

Housing Land Supply Statement for South Oxfordshire District Council

September 2023



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1. INTRODUCTION

- 1.1. This Statement sets out South Oxfordshire District Council's (the council) housing land supply position and housing trajectory.
- 1.2. This Statement explains the council's approach to calculating the five-year housing land supply, provides an assessment of deliverable land within the district and establishes the council's five-year housing land supply position.
- 1.3. This Statement represents the housing land supply position as of the 1 April 2022, covering the period between 1 April 2023 and 31 March 2028. This Statement provides a year by year, and site by site trajectory of the expected housing supply in the district between 1 April 2023 and 31 March 2028.
- 1.4. **The council can demonstrate a 4.2 years' supply of housing land.**
- 1.5. The National Planning Policy Framework (2021) (the NPPF) gives some optional mechanisms for councils to confirm their land supply statement with the Secretary of State in a recently adopted plan, or subsequently through an Annual Position Statement confirmed by the Planning Inspectorate¹. Like most councils, the council chose not to take these options, because of the timescales for the confirmation process. Instead, we follow the standard process of producing and publishing a housing land supply statement annually.

¹ NPPF, Paragraph 74

2. NATIONAL AND LOCAL POLICY, AND RELEVANT CASE LAW

- 2.1. This chapter summarises the relevant national and local policy. It also examines how the courts have assessed these policies.

National Policy and Guidance – Housing Requirement

- 2.2. The NPPF states that councils should “*identify and update annually a supply of specific deliverable sites to provide a minimum of five years’ worth of housing*”². This will be measured against the housing targets set out in the local plan, unless the local plan policies are more than five years old. In these circumstances, the council should measure its supply against the local housing need, calculated using the standard method as set out in the national planning practice guidance (PPG)³. In South Oxfordshire, our local plan is less than five years old and therefore we make the assessment against the housing requirement of our plan, not the standard method.
- 2.3. The PPG states that where a local plan uses a stepped housing requirement, as is the case in South Oxfordshire, the council should assess its land supply against the specific stepped requirement for the particular five-year period.⁴
- 2.4. Paragraph 74 of the NPPF goes on to state that the housing requirement for housing land supply should also include an additional “buffer”, depending on the local circumstances:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an Annual Position Statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years⁵, to improve the prospect of achieving the planned supply.
- 2.5. The 10% buffer is only applied when seeking to ‘confirm’ the housing land supply position through the Local Plan examination or an Annual Position Statement. In South Oxfordshire we are not seeking to do this, nor has our housing delivery test result shown “significant under delivery”. Therefore, we apply a 5% buffer to our requirement.

² NPPF, Paragraph 74

³ NPPF, Paragraph 74

⁴ PPG, Paragraph: 026 Reference ID: 68-026-20190722

⁵ A result below 85% on the Housing Delivery Test. NPPF, Footnote 39

- 2.6. The PPG provides guidance on how to consider past under delivery in calculating the five-year housing requirement. The PPG states for under delivery that:

“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5-year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”⁶

- 2.7. We therefore include any shortfall in housing delivery since the start of the Local Plan period (1 April 2011) and add this to our five year land supply requirement. We add this shortfall before the 5% buffer is applied.

National Policy and Guidance – Housing Supply

- 2.8. Paragraph 74 of the NPPF requires local planning authorities to *“Identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”*
- 2.9. The NPPF’s glossary defines a deliverable housing site as follows:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered*

⁶ PPG, Paragraph: 031 Reference ID: 68-031-20190722

deliverable where there is clear evidence that housing completions will begin on site within five years.”⁷

- 2.10. The PPG provides further guidance on what evidence councils can use to demonstrate the deliverability of those sites in “Category B” above (i.e. major developments without detailed consent):

Such evidence, to demonstrate deliverability, may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

- 2.11. We have followed this guidance and provide evidence of the deliverability of these “Category B” sites in Appendices B and C.

Local Policy

- 2.12. The council adopted the South Oxfordshire Local Plan 2035⁸ (the local plan) on 10 December 2020. The local plan sets out how development will be planned and delivered across South Oxfordshire to 2035. It identifies and guides where new homes will be built, where opportunities to provide new jobs will be created, and where infrastructure and services will be required.

⁷ NPPF, Annex 2, Glossary

⁸ South Oxfordshire Local Plan 2035, 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/>

- 2.13. Policy STRAT2 of the Local Plan establishes a requirement for 23,550 homes for 2011 to 2035, of which 18,600 homes are to meet the district's own housing need in full and 4,950 homes are to meet South Oxfordshire's agreed quantum of unmet housing need from Oxford City in full. The Plan identifies a higher housing requirement for the district than the Local Housing Need calculated using the standard method. The Local Plan has also identified a stepped requirement approach to meeting its housing requirement as follows:
- 2011/12 to 2025/26: 900 homes per annum
 - 2026/27 to 2031/32: 1,120 homes per annum
 - 2032/33 to 2034/35: 1,110 homes per annum.

Relevant case law

- 2.14. The courts have interpreted the NPPF and NPPG, providing additional commentary on how the council can determine if a site is deliverable.

ST. MODWEN⁹

- 2.15. In his decision, Lord Justice Lindblom addressed what constituted a "deliverable site". He rejected the argument presented by the appellant that the council should assess "*what would probably be delivered*" on the site, and that there is a distinction between the NPPF's test of "deliverability" and the "probability of delivery"¹⁰. He went on to state that "*the fact that a site is capable of being delivered within five years does not mean that it necessarily will be*"¹¹
- 2.16. Furthermore, he stated:

"[each of the considerations] goes to a site's capability of being delivered within five years; not to the certainty [...] or probability that it actually will be..."

Sites may be included in the five-year supply if the likelihood of housing being delivered on them is no greater than a 'realistic prospect'...

this does not mean that for a site properly to be regarded as 'deliverable', it must necessarily be certain or probable that housing will be in fact delivered upon it"

(Lindblom L J's Emphasis) (Our Emphasis)

⁹ St. Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643 (20 October 2017)

¹⁰ Idem, Paragraphs 31 and 32

¹¹ Idem, Paragraph 35

2.17. Finally, in Paragraph 42 of the judgment Lindblom L J reiterates that deliverability does not require certainty that the sites will actually be developed within the five year period, and that deliverability will not be disproved by showing that there are uncertainties.

3. CALCULATING THE FIVE YEAR HOUSING LAND REQUIREMENT

- 3.1. This chapter sets out how the council has calculated its five-year housing requirement. This is derived from the following:
- the housing requirement as determined by the stepped housing requirement for the relevant five-year period;
 - adding the appropriate shortfall from the start of the plan period; and
 - adding an appropriate buffer.

Annual Housing Requirement

- 3.2. Table 1 sets out the housing requirement for each year in the five-year period as identified by the stepped housing requirement in the Plan. In accordance with the PPG, the specific stepped requirement for each of the five years for 2021 to 2026 has been applied. The housing requirement includes both South Oxfordshire's own housing need and the apportioned amount of Oxford City's unmet housing need.

Year	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Housing requirement (dwellings)	900	900	900	1,120	1,120	4,940

Shortfall or Over Delivery

- 3.3. For the purposes of demonstrating a five-year supply, the council must consider if a shortfall of housing has been generated since the start of the plan period. The Plan identifies a stepped annual housing requirement of 900 homes per annum up to 2025/26, with the plan period starting in 2011.
- 3.4. Table 2 identifies the housing requirement for each year from the start of the plan period at 2011, against the number of housing completions each year. It shows that there has been a total shortfall of **415** homes that is added to the requirement over the next five years (the Sedgfield approach), in accordance with the PPG¹².

¹² PPG Paragraph: 031 Reference ID: 68-031-20190722

Table 2: Housing completions against Local Plan requirement

Year	Requirement	Completions	Shortfall
2011/12	900	508	-392
2012/13	900	475	-425
2013/14	900	484	-416
2014/15	900	600	-300
2015/16	900	615	-285
2016/17	900	722	-178
2017/18	900	935	+35
2018/19	900	1,369	+469
2019/20	900	1,478	+578
2020/21	900	868	-32
2021/22	900	972	+72
2022/23	900	1,359	+549
Total	10,800	10,385	-415

Housing Delivery Test

- 3.5. The Housing Delivery Test¹³ is an annual measurement of housing delivery over the last three financial years in the area of relevant plan-making authorities. The Government intends to publish the results annually in November. Government published the latest results in January 2022 (for the year 2021), with South Oxfordshire's result being 173%.
- 3.6. As the Housing Delivery Test Measurement Rulebook¹⁴ explains, for areas with an up to date adopted housing requirement, the housing requirement used for the purposes of the test will be whichever is the **lower** of the adopted housing requirement or the minimum local annual housing need figure¹⁵.
- 3.7. Therefore in South Oxfordshire's case, the lower figure is the minimum annual housing need figure (2,143 dwellings as of the 2021 measurement) so this is the figure against which the Council is measured in the Housing Delivery Test. This is not the same as the (higher) figure used in the 5 year housing land supply.

¹³ www.gov.uk/guidance/housing-supply-and-delivery#housing-delivery-test

¹⁴ Available from

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

¹⁵ As determined by the standard method for assessing the minimum local annual housing need figure

Buffer

- 3.8. As explained in paragraph 2.4 above, the NPPF¹⁶ states that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of either 5%, 10% or 20%. Footnote 39 states that significant under delivery will be determined by the Housing Delivery Test.
- 3.9. As demonstrated by the Housing Delivery Test, the council has not under delivered over the three previous years and thus the appropriate buffer to be applied is 5%. This will ensure choice and competition in the market for housing. A 10% buffer is not appropriate as the council is not seeking to confirm its housing land supply position.

Total Five-Year Housing Requirement

- 3.10. Table 3 details the district's five-year housing land supply requirement.

Table 3: Five-year housing requirement			
			Note
A	Local Plan requirement from 2022 - 2027	4,940	See Table 1
B	Shortfall / (surplus) from 2011 - 2022	415	See Table 2
C	5-year requirement	5,355	A + B
D	5-year requirement with 5% buffer	5,623	C + 5%

¹⁶ NPPF, Paragraph 74

4. DELIVERABILITY OF SITES

- 4.1. In accordance with the NPPF and PPG, as detailed above, the supply of deliverable housing land in the District is considered to comprise of two types of site; “Category A” and “Category B” sites, as well as a windfall allowance.

Category A sites

- 4.2. Category A sites are those referred to under point A of the definition of a deliverable housing site in the NPPF’s Glossary. These are:

“sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).”

- 4.3. Therefore, any Category A sites are automatically included in our housing land supply assessment for the next five years, unless there is clear evidence homes will not be delivered.
- 4.4. For major sites (ten or more dwellings) with detailed permission, we have applied average lead-in times and build-out rates from developments in South Oxfordshire (as shown in Appendix C). This helps us determine a realistic delivery rate for these homes within the 5 year period, resulting in some units falling outside of the timeframe and being excluded from the 5 year supply.
- 4.5. For minor sites (one to nine dwellings) with permission, we assume delivery will take place over the next three years. This is a reasonable timeframe for the delivery of minor sites, considering the standard condition that the council applies to all sites, requiring work to commence within three years.
- 4.6. **We expect 2,669 homes to be delivered on Category A sites during the five-year period.**

Category B sites

- 4.7. Category B sites are those referred to under point B of the definition of a deliverable housing site in the NPPF's Glossary. These are:

“where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”¹⁷

- 4.8. The PPG provides further information on what constitutes clear evidence that a site will come forward. This is:

- current planning status – for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

- 4.9. The council has produced an analysis of site lead-in times and build-out rates to inform our assessments. These can be found in Appendices B and C. We used these average lead-in times and build-out rates, alongside the information suggested by the PPG above, in consultation with case officers, to form an assessment of the likely build-out rates for Category B sites.

- 4.10. We then presented this information to site promoters and developers of Category B sites and asked them to verify whether our assessment was realistic. We assessed the responses from the site promoters and balanced this against all the evidence we had collected, and reached our own judgment on the site's likely deliverability in line with the NPPF, PPG and case law. In some instances, developer responses resulted in us accelerating sites ahead of the average lead-in times and build-out rates, and others it resulted in us pushing sites back.

¹⁷ NPPF, Annex 2: Glossary

- 4.11. All the evidence for our Category B sites is presented in detailed pro-formas in Appendix C. These pro-formas show what information we presented to the site promoters, as well as how this changed following feedback.
- 4.12. **We expect 1,720 homes to be delivered on Category B sites during the five-year period.**

Windfalls

- 4.13. As defined by the NPPF in Annex 2, windfall sites are sites that are not specifically identified in the development plan. The NPPF and PPG allow councils to add a windfall allowance as part of their five year housing land supply where there is compelling evidence that they will provide a reliable source of supply:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”¹⁸

- 4.14. The Planning Practice Guidance (PPG) sets out the method for assessing Housing and Economic Land Availability. Stage 3 sets out the method for undertaking a windfall assessment. This states that:

“A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 [now paragraph 71 above] of the National Planning Policy Framework. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 [now paragraph 68] of the National Planning Policy Framework).¹⁹

- 4.15. Based on the NPPF and PPG, the council is justified in using a windfall allowance if there is compelling evidence which has regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. We have therefore prepared a methodology to

¹⁸ NPPF, Paragraph 71

¹⁹ PPG, Paragraph: 023 Reference ID: 3-023-20190722

assess South Oxfordshire’s historic windfall rates and consider those trends which will continue to be a reliable source in the future.

4.16. The data on windfall completions covers the period 2011/12 to 2020/21 allowing us to use 10 years’ worth of data, across the following categories:

- Years of dwelling completions
- Number of dwellings within each permission
- Greenfield / Brownfield
- Previous land use

4.17. The dwelling completion figures are net. We therefore factor in any losses or no net gain in dwellings to the calculations, for example in residential conversions or replacement dwellings.

STEP ONE: WINDFALL OVERVIEW

4.18. Our first step in the windfall analysis is to review the total number of windfall completions each year in the district as a proportion of total completions. This shows that windfall completions have ranged from between 37% to 78% of total completions.

4.19. The status of the development plan, the age of the plan, and housing land supply can influence the number of windfall units, so we have shown the status of both on table 4.

Table 4: All net windfall completions 2011/12 to 2020/21

Year	Total Net Windfall Completions	Total Completions	Windfall as a %	Five year land supply - Yes or No?	Status of development plan
2011/12	398	508	78%	District = yes Didcot = yes	South Oxfordshire Local Plan 2011
2012/13	271	475	57%	District = yes Didcot = yes	Core Strategy
2013/14	252	484	52%	District = yes Didcot = no	Core Strategy
2014/15	208	600	35%	District = yes Didcot = no	Core Strategy
2015/16	355	615	58%	District = yes Didcot = no	Core Strategy
2016/17	308	722	43%	No land supply statement published	Core Strategy
2017/18	580	935	62%	District = no	Core Strategy (out of date)
2018/19	719	1369	53%	District = yes	Core Strategy (out of date)
2019/20	649	1477	44%	District = yes	Core Strategy (out of date)

Table 4: All net windfall completions 2011/12 to 2020/21

Year	Total Net Windfall Completions	Total Completions	Windfall as a %	Five year land supply - Yes or No?	Status of development plan
2020/21	323	863	37%	District = yes	South Oxfordshire Local Plan 2035
2021/22	354	977	36%	District = yes	South Oxfordshire Local Plan 2035
2022/23	409	1359	30%	District = yes	South Oxfordshire Local Plan 2035

STEP TWO: MAJOR WINDFALL OVERVIEW

- 4.20. Next, we assessed how the total windfall completions (major sites) were split between Brownfield and Greenfield sites.

Table 5: Split between major Brownfield and Greenfield sites – net windfall completions

Year	Brownfield Land	Greenfield Land	Total
2011/12	268	0	268
2012/13	163	0	163
2013/14	175	0	175
2014/15	116	0	116
2015/16	103	0	103
2016/17	134	0	134
2017/18	95	296	391
2018/19	116	390	506
2019/20	130	286	416
2020/21	86	129	215
2021/22	201	153	354
2022/23	158	84	242
Total	1745	1338	3083
Average	145	122	257

- 4.21. Our analysis shows that supply of windfalls from Brownfield land was broadly consistent through the assessment period, contributing 1,745 dwellings on average between 2011/12 to 2022/23.
- 4.22. On Greenfield sites, we did not record any windfalls on greenfield sites prior to 2017/18. Since 2017/18 delivery on these sites has been high, and is likely to be the result of the Core Strategy becoming out of date, and the land

supply position falling below five years in 2016/17 and 2017/18. Therefore, as a new local plan has been adopted in December 2020, it is likely these Greenfield windfall completions will reduce and not form a consistent supply. As such, the Greenfield sources have not been carried forward in the assessment.

STEP THREE: REVIEW OF PREVIOUS USE FOR MAJOR WINDFALLS

- 4.23. National policy states that windfall development should be a reliable source of housing supply. Therefore, it is important we understand where the supply of windfall has come from in the past. For example, has the supply been comprised of large one-off developments, or is it sourced from changes of use from one type of development that has slowly been exhausted over the years?
- 4.24. We have placed the previous land use of brownfield sites into five categories. We split the total windfall completions for each year into these categories to identify where windfall development has been occurring on a consistent basis.

Table 6: Net major windfall completions 2011/12 to 2020/21, Brownfield sites by previous land use

Year	Industrial	Office	Residential	Retail	Other
2011/12	2	0	0	0	266
2012/13	40	0	0	0	123
2013/14	0	0	0	0	156
2014/15	0	0	17	0	99
2015/16	35	68	0	0	0
2016/17	74	14	11	0	35
2017/18	82	0	-32	0	45
2018/19	0	37	0	22	10
2019/20	0	28	-33	5	57
2020/21	0	20	16	9	41
2021/22	83	36	128	0	64
2022/23	37	58	44	0	19
Average	29	22	17	3	76

- 4.25. Table 6 shows that there has been consistent windfall development from the 'other' (e.g. Garden Centres, Police Station, Community Centre) previous land uses. We have therefore analysed this source of supply in more detail in step four below.
- 4.26. The table above also shows that there has been inconsistent windfall completions on land previously used for: industrial, office, residential, and retail. We have removed these as a source of supply from the windfall assessment due to inconsistent delivery.

STEP FOUR – MAJOR WINDFALL ANALYSIS BY SITE SIZE

- 4.27. Next, we looked at the size of development contributing to the past levels of windfall within the ‘other’ source of supply that we carried forward from step three. We could then identify how consistent the supply was from the size ranges. The size groups were:
- Between 10 and 50 dwellings
 - Between 51 and 100 dwellings
 - Between 101 and 250 dwellings
 - 251 dwellings and above
- 4.28. We did not see any minor windfall developments taking place on “other” previous land uses, so we have assessed this source of supply under step five below.
- 4.29. Table 7 shows the windfall completions from the source ‘other’ taken forward from step three broken down by site size. This shows that windfall completions on the previous land use category of ‘other’, of between 10 and 50 dwellings has been consistent. Therefore this provides a reliable supply and we have taken this forward as part of our assessment.
- 4.30. Completions on sites over 51 dwellings have not been consistent in delivering housing. Therefore, we have not carried these forward as part of the assessment.

Table 7: Net major windfall completions carried forward from step 3 (from “other” previous land use category)

Year	10-50 dwellings	51 -100 dwellings	101-250 dwellings	251+ dwellings
2011/12	0	87	95	84
2012/13	13	12	16	82
2013/14	0	0	54	102
2014/15	0	0	13	86
2015/16	0	0	0	0
2016/17	35	0	0	0
2017/18	45	0	0	0
2018/19	10	0	0	0
2019/20	15	42	0	0
2020/21	41	0	0	0
2021/22	19	38	0	0
2022/23	19	0	0	0
Total	197	179	178	354
Average	16	15	15	30

- 4.31. Table 7 shows that there is an average of 16 dwellings per annum delivered through major brownfield sites. As this is a consistent source of supply derived from ten years' worth of data, this should be included within the windfall allowance.
- 4.32. Table 8 shows a summary of the windfall supply sources that we have carried forward from step four, and those that have been removed.

Table 8: Major windfall sites completions step four summary					
Year	Industrial	Office	Residential	Retail	Other
10-50 dwellings	Excluded	Excluded	Excluded	Excluded	Included
51-100 dwellings	Excluded	Excluded	Excluded	Excluded	Excluded
101-250 dwellings	Excluded	Excluded	Excluded	Excluded	Excluded
251+ dwelling	Excluded	Excluded	Excluded	Excluded	Excluded

STEP FIVE: MINOR WINDFALL ANALYSIS

- 4.33. Finally, we examined windfall completions on sites of nine or fewer dwellings. Table 9 shows completions on minor sites between 2011/12 and 2020/21, the two-year rolling average of completions, and the average when the two highest and two lowest outliers are removed.
- 4.34. This shows that the averages are all similar; 158 completions on minor windfall sites, the two year rolling average is 171 dwellings, and when the outliers are removed the average is 154 dwellings. Therefore, 154 dwellings per annum of windfall completions on small sites will be included within the windfall allowance.

Table 9: Windfall completions on minor sites			
Year	Total	2 year rolling average	Outliers removed
2011/12	130		130
2012/13	108	119	108
2013/14	77	92.5	Removed
2014/15	92	84.5	Removed
2015/16	252	172	Removed
2016/17	174	213	174
2017/18	189	181.5	189
2018/19	213	201	213
2019/20	233	223	Removed
2020/21	108	171	108
2021/22	157	132.5	

Table 9: Windfall completions on minor sites

Year	Total	2 year rolling average	Outliers removed
2022/23	167	162	
Total	1576		1,116
Average	158		169

STEP SIX: TOTAL WINDFALL ALLOWANCE

Table 10: Windfall allowance totals

Site size	Year 1	Year 2	Year 3	Year 4	Year 5
Major windfall allowance	0	0	0	16	16
Minor windfall allowance	0	0	0	169	169
Total windfall allowance	0	0	0	185	185
	Excluded	Excluded	Excluded	Included	Included

- 4.35. We will only include the windfall allowance years 4 and 5 as this would, in practice, avoid double counting with the Category A sites.
- 4.36. **We expect 370 homes to be delivered on windfall sites during the five-year period.**

Student Accommodation

- 4.37. The PPG advises that all student accommodation can be included towards meeting the housing requirement, based on the amount of accommodation it releases in the housing market.²⁰
- 4.38. The calculation for this is based on the average number of students living in a student-only household, using the published 2011 Census data²¹ (as shown in Appendix F). For South Oxfordshire the average number of students living in a student-only household is 2.0 (rounded to 1 decimal place). This means that for every 2 student units proposed this would contribute 1 dwelling towards our housing land supply. When ONS publish

²⁰ PPG, Paragraph: 034 Reference ID: 68-034-20190722

²¹ 2011 Census - Number of students in student only household.

www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumberofstudentsinstudentonlyhouseholdnationaltolocalauthoritylevel

this dataset for the 2021 census, we will update this figure for South Oxfordshire in the next position statement.

- 4.39. The Housing Delivery Test uses the national average for the number of students living in student-only households. This may cause a slight difference in completion figures if compared against our more locally accurate figure for South Oxfordshire.

Residential Institutions

- 4.40. The PPG states that local planning authorities will need to count housing provided for older people including residential institutions in use class C2 against their housing requirement, based on the amount of accommodation released in the housing market²².
- 4.41. For residential institutions, the calculation is based on the average number of adults living in a household²³, using the published 2011 Census data²⁴ (as shown in Appendix D). For South Oxfordshire the average number of adults living in a household is 1.9 (rounded to 1 decimal place). When ONS publish this dataset for the 2021 census, we will update this figure for South Oxfordshire in the next position statement.
- 4.42. The Housing Delivery Test uses the national average for the number of adults living in households. This may cause a slight difference in completion figures if compared against our more locally accurate figure for South Oxfordshire.

Permitted Development

- 4.43. Permitted development rights are a national grant of planning permission under the General Permitted Development Order²⁵ which allows certain building works and changes of use to be carried out without having to make a planning application.
- 4.44. Whilst in general there is no requirement for the developer to contact the Local Planning Authority to use permitted development rights, if the development involves the change of use, permitted development rights do require the developer to notify the local planning authority.
- 4.45. In some cases, a developer may need to seek Prior Approval which means local planning authority will need to approve that specified elements of the development are acceptable before work can proceed. The matters for Prior Approval vary depending on the type of development and these are set out

²² PPG, Paragraph: 035 Reference ID: 68-035-20190722

²³ PPG, Paragraph 016a: 016a Reference ID: 63-016a-20190626

²⁴ 2011 Census - Age of Household Reference Person (HRP) by number of adults in household www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltoauthoritylevel

²⁵ The Town and Country Planning (General Permitted Development) (England) Order 2015 www.legislation.gov.uk/uksi/2015/596/contents/made

in full in the relevant Parts in Schedule 2 to the General Permitted Development Order.

- 4.46. Where a permitted development is a change of use, under the regulations change of use must occur within three years of the Prior Approval being granted. It is therefore included in the housing supply and assumed to be deliverable. Other forms of Prior Approvals will be included, as they in essence have full permission, as long as there is no evidence to say that they will not come forward.

Supply of deliverable sites

- 4.47. Table 11 provides the breakdown of deliverable sites for the period 2021 to 2026.

Table 11: Supply of deliverable sites	
Housing supply components	Housing supply 2022-2027
Category A sites	2,669
Category B sites	1,720
Windfall allowance <i>(Only applying in years 2025/26 and 2026/27)</i>	370
Total	4,759

5. FIVE YEAR LAND SUPPLY POSITION

- 5.1. The council's five-year housing land supply position, as shown in Table 12, is 4.2 years.

