chilterns AONB Management Plan Policies SP4 and SP5.</p>
P21/S3152/FUL	Antiques Shop, Chinnor	<p>We do not consider the use to be an essential community facility, given that there are multiple retail and other commercial units within 1km of the site. It is worthy of note in this instance that Chinnor Parish Council raises no objection to the loss of the retail unit and have not done so under either of the two previous consented schemes which would have resulted in the loss of the antique store.</p>
P21/S1399/FUL	The River and Rowing Museum, Henley-on-Thames	<p>The proposal would not result in the loss of the museum and would only involve a change of use of a relatively small part of the overall floor space (approximately 10%) available for use by the museum. However, the part to be lost is arguably disproportionately important to the learning function of the museum as it is used primarily for education purposes, particularly by schools. The applicant has explained that educational provision would still be</p>

Planning Reference	Facility	Officer Reasoning
		<p>provided but within existing multi-functional rooms within the main museum building rather than in the separate and dedicated space within the western wing. However, this needs to be weighed against wider viability issues, at the present time the museum is losing significant amounts of money, and the proposal to rent out part of the site as commercial offices would generate a significant and reliable income stream. It is also pertinent to note that there is no requirement for the museum to retain the existing educational space as it is currently, and it would be quite open to the museum to re-organise the space within the building in any manner deemed appropriate as part of the museum's function. Having regard to the above factors, and placing significant weight on the financial viability of the museum I consider that the change of use of a relatively small part of the building to an independent office use is acceptable having regard to Policy CF1.</p>
P21/S4173/FUL	Nursery, Chalgrove	<p>In April 2020 at the start of the pandemic, it was evident that the use of the building as a nursery was not viable, and the applicants decided that the only other reasonable viable option was to return the building to its original use – residential. The conversion into 2 flats was complete by December 2020. The applicants wrongly assumed that the conversion was permitted development. It is my opinion having considered the supporting statement that the applicants have demonstrated that an employment use on this site is no longer viable and that the conversion to residential use is acceptable from a loss of employment perspective particularly given that the building was built originally as a dwelling.</p>

[continued from previous pages, Table 38: Loss of Community Facilities]

Policy CF2: Provision of Community Facilities and Services

12.2. Whereas Policy CF1 seeks to restrict the loss of essential community facilities, policy CF2 looks to encourage the provision of new community facilities and services or the improvement of current facilities and services. In 2021/22 there were 12 planning approvals for new or improved facilities and services. Table 39: Provision of Community Facilities and Services sets out the details of these approvals.

Table 39: Provision of Community Facilities and Services

Planning Reference	Location	Type of proposal	Details
P21/S5386/FUL	Steven Orton Antiques near Watlington	Gain	Erection of stone monolith to provide public art
P21/S1411/FUL	Bishop Court Farm, Dorchester-On-Thames	Gain	Internal and external alterations to existing agricultural building and change of use to cafe
P21/S2329/FUL	Oxford City Athletics Club, Horspath	Improvement	Removal of storage shed and erection of an indoor training building
P21/S0565/FUL	The Bull On Bell Street, Henley-On-Thames	Improvement	Change of use of private office car park to pub garden with erection of retractable freestanding canopy for use by The Bull on Bell Street.
P21/S3583/FUL	Recreation Ground, Checkendon	Improvement	Extension of existing sports pavilion.
P22/S0248/FUL	Marlborough Club, Didcot	Gain	Erection of new single storey building to be used as a boxing club.
P21/S2997/FUL	Abingdon Arms, Beckley	Improvement	Free standing stretch tent to cover upper terrace of pub garden. Walk-in fridge to be sited behind beer cellar.

Planning Reference	Location	Type of proposal	Details
P21/S3563/FUL	Chequers Inn, Aston Tirrold	Improvement	Demolition of existing outbuildings and single storey rear and side extensions. Modifications internally to original listed building, and construction of new kitchen, WC and corridor extension to rear
P20/S4343/FUL	East Hagbourne	Gain	Retrospective change of use from agricultural to enable use of the application site as a Dog Agility Training Field.
P21/S2646/FUL	Edmonds Park, Didcot	Gain	The construction of a new single storey pavilion providing sports changing rooms and a multi-functional community space together with related facilities.
P21/S2107/FUL	Henley-On-Thames	Gain	Internal refurbishment of existing retail unit including change of use to include formation of cookery school and additional takeaway service on top of existing Class E usage
P21/S3449/FUL	Great Western Park, Didcot	Improvement	Erection of Archaeology Trail Information Boards

[continued from previous page, Table 39: Provision of Community Facilities and Services]

Policy CF3: New Open Space, Sport and Recreation Facilities

- 12.3. Policy CF3 encourages the provision of new open space, sport and recreation facilities. During 2021/22, there were seven relevant applications approved with the details set out in Table 40: New Open Space, Sport and Recreation Facilities.