Table 12: Five-year housing land supply calculation			
Step		Result	Notes
A	5 Year Housing Requirement	5,623	See Table 3
B	Housing supply	4,759	See Table 11
C	Number of years' deliverable supply	4.23	(B / A) x 5
D	Over / under supply	-864	B - A

APPENDIX A: CATEGORY A SITES' TRAJECTORIES

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
179	1 Sandy Lane Cholsey OX10 9PY	P18/S3548/FUL	17 January 2019	1	Minor	0		1					
206	Dinckley Court Lodge Burcot OX14 3DP	P18/S1493/FUL	20 June 2018	0	Minor	0		-1	1				
455	JHHNDP Site M: Highlands Farm, Highlands Lane, Rotherfield Greys, RG9 4PR	P17/S0024/RM	25 May 2017	191	Major	175	67	16					
830	Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX	P14/S2176/FUL	05 August 2015	37	Major	0		17	17	3			
1438	Land to South of Kennylands Road, Sonning Common,	P21/S2032/RM	21 December 2021	26	Major	21	21	5					
1441	Joyce Grove, Nettlebed, RG9 5DF	P15/S0198/FUL	01 April 2021	20	Major	0		17	3				
1577	Land at Cherry Orchard, Mongewell, OX10 8DA	P16/S3801/FUL	23 June 2017	1	Minor	0		1					
1639	Land West of Marley Lane, Chalgrove	P20/S1262/RM	25 May 2021	200	Major	45	45	54	54	47			
1644	Balmaha, 42 Rotherfield Road, HENLEY-ON-THAMES, RG9 1NN	P17/S1085/FUL	21 September 2017	2	Minor	1	1	1					
1673	Former Carmel College, Mongewell Park, Mongewell, Oxon, OX10 8BU	P11/W2357	22 March 2016	166	Major	0		45	45	45	31		
1675	Newington Nurseries, A329 Newington road, Near Stadhampton, Oxfordshire, OX10 7AW	P19/S1554/RM	24 September 2020	21	Major	0		17	4				
1686	55 Abingdon Road Dorchester-on-Thames OX10 7LB	P17/S2111/FUL	25 October 2017	0	Minor	-1		1					
1753	Daf Trucks Ltd Eastern Bypass Thame OX9 3FB	P20/S4801/RM	12 October 2021	197	Major	41	41	54	54	16			
1762	Land Adjacent to the Village Hall, Main Road, East Hagbourne	P19/S0357/RM	26 April 2022	74	Major	0		33	41				
1902	Church Farm, Holton, OX33 1PR	P21/S1610/RM	03 September 2021	5	Minor	0		2	2	1			
1903	Manor Farm, Henton, OX39 4AE	P21/S2684/RM	29 April 2022	8	Minor	0		3	3	2			
1930	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	P21/S0676/RM	12 October 2021	240	Major	20	20	54	54	54	54	4	
1931	Land at the Orchard, High Road, Brightwell-Cum-Sotwell, OX10 0PT	P21/S4771/FUL	26 January 2023	20	Major	0			10	10			
1932	Westend Nurseries Site, Old Nursery Lane, Brightwell-Cum-Sotwell OX10 0RB	P19/S0911/FUL	21 January 2020	4	Minor	0			4				
1937	Watlington NDP: Site A- Land between Britwell Road and Cuxham Road	[Hybrid] P17/S3231/O	25 February 2020	183	Major	143	77	40					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1951	Highlands Farm, Highlands Lane, Rotherfield Greys RG9 4PR	P17/S4409/O	24 October 2018	5	Minor	0		2	2	1			
1965	Littleworth Road, Benson - Phase 2	P18/S2262/RM	07 December 2018	241	Major	210	77	31					
1972	Land to the north east of Didcot	P18/S2339/RM	22 November 2018	173	Major	139	0	34					
2031	Land South of Greenwood Avenue, Chinnor, OX39 4HN	P19/S4178/RM	09 December 2020	116	Major	73	73	43					
2034	Wyevale Country Gardens, Reading Road, near Harpsden, RG9 4AE	P21/S4271/RM	22 February 2023	40	Major	0		6	17	17			
2066	CHOL7: Land west of Wallingford Road (part of CHOL7, connects to CHOL1)	P19/S2924/FUL	19 January 2021	106	Major	92	85	14					
2069	Land to the West of Wallingford (Site B) Phase 1 Wallingford	P17/S3891/RM	14 May 2019	125	Major	95	59	30					
2073	(Former Forest Glade) now Chinnor Hill Kennels, 3 Chinnor Hill, Chinnor OX39 4BA	P21/S3143/RM	28 October 2021	3	Minor	0		1	1	1			
2087	Willowbrook Park Phase 2 North East Didcot	P18/S4084/RM	13 May 2019	201	Major	92	65	54	54	1			
2094	Pinfold, Greys Green RG9 4QG	P19/S0161/FUL	12 July 2019	2	Minor	0		1	1				
2131	Monks Farm House & Monks Farm Cottage, Shotover OX3 8TD	P19/S1295/FUL	24 September 2019	0	Minor	-2		1	1				
2132	L&G Homes Phase 1 Residential Land at Willington Down North East of Didcot	P19/S1296/RM	09 October 2019	168	Major	145	90	23					
2143	25 Colborne Road, Didcot OX11 0AB	P19/S1779/O	29 July 2019	1	Minor	0		1					
2156	15 Park Close, Didcot OX11 0AA	P19/S2369/FUL	29 October 2019	1	Minor	0				1			
2167	31 Acremead Road, Wheatley OX33 1NZ	P20/S3719/RM	08 June 2022	3	Minor	0		1	1	1			
2179	Land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme OX10 6HP	P19/S2138/FUL	04 December 2019	1	Minor	0			1				
2184	19 Wantage Road, Didcot OX11 0BS	P19/S2825/FUL	20 November 2019	1	Minor	0		1					
2195	40 Brook Street, WATLINGTON, Oxon OX49 5JH	P18/S1822/FUL	06 December 2019	4	Minor	0		1	2	1			
2198	2 Pine Close, Garsington OX44 9BS	P22/S3568/RM	15 November 2022	1	Minor	0			1				
2201	Land Adjacent to No.69 Gidley Way, Horspath OX33 1RG	P19/S3079/FUL	27 January 2020	6	Minor	0		2	2	2			
2215	Land and Buildings at Home Farm, Nuneham Park, Nuneham Courtenay OX44 9PQ	P19/S3374/FUL	28 February 2020	0	Minor	0		-1	1				
2240	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0248/LDP	16 March 2020	1	Minor	0				1			
2241	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0252/LDP	16 March 2020	1	Minor	0		1					
2242	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0254/LDP	16 March 2020	1	Minor	0			1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2244	Land to the east of Reading Road Lower Shiplake RG9 4BG	P21/S4102/RM	28 February 2022	65	Major	0		30	35				
2245	Land to the east of Manor Road, to the south of Little Croft and to west of Elmcroft, Manor Road,	P22/S0003/RM	01 November 2022	20	Major	0			14	6			
2265	Wallingford Portcullis Social Club, 28 & 29, Goldsmiths Lane, WALLINGFORD, OX10 0DU	P18/S0003/FUL	20 April 2020	13	Major	0			13				
2268	2A Littleworth, Littleworth, OX33 1TR	P19/S2814/FUL	05 November 2020	1	Minor	0			1				
2270	Moorcourt Barn, Weston Road, Lewknor, OX49 5RU	P20/S0909/FUL	18 December 2020	1	Minor	0		1					
2273	The Barn House, 46 Lower Icknield Way, Chinnor, OX39 4EB	P19/S0024/FUL	08 January 2021	8	Minor	0		3	3	2			
2275	63 Lower Icknield Way, Chinnor, OX39 4EA	P19/S2366/O	12 November 2020	1	Minor	0			1				
2277	The Four Horseshoes, Main Street, Checkendon, RG8 0QS	P19/S2830/FUL	05 February 2021	2	Minor	0		1	1				
2278	25 Windmill Road and Pearce Court, Thame, OX9 2DJ	P19/S2914/FUL	18 August 2020	5	Minor	0		2	2	1			
2279	Land to the rear of The Swan, 5 High Street, Tetsworth, OX9 7AB	P19/S2916/FUL	09 November 2020	1	Minor	0				1			
2281	Land adjacent to 54 Lower Icknield Way, Chinnor, OX39 4EB	P19/S3006/FUL	22 October 2020	3	Minor	0		1	1	1			
2284	Rumbolds Farm, Brightwell Baldwin, OX49 5PN	P19/S3371/FUL	02 April 2020	1	Minor	0			1				
2285	Barn at Tetsworth, Judds Lane, Tetsworth, OX9 7BN	P19/S3402/FUL	15 April 2020	1	Minor	0		1					
2289	10 Wayside Green, Woodcote, RG8 0QJ	P19/S4288/FUL	24 November 2020	1	Minor	0		1					
2290	Bensgrove Farm, Section Of B4526 Running From Ladygrove Shaw To Bensgrove Wo, Goring Heath, RG8 7RY	P19/S4406/FUL	15 May 2020	1	Minor	0			1				
2299	Moreton Field Farm, Moreton, OX9 2HT	P20/S0263/FUL	13 November 2020	2	Minor	0		1	1				
2300	'The Sycamores', Land east of 206 Crowmarsh Hill, Crowmarsh Gifford, OX10 8BG	P20/S0267/FUL	05 May 2020	5	Minor	0		2	2	1			
2301	25 Leaver Road, Henley-on-Thames, RG9 1UW	P20/S0285/FUL	01 May 2020	1	Minor	0		1					
2304	5 Boughtons Mill, St Marys Street, Wallingford, OX10 0ET	P20/S0418/FUL	07 May 2020	1	Minor	0			1				
2306	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P20/S0433/FUL	14 April 2020	5	Minor	0		2	2	1			
2307	69-71 Gidley Way, Horspath, OX33 1RG	P20/S0453/FUL	12 June 2020	5	Minor	0		2	2	1			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2308	Ashbrook, The Croft, Aston Tirrold, OX11 9DL	P20/S0455/FUL	08 April 2020	1	Minor	0			1				
2311	6 Thame Road, Great Milton, OX44 7HY	P20/S0578/FUL	07 April 2020	1	Minor	0		1					
2319	Checkendon Equestrian Centre, Lovegrove's Lane, Checkendon, RG8 0NE	P20/S0748/FUL	29 May 2020	2	Minor	0		1	1				
2321	24 Lambridge Wood Road, Henley-On-Thames, RG9 3BS	P20/S0819/FUL	03 June 2020	0	Minor	0		-1	1				
2322	Plot on Sand Path, Beckley, OX3 9UA	P20/S0821/FUL	04 May 2020	1	Minor	0			1				
2325	Former Henley Joinery site, Farm Road, Henley-On-Thames, RG9 1EJ	P20/S0875/FUL	30 April 2020	5	Minor	0		2	2	1			
2332	180 Broadway, Didcot, OX11 8RN	P20/S0990/FUL	31 July 2020	4	Minor	0		2	1	1			
2333	9A Bradley Road, Nuffield, RG9 5SG	P20/S0991/FUL	27 November 2020	1	Minor	0			1				
2337	High Down, Access Road To Meadow Cottage, Christmas Common, OX49 5HR	P20/S1189/FUL	26 June 2020	1	Minor	0		1					
2339	Hedges & Sons Solicitors, 16 Market Place, Wallingford, OX10 0AE	P20/S1275/FUL	20 August 2020	2	Minor	0		1	1				
2341	Land adjacent to 9 Chiltern Bank, Peppard Common, RG9 5HU	P20/S1288/FUL	12 June 2020	0	Minor	0		-1	1				
2349	33 Cowleaze, Chinnor, OX39 4TB	P20/S1618/FUL	23 October 2020	1	Minor	0		1					
2350	11 Queens Avenue, Wallingford, OX10 0NE	P20/S1656/FUL	06 July 2020	1	Minor	0		1					
2353	Building Adjacent To Nettlebed Estate Office, Lower Highmoor, RG9 5DL	P20/S1850/N2A	20 July 2020	1	Minor	0			1				
2356	Swan Wood, Highmoor, RG9 5DH	P20/S1918/FUL	10 December 2020	0	Minor	0		-1	1				
2360	Land Adjoining 61 Brinkinfield Road, Brinkinfield Road, Chalgrove, OX44 7QX	P20/S2008/O	08 September 2020	1	Minor	0			1				
2361	59A St Marys Street, Wallingford, OX10 0EL	P20/S2028/FUL	27 August 2020	2	Minor	0		1	1				
2362	23 Green Close, Didcot, OX11 8TE	P20/S2041/FUL	04 August 2020	2	Minor	0		1	1				
2363	Hazels, Old Road, Shotover Hill, OX3 8TA	P20/S2047/FUL	16 October 2020	1	Minor	0				1			
2365	Mansfield Cottage, 60 Preston Crowmarsh, Preston Crowmarsh, OX10 6SL	P20/S2116/FUL	04 September 2020	1	Minor	0			1				
2366	26 Martins Lane, Dorchester-on-Thames, OX10 7JE	P20/S2119/FUL	28 August 2020	1	Minor	0				1			
2367	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P20/S2125/FUL	07 September 2020	1	Minor	0		1					
2369	47 Lynmouth Road, Didcot, OX11 8PW	P20/S2255/FUL	11 November 2020	1	Minor	0		1					
2370	25 The Avenue, Wheatley, OX33 1YL	P20/S2277/FUL	09 November 2020	1	Minor	0			1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2372	Five Acres, Howe Road, Watlington, OX49 5ES	P20/S2311/FUL	26 October 2020	0	Minor	0		-1	1				
2374	3 Conduit Hill Rise, Thame, OX9 2EJ	P20/S2381/O	18 December 2020	1	Minor	0			1				
2376	6 Gap Way, Woodcote, RG8 0RU	P20/S2432/FUL	06 October 2020	0	Minor	0		-1	1				
2380	Robert House, 19 Station Road, Chinnor, OX39 4PU	P20/S2497/N1A	04 September 2020	3	Minor	0		1	1	1			
2382	8 Queens Road, Thame, OX9 3NQ	P20/S2525/FUL	04 December 2020	1	Minor	0		1					
2386	2-3 Old Buildings, Wallingford, OX10 0BA	P20/S2735/FUL	16 September 2020	1	Minor	0			1				
2388	Former Natwest Bank, 124 Broadway, Didcot, OX11 8AD	P20/S2763/FUL	30 October 2020	3	Minor	0		1	1	1			
2393	Units 1 and 1a Goodson Industrial Mews, Wellington Street, THAME, OX9 3BX	P20/S2901/N1A	01 October 2020	5	Minor	0		2	2	1			
2395	The Old Court, Winterbrook, Wallingford, OX10 9DX	P20/S2920/FUL	19 February 2021	0	Minor	0		-1	1				
2397	Primrose Cottage, Newlands Lane, Stoke Row, RG9 5PS	P20/S2953/FUL	28 January 2021	1	Minor	0		1					
2401	Buildings adjacent 1 Grove Farm Cottages, Grove Farm, Grove Road, Goring, RG8 0LU	P20/S2989/FUL	09 October 2020	1	Minor	0		1					
2410	Racquets Fitness Centre, North Street, Thame, OX9 3TH	P20/S3268/FUL	11 November 2020	1	Minor	0			1				
2412	Land at Hook End Farm, Park Lane, Checkendon, RG8 0UH	P20/S3447/FUL	15 January 2021	1	Minor	0		1					
2413	Coates Farm, Coates Lane, Swyncombe, OX49 5AA	P20/S3476/FUL	08 January 2021	5	Minor	0		2	2	1			
2415	Land adjacent to and North West of Cherry Croft Cottage, Kingwood Common, RG9 5NB	P20/S3534/FUL	09 February 2021	1	Minor	0			1				
2416	Brambles Floristry, 42A Wood Lane, Sonning Common, RG4 9SL	P20/S3587/FUL	23 December 2020	1	Minor	0		1					
2418	2A Honey Lane, Cholsey, OX10 9NP	P20/S3618/N5B	18 November 2020	1	Minor	0		1					
2420	Rear of 14 Market Place, Wallingford, OX10 0AL	P20/S3748/FUL	08 January 2021	1	Minor	0			1				
2422	12 A The Old Bakehouse, High Street, Goring, RG8 9AR	P20/S3818/N1A	25 January 2021	1	Minor	0			1				
2429	Sandy Acre, Woodperry Road, Beckley, OX3 9UY	P20/S4112/FUL	23 December 2020	1	Minor	0				1			
2432	Land adjacent to Windmill Lane, Wheatley, OX33 1TA	P20/S4157/FUL	18 January 2021	1	Minor	0		1					
2436	17 Rotherfield Road, Henley-on-Thames, RG9 1NR	P20/S4215/FUL	22 January 2021	0	Minor	0		-1	1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2440	The Chalet, The Green, Stadhampton, OX44 7UA	P20/S4531/FUL	21 January 2021	0	Minor	0		-1	1				
2442	Pophleys Farm, Grange Farm Road, Radnage, HP14 4ED	P20/S4636/FUL	23 February 2021	0	Minor	0		-1	1				
2444	Newells Farm, Stadhampton, OX44 7XJ	P20/S4668/N4A	01 February 2021	1	Minor	0		1					
2445	Outbuilding, rear of 20 Upper High Street, Thame, OX9 3EX	P20/S4673/FUL	19 February 2021	1	Minor	0			1				
2447	Richards House, 81-83 Broadway, Didcot, OX11 8AJ	P20/S4768/N1A	03 February 2021	14	Major	0		14					
2457	Anderson House, Newtown Road, Henley-On-Thames, RG9 1HG	P19/S0227/FUL	15 July 2021	43	Major	0		9	17	17			
2458	Land at Allens Pit, Abingdon Road, Dorchester-on-Thames, OX10 7JY	P19/S4508/FUL	12 August 2021	8	Minor	0		3	3	2			
2461	Land next to Oak House Cottage, Track Leading To Box Cottage, Common Lane, RG9 4JY	P20/S1991/FUL	27 September 2021	1	Minor	0		1					
2462	Ivy Cottages, Dunsden Green, Dunsden, RG4 9QJ	P20/S1993/FUL	14 July 2021	2	Minor	0		1	1				
2463	2 Sinodun Road, DIDCOT, OX11 8HN	P20/S2724/FUL	14 September 2021	1	Minor	0		1					
2464	11 Henton, Henton, Chinnor, OX39 4AH	P20/S2899/FUL	02 September 2021	0	Minor	0		-1	1				
2465	Land to rear of 128 Gidley Way, Horspath, OX33 1TD	P20/S3269/FUL	25 May 2021	1	Minor	0		1					
2471	45 Manor Farm Road, Horspath, OX33 1SD	P20/S4516/FUL	10 May 2021	0	Minor	0		-1	1				
2472	76 Papist Way, Cholsey, OX10 9QJ	P20/S4698/FUL	09 April 2021	1	Minor	0			1				
2476	18 Holliers Close, Sydenham, OX39 4NG	P21/S0083/FUL	11 May 2021	1	Minor	0		1					
2477	Rear of V K Mini Market, Peppard Road, Sonning Common, RG4 9SU	P21/S0091/O	12 April 2021	1	Minor	0			1				
2479	Korobe, Fairfield Road, Goring, RG8 0EX	P21/S0251/FUL	14 May 2021	0	Minor	0		-1	1				
2480	Road Running Through Pyrton, Pyrton, OX49 5AN	P21/S0260/FUL	15 April 2021	2	Minor	0		1	1				
2481	Land to the rear/side of 75 Honey Lane, Cholsey, OX10 9NJ	P21/S0267/O	14 May 2021	1	Minor	0			1				
2482	Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP	P21/S0353/FUL	21 April 2021	1	Minor	0				1			
2483	16 Church Street, Didcot, OX11 8DQ	P21/S0421/FUL	12 April 2021	1	Minor	0		1					
2484	Longcote, Grange Avenue, Rotherfield Peppard, RG9 5JP	P21/S0443/FUL	14 April 2021	1	Minor	0			1				
2485	Our Lady Of Lourdes Chapel, Crown Road, Wheatley, OX33 1UL	P21/S0479/FUL	21 May 2021	1	Minor	0		1					
2486	No14a Bridle Path, Woodcote, RG8 0SE	P21/S5281/RM	17 February 2022	0	Minor	0		-1	1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2487	Comus, Nuffield, RG9 5SU	P21/S0538/FUL	21 May 2021	0	Minor	0		-1	1				
2488	The Granary Barn, Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP	P21/S0598/FUL	21 April 2021	1	Minor	0		1					
2490	The Orchards, Neals Lane, Wyfold, RG4 9JF	P21/S0617/FUL	22 April 2021	0	Minor	0		-1	1				
2492	Bates Ley Farm, Moreton Lane, Thame, OX9 2HZ	P21/S0689/N4B	14 April 2021	3	Minor	0		1	1	1			
2494	Butlers Farm, Goring Heath Road, Whitchurch Hill, RG8 7PN	P21/S0703/FUL	03 August 2021	1	Minor	0		1					
2501	265 Greys Road, Henley-On-Thames, RG9 1QS	P21/S1079/FUL	14 May 2021	0	Minor	0		-1	1				
2504	123 Broadway, Didcot, OX11 8AL	P21/S1117/FUL	08 June 2021	3	Minor	-1	-1	1	1	2			
2505	Croft House, Kingwood Common, Kingwood, RG9 5NB	P21/S1167/FUL	23 June 2021	0	Minor	0		-1	1				
2506	253 Greys Road, Henley-On-Thames, RG9 1QS	P21/S1175/O	04 May 2021	1	Minor	0			1				
2514	Alazan Oak, Cane End, RG4 9HG	P21/S1492/FUL	20 May 2021	1	Minor	0		1					
2516	Workshops to the rear of New Inn Court, Beckley, OX3 9TY	P21/S1599/FUL	17 August 2021	1	Minor	0			1				
2517	2 Stonehouse Cottages, Highmoor Cross, RG9 5DU	P21/S1647/FUL	07 September 2021	1	Minor	0		1					
2518	Webbs Yard, Cuxham Road, Watlington, OX49 5LZ	P21/S1791/FUL	25 June 2021	1	Minor	0		1					
2519	Wallingford House, 46 High Street, Wallingford, OX10 0DB	P21/S1802/FUL	10 June 2021	6	Minor	0		2	2	2			
2520	Land adjacent to Beech Cottage, Beech Lane, Woodcote, RG8 0PY	P21/S1975/FUL	06 July 2021	1	Minor	0		1					
2524	Garages, Cross Road, Cholsey, OX10 9PE	P21/S2030/FUL	09 September 2021	2	Minor	0		1	1				
2525	102 Norreys Road, Didcot, OX11 0AN	P21/S2085/FUL	30 July 2021	2	Minor	0		1	1				
2526	Dutch Barn at Manor Farm, Brookstones, Sydenham, OX49 4LZ	P21/S2243/N4B	09 July 2021	1	Minor	0			1				
2527	Hallmark House, Station Road, Henley on Thames, RG9 1AY	P21/S2344/N1A	12 August 2021	18	Major	0		17	1				
2528	Garage on Blenheim Road, 46 Butts Road, Horspath, OX33 1RJ	P21/S2463/FUL	06 September 2021	1	Minor	0				1			
2531	114 Broadway, Didcot, OX11 8AB	P21/S2624/FUL	24 September 2021	5	Minor	0		2	2	1			
2535	37 Martins Lane, Dorchester-On-Thames, OX10 7JE	P21/S2677/FUL	08 September 2021	0	Minor	0		-1	1				
2536	13 Newlands Avenue, Didcot, OX11 8PZ	P21/S2718/O	27 August 2021	1	Minor	0			1				
2537	High Leas, Rotherfield Road, Henley-On-Thames, RG9 1NR	P21/S2758/FUL	01 September 2021	0	Minor	0		-1	1				

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2538	93 High Street, Dorchester-On-Thames, OX10 7HP	P21/S2884/FUL	24 September 2021	0	Minor	0		-1	1				
2539	Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP	P21/S2885/N4B	18 August 2021	3	Minor	0		1	1	1			
2542	St Andrews Court, Part Ground and First Floors, Wellington Street, OX9 3WT	P21/S3022/N1A	25 August 2021	18	Major	0		17	1				
2544	Stable building to the south of The Orchard, The Ridings, Shotover Hill, OX3 8TB	P21/S3064/FUL	16 September 2021	1	Minor	0		1					
2546	38 Station Road, Chinnor, OX39 4PZ	P21/S3152/FUL	17 September 2021	0	Minor	0		-1	1				
2548	Rowan House (Unit 5), Beechwood Court, Long Toll, RG8 0RR	P21/S3184/N1A	07 September 2021	2	Minor	0		1	1				
2552	The White House, Cat Lane, Ewelme, OX10 6HX	P20/S4288/FUL	30 March 2021	1	Minor	0			1				
2553	Dewpond Barn, Russells Water, RG9 6ER	P20/S4401/FUL	02 March 2021	1	Minor	0		1					
2555	The Bothy, Badgemore Park Golf Club, Badgemore, RG9 4NR	P20/S4702/FUL	29 March 2021	0	Minor	0		-1	1				
2557	85 Littleworth Road, Wheatley, OX33 1NW	P20/S4776/FUL	01 March 2021	1	Minor	0			1				
2558	53 Wood Lane, Sonning Common, RG4 9SJ	P20/S4837/FUL	10 March 2021	1	Minor	0				1			
2559	Maybury House, Station Road, Lower Shiplake, RG9 3JR	P21/S0030/FUL	12 March 2021	0	Minor	0		-1	1				
2561	58 Wood Lane, Sonning Common, RG4 9SL	P21/S0120/FUL	25 March 2021	1	Minor	0		1					
2565	Land to the north of Basset Shaw, Uxmore Road, Stoke Row, RG8 0TD	P21/S0368/FUL	31 March 2021	1	Minor	0		1					
2568	Land to the north east of Didcot	P20/S4138/RM	05 August 2021	57	Major	45	45	12					
2570	Greylands, Gravel Hill, Peppard Common, RG9 5HD	P20/S3876/FUL	22 October 2021	5	Minor	0		2	2	1			
2573	The Willows, Kiln Lane, Binfield Heath, RG9 4EJ	P21/S2691/FUL	06 October 2021	1	Minor	0		1					
2575	Land Adjacent to Queensgate, Butts Way, Aston Rowant, OX49 5SZ	P21/S2755/FUL	22 October 2021	1	Minor	0			1				
2576	7 Summerfield Rise, Goring, RG8 0DS	P21/S2821/FUL	15 October 2021	1	Minor	0			1				
2577	Fieldside Cottage, High Street, Long Wittenham, OX14 4QJ	P21/S3004/FUL	08 October 2021	0	Minor	0		-1	1				
2578	Village Farm, Units 1 & 2 The Barn, Emmington, OX39 4AA	P21/S3310/FUL	28 October 2021	1	Minor	0		1					
2579	14 Milldown Avenue, Goring, RG8 0AS	P21/S3325/O	01 October 2021	1	Minor	0			1				
2581	Land to the west of Withywindle, Burcot, OX14 3DN	P21/S3553/FUL	05 October 2021	1	Minor	0			1				

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2582	58 Park Road, Didcot, OX11 8QP	P21/S3557/O	01 October 2021	1	Minor	0			1				
2583	2 Elm Close, Wheatley, OX33 1UW	P21/S3619/FUL	15 October 2021	1	Minor	0				1			
2585	Land opposite Whitecross House, Winterbrook, Wallingford, OX10 9ED	P21/S3669/FUL	29 October 2021	1	Minor	0		1					
2587	Goulds Grove, Old London Road, Ewelme, OX10 6PX	P19/S0821/FUL	15 February 2022	5	Minor	0		2	2	1			
2588	Aston Cottage, 18 Church Lane, Aston Rowant, OX49 5SS	P20/S1180/FUL	25 January 2022	1	Minor	0				1			
2589	Old Telephone Exchange, Church Road, Benson, OX10 6SF	P20/S2712/FUL	30 November 2021	1	Minor	0		1					
2591	Manana, Latchford Lane, Great Haseley, OX44 7LA	P20/S3905/FUL	26 November 2021	0	Minor	0		-1	1				
2594	Bellwood House, 57 Lower Road, Chinnor, OX39 4DU	P21/S1504/FUL	08 November 2021	6	Minor	0		2	2	2			
2596	Land between Elmfield House & The Old Dairy, Moreton, OX9 2HS	P21/S2067/FUL	05 November 2021	1	Minor	0			1				
2597	153 Thame Road, Warborough, OX10 7DD	P21/S2102/FUL	01 November 2021	0	Minor	0		-1	1				
2599	The Reformation, Horsepond Road, Gallowstree Common, RG4 9BP	P21/S2332/FUL	04 February 2022	2	Minor	0		1	1				
2601	Rustlings, Springwood Lane, Rotherfield Peppard, RG9 5JJ	P21/S2770/FUL	01 December 2021	1	Minor	0		1					
2603	Land at Tree Tops House, Gillotts Lane, Henley-On-Thames, RG9 1PT	P21/S3034/FUL	28 January 2022	1	Minor	0			1				
2605	Oldfield House, Horsepond Road, Gallowstree Common, RG4 9BX	P21/S3287/FUL	05 November 2021	1	Minor	0			1				
2610	Rush Court Gardens, Shillingford Road, Shillingford Hill, OX10 8LJ	P21/S3648/FUL	13 December 2021	0	Minor	0		-1	1				
2611	Kingsley House, Crowsley Road, Lower Shiplake, RG9 3LU	P21/S3776/FUL	04 February 2022	1	Minor	0				1			
2612	2 Bungalow Close, Beckley, OX3 9XA	P21/S3827/FUL	24 January 2022	1	Minor	0		1					
2613	14 Elm Close, Wheatley, OX33 1UW	P21/S3834/FUL	04 February 2022	1	Minor	0			1				
2615	Woodhaven, Reading Road, Woodcote, RG8 0QX	P21/S4165/FUL	24 November 2021	1	Minor	0		1					
2617	5 Hagbourne Road, Didcot, OX11 8DP	P21/S4174/FUL	16 February 2022	7	Minor	0		3	2	2			
2619	The Tennis Court, Land to the east of Burcot House, Abingdon Road, Burcot, OX14 3DJ	P21/S4320/FUL	14 December 2021	2	Minor	0		1	1				
2620	Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP	P21/S4405/FUL	07 February 2022	1	Minor	0		1					
2623	Drayton House Farm (modern buildings), Drayton St Leonard, OX10 7BG	P21/S4551/FUL	20 December 2021	5	Minor	0		2	2	1			

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2625	First and Second floors, 20-21 Market Place, Wallingford, OX10 0AD	P21/S4639/N5D	16 December 2021	7	Minor	0		3	2	2			
2629	The Cedars, Brookfield Close, Wallingford, OX10 9EQ	P21/S4864/FUL	07 January 2022	0	Minor	0		-1	1				
2630	Uplands Cottage, Hardwick Road, Whitchurch On Thames, RG8 7HH	P21/S4904/FUL	18 February 2022	0	Minor	0		-1	1				
2632	8 Gorwell, Watlington, OX49 5QE	P21/S4960/FUL	21 January 2022	1	Minor	0			1				
2633	Stoke Grange Barn, Stoke Talmage, OX9 7EZ	P21/S4971/FUL	20 January 2022	1	Minor	0		1					
2634	37 Windmill Lane, Wheatley, OX33 1TA	P21/S5123/PD	06 January 2022	0	Minor	0		-1	1				
2637	Land to the West of Wallingford (Site B) Phase 3, Wallingford, OX10 0ND	P21/S2127/RM	21 December 2021	121	Major	0		20	65	36			
2639	Wayside, Stert Road, Chinnor, OX39 4NL	P21/S1458/FUL	08 March 2022	0	Minor	0		-1	1				
2640	Rumbolds Farm, Brightwell Baldwin, OX49 5PN	P21/S1715/FUL	31 March 2022	1	Minor	0		1					
2641	Holmsdale, Tokers Green Lane, Tokers Green, RG4 9EB	P21/S3140/FUL	04 March 2022	1	Minor	0			1				
2642	Tree Tops House, Gillotts Lane, Henley-On-Thames, RG9 1PT	P21/S3371/FUL	22 March 2022	4	Minor	-1	-1	2	2	1			
2643	Notley, Little Croft Road, Goring, RG8 9ER	P21/S3832/FUL	16 March 2022	0	Minor	0		-1	1				
2644	Land adjacent to Stonehaven, Berrick Salome, OX10 6JQ	P21/S4214/FUL	14 March 2022	1	Minor	0		1					
2646	Farm Cottage, Chalkhouse Green, RG4 9AN	P21/S4379/FUL	25 March 2022	0	Minor	0		-1	1				
2647	Stonehaven, Berrick Salome, OX10 6JQ	P21/S4796/FUL	14 March 2022	0	Minor	0		-1	1				
2648	Land rear of 1 Lower Icknield Way, Chinnor, OX39 4DZ	P21/S4954/FUL	11 March 2022	1	Minor	0		1					
2649	174 Broadway, Didcot, OX11 8RN	P22/S0142/N5D	07 March 2022	3	Minor	0		1	1	1			
2651	Between Lower Farm Barn & No1 Windmill Meadow, Winsey View Farm (part of field at), Rectory Road, Great Haseley, OX44 7JT	P22/S0214/O	29 March 2022	2	Minor	0			2				
2652	Pool Cottage, Cane End, RG4 9HG	P22/S0219/FUL	15 March 2022	0	Minor	0		-1	1				
2664	Waterstone House, Burcot, OX14 3DN	P21/S2551/FUL	23 June 2022	1	Minor	0		1					
2665	Land at 4 Ernest Road, Didcot, OX11 8QH	P21/S2637/FUL	21 September 2022	1	Minor	0			1				
2666	Land West of Reading Road, Lower Shiplake, RG9 4AA	P21/S4616/FUL	15 September 2022	11	Major	0			11				
2668	Cullum House, Ambrose Rise, Wheatley, OX33 1XE	P20/S4003/FUL	09 June 2022	-1	Major	0			-13		12		

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2673	Winterbrook Nursing Home, 18 Winterbrook, Wallingford, OX10 9EF	P21/S1415/FUL	26 July 2022	-12	Major	0		-35	1	22			
2674	51 Abingdon Road, Dorchester-On-Thames, OX10 7LA	P21/S1938/FUL	11 July 2022	3	Minor	0		1	1	1			
2675	2 The Green, Horspath, OX33 1RP	P21/S1987/FUL	11 May 2022	1	Minor	0		1					
2676	Tetsworth Barn, Judds Lane, Tetsworth, OX9 7BN	P21/S2114/FUL	19 August 2022	1	Minor	0			1				
2677	The Bungalow, Shirburn Road, between Pyrton and Watlington, OX49 5BZ	P21/S2768/FUL	01 July 2022	2	Minor	0			1	1			
2678	21 St Martins Street, Wallingford, OX10 0AL	P21/S3035/FUL	08 April 2022	1	Minor	0		1					
2681	Friar Park, Badgemore, RG9 4NR	P21/S4274/FUL	22 June 2022	1	Minor	0			1				
2686	Land Adjacent to 23 Haywards Close, Henley on Thames, RG9 1UY	P21/S4522/FUL	13 June 2022	1	Minor	0				1			
2687	Cholsey Free Church, 26A Honey Lane, Cholsey, OX10 9NL	P21/S4923/FUL	12 August 2022	1	Minor	0		1					
2689	Land west of Hale Road, Benson,	P21/S4993/RM	18 August 2022	78	Major	0			35	35	8		
2690	Upthorpe Farm, Moreton Road, Aston Tirrold, OX11 9EW	P21/S4995/FUL	01 August 2022	5	Minor	0		2	2	1			
2691	Mulberry House, The Ridings, Shotover Hill, OX3 8TB	P21/S5236/FUL	13 May 2022	1	Minor	0				1			
2693	3 Beckley Close, Woodcote, RG8 0SZ	P21/S5302/FUL	24 May 2022	1	Minor	0		1					
2695	27-31 Market Place, Henley-On-Thames, RG9 2AA	P21/S5356/FUL	05 August 2022	4	Minor	0		1	2	1			
2700	Land at 69 West Chiltern, Woodcote, RG8 0SG	P22/S0429/FUL	15 August 2022	1	Minor	0		1					
2702	Bayswater Farm, Bayswater Farm Road, near Sandhills, OX3 8BY	P22/S0519/FUL	10 June 2022	2	Minor	0			1	1			
2705	9 Bradley Road, near Nuffield, Oxfordshire, RG9 5SG	P22/S0754/FUL	15 July 2022	1	Minor	0		1					
2706	Mirth, Old London Road, Milton Common, OX9 2JR	P22/S0776/FUL	19 August 2022	1	Minor	0			1				
2707	Stow House, Thames Road, Goring, RG8 9AL	P22/S0788/FUL	07 September 2022	4	Minor	0		1	2	1			
2708	20 Thame Road, Little Milton, OX44 7PZ	P22/S0803/FUL	28 April 2022	1	Minor	0		1					
2709	5 Friday Street, Henley on Thames, RG9 1AN	P22/S0835/FUL	13 May 2022	1	Minor	0			1				
2712	76 High Street, Wallingford, Oxon, OX10 0BX	P22/S0908/N5B	27 April 2022	1	Minor	0				1			
2714	12 New Road, East Hagbourne, OX11 9JU	P22/S0969/FUL	30 September 2022	1	Minor	0		1					
2715	Stoke Grange Farm, Stoke Talmage, OX9 7EZ	P22/S0971/FUL	13 May 2022	1	Minor	0			1				

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2718	13 Leyshon Road, Wheatley, OX33 1XF	P22/S1039/FUL	10 June 2022	1	Minor	0				1			
2719	21 Kellys Road, Wheatley, OX33 1NT	P22/S1116/FUL	12 August 2022	1	Minor	0		1					
2720	Conway Cottage, Crays Pond, RG8 7QG	P22/S1125/FUL	19 May 2022	1	Minor	0			1				
2722	Land between The Smokehouse and Shepherds Cottage, Easterly Road, Berrick Salome, OX10 6JQ	P22/S1343/FUL	29 June 2022	1	Minor	0				1			
2723	Down Farm, Didcot, OX11 6DJ	P22/S1415/FUL	04 August 2022	8	Minor	0		3	3	2			
2725	Morland House, Station Road, Chinnor, OX39 4QA	P22/S1543/FUL	21 June 2022	3	Minor	0		1	1	1			
2726	Court House, Toot Baldon, OX44 9NG	P22/S1555/FUL	07 June 2022	1	Minor	0		1					
2727	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P22/S1573/FUL	03 August 2022	4	Minor	0		1	2	1			
2728	Site adjacent to Colmore Farm House, Colmore Lane, Kingwood,	P22/S1590/FUL	19 August 2022	1	Minor	0		1					
2729	116 Station Road, Chinnor, OX39 4QG	P22/S1592/FUL	21 June 2022	-1	Minor	0		-1					
2730	Manor Farm, Toot Baldon, OX44 9NG	P22/S1672/N4B	28 June 2022	1	Minor	0				1			
2731	Oxfam, 19 Cornmarket, Thame, OX9 2BL	P22/S1790/FUL	02 August 2022	3	Minor	0		1	1	1			
2732	Mulberry House, Peppard Hill, Peppard Common, RG9 5ES	P22/S1812/FUL	12 August 2022	4	Minor	0		1	2	1			
2733	Rectory Cottage, Church Lane, Rotherfield Peppard, RG9 5JN	P22/S1819/FUL	03 August 2022	1	Minor	0		1					
2734	15 Wood Lane Close, Sonning Common, RG4 9SP	P22/S1823/FUL	12 July 2022	1	Minor	0			1				
2736	Kites Rest, 2A Cooper Road, Henley-on-Thames, RG9 2ES	P22/S1879/FUL	28 September 2022	1	Minor	0				1			
2737	Church Farm Stables, Holton, OX33 1PR	P22/S1906/FUL	05 August 2022	1	Minor	0		1					
2740	The Carriers Arms, 21 Hill Road, Watlington, OX49 5AD	P22/S1979/FUL	12 July 2022	-1	Minor	0			-1				
2743	43 Mill Lane, Benson, OX10 6SA	P22/S2056/FUL	23 August 2022	1	Minor	0				1			
2747	Sharps Yard, Long Wittenham, OX14 4QW	P22/S2215/FUL	18 August 2022	1	Minor	0		1					
2748	Old Stables, Watlington Park, near Watlington, OX49 5HH	P22/S2276/FUL	10 October 2022	1	Minor	0			1				
2749	Easington Farm, Easington, Oxfordshire, OX49 5AZ	P22/S2289/N4B	17 August 2022	1	Minor	0				1			
2750	Dutch Barn, Stoke Grange Farm, Stoke Talmage, OX9 7EZ	P22/S2316/N4B	16 August 2022	1	Minor	0		1					
2751	Land Adjacent to Jasmin Mews, The Street, Crowmarsh, OX10 8EJ	P22/S2320/FUL	15 August 2022	1	Minor	0			1				
2752	14 Rowan Close, Sonning Common, RG4 9LD	P22/S2536/FUL	24 August 2022	1	Minor	0				1			

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2754	11 Park Road, Didcot, OX11 8QL	P22/S2579/FUL	27 September 2022	1	Minor	0		1					
2755	Windmill House, 5 Parkside, Henley-on-Thames, RG9 1TX	P22/S2608/FUL	30 September 2022	1	Minor	0			1				
2756	Ten Acre Farm, New Inn Road, Beckley, OX3 9SS	P22/S2668/N4B	08 September 2022	2	Minor	0			1	1			
2757	Development site at former Stores, on Land at west of The Priory, Britwell Salome, OX49 5LB	P22/S2693/FUL	19 October 2022	2	Minor	0		1	1				
2761	Garsington Manor, 28 Southend, Garsington, OX44 9DH	P22/S2844/FUL	11 October 2022	1	Minor	0				1			
2762	Church Farm, Copson Lane, Stadhampton, OX44 7TZ	P22/S2891/N4B	28 September 2022	1	Minor	0		1					
2764	Red Lion Farmhouse, Stoke Talmage, OX9 7ES	P22/S3009/FUL	10 October 2022	1	Minor	0			1				
2766	88 Abbott Road, Didcot, OX11 8HY	P22/S3382/FUL	25 October 2022	1	Minor	0				1			
2770	3 Chazey Close, Chazey Heath, RG4 9ET	P21/S5334/FUL	21 February 2023	1	Minor	0		1					
2773	Ladygrove Farm, Ladygrove Road, Didcot, OX119BS	P21/S1133/FUL	20 December 2022	86	Major	0			5	22	35	24	
2774	Sycamores, Wallingford Road, South Stoke, RG8 0JJ	P21/S3772/FUL	19 January 2023	2	Minor	0		1	1				
2775	Swan Hotel, 9 Upper High Street, Thame, OX9 3ER	P21/S3999/FUL	09 February 2023	1	Minor	0				1			
2778	Land adjacent to 5 St Annes Close, Access off Old Greys Lane, Henley on Thames, RG9 1XA	P22/S0093/FUL	29 November 2022	1	Minor	0		1					
2779	Former Site Of Georgetown Filling Station, Broadway, Didcot, OX11 8SD	P22/S1047/FUL	19 December 2022	28	Major	0			28				
2781	1 Lime Grove, Chinnor, OX39 4PN	P22/S1794/FUL	28 February 2023	1	Minor	0			1				
2782	Land to the east of Oxford Road and North of Minchin Recreat, Dorchester on Thames, Oxfordshire, OX10 7LX	P22/S1802/FUL	09 February 2023	1	Minor	0				1			
2785	24 Fairmile, Henley-on-Thames, RG9 2LA	P22/S2174/FUL	12 January 2023	1	Minor	0		1					
2786	Hagbourne Hill Farm, Lays Barn, West Hagbourne, OX11 0NS	P22/S2351/FUL	16 November 2022	1	Minor	0			1				
2789	19-21 Bell Street, Henley-on-Thames, RG9 2BA	P22/S2708/FUL	19 December 2022	4	Minor	0		1	2	1			
2790	Home Farm Barn, Blounts Court Road, Sonning Common, RG4 9RS	P22/S2839/FUL	22 November 2022	1	Minor	0		1					
2791	2A Wilson Avenue, Henley on Thames, RG9 1ET	P22/S2870/FUL	10 January 2023	1	Minor	0			1				
2792	Land at Elm Tree Farm, Moreton, OX9 2HR	P22/S2881/FUL	18 November 2022	1	Minor	0				1			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2795	Land at Maidensgrove Farm, Maidensgrove, RG9 6HA	P22/S3205/FUL	13 December 2022	1	Minor	0		1					
2796	Land to the rear of 95 Lydalls Road, Didcot, OX11 7DT	P22/S3208/FUL	21 November 2022	1	Minor	0			1				
2797	97 Sinodun Road, Didcot, OX11 8HH	P22/S3249/FUL	21 November 2022	1	Minor	0				1			
2798	Nettlebed Estate Office, Access Track To Merrimoles Farm, Highmoor, RG9 5DL	P22/S3262/FUL	28 February 2023	1	Minor	0		1					
2799	Greenwood Cottage, 30 Silver Street, Tetsworth, OX9 7AR	P22/S3276/FUL	25 November 2022	1	Minor	0			1				
2800	Sheephouse Stud, Reading Road, near Henley-on-Thames, RG9 4HF	P22/S3337/FUL	21 December 2022	2	Minor	0			1	1			
2803	Stonehaven, Berrick Salome, OX10 6JQ	P22/S3483/FUL	17 November 2022	1	Minor	0		1					
2804	61 Church Road, Wheatley, OX33 1LU	P22/S3497/O	08 November 2022	1	Minor	0			1				
2805	Northern part of Ledard, adjoining Peppard Lane,, Rotherfield Road,, Henley-on-Thames,	P22/S3505/FUL	16 December 2022	1	Minor	0				1			
2806	15 Elton Crescent, Wheatley, OX33 1UZ	P22/S3577/FUL	25 November 2022	1	Minor	0		1					
2808	25 Thameside, Henley-on-Thames, RG9 2LJ	P22/S3620/FUL	14 December 2022	1	Minor	0			1				
2810	23 Market Place, Wallingford, OX10 0DY	P22/S3642/N5D	05 December 2022	1	Minor	0				1			
2811	Windmill Meadow, Windmill Road, Towersey, OX9 3QQ	P22/S3712/FUL	21 November 2022	1	Minor	0		1					
2813	Rose Cottage, Nottwood Lane, Stoke Row, RG9 5PZ	P22/S3831/FUL	23 December 2022	1	Minor	0			1				
2815	Lloyds Bank, 1 Reading Road, Henley-on-Thames, RG9 1AE	P22/S3995/N5D	19 January 2023	3	Minor	0		1	1	1			
2817	125 Broadway, Didcot, OX11 8AW	P22/S4097/N5D	04 January 2023	8	Minor	0		2	3	3			
2818	Warren Farm, Thame Lane, Culham, OX14 3DT	P22/S4114/FUL	11 January 2023	1	Minor	0		1					
2820	Twelve Acres, Sandy Lane, Horspath, OX33 1TF	P22/S4149/FUL	11 January 2023	1	Minor	0			1				
2821	5 Lydalls Close, Didcot, OX11 7LD	P22/S4152/FUL	13 January 2023	1	Minor	0				1			
2824	Willingtons Barn, High Street, Long Wittenham, OX14 4QH	P22/S4328/FUL	18 January 2023	1	Minor	0		1					
2825	2 Sherwood Road, Didcot, OX11 0BU	P22/S4337/FUL	30 January 2023	1	Minor	0			1				
2826	Land to the North East of Didcot, Didcot,	P21/S2542/RM	16 February 2023	59	Major	0				27	32		
2827	Phase 2 & 4 Willington Down, Land at North East Didcot, Didcot,	P21/S3283/RM	30 November 2022	284	Major	0			27	54	54	54	54

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
2828	Bishop Court Farm, 91 High Street, Dorchester-On-Thames, OX10 7HP	P20/S4467/FUL	17 March 2023	3	Minor	0		1	1	1			
2830	Land North Of A4130, Wallingford Bypass, Wallingford, OX10 9EJ	P22/S2346/RM	30 March 2023	228	Major	0			75	150	3		
2831	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P22/S4238/FUL	07 March 2023	3	Minor	0		1	1	1			
2833	Stone House, New Close Farm Road, Henton, OX39 4AJ	P22/S4513/FUL	28 March 2023	1	Minor	0		1					
2834	Adam House, 71 Bell Street, Henley-on-Thames, RG9 2BD	P22/S4599/FUL	27 March 2023	1	Minor	0			1				
2835	The Studio Lodge, Manor Farm, Main Street, West Hagbourne, OX11 0ND	P22/S4604/FUL	07 March 2023	1	Minor	0				1			
2836	21 Springhill Road, Goring, RG8 0BY	P22/S4608/FUL	28 March 2023	1	Minor	0		1					
2837	19-19a Fane Drive, Berinsfield, OX10 7ND	P22/S4625/FUL	17 March 2023	7	Minor	0		2	3	2			
2839	Merry Cottage, Main Street, Forest Hill, OX33 1DY	P23/S0657/FUL	27 March 2023	1	Minor	0		1					

APPENDIX B: CATEGORY B SITES' TRAJECTORIES DELIVERING IN THE 5 YEAR PERIOD

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted / expected	Total completions as of 31 March 2022	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1009	Land to the North East of Didcot	P15/S2902/O P22/S2401/RM P22/S4011/RM	30 June 2017	934	0				24	59	71	166
1010	Didcot Gateway	N/A	N/A	300	0						100	44
1011	Ladygrove East - Land off A4130, Hadden Hill, Didcot	N/A	N/A	750	0					25	50	50
1015	Land to the West of Wallingford (Site B), Wallingford	P14/S2860/O	04 October 2017	234	0				29	50	65	65
1427	JHHNDP Site A & A1: Land West of Fair Mile	N/A	N/A	70	0				-1	35	36	
1442	Woodcote NDP Site 16: Former Reservoir site, Greenmore	N/A	N/A	20	0					17	3	
1561	Land to the south of Newnham Manor, Crowmarsh Gifford	[Hybrid] P16/S3852/FUL	N/A	100	0				20	44	36	
1676	Wallingford Site E, Land north of A4130 Wallingford Bypass, Wallingford	P16/S4275/O	09 August 2019	274	0					147	127	
1938	Watlington NDP: Site B- Land Off Cuxham Road and Willow Close	P19/S1928/O	17 January 2022	70	0				35	35		
1939	Watlington NDP: Site C- Land off Pyrton Lane	P19/S1927/O	17 January 2022	60	0				35	25		
2246	GNP6- Wallingford Road, Goring	N/A	N/A	46	0					9	17	17
2255	Kennylands Gymnastics [reserve site]	N/A	N/A	9	0					9		
2257	Reserve Site C, Thame,	P21/S0917/O	21 September 2022	57	0				17	35	5	
2453	Little Sparrows, Sonning Common,	[Hybrid] P19/S4576/O	25 June 2021	133	0				73			60
2454	Land at Lady Grove, Didcot, OX11 9BP	P20/S1577/O	15 September 2021	150	0			27	54	54	15	
2660	Woodcote NDP2 Site 30: Church Farm	N/A	N/A	30	0					15	15	
2663	Land at Crowell Road, Chinnor,	P21/S0804/O	17 June 2022	54	0			8	25	21		
2771	Land South of Appleford Road, Didcot,	P19/S0021/O	04 November 2022	150	0					11	39	54
2840	Land to the north of the A4130, Didcot	P23/S1794/FUL	N/A	169	0						169	
2841	Land North East of Didcot, Didcot	P23/S2003/FUL	N/A	66	0						35	

APPENDIX C: CATEGORY B SITES' PRO-FORMAS

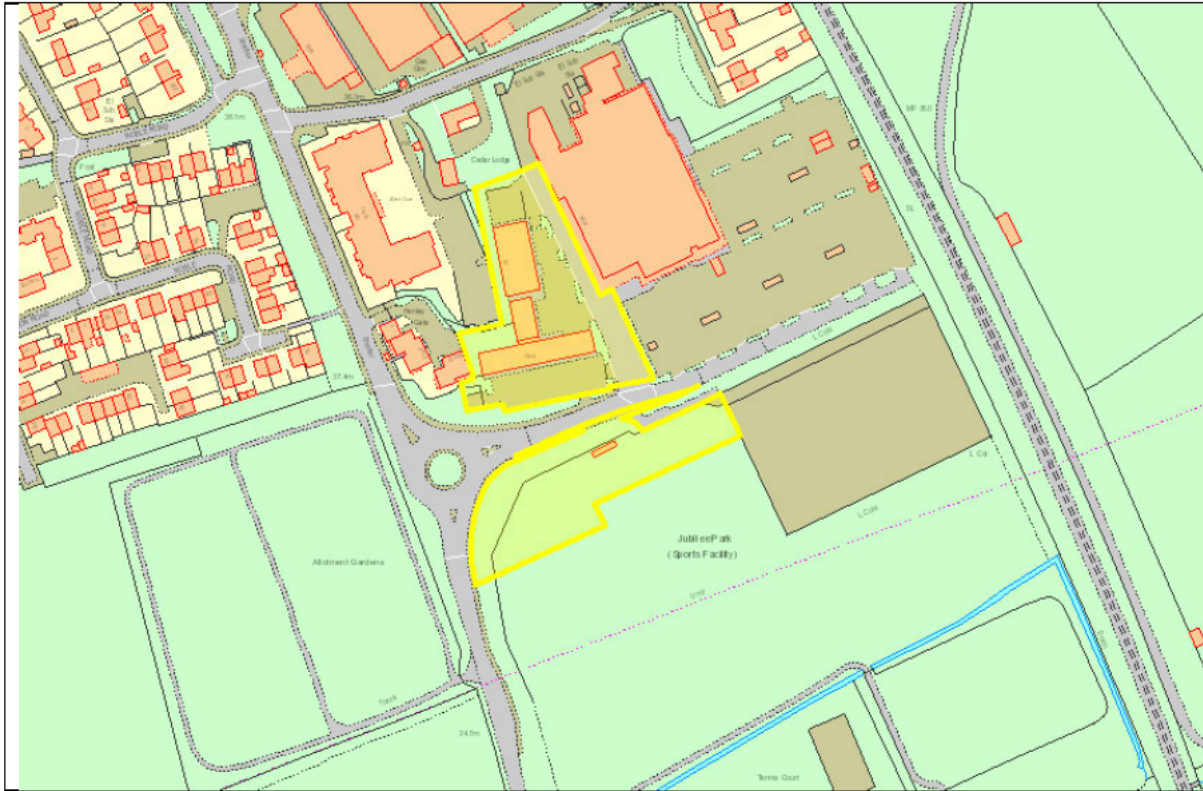
Note: The council is not forecasting some of these sites to deliver in the 5 year period, but we have included our assessment for completeness

Site	Land supply reference	Page
357 Reading Road	1435	42
Bayswater Brook	1895	51
Chalgrove Airfield	1411	64
Chiltern Centre (Site Y)	2768	72
Chiltern Edge Top Field	1432	77
Chiltern's End	1437	86
Church Farm, Woodcote NDP Site	2660	92
Community Hub, Long Wittenham	2656	98
Didcot Gateway	1010	107
Didcot North East	1009	118
Former reservoir Site, Woodcote	1442	132
Gatehampton Road, Goring	2248	139
Gillotts School, Henley	1434	143
Grenoble Road	1893	148
Hagpits House and Orchard, Sonning Common	2253&2254	159
Henley Youth Club	1439	163
Kennylands Gymnastics	2255	168
Ladygrove East	1011	176
Land adjacent Culham Science Centre	1410	184
Land at Berinsfield	1412	192
Land at Crowell Road, Chinnor	2663	199
Land at Lady Grove	2454	207
Land at Northfield	1894	213
Land at Wheatley Campus	1418	220
Land behind Yew Tree Farmhouse (Site 1 and 2)	2657&2658	235
Land off Cuxham Road, Watlington	1938	240
Land off Tokers Green Lane	2655	245
Land to West of Priest Close, Nettlebed	1443	250
Land West of Fairmile	1427	255
Land West of Nettlebed Service Station	1640	262
Little Sparrows	2453	267
Newnham Manor	1561	274
Northern Field at Highlands Farm	2767	283
Orchard Centre Phase 2	1416	289
Pyrton Lane, Watlington	1939	293
Slade End Farm	1933	298
Slade End, Strange's Nursery	1935	303
Stuart Turner/ Empstead Works	1431	308
Thame Cattle Market	1409	313
Thame NDP Reserve Site F	2256	318
Thame Reserve Site C	2257	323
Thames Court. Goring	2247	332
The Smallholding, Land at the end of Wood Lane	1448	337
Vauxhall Barracks	1416	342
Wallingford (Site E, Reading Road)	1676	347
Wallingford Road, Goring	2246	353

West of Wallingford (Site B)	1015	361
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Site name	357 Reading Road
Land supply reference	1435

Total units in 5-year period	0
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Site status	Allocated
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Total units allocated for development	Around 50
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/S4620/O	Outline	56	21/12/2022	TBD






Assessment of deliverability

1. Current planning status

The Council is considering an outline planning permission, with a current determination deadline set for 4 October 2023.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Countryside Officer (27/06/23)

Currently, insufficient information has been provided to determine the ecological impact of the proposals on great crested newts and bats all of which are protected species.

Drainage Engineer (02/05/2023)

Flood modelling information needs to be updated on the southern parcel. The engineer has asked if the pavilion can be located within flood zone 1, and whether the sports pitches have drainage systems. More information is needed for modelling on the northern parcel.

Equalities Officer (11/04/23)

More information is needed in the design and access statement to demonstrate how the site will be accessible to all.

Sports England (26/04/2023)

Sport England object to the loss of playing pitch provision on site. They have also provided detailed comments from the Football Association and England Hockey.

 **Forestry Officer (10/04/2023)**


A tree survey and report has been submitted in support of the application identifying the tree constraints within the site, however the layout shown on the tree constraints plan does not appear to correlate to the layout shown on the site plan proposed or include details of the proposed development to the north of the existing access road. The applicant is requested to submit an updated tree survey and arboricultural impact assessment (AIA) written in accordance with BS 5837:2012 (Trees in relation to design, demolition, and construction- Recommendations). This should include all trees within 15m of the proposed development, evaluating the direct and indirect effects of the proposed design and where necessary recommend mitigation.

 **Contaminated Land (25/04/2023)**

Given the site's former industrial history the applicant should provide a contaminated land preliminary risk assessment consultant's report in support of the planning application. If land contamination has the potential to be present and impact the development, then planning conditions would be recommended to ensure that intrusive investigations, and if necessary remedial works are undertaken to mitigate any risk to the development and environment.

 **Housing Development (24/04/2023)**

The affordable housing tenure mix should be amended so they are not all one-bedroom homes.

 **Leisure (14/04/2023)**

The following criteria being should be taken into consideration;

- To ensure that adequate storage is provided for the pavilion and that the pavilion meets the needs of the clubs.
- Confirmation that the grass field proposed for the pavilion and parking is not used/required by the sports clubs.
- To consult Sport England regarding the pavilion and its location.

 **OCC Transport**

The County Council wish the applicant to submit plans for:

- Visibility splays on the Tesco access road
- Swept path analysis for Tesco delivery vehicles.
- A new pedestrian access onto the Tesco access road
- Confirmation of the difference between the existing and proposed sports facilities on site

 **OCC Lead Local Flood Authority**

The applicant needs to provide a drainage strategy for the site.

 **OCC Education**

No objection

 **Archaeology**

No objection

 **Community Infrastructure Officer & S106 Officer (12/04/2023)**


No objection

 **Crime Prevention Design Officer (26/04/2023)**

Thames Valley Police has submitted detailed design comments, although this is an outline application. These comments will be best addressed through reserved matters applications at a later date.

 **Thames Water Development Control (28/04/2023)**

Thames Water has been unable to contact the developer, and has therefore recommended pre-commencement conditions are attached

 **Urban Design Officer (23/05/2023)**

The urban design officer has identified 12 points that will need to be resolved before they withdraw their objection. These include the need to consider layout, access and landscaping, a new design and access statement (including a design appraisal, design rationale, design concept, context assessment), arboricultural impact, parking provision, treatment of site boundaries, and materials to be used.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from the technical consultee feedback, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Design

The layout will need to be amended to reflect comments from the urban design officer (as well as other consultees as referenced above).

Justification for loss of playing field

Sport England has set out several different reasons for their objection but essentially it is because the pavilion and parking will result in the loss of playing field/former playing field and there is no justification for this in accordance with their Exceptions Policy. No such information has yet been submitted.