Table 40: New Open Space, Sport and Recreation Facilities

Planning Reference	Location	Type	Details
P21/S2329/FUL	Oxford City Athletics, Club Horspath	Improved facility	Removal of storage shed and erection of an indoor training building
P20/S4801/RM	Kingsmead Business Park, Thame	Recreation facilities	Provision of LEAP and LAP as part of wider development
P19/S2785/O	Elms Park, Thame	Recreation facilities	Application for landscaping and improvement works to Elms Park including provision of new paths and the relocation and / or replacement of the multi-use games area.
P20/S4343/FUL	East Hagbourne	Recreation facility	Retrospective change of use from agricultural to enable use of the application site as a Dog Agility Training Field.
P21/S2127/RM	Land to the West of Wallingford (Site B)	Open Space	0.75 ha of open space
P21/S4558/FUL	Shiplake College, Shiplake	Sports facility	Change of use of agricultural field to playing field.
P21/S2646/FUL	Edmonds Park, Didcot	Sports facility	The construction of a new single storey pavilion providing sports changing rooms and a multi-functional community space together with related facilities.

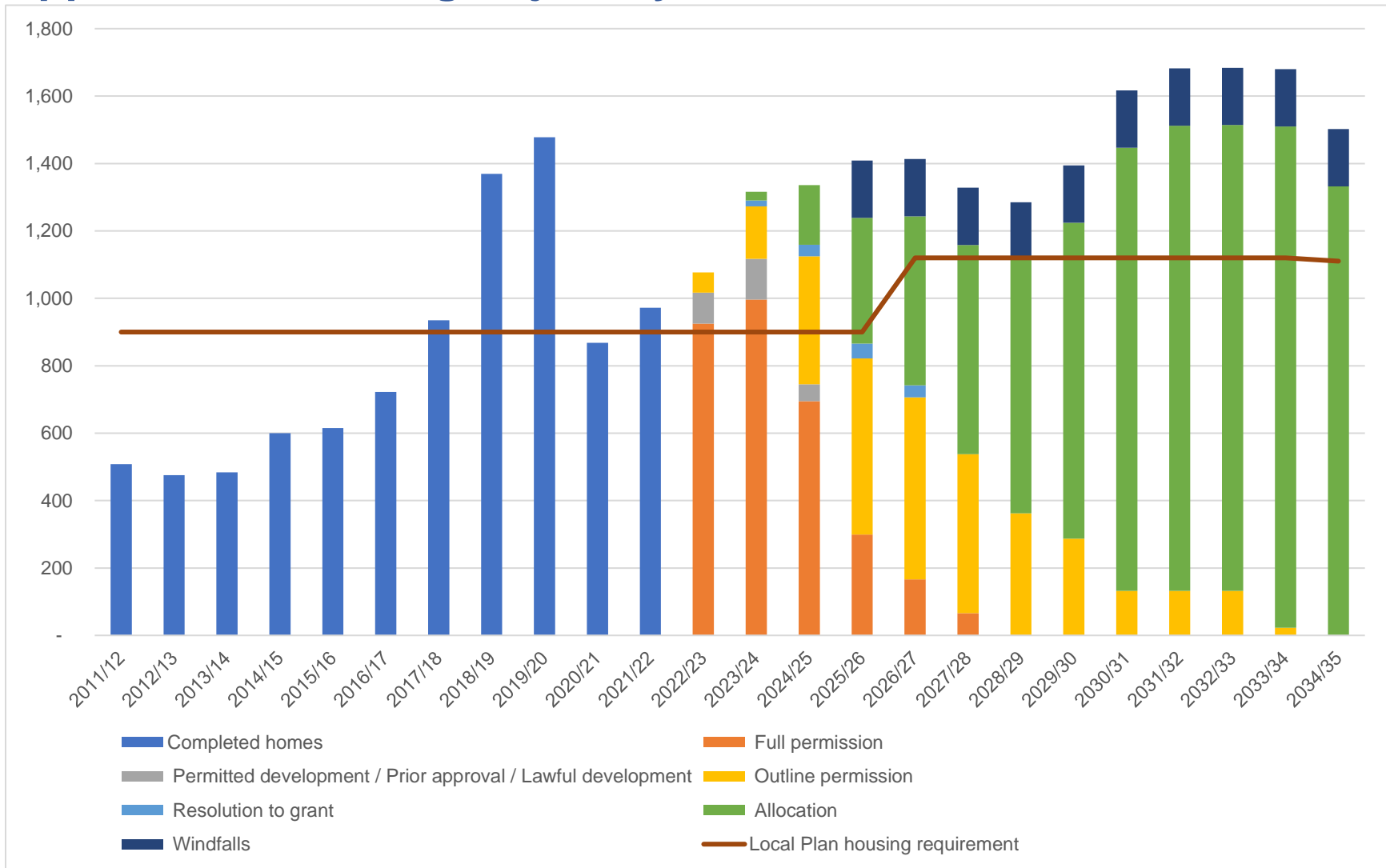
Policy CF4: Existing Open Space, Sport and Recreation Facilities

12.4. Policy CF4 seeks to protect, maintain and enhance existing open space, sport and recreation facilities. The indicator for this policy measures the number of planning permissions that would lead to the loss of open space, sport and recreation facilities. During 2021/22 there was one permission granted (P19/S2923/O) that would likely lead to the loss of informal open space. This permission is for a development of 20 homes at Goring on a flat pasture greenfield site. This site was allocated as part of the Goring Neighbourhood Plan and so had been earmarked for development.

CF5: Open Space, Sport and Recreation in New Residential Development

- 12.5. Policy CF5 ensures new residential development will deliver or contribute towards the provision of open space, sport and recreation facilities. In 2021/22, there were eleven applications that led to the provision of open space, sport and recreation facilities as part of new residential development.

Appendix A: Housing trajectory⁴⁹



⁴⁹ Housing permissions and completions up to date as of 1 April 2022.

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