Drainage


No outline drainage strategy has been submitted with the application.

Ecology

A survey for Great Crested Newts needs to take place in Spring 2024 or the applicant will need to enter into the District Level Licensing Scheme. Bat emergence surveys are required.

Noise and Contaminated Land

Noise Impact Assessment and Phase 1 Contaminated Land Report required. We can consider whether noise could be dealt with by condition.

 **Access**

Further information required regarding visibility splays, swept path analysis and further information about the floorspaces

6. Site promoter comments

1. Are you able to provide a proof of title to confirm there are no other land owner interests on the site that could affect delivery? **Yes**
2. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed? **No**
3. When do you expect to submit amended plans or documents to address comments by the following? We do not believe all these reports are required for an outline scheme and we are meeting with the officer to point this out
 - a) The countryside officer.
 - b) The drainage engineer.
 - c) The equalities officer.
 - d) Sports England
 - e) The forestry officer.
 - f) The contaminated land officer.
 - g) The environmental protection team.
 - h) The housing development officer
 - i) The leisure officer.
 - j) Oxfordshire County Council transport officer
 - k) Oxfordshire County Council drainage engineer
 - l) Thames Water
 - m) The urban design officer.
4. What do you think are the key issues that need to be resolved before the council issues planning permission for this site? **None**
5. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed? **None**
6. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these? **No**
7. When do you think construction work will commence, and are there any obstacles to starting construction? **In the hands of the LPA**

8. When do you think the first dwelling will be completed? **In the hands of the LPA**

9. How many sales outlets will be on site, and will these be present at the same time or in separate phases? **Unknown. Site will be sold with outline permission. Reserved matters need to be approved**

10. How many homes a year do you think this site will deliver? **unknown**

11. Are there any other comments you would like to raise? **No**

7. Officer conclusion on deliverability


The site is allocated for 50 dwellings in the Joint Henley and Harpsden Neighbourhood. An outline application was submitted in December 2022.

The average lead in times for outline applications on sites of this size in the district is 3.8 years, so we would expect the first homes to be delivered in 2026/27. As the proposed development is for a building containing 56 flats it is reasonable to assume these would all be completed at the same time so our initial trajectory assumed all units would be delivered in 2027/28.

However, there are a number of outstanding issues to be resolved before planning permission is granted on the site. The agents for the site have not provided sufficient information to provide confidence that these can be overcome and evidence that the site is deliverable. Therefore, we have pushed the trajectory to outside of the relevant 5-year period and will review progress in further updates to the housing land supply position.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

The agent was not willing to sign as they disagreed with the officer's conclusion.

Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	56	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 56

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

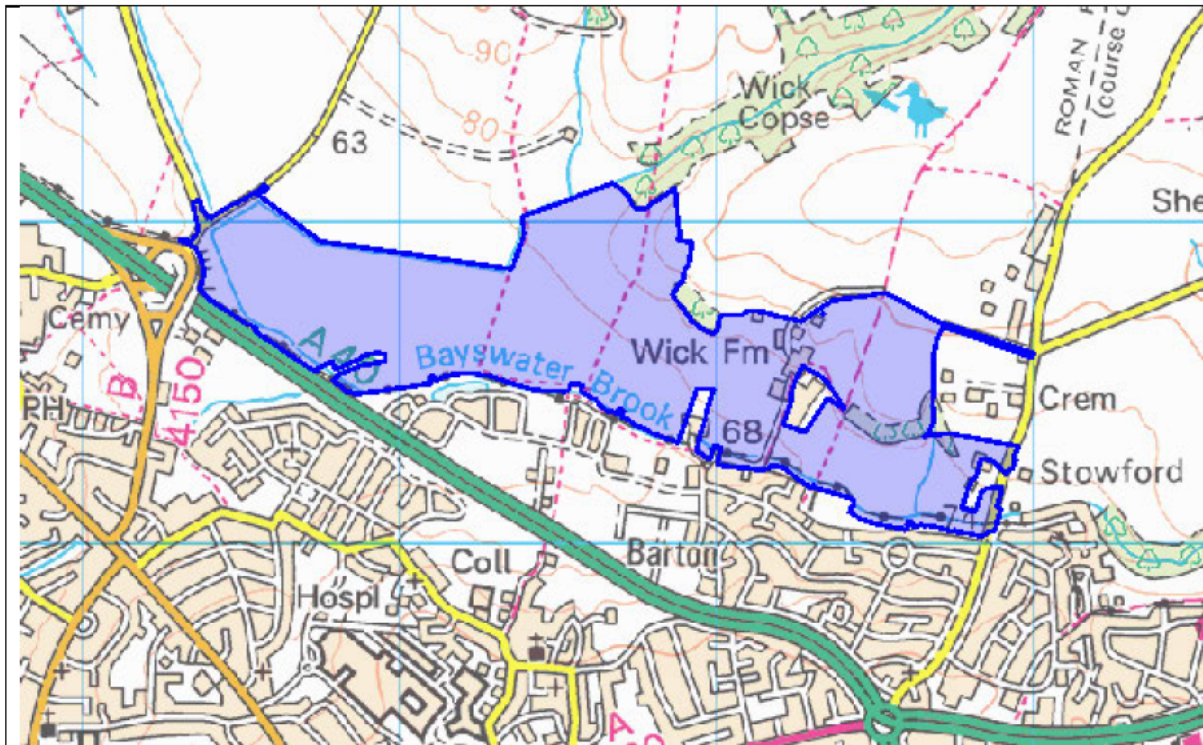
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
							56		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 0

Site name	Land North of Bayswater Brook
Land supply reference	1895

Total units in 5-year period	0
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Site status	Allocated, hybrid application under consideration
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Total units allocated for development	1,100
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/S4618/O	Outline	1,450 (+120 assisted care / 63)	22/12/2022	n/a

		dwelling equivalent)		
P22/S4550/LB	Listed building	0	22/12/2022	n/a
P22/S4596/FUL	Access	0	22/12/2022	n/a

Assessment of deliverability

1. Current planning status






The council is considering an outline application for 1,450 dwellings and a 120 assisted living homes alongside supporting facilities and infrastructure. As part of the outline application, Dorchester Homes has sought detailed consent for refurbishment of Wick Farm barns, although there are no dwellings currently planned on this part of the development, and for access to the site.


In support of the above application, the site promoter submitted two Environmental Impact Assessment Screening Opinions to the Council. The first of these were adopted by the Council on 22 May 2019, and the second on 6 May 2022. The Council did have some concerns about the assessments, but these are now being addressed through the determination of the outline application. Neither the case officer, nor the site promoter consider this to be an ongoing issue delaying the determination of the application.

There is a planning performance agreement in place for this site, although it doesn't stipulate a timetable or deadlines.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

 **Berkshire, Buckinghamshire, & Oxfordshire Wildlife Trust (23/02/23)**

The scale of the proposed development, above that identified in the South Oxfordshire Local Plan, would result in serious negative impacts on Sydling Copse SSSI / BBOWT nature reserve through recreational and hydrogeological impact. BBOWT note that they raised an objection to the allocation of the site through the Local Plan process, as well as the neighbouring Barton development in Oxford.


 **Conservation (Heritage) Officer (23/02/23)**

No objections, although recommends that the building heights parameters plan is agreed under the outline application. The officer recommends a pre-commencement condition, but this is in relation to the works to the Well House, not the overall development. It is therefore unlikely to affect housing delivery.

 **Countryside Officer (20/03/23)**

Holding objection pending the applicant providing more information on the detail of the proposed recreational and hydrological mitigation measures to offset impact on the SSSI. Further investigation is needed on whether the development would have an adverse impact on the lowland fen, south of Wick Farm on site. The proposed timetable for habitat delivery is also dependent on all habitats being delivered within the first year of development, a matter that will likely require review. Furthermore, the proposals need to include priority habitat woodland and assess riparian encroachment.

Nevertheless, the officer does consider that the development can likely achieve compliance with Policy ENV3 of the local plan, subject to the comments being addressed.

 **Drainage Engineer (07/03/23)**




No objections, pre commencement conditions requiring details to be agreed for:


- a) surface water drainage
- b) groundwater assessment and mitigation
- c) interception ditches and swales
- d) foul water drainage
- e) Sydlings brook mitigation measures

 **Environmental Protection (Air Quality)**


No formal comments have been submitted to date.

 **Environmental Protection (Contaminated Land) (31/01/23)**


The applicant should provide a detailed site investigation proposal clearly outlining how this will characterise any land contamination on site.

 **Forestry Officer (14/03/23)**


No objections

 **Historic England (07/02/23)**

No objections, although provided some design suggestions

 **Housing Development (Affordable Housing) (07/03/23)**

No objections, although would welcome opportunities for minor amendments to the dwelling tenure types. They also seek clarity on the provision of custom and self-build plots, and their relationship to affordable housing provision on site.

 **Landscape Officer (23/04/23)**

The proposed three and four storey height of buildings on the northern and western edges of the development is not appropriate and contrary to policy. Additional information is required with respect to open space provision within the developed area, and the location of some leisure provision requires reconsideration. The LVIA lacks sufficient information to enable an understanding of the judgements made, both in relation to the landscape and visual assessments.


 **Leisure Development Officer (13/02/23)**

More information is needed in relation to the delivery and maintenance of the tennis courts, MUGA, community centre, and off-site leisure delivery.

 **National Highways (29/03/23)**



No objection subject to a pre-commencement condition requiring a construction traffic management plan.

 **Natural England (01/03/23)**



More information is needed in relation to provision and details of layout, delivery, and management of additional green space to meet Natural England requirements; evidence to demonstrate that proposed green space can mitigate impacts on the SSSI; information on the mitigation of impacts on the SSSI. Details of sustainable drainage systems, construction environmental management plan, and a 200m buffer of retained farmland between the development and the SSSI.

NHS (24/04/23)

Identified capacity issues at nearby primary care facility but has sought developer contributions to address this.

OCC: Archaeologist (24/02/23)

No objections, recommends pre-commencement conditions requiring an archaeological written scheme of investigation, and a staged programme of archaeological evaluation in accordance the approved Written Scheme of Investigation

OCC: Education Officer (15/03/23):

No objections subject to an appropriate contribution to education provision through the Section 106 agreement.

OCC: Drainage Engineer (15/03/23)

No objections, pre commencement conditions requiring details to be agreed for:

- a) surface water drainage
- b) ground water monitoring and management
- c) interception ditches and improvements along Elsfield Road
- d) foul water drainage
- e) Sydlings brook mitigation measures

OCC: Property Officer (15/03/23):

No objections subject to an appropriate contribution through the Section 106 agreement.

OCC: Public Health Officer (14/02/23)

Amendments to the Health Impact Assessment (HIA) are needed to assess the impact of the development on adjacent Oxford wards. Planning approval should not be granted until a revised HIA has been submitted and reviewed by the public health team.

OCC: Specialist Housing Officer (15/03/23):

No objections and supports the application on the basis that the proposed assisted living units are classified as C3 use, and therefore make a 50% provision of affordable housing

OCC: Transport Officer (05/06/23):

Objection: More information is needed on the transport assessment to determine triggers for infrastructure delivery

Objection: The public transport (bus) strategy proposed is not sufficiently developed

Objection: Further details are required for the off-site mitigation measures

Objection: The applicant has not fully assessed walking, cycling and horse-riding provision

Objection: Further details are required regarding phasing of development delivery

Objection: There are technical points, which must be addressed for the structural elements within the planning application, which includes the connectivity bridges, A40 over bridge and public transport bridges.

Objection: The technical information around the infrastructure for the bus routes is not sufficiently developed and must be revised.

Objection: The applicant has not demonstrated that the vehicular accesses are fit for purpose and must address various technical points identified in this response.

Objection: There is no access shown between Wick Farm Park and the site

 **OCC: Waste management (03/02/23)**

No objections subject to an appropriate contribution through the Section 106 agreement.

 **Sport England (17/02/23)**

The proposed outdoor sports provision is not adequate.

 **Urban Design Officer (07/02/23)**

No objections, although some minor suggested amendments to the parameters plan, and a condition requiring Character Area Development Briefs to be submitted for each phase.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council and site promoter are not aware of any land ownership constraints affecting development.

5. Key issues to address, including infrastructure dependencies and enablers

Drawing from both the assessment above and the requirements identified in Policy STRAT13, the key infrastructure dependencies and enablers for this site are as follows:

Education provision

Policy STRAT13 identifies a requirement for a 1.5 form entry primary school on site. The application is for more homes than is allocated on this site, but Oxfordshire County Council has confirmed that sufficient primary education provision is planned for with a 2-form entry school.

Transport

Policy STRAT 13 identifies high level transport demands for this site and expects that these are further explored through a transport assessment accompanying a planning application. The applicant has submitted a separate full planning application for access (P22/S4596/FUL), which is supported by a transport assessment. This includes the following pieces of transport infrastructure:

- i. A new cycle and pedestrian bridge connecting to existing pedestrian and cycle network south of the A40 (which uses Oxford City Council owned land – a willing landowner)
- ii. Elsfield Lane, including improvements to the A40 / Marston Interchange junction.
- iii. Two accesses onto Bayswater Road, including associated improvements to the road.
- iv. Two new public transport routes across Bayswater Brook, including public transport only access onto the A40 and Barton Village Road
- v. Creation of 5 pedestrian and cycle bridges over Bayswater Brook
- vi. Associated flood alleviation work along Bayswater Brook
- vii. Associated landscape and infrastructure work.


Oxfordshire County Council has submitted an objection to the proposed transport proposals in the application.

Biodiversity, ecology, and designated sites


There are outstanding objections from key bodies on the proposed mitigation package including the Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust, and Natural England.

 **Air Quality mitigation for the Oxford AQMA**

There is no response from the Council's air quality officer, and Oxfordshire County Council has requested that the Health Impact Assessment be amended to model impacts on neighbouring wards in Oxford.

 **Green Infrastructure provision**

While the urban design officer has indicated no objection to the proposed development, there are outstanding objections from the Council's countryside officer and landscape officer. Given that recreational infrastructure is also necessary to mitigate biodiversity pressures on nearby designated sites, it is also important that BBOWT and Natural England's comments are considered in relation to Green Infrastructure.

 **Healthcare provision**


The NHS has identified necessary contributions to health care provision.

 **Retail floorspace provision**

The proposed development includes 0.8ha of mixed-use local centre. The council agrees this satisfies the requirements for the provision of convenience floor space on this site.

 **Improvements to Grade II* Wick Farm Wellhouse**

A schedule of works to repair Grade II* Wick Farm Wellhouse alongside an application to undertake these works with the main application: This has been submitted (P22/S4550/LB) and there are no significant objections from heritage consultees.

 **Sports, recreation, and leisure**

Both Sports England and the Council's leisure development officer have identified issues with the proposed sports provision on site. When both these consultees commented on the application, they were only commenting on the proposed heads of terms of the legal agreement. This only included the site's on-site leisure provision and did not detail the off-site contributions. Sport England is now considering this information.

6. Questions to the site promoter and site promoter comments

Securing outline permission

1. When do you expect to submit amended plans or documents to address comments by
 - a. BBOWT, the Countryside Officer, and Natural England?
 - b. The environmental protection officer (contaminated land)?
 - c. The landscape officer.
 - d. The leisure officer and Sport England
 - e. Transport officer at County Council
 - f. The public health officer at County Council?

Applicants are providing updated information to address points raised. A revised package of information to address points is expected to be submitted late summer / early autumn.

2. Have we identified all the key issues that need to be resolved before the council issues planning permission for this site?

No comment

3. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

No comment

4. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

No comment

Post outline permission

5. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

No comment

Construction and delivery

6. When do you think construction work will commence, and are there any obstacles to starting construction?

No comment

7. When do you think the first dwelling will be completed?

No comment

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

No comment

9. How many homes a year do you think this site will deliver?
[No comment](#)

10. Are there any other comments you would like to raise?
[No comment](#)

7. Officer conclusion on deliverability

From the above assessment, and following detailed engagement with the site promoter, the key issues affecting this site and the steps being taken to address them are as follows:

- 1) Transport and highways:
- 2) Biodiversity and ecology:
- 3) Air quality:
- 4) Green infrastructure:
- 5) Sport provision: Sport England are considering new information on the overall sport provision, including off-site contributions. While this doesn't guarantee their objection will be dropped, it shows that the objection is based on older information.

The average lead in times for sites of this size (500+) from the submission of an outline planning application to the first completion on site is 6.4 years. The applicant submitted the hybrid planning application in December 2022. This would place first completions on site around April 2028.

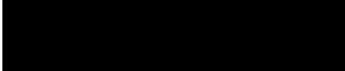
The average build out rate for a site of this size is 150 homes per annum (this average includes the lower build out rates seen on the first and final years). We have assumed half this build out rate in the first year (resulting in an underestimate compared to the averages), raising to the full 150 homes per annum (again, an underestimate compared to the actual average of 178). We have forecast that the assisted living care home will be completed in one year, seeing all 63 units (dwelling equivalents once the 1.9 ratio is applied) delivered in 2030/31.

The site promoter has confirmed that there are no known issues around ownership constraints and site viability, and that issues raised through the applications consultation period are being addressed and revised information is expected to be submitted by early autumn to address the points raised. The site promoter expects the site to start delivering homes in 2027/28, a year earlier than the Council's initial trajectory.

The council is not certain that the technical issues surrounding the outline planning permission will be addressed in time to see housing completions in the next 5 years. We must satisfy a higher evidential threshold to include the site in our 5-year land supply. Our average lead in times demonstrate that the homes are likely to start being delivered in 2028/29, outside of the relevant five-year period, and we do not consider there is compelling information to deviate from this.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	24 August 2028
Name / signature	Ben Duffy Senior Planning Policy Officer 

Pegasus Group on behalf of Dorchester Living did not agree with the narrative set out in this form and therefore were not willing to sign the document.

Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	75	150	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
213	150	150	150	150	150	150	25	0	0

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
						75	150	150	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
	150	150	150	150	150	150	25		

Site promoter's 5-year total 75

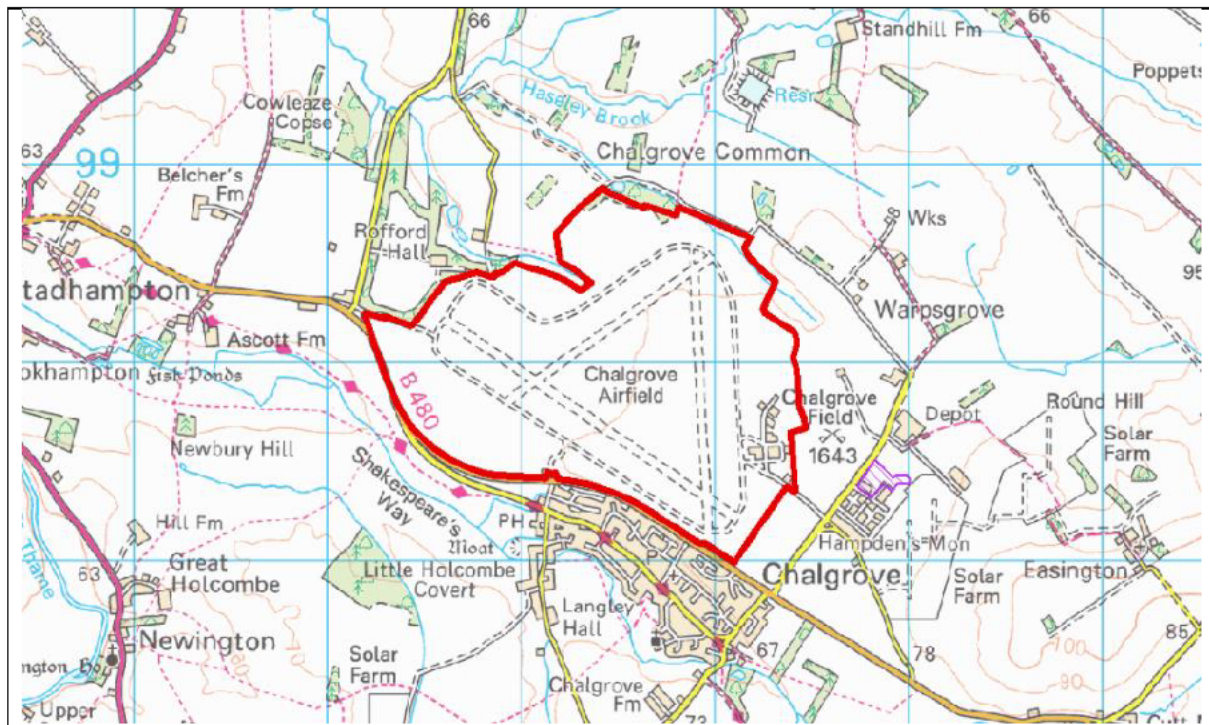
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	75	150	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
213	150	150	150	150	150	150	25	0	0

Final 5-year total	0
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Site name	Land at Chalgrove Airfield
Land supply reference	1411

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	3,000
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/S2134/O	Outline	3,000	19 June 2020	Withdrawn 21 May 2021

Assessment of deliverability

S:\Shared\Monitoring (GDPR)\1. Housing\1. Housing land supply updates\6. 2023\Proformas

1. Current planning status

The site is allocated for 3,000 dwellings by Policy STRAT7 of the South Oxfordshire Local Plan 2035.

The applicant, Homes England, submitted an outline planning application for 3,000 homes in June 2020 (P20/S2134/O). However, they withdrew this application in May 2021 prior to determination. In November 2021, Homes England issued a statement advising that they are working with the Civil Aviation Authority, Environment Agency, and Oxfordshire County Council to agree a revised scheme and submit an updated Outline Planning Application in 2022/23, however this did not happen.

2. Technical consultee comments

N/A no planning application is under consideration

3. Site viability

The Council is unaware of any viability constraints on this site. When a planning application is determined, the site promoter will need to sign a Section 106 and 278 agreement to undertake necessary infrastructure improvement works.

4. Ownership constraints

The landowner, Homes England, wishes to pursue development of the site. Martin Baker Ltd, an ejector seat testing company, are based on the airfield site. They have objected to the development of the site and benefit from a long term lease but are not landowners.

Homes England has stated that Martin Baker's lease will not prevent the development of the site and if necessary, they are able to use their CPO powers to bring forward the site.

This issue would need to be resolved before development can take place on this site.

5. Infrastructure dependencies and enablers

Highways and transport: The Council's Infrastructure Delivery Plan (IDP) identifies that the site will need to make significant contributions towards Watlington and Benson relief roads, and other highway schemes at Stadhampton, Cuxham, and Chiselhampton, and upgrades to M40 access roads. The Council does not currently know whether pre-commencement conditions will be attached to any permission, requiring these schemes to be delivered.

Benson relief road

The County Council granted planning permission for the final section of the Benson relief road on 25/01/2022 (R3.0106/21) with construction work expected to start in 2022 and last 6 months (see accompanying planning statement, p.18). All development sites in Benson expected to facilitate the route of the relief road have planning permission, and therefore the route is known and funded.

Watlington relief road

Watlington Relief Road is identified as a priority Oxfordshire Growth Deal scheme. The County Council Cabinet agreed to the route of the Watlington relief road on 21 September 2021. This is not the planning permission for the route. As with the Benson relief road, all sites expected to facilitate the route have full or outline planning permission, and therefore the route is known and funded.

Other highway schemes

Homes England has held public consultation on route alignments for other major highways works that could be a barrier to the early delivery of this development, has advised that the design is at an advanced stage and that detailed planning applications will be submitted alongside an updated application for the main site. Other highways works will be delivered through s106 / s278 agreements attached to a future consent. The Council is not aware of any significant progress on other highways works potentially needed to facilitate this development: Chiselhampton, Cuxham, and Stadhampton.

Other infrastructure dependencies: The site will be expected to contribute to a wide range of other typical infrastructure schemes for a site of this size. This includes: emergency services provision, community facilities, healthcare facilities, open space, sports and leisure, education, and utilities. The IDP does not identify these as being a barrier to development (i.e. requiring pre-commencement conditions mandating the delivery of these improvements), although when a detailed section 106 agreement is signed as part of the planning permission this may change.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?

A comprehensive suite of technical and environmental survey work has been undertaken on the site. Copies of these surveys and analysis of the findings were published in support of the planning application (P20/S2134/O). Where necessary, these surveys have been updated to respond to previous statutory consultee comments and address gaps in the information and to support a future application. At this stage, there are no known barriers to progressing the scheme. While in some areas intrusive survey work is to be undertaken – for example archaeological trenching – there is nothing to suggest from the completion of Stage 1 investigations that there are constraints of sufficient scale so as to prevent the scheme from being delivered.

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?

Since withdrawing the earlier application, dialogue has been maintained with SODC and OCC officers as well as relevant statutory consultees to address the issues raised with previous application. There is a pre-application agreement in place with both SODC and OCC and an agreed way forward to progress key issues relating to a revised application for the scheme.

3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

Various public consultation has been held on the scheme since 2018, for both the main site as well as delivery of enabling highway infrastructure. This is documented in the Statement of Community Involvement submitted alongside the previous planning application and further information is available on the project website www.chalgroveairfield.co.uk

4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?

The planning strategy and timing of submission of a revised planning application for the scheme is currently being considered as part of the pre-application discussions and will be informed by ongoing discussions with statutory consultees and completion of outstanding intrusive survey work. While there are currently no confirmed timescales, it is not envisaged that an application will be submitted within the next 6 months.

5. When do you think construction work will commence, and are there any obstacles to starting construction?

Commencement of construction will depend on the timing of a future planning application and expediency of its determination – both of which are not known at this time. As noted above, other approvals may be required to enable commencement on the site and therefore, at this stage it is unlikely that construction will begin within the next 3 years.

6. When do you think the first dwelling will be completed?

As above.

7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

In accordance with the aim and objectives set out in its Strategic Plan (2023 – 2028) Homes England intention is to maximise housing delivery within the site, providing a range of different housing types, enable the early delivery of infrastructure and support high quality placemaking. On this basis, it is expected that between 3 – 6 outlets will be onsite at anyone time once delivery is underway.

8. How many homes a year do you think this site will deliver?

It is not possible to confirm at this time until a revised planning application has been formalised, however our expectation is that the site could deliver at least 300 dwellings per annum once construction has started.

9. Are there any other comments you would like to raise?

Homes England has a track record of delivering homes and the necessary supporting infrastructure on similarly complex sites.

7. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. However, the applicant has undertaken significant detailed site assessment work, public consultation on the site, sought pre-application advice, and submitted (and withdrawn) a planning application on this site. Homes England have advised that an application in 2024/25 is a realistic assumption.

Our average lead in times from outline submission to first completions for a development of this size is 6.4 years. This would place first completions in September 2031, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions). Homes England have advised that they expect between 3 and 6 outlets to be on site and 300 homes to be delivered per annum. Given the site's scale, it is more reasonable to assume a higher delivery rate, more in line with other strategic sites in South Oxfordshire (and the Vale of White Horse to broaden the comparison). Great Western Park, a site of 3,364 dwellings, has an average delivery rate of 323 dwellings per annum. Grove Airfield is also a comparable site at 2,500 dwellings and has achieved an average delivery rate of 104 dwellings per annum across a three year build out period. This is significantly shorter than Great Western Park's 10 year build out life to date. Grove Airfield's average delivery rates have also been significantly impacted in the 2020/21 monitoring year due to covid-19 restrictions, falling from 193 completions in the previous year to 107. A more reasonable delivery rate to assume on this site would therefore be between 193 and 323 dwellings per annum, or a midpoint of 258 dwellings per annum (with half this number expected in the first year of completions). There is no planning reason at this point though to constrain the site from delivering at the higher rate of 300 homes per annum as Homes England anticipate.

Taking the above into account, the Council do not consider that this site is deliverable in the short term and have therefore assumed no dwellings will come forward in the five year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date

30 August 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer



On behalf of Homes England, I consider this to be a realist assessment of the trajectory for this site.

Date

30 August 2023

Name / signature

Chris Bearton
Senior Planning & Enabling Manager



9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	129	258
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
258	258	258	258	258	258	258	258	258	258

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	129	300
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
300	300	300	300	300	300	300	300	171	0

Site promoter's 5-year total 0

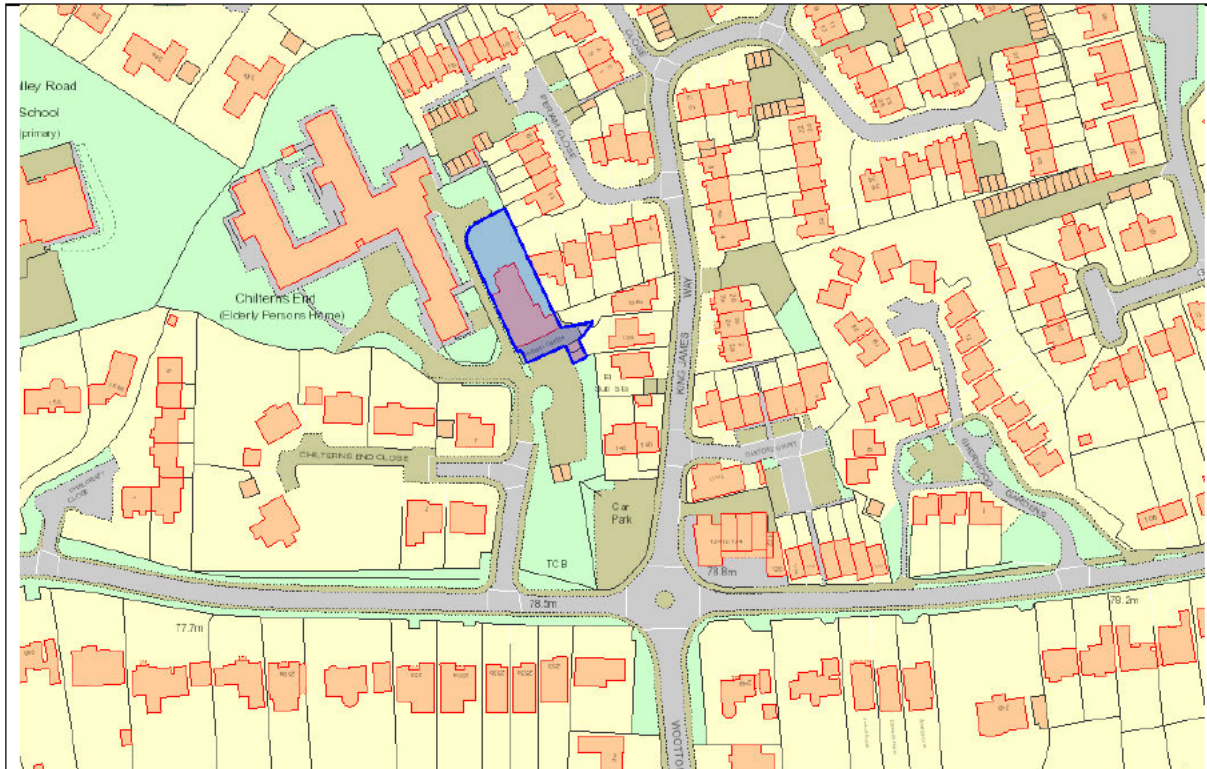
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
									129
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
258	258	258	258	258	258	258	258	258	258

Final 5-year total	0
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Site name	Chiltern Centre (Site Y), Henley-on-Thames
Land supply reference	2768

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	3
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for around 3 dwellings in the Joint Henley and Harpsden Neighbourhood Plan.

2. Technical consultee comments

We have not received any technical comments on this site as a planning application has not yet been submitted.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

6. Site promoter comments


No feedback obtained.

7. Officer conclusion on deliverability

The site is allocated for around 3 dwellings in the Joint Henley and Harpsden Neighbourhood Plan. As there is no planning application on site and we have not obtained information from a site promoter, there is not the evidence to support this site being included in the 5-year supply. We will review this position in our next housing land supply update.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No feedback obtained from site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	3	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

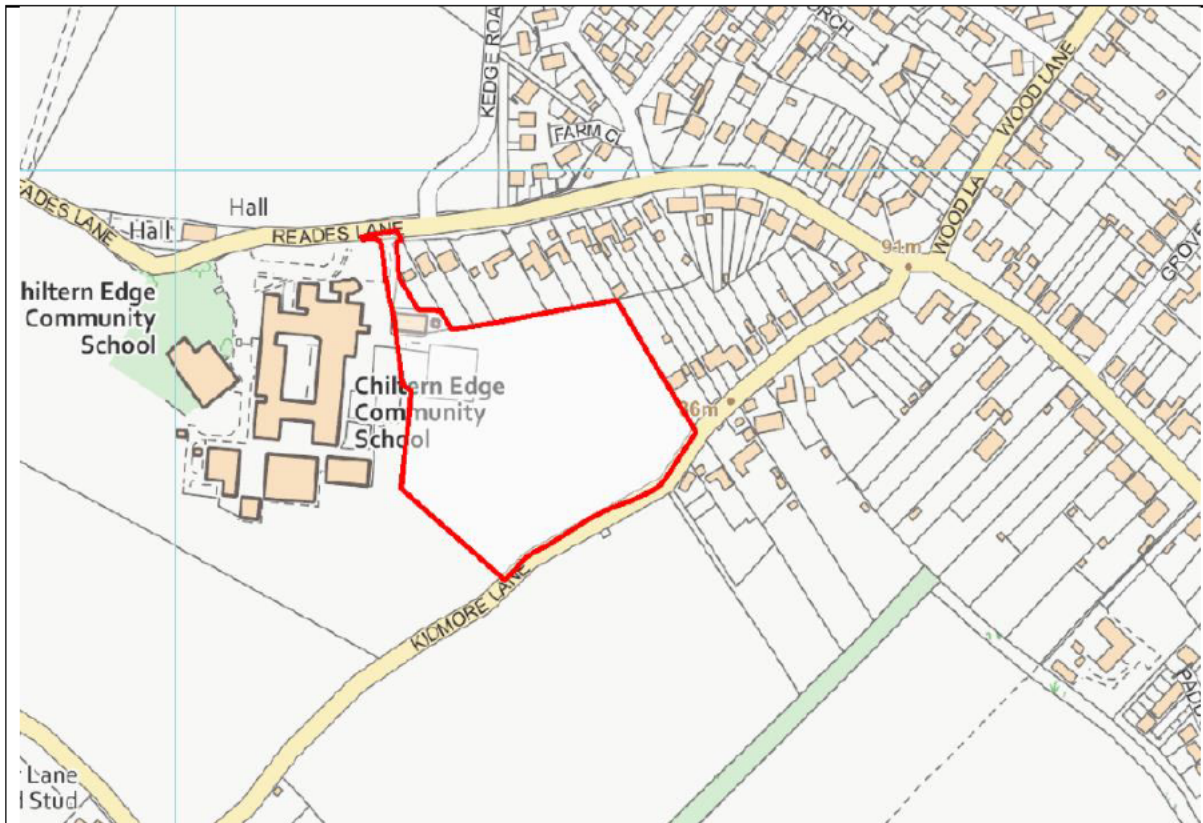
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
							3		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 0

Site name	Chiltern Edge Top Field
Land supply reference	1432

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	50
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/S2180/FUL	Full	50	08/06/2022	N/A

Assessment of deliverability

1. Current planning status






The site is allocated in the Sonning Common Neighbourhood Plan for 50 dwellings. In June 2022 a full application was submitted for the site for 50 dwellings, with the application currently under consideration.

Amended submission made on 30/6/2023 and currently undergoing re-consultation. Extension of time agreed to 22/09/2023.

Note associated application ([P22/S2586/FUL](#)) proposing mitigation for the loss of playing field land. Both applications will need to be found to be acceptable, and the two would need to be linked via S106, in order to grant planning permission.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical issue, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Contaminated Land (24 July 2023)

No potential sources for land contamination have been identified that could present a risk to the development and no made ground identified in the geotechnical report that could warrant further investigation. I would therefore have no further observations on this application from a contaminated land perspective.

Environmental Protection Team (26 July 2023)

No objections to development in principle. Proposed condition for construction management to be provided, if application granted, to ensure that the development is not unneighbourly.

Affordable Housing Team (25 July 2023)

Advice provided and suggested amendments to bed mix and typology of affordable units.

 **Landscape Architect (25 July 2023)**

Majority of comments from first consultation on application have been addressed. Requires standard conditions to be attached to any permission to cover hard and soft landscape details. Youth and play provision to be covered by S106.

 **Leisure Development Officer (18 August 2022)**

Unable to support proposals in current form. Suggest issues to be considered are:

- A maintenance and sinking fund are established for the MUGA and that it is constructed in accordance with Sport England's design guidance
- A draft community use agreement is prepared for the School's facilities that sets out the leisure facilities that will be available to the community, the proposed hours of use and access arrangements.
- More detailed information is required to confirm what (if any) refurbishments will be provided to the cricket nets as part of the mitigation package.
- More detailed information on the sports hall needs and improvements and how these will benefit the community.
- Meet with the developer, Sport England (and the sport national governing bodies) parish council, SODC planning officer to discuss off-site mitigation. For example, a contribution that would help secure a floodlit facility on an alternative site, if this cannot be achieved on the School site.

Re-consultation comments not yet been received.

 **Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (05 July 2022)**

Requested contributions towards healthcare.

 **Oxfordshire County Council (22 July 2022)**

- No objection in regard to flooding
- No objection subject to S106 contributions in regard to waster management
- No objection subject to S106 contributions in regard to education


- Objection in regard to Archaeology. The results of an archaeological field evaluation will need to be submitted in line with the National Planning Policy Framework (2021), paragraph 194, prior to the determination of this planning application.
- Objection in regard to transport, subject to applicant addressing comments made and contributions secured through legal agreement. Issues relate to access, parking provision and revisions required to transport assessment and analysis.

 **Thames Water (21 July 2022)**

No objections.

 **Waste Management (07 July 2022)**


Have made suggested revisions to submitted plans and requested further information as well as contributions to be secured through legal agreement.

 **Countryside Officer (15/08/2022)**

Objection



Re-consultation: comments not yet received

 **Drainage Officer (15/07/2022)**

Objection




Re-consultation: comments not yet received

 **Forestry Officer (27/07/2022)**

Objection



Re-consultation: comments not yet received

 **Air quality Officer (22/06/2023)**

No objection subject to conditions



Environmental Protection (Noise) Officer (17/06/2022)

No objection subject to conditions



















 **Sport England (11/08/2022)**

Objection



Re-consultation: objection

Mitigation application (P22/S2586/FUL)

	Leisure Officer (19/08/2022) Objection
	Re-consultation: comments not yet received
	Landscape Officer (23/08/2023) No objection
	Countryside Officer (09/06/2023) No objection subject to conditions
	Drainage Officer (02/09/2022) Objection
	Re-consultation: comments not yet received
	Forestry Officer (21/09/2022) No objection subject to conditions
	Air quality Officer (22/06/2023) No objection subject to conditions
	Contaminated Land Officer (16/06/2023) No objection subject to conditions
	Environmental Protection (Noise) Officer (04/08/2022) No comments
	Sport England (16/08/2022) Objection
	Re-consultation: comments not yet received
	OCC Highway Authority (01/09/2022) Objection
	Re-consultation: comments not yet received
	OCC Lead Local Flood Authority (01/09/2022) Objection
	Re-consultation: comments not yet received
	OCC Archaeology (01/09/2022) No objection subject to conditions
	Thames Water (27/07/2022) No objection
	Officer summary:

Most comments on amended submission are still awaited (deadline 02/08/2023). However, comments have already been received from Sport England (statutory consultee) objecting to the mitigation proposed for the loss of playing field land. This is an issue of principle, and the application would be refused if this can't be resolved. I am currently not confident that the amended submission is acceptable in this respect.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and standard requirements identified in the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

- Standard obligations in relation to transport and on site infrastructure will be required to be agreed through a S106/legal agreement.
- The main issue will be issues over the mitigation for the loss of playing field land. There is a separate application to the residential application which seeks to address this. However, Sport England are objecting to this at this time.

6. Site promoter comments

I consider that there remain several technical matters that could be addressed, but it is the Sport England objection that is the fundamental matter that cannot be addressed other than by a disproportionate commuted sum being secured, which in turn impacts on the receipt the school can reinvest.

7. Officer conclusion on deliverability


The site is allocated in the Sonning Common Neighbourhood Plan for 50 dwellings. In June 2022 a full application was submitted for the site for 50 dwellings, with the application currently under consideration.

There have been amended plans submitted to address comments from consultation on originally submitted plans. However, Sport England maintain an objection and we are not confident that this issue will be overcome.

We therefore do not consider this site to be deliverable at this point in time, and no homes contribute to the 5-year supply.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	6 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
Initial response received from site promoter. Awaiting signing of form.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	17	18	15
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

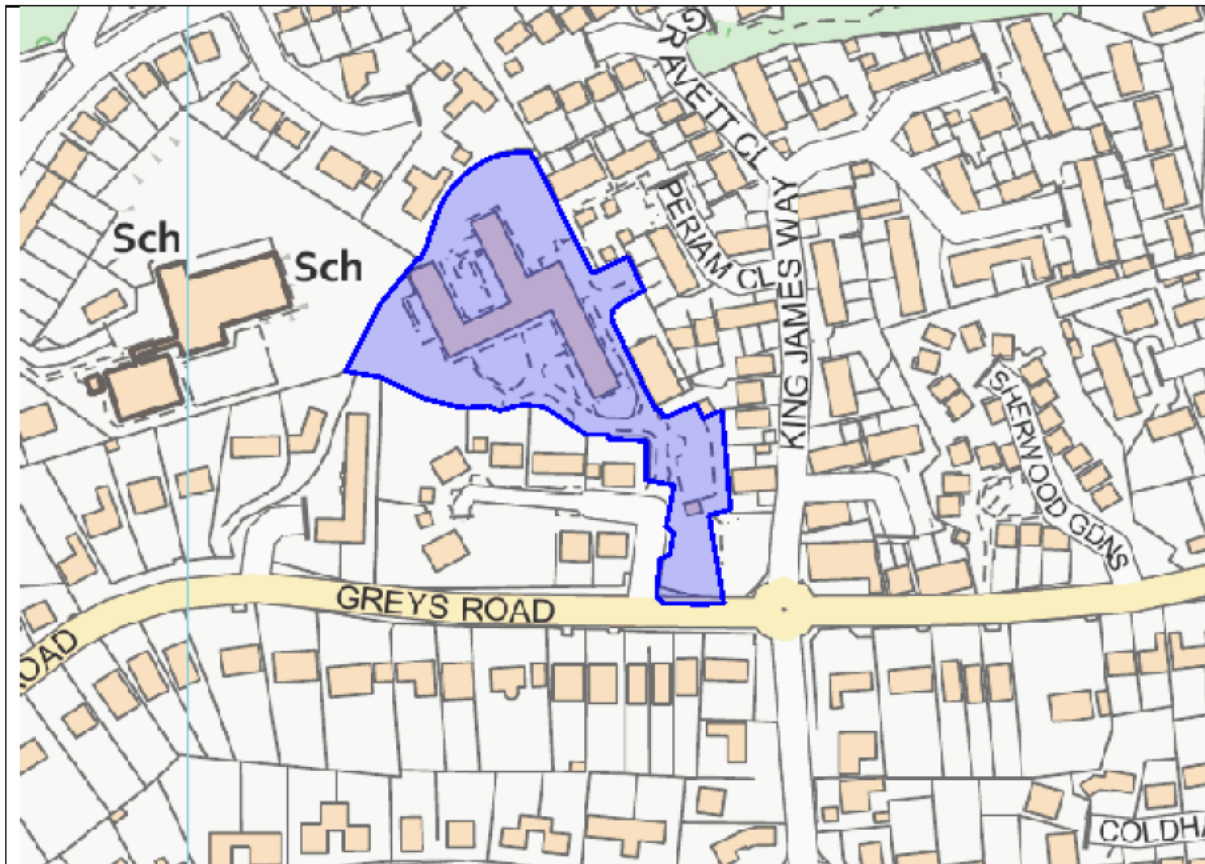
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	0
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Site name	Chilterns End, Henley-on-Thames
Land supply reference	1437

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	27
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 27 dwellings in the Joint Henley and Harpsden Neighbourhood Plan. There are no current planning applications on this site.

2. Technical consultee comments

We have not received any technical comments on this site as the Council (as site promoter) has not yet submitted a planning application.

3. Site viability

The Council is not aware of any viability issues on this site, although as a brownfield redevelopment it may give rise to issues as more investigatory work is done.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site? [Topographic Survey](#)
2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers? [None at this point in time.](#)
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this? [None at this point in time.](#)
4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid? [Not known, the owner is in discussion with potential purchasers at the time of writing](#)
5. When do you think construction work will commence, and are there any obstacles to starting construction? [Not known](#)

6. When do you think the first dwelling will be completed? **Not known**
7. How many sales outlets will be on site, and will these be present at the same time or in separate phases? **Not known**
8. How many homes a year do you think this site will deliver? **Not known**
9. Are there any other comments you would like to raise? **None**

7. Officer conclusion on deliverability

This site is allocated in the Joint Henley and Harpsden Neighbourhood Plan. There are no live planning applications on the site for residential development. The agents for the site have indicated that a topographic survey of the site has been undertaken and the owners are in discussions with potential purchasers.


Given the above, there is little information available on when a planning application may be submitted for the allocated development or when construction might potentially commence.

Due to the lack of information on this site we have concluded that the site is not deliverable, and no homes will be delivered in the relevant 5-year period.

As there is some progress on the site (the discussions with potential purchasers), the trajectory has been developed on the basis that the site will be sold and an application submitted in 2025/26. The lead in time for this has been based upon the average amount of time it takes for outline applications of this size to progress to housing completions in the district. It has been based on outline permissions as there is no information on whether an outline or full application will be made, therefore we have taken the more pessimistic view. This leads to an estimation that the site may start delivering homes in 2029/30. We will review this in further land supply updates, as further information becomes available.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	10 August 2023
Name / signature	 Ben Duffy Senior Planning Policy Officer

On behalf of Oxfordshire County Council Estates, I consider this to be a realist assessment of the trajectory for this site

Date

11th August 2023

Name / signature

Jeremy Flawn (Bluestone Planning on behalf of OCC Estates)

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
		10	17						

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
								17	10
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

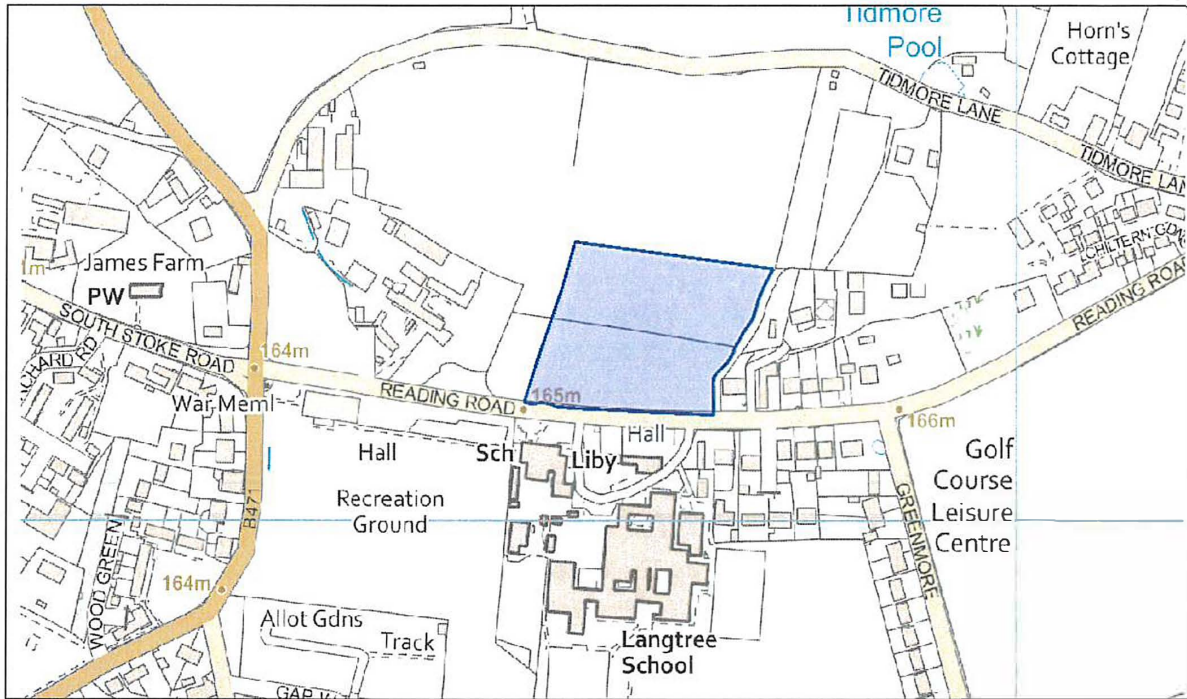
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
								17	10
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 0

Site name	Woodcote NDP2 Site 30: Church Farm
Land supply reference	2660

Total units in 5 year period	30
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	30
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P23/S2395/O	Outline	30	13/07/2023	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 30 homes in the Woodcote Neighbourhood Development Plan. An outline application for 30 homes was submitted in July 2023 and is currently out to consultation.

2. Technical consultee comments

Outline application submitted in July 2023. Consultation on the application had not begun at time of writing, therefore there are no technical consultee comments as it stands.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Infrastructure dependencies will be identified through consideration of the planning application.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
[Full raft of site surveys have been completed and submitted as part of the application.](#)
2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
[Pre-app advice sort with the council ref P22/S2266/PEJ](#)
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

Extensive public consultation was carried out as part of the NDP process, and we have been involved in ongoing discussions with Woodcote Parish Council

4. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

We have submitted an application which was validated on 18.07.23. We would expect that due to the allocated nature of the site and the time spent going through the Pre-app process that we could be at a committee in 2023 with a signed S106 and decision notice in the summer of the following year.

5. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

We don't foresee any issues that prohibit this site being granted permission.

6. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?

We don't foresee any issues that need to be resolved before the S106 can be signed, it is just a matter of agreeing contributions.

7. Please provide a timetable forecasting when you will submit reserved matters application/s on this site?

Reserved matters should hopefully be submitted within 9 months of a decision notice being received.

8. When do you think construction work will commence, and are there any obstacles to starting construction?

We don't envisage there to be any issues which would hold up development and we would foresee work starting on site within 6 months of reserved matters being approved.

9. When do you think the first dwelling will be completed?

We envisage the first dwelling being completed in 2025 if the timescales listed above are being met.

10. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

There will be one sales outlet on this site as there is only 30 units.

11. How many homes a year do you think this site will deliver?

This site should deliver 30 units a year (the entire development) over 2025-2026 period.

12. Are there any other comments you would like to raise?

If the council would like to speed up the delivery of this site, then we would be happy to progress a S106 during the application process and have signed document ready for committee.

7. Officer conclusion on deliverability

The site is allocated in the Woodcote Neighbourhood Plan for 30 homes. An outline application for 30 homes was submitted in July 2023 and is currently undergoing consultation (August 2023).

The applicant has advised that pre-app advice was sought, and consultation was undertaken as part of the Neighbourhood Plan's development, and that they have been involved in ongoing discussions with the Parish Council. The applicants have advised that due to the site being an allocation and the pre-app discussions that have taken place that a decision on the site could be taken by planning committee by the end of 2023, with the S106 then to be finalised before permission is granted. The applicants anticipate the S106 could be completed by summer 2024. Following this it is anticipated that a reserved matters will be submitted within 9 months of outline permission and work commencing within 6 months of reserved matters approval, with 15 homes being delivered in 2025/26 and 2026/27.


There is no information to indicate that these timescales are not achievable. However, the average lead in time for an outline application of this size in the district is 3.8 years. This would place the first homes being delivered in 2027/28. Given this, and that planning permissions and the s106 agreement still require completing prior to construction commencing, we consider it prudent to push back the applicant's proposed trajectory by one year. We therefore anticipate 15 homes to be delivered in 2026/27 and 2027/28, though there is nothing to prohibit the site from delivering earlier.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

On behalf of Lone Star Land, I consider this to be a realist assessment of the trajectory for this site

Date	29.08.23
Name / signature	Jack Casey 

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	13	17	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

13

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				15	15				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

30

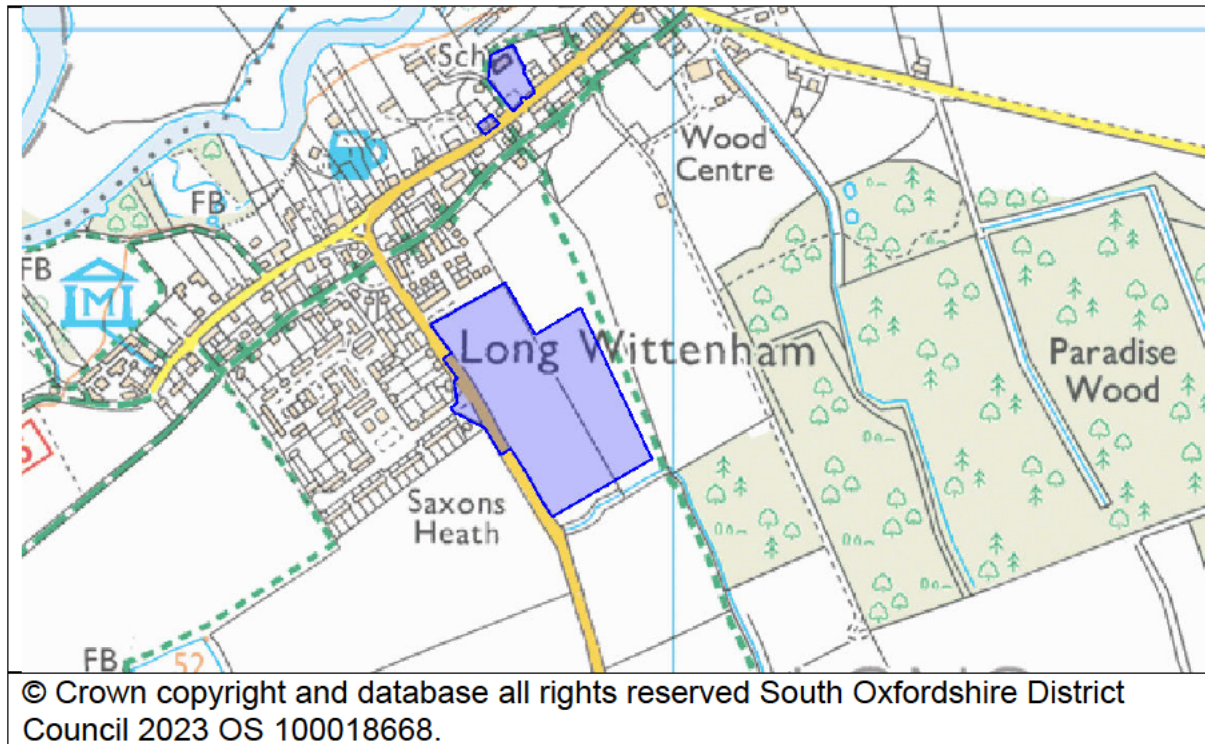
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
					15	15			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	30
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Site name	Community Hub, Didcot Rd Long Wittenham
Land supply reference	2656

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	45
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P23/S1474/FUL	Full	45	24/04/2023	N/A

Assessment of deliverability






1. Current planning status

The site was allocated in the Long Wittenham Neighbourhood Development Plan with a full planning application submitted in April 2023. The application is currently under consideration.

The site is being brought forward by Thomas Homes and will result in the redevelopment of the existing Village Hall and Primary School to residential use, as well as providing a new, bespoke Community Hub and Primary School, that meets modern requirements, and allows for potential expansion.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical issue or serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Landscape Officer (24 August 2023)

A number of issues affecting layout need to be resolved, other issues can be dealt with by condition

Oxfordshire County Council (21 June 2023)

Transport

Objection subject to addressing comments. Comments relate to further information being required, incorrect assessment due to assumptions, and amendments required to highways as proposed.

Lead Local Flood Authority

Holding objection. These sites need surface water runoff treatment and reduction.

Education

The development proposed in this pre-application includes a 0.5 form entry primary school building on a new site to replace the existing accommodation of Long Wittenham CoE Primary School. This is a community led development that will provide a modern, fit-for-purpose school on a site that is large enough for expansion to 1 form of entry should the need arise at a later date. The new school will also have a nursery. Although Oxfordshire County Council is not providing any financial contributions for the building of the school, we have been consulted throughout the process with regards to the requirements for and design of the new school.

Archaeology

Provided comments and suggested conditions to be attached to any permission.

Minerals and Waste

No objection as site is allocated. The site lies within a mineral safeguarding area.

Waste Management

No objection, subject to S106 contributions.

Crime Prevention Design Advisor (1 June 2023)

No objection, subject to conditions being placed upon the approval.

Thames Water (24 May 2023)

No objection.

Waste Management Officer (19 May 2023)

Have asked for a plan to show swept path analysis form to track standard 11.6M collections vehicle showing turning/reversing points.

Conservation Officer (21 June 2023)

Recommended that the proposed development site is amended to better respond to the site surroundings and relationship to the surrounding rural countryside

South and Vale Countryside Officer (21 June 2023)

Further documents are required.

It is evident that the proposal will result in a significant net loss of biodiversity, contrary to policy, and opportunities for offsite habitat creation (potentially in areas of remaining field, outside of areas of archaeological interest) are utilised for this purpose. The applicant should explore this or consider amendments to reduce the net biodiversity impact of the proposed development.

Drainage Engineer (24 August 2023)

No objection subject to conditions

Forestry Officer (13 June 2023)

Requested further information in regard to highway works being shown on the Tree Protection Plans. A detailed utilities plan is also required. Conditions will also be required for any permission.

Air Quality Officer (23 May 2023)

Have recommended conditions be attached to any permission to secure electric vehicle charging points are provided and appropriate secure cycle storage.

Contaminated Land Officer (19 May 2023)

A low overall risk to the development was established in both Phase 1 reports following the preliminary risk assessment with recommendations for a Phase 2 ground investigation comprising site specific soil chemical testing in order to determine the ground conditions, soil chemistry and any environmental liability associated with the site. Having reviewed the above factual ground investigation report I have not been able to locate any laboratory chemical analysis. The applicant should consider the findings of these reports and ensure that all necessary ground investigations/ chemical analysis are undertaken and included within the relevant reports. Amended reports should be submitted for reconsideration before a decision is made on whether contaminated land planning conditions are required.

 **Affordable Housing Team (25 May 2023)**

Would like further discussions regarding the proposals for affordable housing as none are provided contrary to policy. A viability report has been submitted indicating it is not viable which will need to be independently verified.

3. Site viability

The Council and site promoter aware of the following viability constraints affecting development:

The applicant has submitted a financial viability assessment for the site that shows it is only marginally viable if it does not provide affordable housing and S106 contributions.

The Council's own viability consultants are currently reviewing the viability assessment provided by the applicants.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers


Drawing from the technical consultee feedback above the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

 **Transport**

S278 agreement to provide:

- Formation of a roundabout junction along Didcot Road.
- Relocation of the existing southbound bus stop along Didcot Road and the provision of replacement infrastructure, including a hard standing area, bus shelter, carriageway markings, post and flag sign.
- Removal of existing priority carriageway narrowing and provision/replacement of vehicle activated speed limit signs along Didcot Road.
- Removal of existing "School Keep Clear" zig-zag road markings and the provision of an uncontrolled pedestrian crossing (dropped kerbs and tactile paving) and connecting footway along High Street, adjacent to the existing Long Wittenham primary school.

Contributions will also be required for strategic highway and public transport services

 **Education**

The development will be delivering a 0.5 form primary school building to replace the existing accommodation of the Long Wittenham CE primary school.

 **Community Infrastructure**

The scheme will deliver a community hub as well as a village green and associated open space.

6. Site promoter comments

A number of attempts to contact the agents for the site, Turley's, were not responded to. We were therefore not able to receive any comments.

7. Officer conclusion on deliverability

The site was allocated in the Long Wittenham Neighbourhood Development Plan with a full planning application submitted in April 2023. The application is currently under consideration.


We have had no response from the agents on the site and therefore have no developer information.

For a site of this size, the average lead in time in the district from submission of the detailed application to first home being built is 2.9 years. This would place the first homes being delivered in 2026/27. The average build out rate for a site of this size in the district is 17 homes per annum.

We had initially assumed that 9 homes would be delivered in 2026/27 and 17 in 2027/28. However, due to the lack of response from the developer/site promoter and the noted issues over the viability of the site we have consider it prudent to remove the site from the 5-year supply until there is greater clarity over the viability issue. We will review this position in updates to our housing land supply position.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
Despite numerous attempts to contact the agents for this site, no response was forthcoming.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
					9	17	17	2	
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

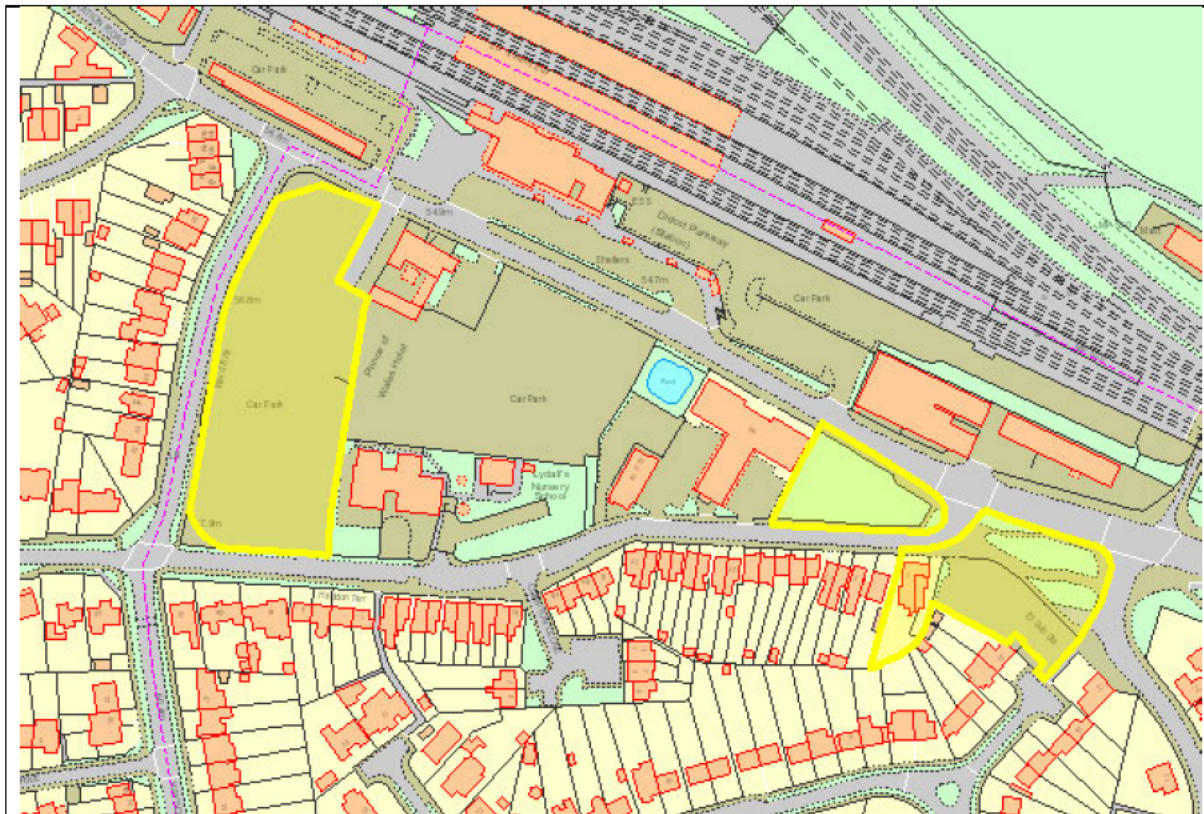
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
							9	17	17
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
2									

Final 5-year total	0
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Site name	Didcot Gateway
Land supply reference	1010

Total units in 5-year period	100
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Site status	Outline planning application under consideration
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Total units allocated for development	300
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/S0491/O	Outline	144	24/02/2022	n/a

S:\Shared\Monitoring (GDPR)\1. Housing\1. Housing land supply updates\6. 2023\Proformas






Assessment of deliverability

1. Current planning status

The council is considering an outline application for 144 dwellings on part of the allocation. The applicant, Homes England, submitted amended plans in December 2022, May 2023 and August 2023 to try to address objections raised by consultees and concerns raised by the case officer. The August 2023 amendments are currently out to consultation.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:


-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Air Quality (31/07/23)

The council's air quality officer has raised concerns that the proposed development has the potential to impact on existing local air quality as a result of an increase in road traffic exhaust emissions. The council's air quality officer has suggested conditions to be attached to any permission to address concerns.

Landscape Officer (26/05/23)

The May 2023 amendments have removed the landscape buffers to some of the site boundaries. These buffers would provide planting at a domestic scale to help integrate the proposals with the existing streets and it is not clear why these have been removed. Amended proposals have been received in August 2023 which are being consulted upon.

 **Local Highways Authority (20/06/23)**


Objections raised for several reasons:


- Plans do not show a shared cycle/footway that should be provided as part of the proposals.
- Applicant needs to demonstrate control over land required for visibility splays.
- Amendments are required to the access design.
- A building would encroach over the highway.


Lack of clarity over works within the highway boundary.

 **Conservation Officer (08/02/23)**

No in principle objection as the impacts are localised to the setting of the non-designated Prince of Wales Public House, which will at least retain its street frontage and position opposite the station to which it was built to serve.


 **Drainage (18/03/22)**

-  No objection subject to pre-commencement conditions requiring details to be agreed for a surface water drainage scheme and a foul drainage scheme.


 **Forestry Officer (21/03/22)**

No objection

 **Lead Local Flood Authority (20/06/23)**

-  No objection subject to conditions, including a pre-commencement condition to agree a surface water drainage scheme.

 **Contaminated Land (04/03/22)**

-  No objection subject to a phased contaminated land condition requiring investigation and, if necessary, remediation and a validation report.

 **Oxfordshire County Council Education (20/06/23)**

No objection subject to financial contributions to mitigate impact of development on primary, secondary, and special needs provision. A financial contribution is also required towards land for a secondary school

 **Environmental Protection (21/02/22)**

The applicant will need to demonstrate how a reasonable acoustic environment will be provided for future residents of the proposed development. This may be suitable for consideration as a reserved matter.

 **Housing Development (07/06/22)**

No objection subject to affordable housing being secured through the provisions of a legal agreement.

 **Environment Agency (27/04/22)**

Unable to provide a detailed response.

 **Thames Water (08/03/22)**

No objection in relation groundwater – the developer will need to agree an appropriate surface water strategy with the Lead Local Flood Authority.

Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal. Network reinforcement are likely to be required and the following condition would therefore be required *“The development shall not be occupied until confirmation has been provided that either: - 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.”*

 **Urban Design Officer**

No objection

 **Archaeology (20/06/23)**

No objection



Crime Prevention Design Advisor (16/0322)

Holding objection in relation to several issues including excessive permeability. It is unlikely that the matters raised would amount to reasons for refusal.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is aware of the following land ownership constraints affecting development:

- The need for access to cross a parcel of land that Homes England does not current control.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:



Theme one – Transport

Oxfordshire County Council has raised concerns with the detailed proposals for access and transport on this site. Homes England is working with the Council and County Council to address this by reviewing the plans to take account of the feedback received. Amended plans were submitted for consideration in August 2023. The only issue that was required to be amended was increasing the set back on the Haydon Road junction into the site, by 1.5m to provide a full 5m setback for the pedestrian and cycle path that is to be provided. Other minor comments have also been addressed.

Transport and highways in the Abingdon / Culham / Didcot area are set to be improved by Housing and Infrastructure Fund (HIF1) infrastructure. In June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. This is known as the "Releasing Development Strategy." Paragraph 7 of that strategy is relevant to this site. It confirms that for developments of 10 or more homes (major development), the County Council will not raise highways objections as "HIF 1 funding has

been secured and OCC is confident in delivering HIF 1". The planning application for the HIF1 infrastructure was called-in by the Secretary of State for his determination on 25 July 2023 under Section 77 of the Town and Country Planning Act 1990. Subsequently, Oxfordshire County Council confirmed their position, as Oxfordshire Highway Authority and statutory consultee to the District Council Planning Authority, that the Releasing Development Strategy remains current, and its contents will be applied to all live and in-coming planning consultations until further notice.

Theme two – Landscape

Homes England will need to address the points raised by the landscape officer regarding landscape buffers and the integration of the site at a domestic scale. Homes England is working to address this and have provided revised plans in August 2023 which are being consulted upon.

Theme three - Drainage

Thames Water is currently working with Homes England to identify and deliver the offsite water infrastructure needs to serve the development. Thames Water have identified that some capacity exists within the water network to serve 49 dwellings but beyond that upgrades to the water network will be required. Works are ongoing to understand this in more detail and as such Thames Water feel it would be prudent for an appropriately worded planning condition to be attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure.

Air Quality (31/07/23)

The council's air quality officer has raised concerns that the proposed development has the potential to impact on existing local air quality as a result of an increase in road traffic exhaust emissions. The council's air quality officer has suggested conditions to be attached to any permission to address concerns.

6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

Application is live, we are working with SODC and other stakeholders to address remaining issues to enable planning permission to be granted as soon as possible.

2. When do you expect to submit amended plans or documents to address comments by:

- The air quality officer
- County Council highways
- Landscape officer

Submission made in August 2023 to address comments received.

3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

The project team are working to resolve issues, following engagement with officers it is hoped that the amended plans submitted in August 2023 will resolve all remaining issues.

4. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

The project team are reviewing requested S106 obligations as they are requested by consultees and welcome the opportunity to discuss the collective S106 package with officers as the application progresses.

5. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

The project team is reviewing suggested planning conditions at present and where appropriate will identify opportunities for work to be prepared in advance to enable the timely discharging of conditions.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Following the grant of consent, Homes England will market the site and seek development partners to bring forward the proposed new homes. Homes England are committed to the timely delivery of new housing.

7. When do you think the first dwelling will be completed?

Homes England are committed to the timely delivery of new housing. SODC's projection for the delivery of first dwellings in 2027/28 is considered appropriate.

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Homes England will market the site and seek development partners to bring forward the proposed homes following the grant of consent. The site will be disposed of as one development site.

9. How many homes a year do you think this site will deliver?

See trajectory.

10. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The site is allocated for 300 homes in the South Oxfordshire Local Plan 2035. However, the council is considering an outline application for 144 dwellings on part of the allocation, it is this application that has been assessed for deliverability.

The applicant, Homes England, submitted amended plans in December 2022 and May 2023 to try to address objections raised by consultees and concerns raised by the case officer. Further amended plans were made in August 2023 to address comments received, with these plans currently being consulted upon.

Homes England have agreed that the first homes being delivered in 2027/28 is realistic. Amended plans have been submitted to address consultee comments on the original plans. On granting of permission Homes England will market the site and seek development partners, providing a housing trajectory which projects the first homes to be delivered in 2027/28.

The application was submitted in February 2022, with the district site average lead in time for a site of this size being 3.9 years. If we were to use the district average this would project the first homes being delivered in 2025/26. However, as this development is a regeneration project that will deliver blocks of flats it is reasonable to assume a slightly longer lead in time. We therefore assume the first homes will be delivered in 2027/28.

The average build out rate for a site of this size is 54 homes per annum. In 2027/28 we have agreed with Homes England assessment that 100 homes will be delivered, with 44 being delivered in 2028/29. Due to the development consisting of blocks of flats it is reasonable to assume that homes will be delivered as the blocks are completed, which would support a higher annual build out rate figure.

We consider it realistic that 100 homes will be delivered in the 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date

6 September 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer



On behalf of Homes England, I consider this to be a realist assessment of the trajectory for this site.

Awaiting Homes England to sign form.

Date

Name / signature

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	144	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
						100	44		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

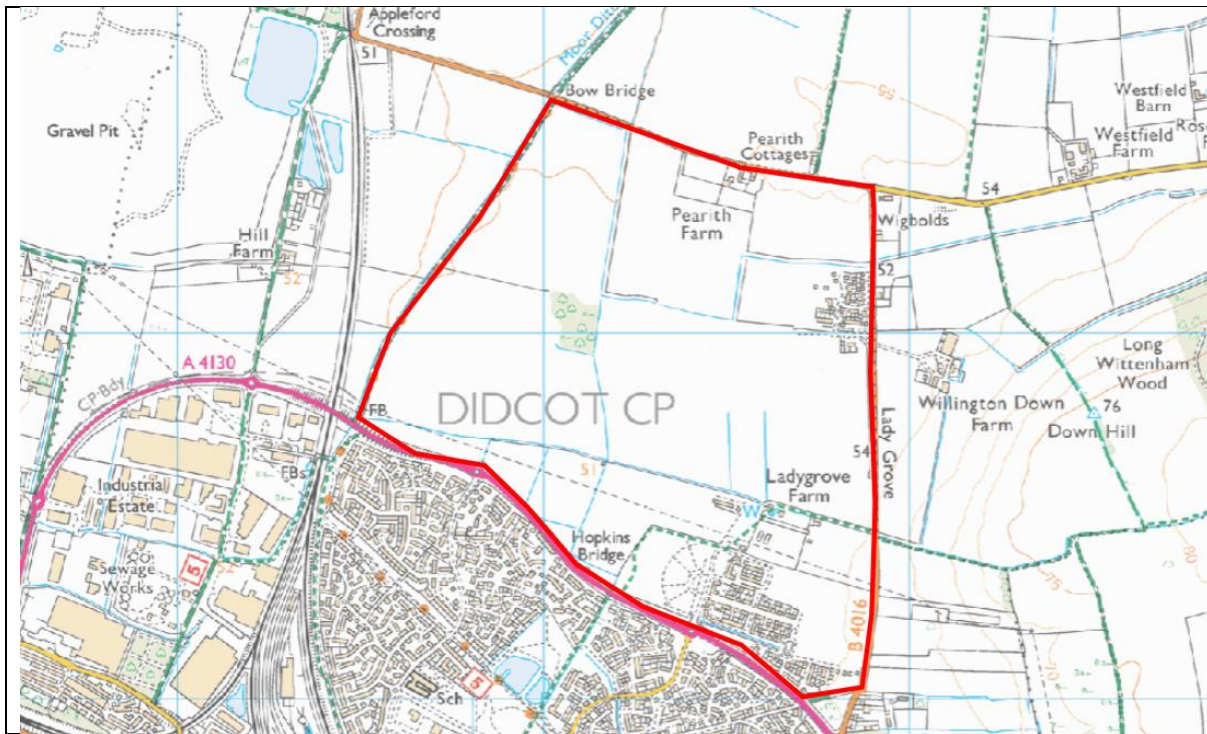
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
						100	44		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	100
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Site name	Northeast Didcot
Land supply reference	1009

Total units in 5 year period	920
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Site status	Various parcels on the site are at different stages. Site is under construction, some units have detailed permission and some units have outline permission only.
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Total units allocated for development	2,030
Total units with outline consent	2,030
Total units with detailed consent	1,036
Total completions to date	425

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications on this site.






Assessment of deliverability

1. Current planning status

Various parcels on the site are at different stages. Site is under construction, some units have detailed permission and some units have outline permission only.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor objection, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

P22/S2401/RM: Willowbrook Park Phase 3b

Oxfordshire County Council Transport

Concerns previously raised have mostly been addressed – although there is a slight amendment required to size of visitor car parking bays opposite Plots 514 / 515

Oxfordshire County Council Drainage Engineer

Holding objection – they have a query over Cv rates used in drainage calculations which the applicant needs to be addressed

Countryside Officer

No significant concerns – request that greater number of bird and bat boxes be provided

Urban Design Officer

No objections

 **Housing Officer**

No objections

 **Drainage Engineer**

No objections, although the applicant should address the concerns set out by the County Council's Drainage Engineer re: Cv rates.

 **Forestry Officer**

No objection subject to provision of tree pit details and replacement oak trees being planted.

 **Air Quality Officer**

No objection

 **Contaminated Land Officer**

No objection

 **Environmental Protection Officer**

No objection

 **Landscape Officer**

Concerns previously raised have mostly been addressed – although tree pit details need to be approved, this could be done via condition

 **Thames Water**

No objection

 **Waste team**

No objection

 **Oxfordshire County Council Transport**

Objection – matters relating to layout and parking need to be addressed through the submission of amended plans. These are minor design changes and relate to road widths at various points, swept path analyses, and visibility splays.

 **Oxfordshire County Council Drainage Engineer**

Holding objection – they are concerned that the greenfield run off rates are too high.

 **Countryside Officer**

Requested that a scheme of faunal enhancement is included in the proposed development.

 **Urban Design Officer**

Previous concerns raised have been addressed through amended layout – some minor issues remain that should be addressed (amendments to some of the parking arrangements and boundary treatments).

 **Housing Officer**

No objection – although it would be preferred if all of the two-bed affordable units were provided as houses as opposed to flats – also evidence requested relating to Registered Provider conforming mixed tenure within a single block would not present management issues.

 **Drainage Engineer**

No objection to the site wide layout, however, further detail including revised hydraulic calculations will be required .

 **Forestry Officer**

No objection - previous concerns raised have been addressed

 **Air Quality Officer**

No objection

 **Contaminated Land Officer**

No objection

 **Environmental Protection Officer**

No objection

 **Landscape Officer**

No objection – various concerns raised initially but these have been addressed through the submission of amended plans.

 **Thames Water**

No objection subject to condition restricting occupation until all required network upgrades have been provided or a development and phasing infrastructure phasing plans has been agreed.

 **Waste team**

Amendments to bin capacity provision required to meet the council's standards

P22/S1794/FUL: Neighbourhood Centre (Quora Ltd)

 **Oxfordshire County Council Transport**

Awaiting comments

 **Oxfordshire County Council Drainage Engineer**

Awaiting comments

 **Countryside Officer**

Awaiting comments

 **Urban Design Officer**

Broadly supportive of masterplan but amendments to layout, boundary treatments and intern layout of residential above retail requested

 **Housing Officer**

Awaiting comments

 **Drainage Engineer**

Holding objection – various queries raised that require clarification

 **Forestry Officer**

No objection subject to condition relating to tree pit design

 **Air Quality Officer**

Amendments and additions to the air quality assessment are needed.

 **Contaminated Land Officer**

No objection

 **Environmental Protection Officer**

No objection, subject to the implementation of mitigation measures identified in the accompanying acoustic report.

 **Landscape Officer**

Holding objection – issues with layout and landscaping of parking area identified along with more detailed comments about rooting volumes and boundary treatments.

 **Thames Water**

No objection relating to foul and surface water drainage. Conditions requested.

 **Waste team**

General comments provide along with a request for refuse vehicle swept paths to be provided

 **Oxfordshire County Council Transport**

Awaiting comments

 **Oxfordshire County Council Drainage Engineer**

Awaiting comments

 **Countryside Officer**

Awaiting comments

 **Urban Design Officer**

Awaiting comments

 **Housing Officer**

No objection

 **Drainage Engineer**

Awaiting comments

 **Forestry Officer**

No objection subject to condition

 **Air Quality Officer**

No objection subject to condition

 **Contaminated Land Officer**

No objection

 **Environmental Protection Officer**

No objection, subject to the implementation of mitigation measures identified in the accompanying acoustic report.

 **Landscape Officer**

Holding objection – amendments requested to layout and planting.

 **Thames Water**

No objection relating to foul and surface water drainage. Conditions requested.

3. Site viability

The Council and site promoters are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council and site promoters are not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The significant infrastructure requirements for this site have already been addressed through the section106 agreement for the development.

6. Site promoter comments

P22/S2401/RM: Willowbrook Park Phase 3b

No response

P22/S4011/RM: Willington Down Phases 3 and 5a

No response

P22/S1794/FUL: Neighbourhood Centre (Quora Ltd)

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

*Application submitted and target date for decision – October / November.
Regarding extension of time, yes there are provisions.*

2. When do you expect to submit amended plans or documents to address comments by the following consultees?

- a) Drainage Engineer - *August*
- b) The Landscape Officer – *Submitted July*
- c) The urban design officer - *Submitted July*
- d) Waste team - *Submitted July*

3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

Highways, drainage and the viability of the scheme in relation to the planning obligation requests (e.g. highways, education & leisure).

4. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

As per above, viability of the scheme in relation to the planning obligation requests (e.g. highways, education & leisure). Viability Appraisal submitted with the application and Council obtained independent review.

5. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

Not as yet, however we will look to agree these at an early stage.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Q2 2024

7. When do you think the first dwelling will be completed?

Q1 2026

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Unknown as yet.

9. How many homes a year do you think this site will deliver?

Entire quantum in 2026

10. Are there any other comments you would like to raise?

Just to reiterate the viability point in 6.4 above. The general application of s106 obligations without regard to the particulars of the scheme itself and its ability to absorb planning gain will inevitably prevent development and delivery of the housing units.

P22/S2003/FUL: LTN Care Home

No response

7. Officer conclusion on deliverability

Quora Neighbourhood Centre - 169 homes in 5 years

Only one of the site promoters has responded to our request for information on this site; Quora Ltd. We deal with their portion of the site first. They have advised that, subject to highways, drainage and viability concerns being addressed, they would see the entire development delivered in 2026. They have submitted amended plans in the summer of 2023, showing progress toward resolving these matters. The Council is confident that any outstanding matters can be addressed to enable construction work to commence in 2024 as per Quora's expectation. As this is a full application, once permission is granted it would become a "category A" site and therefore presumed deliverable. The council expects 169 dwellings on this site in the 5 year period.

Croudace and L&G land (under outline consent P15/S2902/O) – 580 homes in 5 years

There are currently 950 dwellings with detailed consent on the Croudace / L&G land (Reading University), with 425 completions as of April 2023. This means that there are 525 extant detailed dwelling permissions, most of which are presumed deliverable in line with the NPPF's definition of a deliverable site. We expect 426 of these to actually build out in the 5 years as the permission for Willington Down Phases 2 and 4 (P21/S3283/RM) will deliver 99 homes outside of the 5 year period.

In addition to these, the Council is also considering detailed planning applications for a further 198 dwellings under the outline consent. As shown on the accompany strategic site breakdown, reserved matters applications under the original outline (P15/S2902/O) have usually been determined within a year of submission, and completions recorded within the monitoring year following permission. Hence, site specific evidence suggests that these two applications ([P22/S2401/RM](#) and [P22/S4011/RM](#)) will begin delivering within this five year assessment period, contributing 154 homes. There is no evidence to suggest that these permissions will be delayed, with no significant objections to the applications outstanding. This takes the total number of deliverable units to 580. Outside of these detailed

permissions and detailed applications (P15/S2902/O), the council expects no further completions on this site under the outline consent.

Other land within the allocation

All other schemes outside of the Reading University / Croudace outline consent are allocated in the Local Plan, and hence the principle of the development is acceptable. Oxfordshire County Council has confirmed through its June 2021 strategy that it won't raise highways objections to these schemes, and has not done so to date. The Council expects the following supply from these applications:

Hughes Land (P21/S1133/FUL): 86 homes – these units have detailed planning permission and are presumed deliverable under Category A.

LNT Care Home (P23/S2003/FUL): 35 homes (dwelling equivalent) from a care home. The applicant has made strong progress in addressing comments from consultees, and there are only two minor outstanding comments from the Urban Design officer and drainage engineer. The council is therefore confident these units will be delivered within the 5 year period.

Reserved farmland (P19/S0021/O): 50 homes - The Council granted outline consent for this development in November 2022, and expects to receive a reserved matters application before the end of 2023/24 (although this hasn't been confirmed by the site promoter who did not respond to our request for information). Our trajectory for the site expect this to be granted in the year 2025/25, conservatively allowing 2 years for the granting of RM permission. The average on this site, as shown by the permission breakdown, is for RM to be granted the same or following year. Consequently, the council consider this to be a cautious trajectory for the site.

8. Signatures

Only Quora Ltd responded to the request for information and their signature is on a separate proforma.

9. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
								27	82
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
116	200	86	128	191	392	274	266	220	215
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Final 5-year total	920
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STRATEGIC SITE BREAKDOWN – Northeast Didcot

	Developer	Status	No. of homes	Completions to date	Extant units (not yet built)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Allocation Local Plan 2035 Policy H2b	Various	Allocated	2,030 (2,320)	425			A*							27	82	116	200	123	86	128	191	392	274	266	220	215			
Main Outline consent P15/S2902/O	Various	Permitted	1,880	425						S		P		27	82	116	200	123	81	106	145	125	220	220	220	215			
Willowbrook Park Phase 1 P18/S2339/RM	Croudace	Under construction	173	139								S	P	27	70	42	0	34											
Willowbrook Park Phase 2 P18/S4084/RM	Croudace	Under construction	201	92								S	P			27	65	54	54	1									
Willington Down Phase 1 P19/S1296/RM	L&G Homes	Under construction	168	145										S	P	8	47	23											
Willington Down Phase 2 P19/S4027/RM	L&G Homes	Under construction	4	4										S	P	4													
Willowbrook Park Phase 3a P20/S4138/RM	Croudace	Under construction	57	45											S	P	45	12											
Willowbrook Park Phase 3b P22/S2401/RM	Croudace	Submitted	40														S	P		4	12	17	7						
Willowbrook Park Phase 4a P21/S2542/RM	Croudace	Permitted	59													S	P			27	32								
Willington Down Phase 2 and 4 P21/S3283/RM	L&G Homes	Permitted	288													S	P		27	54	54	54	54	45					
Willington Down Phase 3 and 5a P22/S4011/RM	Crest Nicholson	Submitted	158														S	P		20	47	54	37						

Assessment of deliverability

1. Current planning status






The site is allocated for residential development in the Woodcote Neighbourhood Plan for 20 dwellings.

A full application was submitted on the site in June 2020. There has been a delay in determining this application due to issues around drainage on the site. These have now been resolved and work is ongoing to finalise the legal agreement.

Previously an application (P15/S2685/FUL) was permitted on the site, however this permission lapsed in 2020.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical issue, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Drainage Engineer (10 March 2023)

Holding objection removed subject to conditions. These are pre-commencement conditions requiring the following:

- a discharge permit from the Environment Agency for the disposal of surface water into a borehole soakaway shall be submitted to, and approved in writing by, the Local Planning Authority.
- Prior to the commencement of development, with the exception of any demolition, a full surface water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority.
- Prior to the commencement of development, with the exception of any demolition, a surface water management and water quality management strategy for managing surface water during construction including details of the method, levels, size, position

and construction of drainage works, shall be submitted to and approved by the local planning authority.

- Prior to the commencement of development, a foul water drainage strategy including details of the levels, size, position and construction of drainage works, shall be submitted to and approved by the local planning authority.

In addition, there is a condition that prior to 75% occupation of the development a SUDS Compliance report prepared by an appropriately qualified Engineer must be submitted to and approved by the Local Planning Authority.

Oxfordshire County Council (16 July 2021)

Transport

The County Council has a holding objection awaiting agreement on S278 agreement and addressing of the following comments:

- 1) The boundary wall of plot 5, adjacent to the car parking space serving plot 6, is required to be amended in order to provide a 2.0m x 2.0m visibility splays.
- 2) Dimensions are required to be shown on the submitted drawings along the proposed footways within the site. In addition, the lines projected from adjacent parking spaces over the footway are required to be deleted from all drawings.
- 3) It appears that some front garden areas to the west of the amended access location will still encroach into highway land along Greenmore. Therefore, as previously requested, the full extents of the adopted highway along the complete site frontage and the ownership boundary of the site are required to be clearly shown on the submitted site plans, in order to confirm this.

Lead Local Flood Authority

Objection as insufficient information has been provided in accordance with Local Standards to enable a technical assessment of the proposal to be undertaken. It is therefore not possible to establish whether a sustainable surface water drainage strategy can be delivered on the site. This has now been addressed as strategy for drainage confirmed.

Thames Water (01 June 2022)

No objection.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Drainage

Drainage is the main issue on this site. It has now been addressed with pre-commencement conditions ensuring an appropriate strategy is in place prior to construction and that the effectiveness of the strategy is monitored through construction.

6. Site promoter comments


No information received.

7. Officer conclusion on deliverability

The Council considers that it is realistic that the above matters can be resolved within the 5-year period, with work now progressing on the S106 legal agreement, assuming that planning permission will be issued by 1 April 2024. On average, sites of this size take 2 years to see first completions from the date permission is granted. This would place first housing completions on this site in April 2026. On average, sites of this size deliver 17 homes a year.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No response received.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	17	3	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

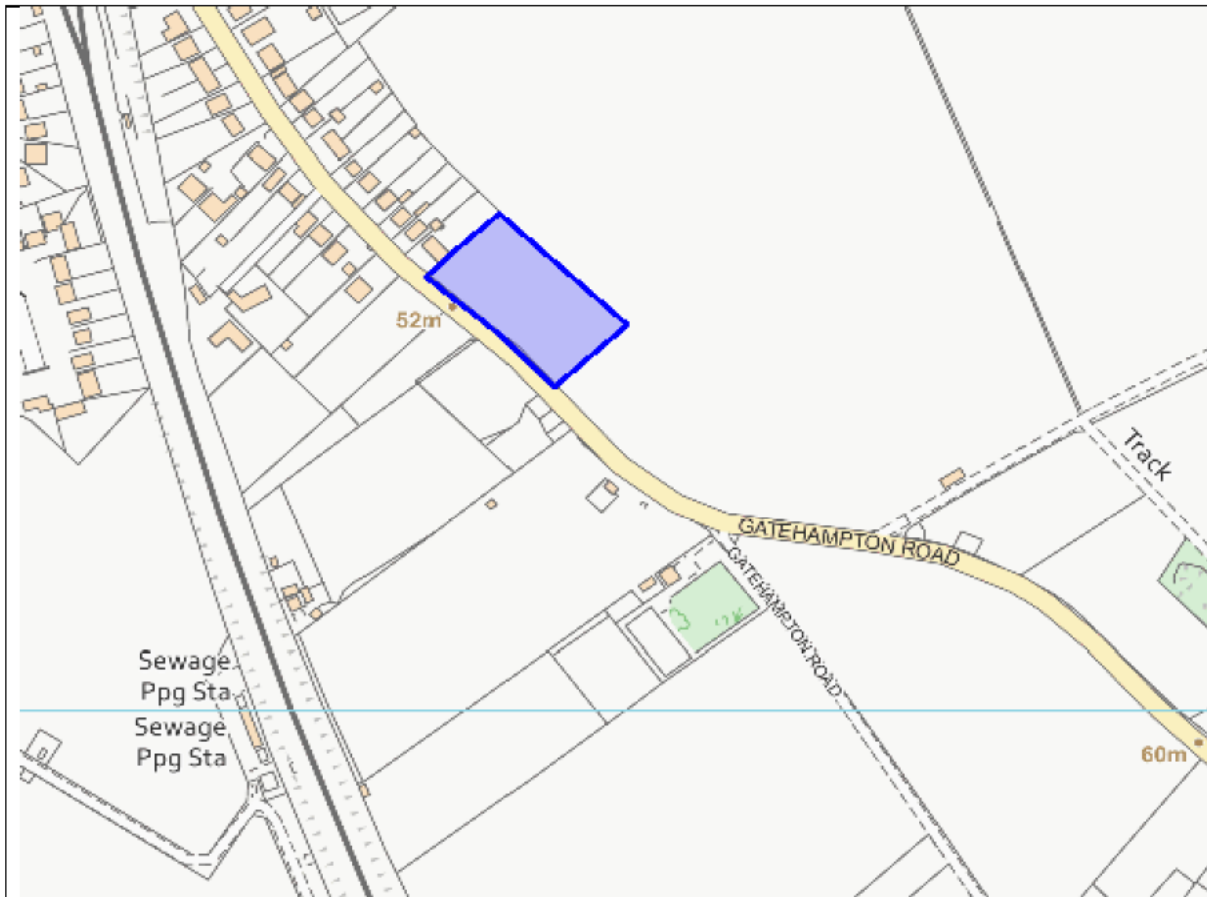
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
					17	3			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	20
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Site name	Gatehampton Road, Goring
Land supply reference	2248

Total units in 5 year period	0
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Site status	Neighbourhood Plan Reserve Allocation
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Total units allocated for development	16
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is a reserve allocation in the Goring Neighbourhood Plan. It is only expected to be released from development in case the other allocations in the Goring Neighbourhood Plan do not meet the need for new dwellings in Goring, identified as approximately 94 homes.

There are no residential planning applications on the site.

2. Technical consultee comments

As there are no live planning applications on the site, there are no technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Policy 10 of the Goring Neighbourhood Plan sets out the policy requirements for the site allocation, that should be read in conjunction with the development plan as a whole.

6. Site promoter comments

N/A

7. Officer conclusion on deliverability

This site is an allocation in the Goring Neighbourhood Development Plan that is reserved, and not expected to come forward, unless the other site allocations in the Neighbourhood plan do not deliver approximately 94 homes. At this time there is no indication that the approximately 94 homes allocated on other sites will not come forward. Therefore, this site is not considered deliverable at this time.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

1 September 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer



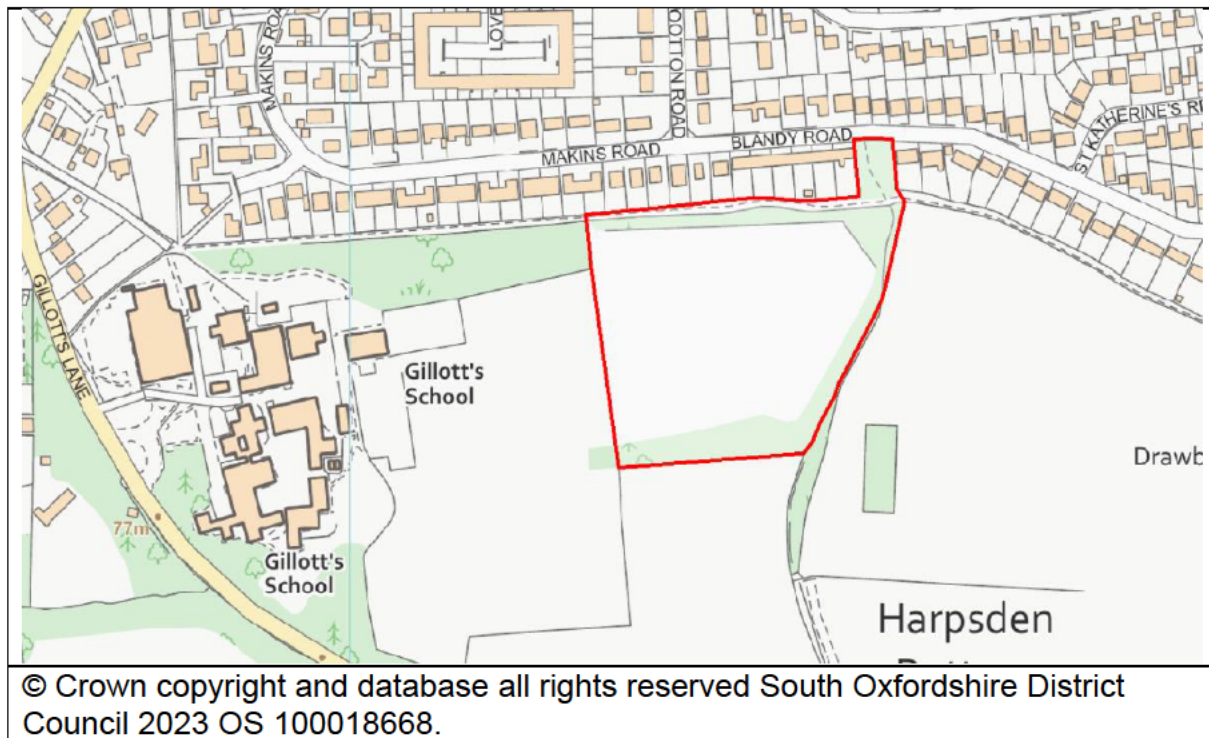
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Final 5-year total	0
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Site name	Gillotts School Playing Field
Land supply reference	1434

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	50
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for around 50 dwellings in the joint Henley and Harpsden Neighbourhood Plan.

The site consists of Gillotts School playing fields, with the release approved in March 2015¹ with the revenue created being used to invest in new sport and educational fields.

No planning applications have been submitted in regard to this allocation.

2. Technical consultee comments

As there are no planning applications on this site, there are no technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Policy DS3 of the Henley and Harpsden Neighbourhood Plan sets out the site allocation policy and requirements.


6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

¹Info available here: <https://www.gov.uk/government/publications/school-land-decisions-about-disposals/decisions-on-the-disposal-of-school-land>

<p>4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?</p> <p>5. When do you think construction work will commence, and are there any obstacles to starting construction?</p> <p>6. When do you think the first dwelling will be completed?</p> <p>7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?</p> <p>8. How many homes a year do you think this site will deliver?</p> <p>9. Are there any other comments you would like to raise?</p>

<p>7. Officer conclusion on deliverability</p> <p>The site is allocated for 50 homes in the Joint Henley and Harpsden Neighbourhood Plan with no active application on the site.</p> <p>The school have advised that at this time they do not have time to respond our request for information. Given this and the fact that there is no live application on the site, we consider that it is able to be evidenced as deliverable and the housing trajectory falls outside of the 5-year period. We will update as to progress on the site in our next housing land supply statement.</p>
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<p>8. Signatures</p> <p>On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site</p>	
Date	25 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
<p>Gillotts School did not have capacity to respond to request for information at time of writing.</p>	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0							
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
								15	35
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

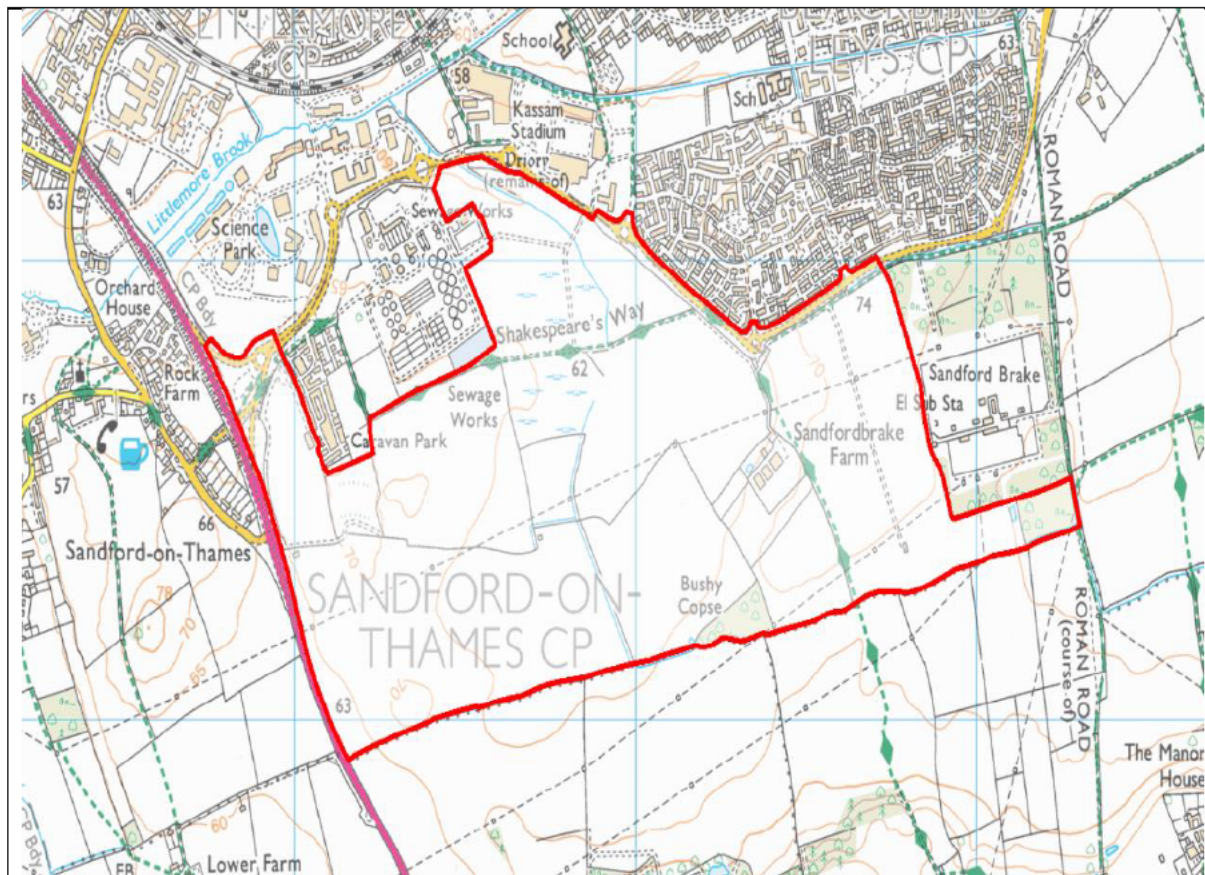
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
								15	35
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	0
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Site name	Grenoble Road
Land supply reference	1893

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	3000
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for approximately 3,000 dwellings by Policy STRAT11 of the South Oxfordshire Local Plan.

The applicant wishes to seek pre-application advice with the Council at the appropriate time and is ready to engage earlier if required. A planning performance agreement will be drafted and agreed between the Council and the site promoter to set out the key steps and timescales toward securing planning permission once the site promoter has secured a development partner.

As detailed in evidence submitted for the Examination (and which appeared as SODC's own evidence, reference number PSD47 Grenoble Road Housing Delivery Statement, Section 3.3) and set out to SODC last year as part of the housing land supply updates, the Partners have undertaken the following technical work. Whilst some may require updating in advance of an application submission, this demonstrates the extent of work undertaken in relation to the site:

Landscape:

- Desk study
- Winter time photography
- Site walkover survey
- Lighting assessment
- Photomontages
- Landscape and visual impact assessment
- Green infrastructure strategy

Ecology:

- Desk study
- Extended Phase 1 Habitat Survey
- Walkover survey of Minchery Farm Meadow SLINC Littlemore and Northfield Brooks SLINC
- Botanical survey of Sandford Brake Local Wildlife Site (LWS) and potential extension areas
- Hedgerow survey
- Pilot winter bird survey
- Breeding bird surveys
- Tree and building inspections for bats and barn owls undertaken
- Aerial tree climbing inspection for roosting bats
- Bat emergence and re-entry surveys
- Bat activity surveys including manual transects and static detector deployment;
- Water vole and otter surveys
- Badger surveys
- Great crested newt eDNA surveys
- Reptile surveys
- Biodiversity impact assessment calculations
- Ecological impact assessment

• Heritage and Archaeology:

- Desk study
- Site walkover surveys
- Geophysical survey
- Archaeology trial trench evaluation
- Archaeological and heritage assessment

Arboriculture:

- BS 5837:2012 arboricultural survey
- Arboricultural assessment

Public Rights of Way:

- Desk study
- Site Survey
- PRow assessment

Transport:

- A number of traffic surveys have been commissioned by Peter Brett Associates LLP and undertaken by
- Traffic Survey Partners (TSP), a 3rd-party survey company, at a number of locations in the study area.
- These surveys include Automatic Traffic Count (ATC) surveys, junction classified turning count (CTC)
- surveys and queue length surveys.
- Transport Assessment
- Framework Travel Plan
- Site access junction drawings

Noise:

- Sound Survey

Air Quality:

- Air quality monitoring

Ground Conditions:

- Phase 1 Ground Condition Report
- Ground Investigation Report
- Waste Management Strategy

Utilities, Energy, and Waste:

- Utilities Appraisal
- Energy Strategy
- Waste Management Strategy

Flood Risk and Drainage:

- Flood Risk Assessment
- Surface Water Drainage Strategy

2. Technical consultee comments

Whilst no recent formal applications have been submitted regarding this development a request for an EIA Scoping Opinion was previously submitted and a Scoping Opinion (ref. P16/S1196/SCO) was issued in July 2016 following consultation with technical consultees. Feedback has also more recently been received from SODC, Oxford City Council, Oxfordshire County Council and Highways England during pre-application discussions (referred to further below).

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The site is under the control of three landowners: Magdalen College, Oxford City Council, and Thames Water.

5. Infrastructure dependencies and enablers

Policy STRAT11 of the Local Plan sets out that the site is expected to deliver:

- A new park and ride facility adjacent to the A4074
- Affordable housing
- Convenience floorspace to meet the day to day needs of the local community
- Improvements to existing facilities and services at Blackbird Leys
- Education provision, likely to be an onsite provision of one three-form entry primary school, and 1,200 place secondary school with capacity to expand, and a contribution toward Special Educational Needs (SEN)
- Contributions towards enabling primary healthcare service to address patient growth
- Transport infrastructure improvements
- Open space provision
- Assessment of, and implementation of mitigation measures for, odour arising from the sewage treatment works prior to commencement

The site's development will require cross boundary working with Oxford City Council to understand how the site will contribute to the regeneration of Blackbird Leys, as confirmed and agreed in the Statement of Common Ground between the OSVP and SODC (dated June 2020) prior to the Local Plan Examination.

Whilst the site is not directly related to the HIF1 infrastructure package, it is possible that the delivery of this infrastructure will influence delivery of the site.

The HIF1 scheme received a resolution for refusal at OCC Planning committee. Subsequent to this planning committee and prior to formal decision notice being issued, the Secretary of State exercised his powers under Section 77 of the Town and Country Planning Act, directing that the application be referred to him instead of being dealt with by the Local Planning Authority. Given that the HIF1 scheme remains fully funded and subject to planning process, the position of the Highway Authority, as statutory consultee to the District Council Planning Authority, is that the Releasing Development Strategy remains current, and its contents will be applied to all live and in-coming planning consultations until further notice.

It is OCC's position that the status of the HIF1 scheme remains the same, i.e. that the scheme is funded, fundamental to the Science Vale Area Strategy and is planned for delivery.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site in addition to those listed above?

In addition to the extensive and detailed technical work which has been undertaken (as set out in response to question 3), the Oxford Science Village Partners (OSVP) have previously engaged with house builders and potential delivery partners who operate in the region.

Responses have been received from house builders including L&Q, Redrow and Countryside. The comments received from the house builders (as detailed in evidence submitted for the Local Plan Examination) validated assumptions made regarding the housing trajectory and confirmed that there is an appetite for securing housing land in this location and specifically for the South Oxford Science Village (i.e., Grenoble Road).

The house builders have also confirmed that the pre-construction timescale could be accelerated, and the anticipated delivery rates set out in the proposed trajectory could be met with the potential for accelerating this timeline. Additionally, house builders confirmed both their ability and willingness to act as master developer, supporting the assumptions made regarding the housing trajectory.

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?

Formal pre-application discussions were held with SODC (Development Management and Policy officers), Oxford City Council (Development Management and Policy officers) and Oxfordshire County Council (Transport, Education and Infrastructure Officers) in late 2020.

Prior to this, pre-application discussions were held with SODC, Oxford City Council, Oxfordshire County Council and Highways England in 2016/17 as part of work previously undertaken to prepare an outline planning application. Two design reviews were also held with Design Council CABE in 2016.

As above, the applicant wishes to seek further pre-application advice with the Council at the appropriate time and is ready to engage earlier if required. The OSVP is committed to on-going engagement with SODC and key consultees in order to inform the subsequent submission of a formal planning application.

3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

Through previous work undertaken to prepare an outline planning application in 2017, the OSVP engaged extensively with the local community as set out below:

- Public exhibitions were held at the Kassam Stadium, Sandford Village Hall and Jubilee Hall (approximately 300 attendees);
- Dedicated website created - <http://www.oxfordsciencevillage.com/>
- Hand delivered leaflets providing information about the SOSV to South Oxford, Oxford City, Sandford-on-Thames Parish Councillors, local Parish Councillors and John Howell MP; and
- 7,200 leaflets providing information about the SOSV delivered to residents.

The masterplan for the SOSV has developed in response to views expressed by those consulted.

The OSVP is committed to further engagement with all stakeholders at the appropriate time.

4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?

It is anticipated that an outline planning application (access in detail with all other matters reserved) is likely to be submitted in 2024/25.

5. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

The submission of the application in 2024/2025 will allow engagement with SODC on emerging proposals, for assessment work to be undertaken including for example on the regeneration work needed for Blackbird Leys, and for other early infrastructure scoping work.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

It is envisaged that in 2028/29 work would progress around the discharge of conditions and preparation of the site would then commence.

The appointment of a Master Developer will help facilitate a shorter period to commencing development on site, now anticipated no later than 2029.

7. When do you think the first dwelling will be completed?

It is currently envisaged that the first dwelling would be completed in 2029/30.

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

In line with evidence presented and accepted by the Planning Inspector during the Examination, (PSD47) (and submitted again last year as part of the Housing Land supply updates) it is envisaged that there will be one sales outlet during year 1 of construction, increasing to two in the second construction year, 3 in the third year and peaking at 4 outlets around year 5 of construction.

9. How many homes a year do you think this site will deliver?

In line with evidence presented and accepted by the Planning Inspector during the Examination, (PSD47) (and provided to SODC last year as part of the Housing land supply updates) it is envisaged that there will be one sale per outlet per week with up to three outlets (50 per year from each outlet, so totalling 150 per year) and an average of 3.5 sales per month with four outlets (42 per year from each outlet, so totalling 168 per year) being delivered.

This would therefore equate to delivery reaching 168 dwellings of open market housing and an equivalent amount of affordable housing on serviced parcels of land. Therefore, assuming an average of four outlets there will be 336 dwellings per annum being delivered (including both market and affordable dwellings).

10. Are there any other comments you would like to raise?

The OSVP is committed to ensuring the delivery of development at SOSV in a timely manner. This response reflects detailed evidence submitted for the Local Plan Examination, and together with validation from house builders, demonstrates the deliverability of the site allocation in line with the below housing trajectory.

7. Officer conclusion on deliverability

The site is allocated for approximately 3000 homes in the South Oxfordshire Local Plan 2035. No planning application for development has yet been submitted however pre-app discussion has taken place and the promoter has stated that they would like to seek further pre-app discussions. There have been numerous technical studies undertaken to support the sites inclusion in the Local Plan as an allocation.

The promoter anticipates that an outline application will be submitted in 2024/25, with work around discharging pre-commencement conditions to be completed in 2028/29 and a start on site in 2029. The first homes are expected to be delivered in 2029/30. The promoter has provided information on the number of sales outlets on site to support the build out rate which peaks at 336 homes per year, when they expect 4 outlets to be on site.

The average lead in times for sites in the district of this size provide a lead in time of 6.4 years from outline application submitted to first dwelling being delivered. Assuming that an outline application is submitted by the end of the 2024/25 year, this would mean we would expect the first homes to be delivered in 2031/32. The average build out rate for a site of this is 150 homes.

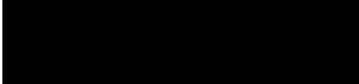
There is nothing to prevent the site from coming forward as anticipated by the site promoter, subject to planning permissions being issued. However, as no planning application has yet been submitted there is still some way to go through the planning process and due to this, at this stage and for this site, we consider it prudent to take a more pessimistic view and rely on our site average lead in times and build out rates.

We have assumed that an outline application will be submitted by the end of 2024/25, with a 6.4-year lead in time used to indicate that the first homes will be delivered mid 2031/32. The build out rate has been based on the average build out rate for sites of this size of 150.

In any case, both the Council and site promoter do not consider it realistic that homes will be delivered in the 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	31 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

Not able to sign the form due to disagreement with part of assessment and reduced trajectory.

Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
75	150	150	150	150	150	150	150	150	150

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
								100	200
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
300	336	336	336	336	336	336	336	48	

Site promoter's 5-year total 0

9c. Council's final trajectory for the site

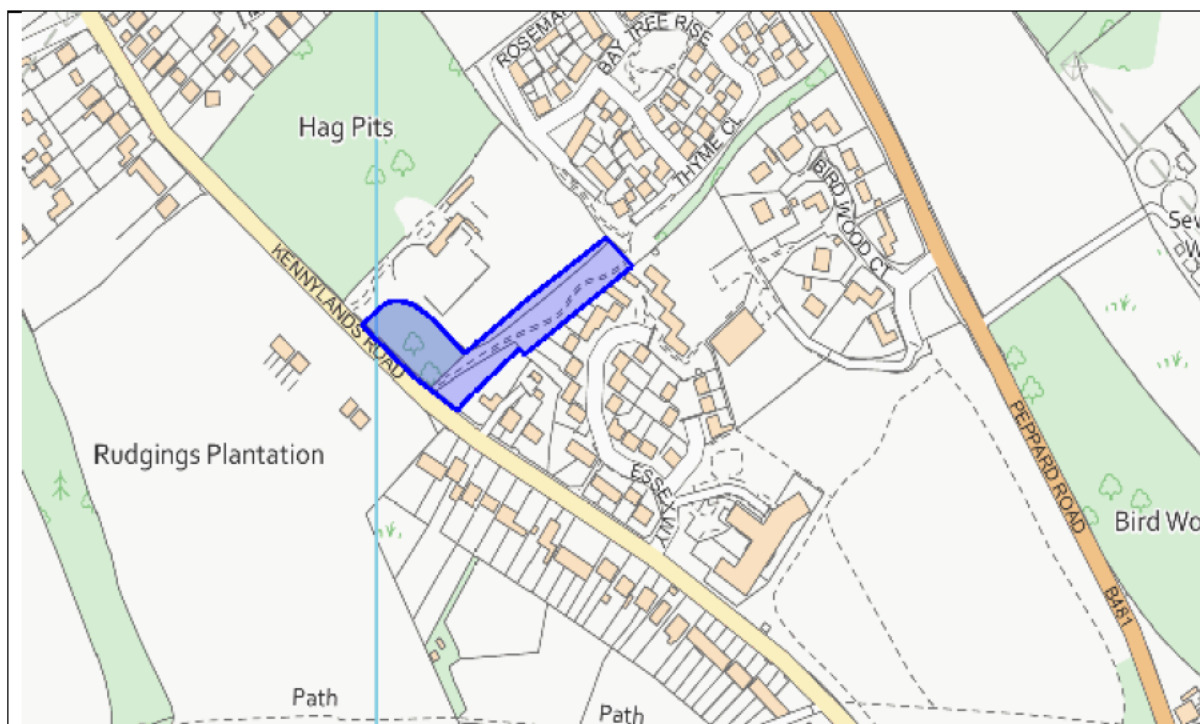
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
75	150	150	150	150	150	150	150	150	150

Final 5-year total

Hagpits House and Orchard, Sonning Common
Reference: 2253 & 2254

Site name	Hagpits House and Orchard, Sonning Common
Land supply reference	2253 & 2254

Total units in 5 year period	0
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Site status	Neighbourhood Plan Reserve Allocation
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Total units allocated for development	30
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is a reserve allocation in the Sonning Common Neighbourhood Plan. The Neighbourhood Plan splits the site into two, with the site allocation numbers being 7 and 7a in the Plan. The Neighbourhood Plan explains that The Hagpits House site (SON 7) was withdrawn by its owners shortly after the NDP was approved. As any development of SON 7a was contingent on the development of SON 7 this allocation was also set aside.

There are no residential planning applications on the site.

2. Technical consultee comments

As there are no live planning applications on the site, there are no technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

More information will be available on infrastructure dependencies if an application for development progresses on the site.

6. Site promoter comments

Not applicable.

7. Officer conclusion on deliverability

This site is an allocation in the Sonning Common Neighbourhood Development Plan that is reserved, and not expected to come forward at this time as it is no longer available. Therefore, this site is not considered deliverable at this time.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

1 September 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer



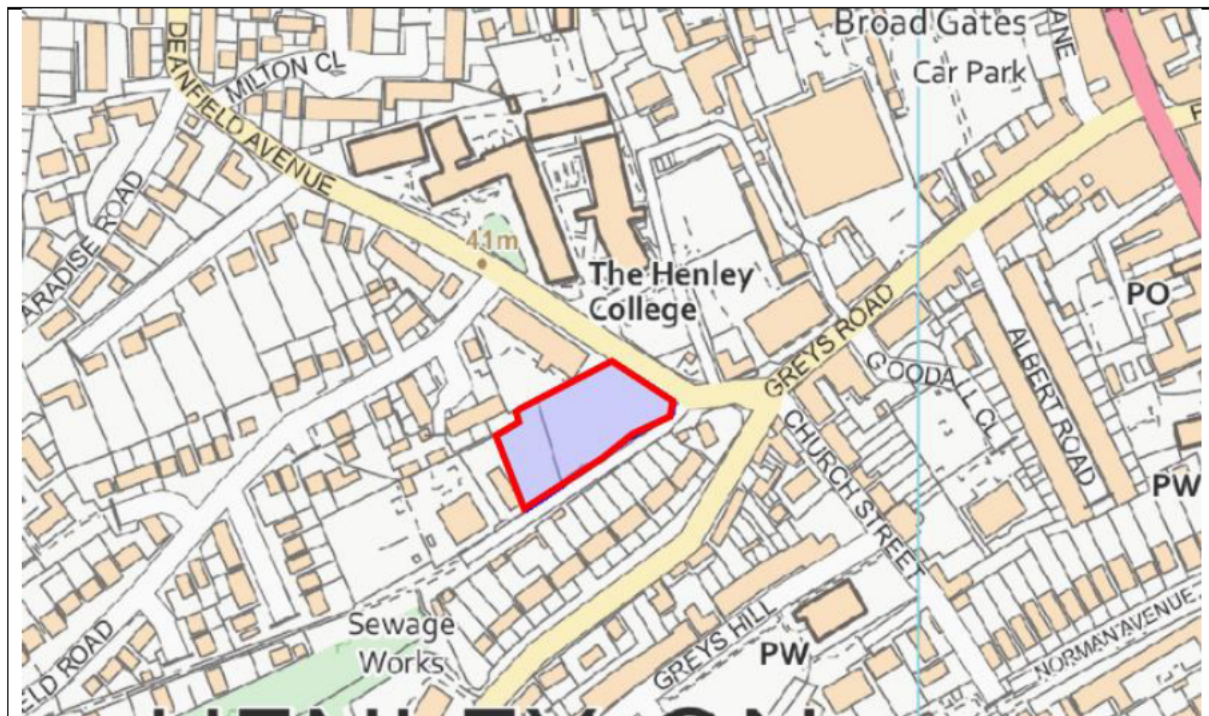
9. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Final 5-year total	0
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Site name	Henley Youth Club (Site X)
Land supply reference	1439

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	23
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for 23 dwellings in the joint Henley and Harpsden Neighbourhood Plan.

In recent years two applications for a residential care home on the site have been refused, with one of the refusal reasons being that the proposals do not accord with site allocation policy in the Neighbourhood Plan which expects C3 residential homes to come forward.

2. Technical consultee comments

There are no live applications on this site and therefore no technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Policy DS8 of the Henley and Harpsden Neighbourhood Plan sets out the site allocation policy.

Further information on site infrastructure will be available once a planning application has been submitted and is under consideration.

6. Site promoter comments

No comments received.


7. Officer conclusion on deliverability

The site is allocated for 23 dwellings in the joint Henley and Harpsden Neighbourhood Plan. There is no live application on the site and we have received no feedback from a site promoter. Therefore, the site is not considered

deliverable in the 5-year period. We will update this information in our next housing land supply update.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 
No response received.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	9	14	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

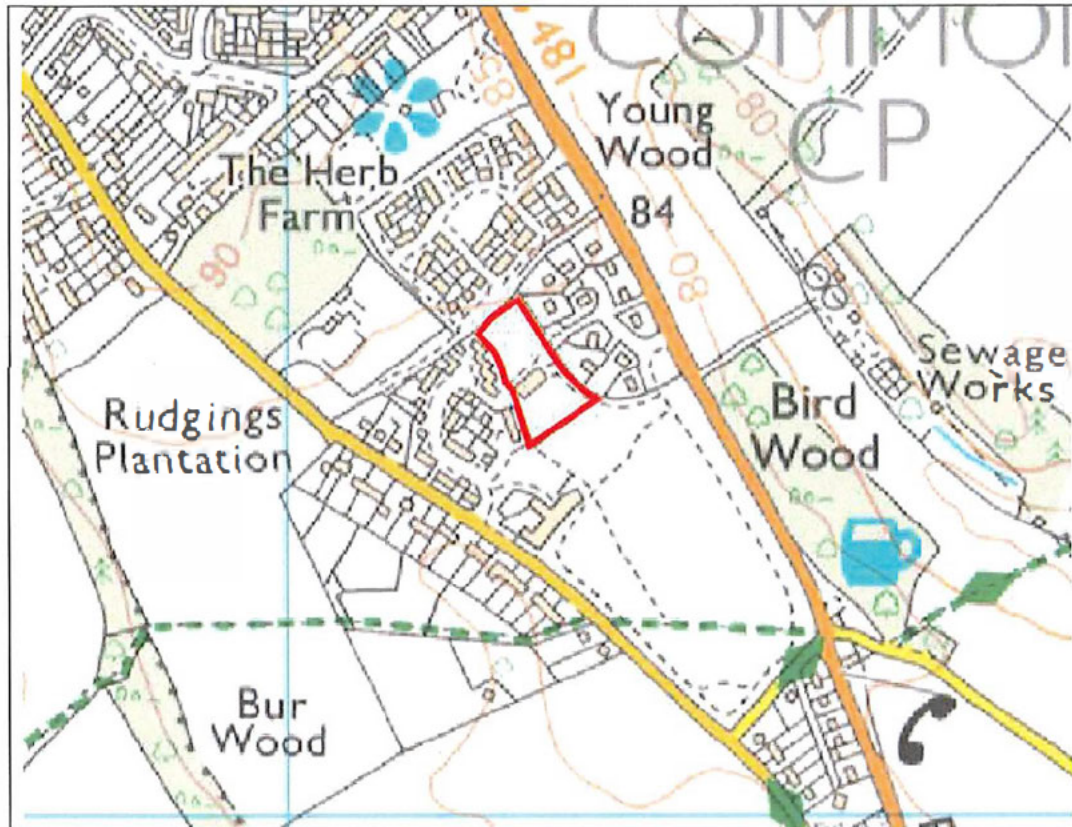
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
		9	14						

Final 5-year total	0
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Site name	Kennylands Gymnastics, Sonning Common
Land supply reference	2255

Total units in 5 year period	9
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Site status	Neighbourhood plan Allocation
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Total units allocated for development	14
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
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P23/S1824/O	Outline	9	26/05/2023	N/A
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Assessment of deliverability






1. Current planning status


The site is a reserve allocation in the Sonning Common Neighbourhood Plan. The Neighbourhood Plan notes the site is subject to restrictive covenants imposed by SODC and Oxfordshire County Council in the 1980's stipulating that it should be used only for recreation and amenity purposes.

An outline application has been submitted on the site proposing 9 homes in May 2023 following pre-application discussions. These proposals maintain the recreation uses on site currently located at the Dorian Centre.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

 **Countryside Officer (18 July 2023)**

No objection

 **Drainage Officer (23 June 2023)**

Holding Objection- The applicant must carry out a full hydrogeological assessment in order to demonstrate that dissolution features are not present on the site, that suitable stand off distances (CIRIA C574) are available for infiltration systems and that the land is not contaminated/can be remediated in order to ensure that pathways for pollutants are not available into the underlying aquifer. A revised indicative surface water drainage layout should be provided in accordance with the hydrogeological

assessment. The site promoter has submitted revised plans to address these concerns.

■ **Forestry Officer (23 June 2023)**

No objection

■ **Oxfordshire County Council (20/07/23)**

Objections have been dropped via email discussion between the case officer, developer and county council liaison officer.

■ **Contaminated Land (30 June 2023)**

🕒 No objections, recommended pre-commencement conditions are attached to any consent.

■ **Crime Prevention Design Adviser (16 June 2023)**

🕒 No objections, but the adviser has requested pre-commencement conditions relating to external lighting scheme and securing Secured by Design accreditation.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is aware of a potential 'ransom strip' separating the adopted highway and means of access. However, the County Council has now confirmed via email to the case officer that is unlikely to be an issue affecting development.

5. Infrastructure dependencies and enablers

The key issues affecting the site have now been resolved.

6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

No timeframes per se, however looking to secure outline consent asap with a view to submitting a RM application 6 months for receipt of the outline consent.

2. When do you expect to submit amended plans or documents to address comments by Oxfordshire County Council, the Drainage Officer and the Contaminated Land Officer?

*OCC comments now resolved
Contaminated Land comments now resolved
Drainage plans have been resubmitted – awaiting feedback from drainage officer
Layout changes based on planning officer email dated 2nd August are currently being drawn up*

3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

*Revised layout to reduce impact of overlooking from neighbouring balconies and ensure boundary treatment is not overbearing on neighbouring properties.
Awaiting drainage feedback but applicant considers a suitable solution has been found based on similar consented sites nearby*

4. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

The applicant to not expecting to have to sign a S106 agreement

5. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

Not at that stage yet

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Not possible to say when construction will start, dependent on planning. I have given estimated view in the below trajectory

7. When do you think the first dwelling will be completed?

Not possible to say, dependent on planning.

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Development will be constructed in one phase, all units will be sold at the same time

9. How many homes a year do you think this site will deliver?

We expect a development of 9 homes to take us 15-18 months to complete

10. Are there any other comments you would like to raise?



No

7. Officer conclusion on deliverability

The applicant has shown a commitment to delivering the 9 homes on this site in the next 5 years, expecting delivery to take place in the year 2026/27. The case officer has confirmed via email that the highways issues and land contamination issues have been resolved, and the applicant has submitted revised information to address drainage matters. Furthermore the applicant has confirmed they are working up revised plans to address concerns about layout. The site is relatively small (9 units) and therefore it is likely these matters can be addressed within the 5 year period. This has been confirmed by the site promoter, who is also a housebuilder who will implement the permission.

Therefore, there is a realistic prospect that development will occur on this site in the next five years.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	31 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
On behalf of Elegant Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	25.08.2023
Name / signature	JOHN NEVILLE 

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	9	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	9	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 9

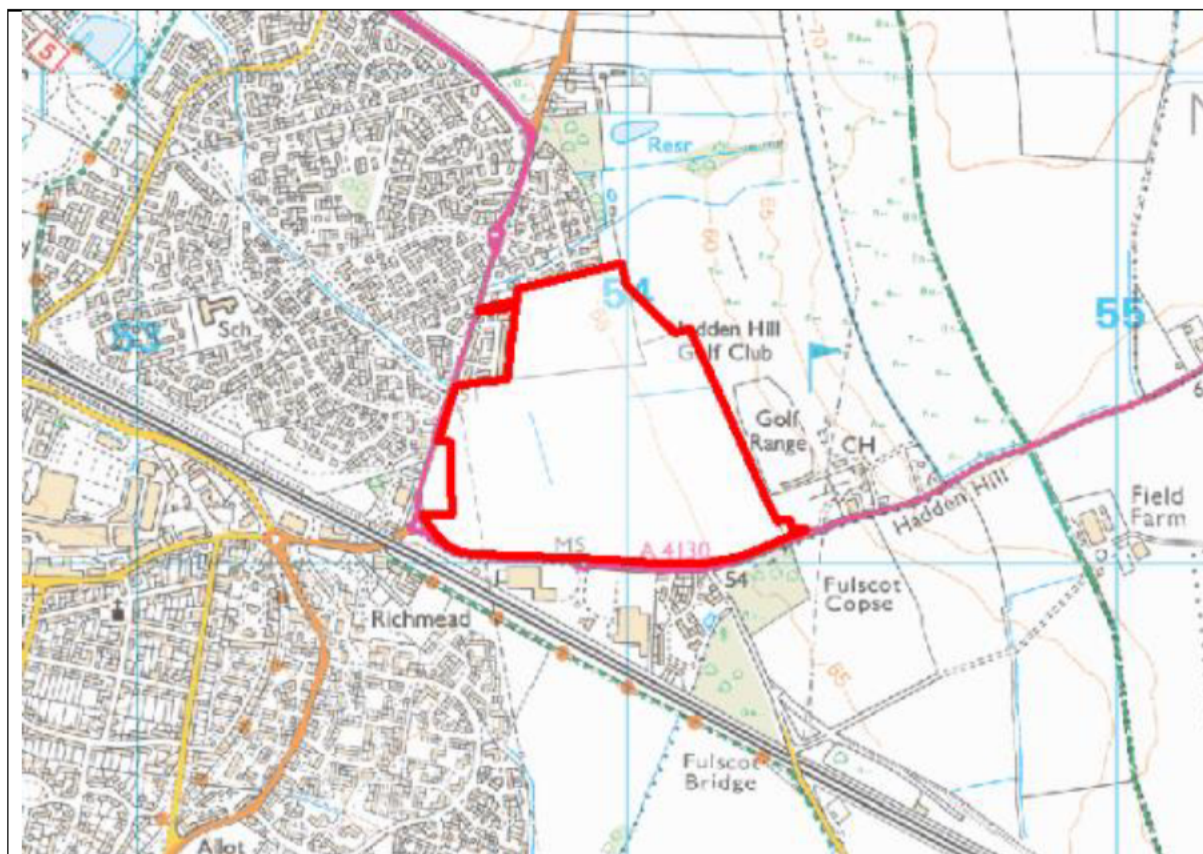
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	9	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Final 5-year total 9

Site name	Ladygrove East
Land supply reference	1011

Total units in 5 year period	75
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Site status	Resolution to grant outline permission
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Total units allocated for development	642
Total units with outline consent	750 (resolution to grant)
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P19/S0720/O	Outline	750	05/03/2019	Resolved to grant 16/03/2022

Assessment of deliverability






1. Current planning status


There is a resolution to grant planning permission (March 2022). Pre commencement and draft conditions have been agreed. All terms have for the S106 agreement are agreed, the deed has undergone several drafts and is subject to final agreement. Didcot Town Council is involved in the discussions concerning the open space, community centre and allotments as they are intending to take transfer, once ready. The town council have yet to see the final S106 draft concerning these elements although term shave been discussed.












Savills, the agents, and Bloor Homes are undertaking pre app advice on the Design Code for the scheme, this is almost complete, and the intention is that upon the issue of planning permission the Design Code can be submitted immediately for early discharge of condition. This will enable the preparation of the first reserved matters scheme, to comprise the park and 250 dwellings (as per the draft phasing plan), to also be submitted soon after the issue of outline permission. It is envisaged that outline planning permission could granted by the end of 2023.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

 **Transport and Highways**

	No objection subject to S106 and conditions
	Drainage
	No objection subject to details for surface water and foul water submitted prior to each phase.
	Countryside
	No objection subject to conditions.
	Landscape Officer and Forestry Officer
	No objection subject to conditions.
	County Archaeologist
	No objection subject to conditions
	Contaminated Land Officer
	No objection subject to conditions

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Transport and highways in the Abingdon / Culham / Didcot area are set to be improved by Housing and Infrastructure Fund (HIF1) infrastructure. In June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. This is known as the "Releasing Development Strategy". Paragraph 7 of that strategy is relevant to this site. It confirms that for developments of 10 or more homes (major development), the County Council will not raise highways objections as "HIF 1 funding has been secured and OCC is confident in delivering HIF 1". The planning application for the HIF1 infrastructure was called-in by the Secretary of State for his determination on 25 July 2023 under Section 77 of the Town and Country

Planning Act 1990. Subsequently, Oxfordshire County Council confirmed their position, as Oxfordshire Highway Authority and statutory consultee to the District Council Planning Authority, that the Releasing Development Strategy remains current and its contents will be applied to all live and in-coming planning consultations until further notice.

It has been agreed that the applicant will directly deliver the southern portion of the Didcot Northern Permitter Road Part 3 (NPR3) including the roundabout and second access to the site on the eastern boundary, the detailed design of which will be a reserved matter. The delivery will be required by S106 agreement. The following occupancy limiting conditions will be attached to the permission:

- 250 dwellings prior to the completion of HIF infrastructure
- 250 dwellings prior to the completion of A4130 / Abingdon Road junction works (secured through planning permission P15/S2902/O – Northeast Didcot)
- 300 dwellings before the completion of the southern NPR3 roundabout and improvement to South Moreton Junction on Hadden Hill,
- 500 dwellings prior to the completion of the remainder of NPR3.

Pre commencement and draft conditions have been agreed. All terms for the S106 agreement are agreed, the deed has undergone several drafts and is subject to final agreement. Didcot Town Council is involved in the discussions concerning the open space, community centre and allotments as they are intending to take transfer, once ready. The town council have yet to see the final S106 draft concerning these elements although terms have been discussed.

The following pre-commencement conditions are likely to be attached to the outline planning permission:

Site wide pre-commencement conditions

- Phasing plan
- Design code
- Tree protection plan
- Construction management plan
- Construction environmental plan
- Archaeological written scheme of investigation
- Contaminated land phased risk assessment
- Landscape and biodiversity parameter plan
- Details of levels

Each phase pre-commencement conditions:

- Construction Environment Management Plan
- Biodiversity
- Surface water and foul water details
- Landscaping details and management

Savills, the agents, and Bloor Homes are undertaking pre app advice on the Design Code for the scheme, this is almost complete, and the intention is that upon the issue of planning permission the Design Code can be submitted immediately for early discharge of condition. This will enable the preparation of the first reserved matters scheme, to comprise the park and 250 dwellings (as per the draft phasing plan), to also be submitted soon after the issue of outline permission.

6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed? [The first phase reserved matters application will be submitted once outline consent is granted and the Design Code condition is discharged.](#)
2. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed? [Grant of outline consent by the end of the year seems very optimistic.](#)
3. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years) [The s106 has taken over a year to date and its hard to predict when this my be concluded. The intention is to submit a first phase reserved matters application in Spring 24 but this is subject to resolution of s106 and timely discharge of the Design Code outline condition.](#)
4. What measures are being taken to ensure that the pre-commencement conditions can be satisfied? [Technical work is on-going.](#)
5. When do you think construction work will commence, and are there any obstacles to starting construction? [Winter 24, subject to RM consent.](#)
6. When do you think the first dwelling will be completed? [Spring 25](#)
7. How many sales outlets will be on site, and will these be present at the same time or in separate phases? [One outlet.](#)
8. How many homes a year do you think this site will deliver? [50](#)
9. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

On average, sites of this size (500+ homes) take around 13 months from the issuing of outline permission to the first completion on site. The case officer and housing developer confirm that it is a realistic assumption that the S106 agreement could be signed by the end of 2023. We have assumed for this statement that this will be completed no later than Spring 2024, allowing two months of slippage on this timetable. This would place first completions site in April 2025. The average build out rate for a site of this size is 150 homes per annum (this average includes the lower build out rates seen on the first and final years). We initially assumed half this build out rate in the first year (resulting in an underestimate compared to the averages), raising to the full 150 homes per annum (again, an underestimate compared to the actual average of 178).

The developer has advised that they expect the first home to be completed in Spring 25, which aligns with our lead in time assumptions and is realistic taking into account the available evidence. However, the developer has advised that there will only be one outlet on site and they only expect 50 homes to be delivered per annum. This is below our district wide average for sites of this size. We have therefore changed the final trajectory to take account of this and it accords with the developer provided trajectory.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

1 September 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer

On behalf of Bloor Homes, I consider this to be a realist assessment of the trajectory for this site

Date

31/8/2023

Name / signature

Mike Kerton

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	75	150	150	150	150	75
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 225

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	0	0	0	25	50	50	50	50	50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
50	50	50	50	50	50	50	50	50	25

Site promoter's 5-year total 75

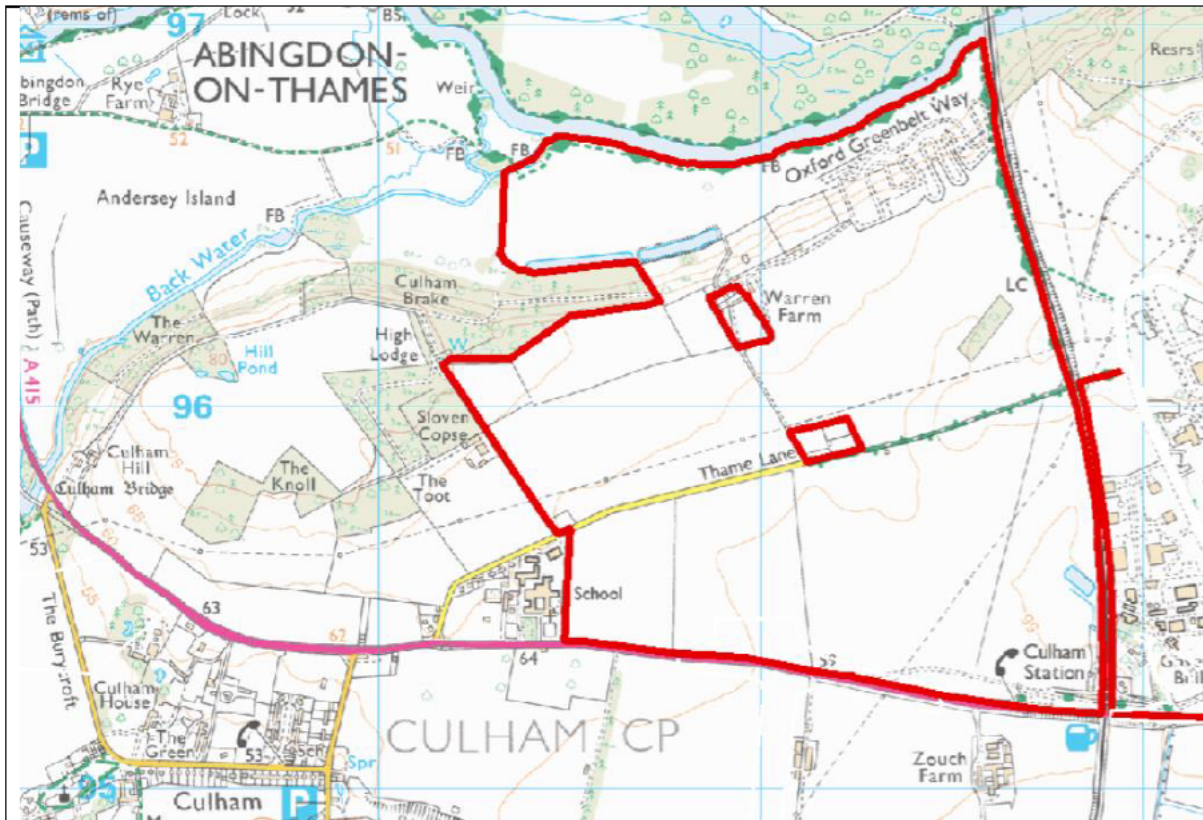
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
	0	0	0	25	50	50	50	50	50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
50	50	50	50	50	50	50	50	50	25

Final 5-year total	75
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Site name	Land adjacent Culham Science Centre
Land supply reference	1410

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	3,500
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P17/S3719/SCO	EIA Scoping	N/A	17/10/2017	20/11/2017
P22/S0877/SCO	EIA Scoping	N/A	04/03/2022	29/04/2022

S:\Shared\Monitoring (GDPR)\1. Housing\1. Housing land supply updates\6. 2023\Proformas

Assessment of deliverability

1. Current planning status

Pre-application discussions began in March 2022 and these have been focused on the applicant's proposals to bring forward No.1 Site as a purely commercial development. The Pre-App has also included the preparation of a Framework Masterplan for the allocation site and a draft document which has been commented on by both SPDC and OCC is nearing completion. A PPA has been signed and this scheduled a series of meetings up until May 2023.

The applicant has provided two EIA scoping opinions (P17/S3719/SCO and P22/S0877/SCO) but no further detailed work has been submitted at this time in relation to the wider site.

Two EIA scoping opinions have been issued by the Council:

- P17/S3719/SCO - 20th November 2017
- P22/S0877/SCO - 29th April 2022.

2. Technical consultee comments

N/A as no planning application has been submitted yet.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is under the control of CEG, which is both a land promoter and developer.

5. Infrastructure dependencies and enablers

Highways and transport: Transport and highways in the Abingdon / Culham / Didcot area are set to be improved by Housing and Infrastructure Fund (HIF1) infrastructure. In June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. This is known as the "Releasing Development Strategy." Paragraph 7 of that strategy is relevant to this site. It confirms that for developments of 10 or more homes (major development), the County Council will not raise highways objections as "HIF 1 funding has been secured and OCC is confident in delivering HIF 1". The planning application for the HIF1 infrastructure was called-in by the Secretary of State for his determination on 25 July 2023 under

Section 77 of the Town and Country Planning Act 1990. Subsequently, Oxfordshire County Council confirmed their position, as Oxfordshire Highway Authority and statutory consultee to the District Council Planning Authority, that the Releasing Development Strategy remains current, and its contents will be applied to all live and in-coming planning consultations until further notice.

Other infrastructure dependencies: The site will be expected to contribute to a wide range of other typical infrastructure schemes for a site of this size. This includes: emergency services provision, community facilities, healthcare facilities, open space, sports and leisure, education, and utilities. The IDP does not identify these as being a barrier to development (i.e. requiring pre-commencement conditions mandating the delivery of these improvements), although when a detailed section 106 agreement is signed as part of the planning permission this may change.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?

A full suite of technical surveys and assessments has been undertaken and is being kept up to date where necessary to support the planning application which we still intend to submit in the next six months.

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?

Pre-application discussions began in March 2022, and these have been focused on the applicant's proposals to bring forward No.1 Site as a purely commercial development. A Framework Masterplan for the whole allocation has been prepared with input from OCC and SODC. A PPA has been signed and this scheduled a series of meetings up until May 2023.

3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

None to date.

4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?

CEG is preparing a site wide masterplan for the site, as required by policy STRAT9. This masterplan (and the subsequent planning applications) will be supported by a suite of surveys and assessments; all of which are in the process of being updated / completed. We expect to submit the application

for No1 Site in the next six months, and it will be outline, or hybrid for early phases. The application for the residential development will follow in 2024.

5. When do you think construction work will commence, and are there any obstacles to starting construction?

The expectation is that applications will be submitted so that they can be considered and decided to align with the date at which the HIF infrastructure is completed. This will allow for construction to commence in about 2025/2026

6. When do you think the first dwelling will be completed?

Our expectation is that the first phase of residential development to be available for occupation at the opening of the new HIF roads i.e., in 2026/27.

7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

At least two, and possibly more when the scheme is at peak construction.

8. How many homes a year do you think this site will deliver?

150-250

9. Are there any other comments you would like to raise?

CEG is confident that development can commence on site in a timely manner and is exploring the best way that this can be achieved alongside the delivery of necessary and appropriate road improvements. It is vital that sustainable locations like Land adjacent to Culham Science Centre are allowed to deliver homes which are co-located with employment (both the existing Science Centre, which is one of the largest employers in the district, and the new provision on the 'No.1 site'), and the railway station.

7. Officer conclusion on deliverability

The site is still at a very early stage of the planning application process, only having agreed a planning performance agreement (PPA) in April 2022.

Two EIA scoping opinions have been issued by the Council:

- P17/S3719/SCO - 20th November 2017
- P22/S0877/SCO - 29th April 2022.

The PPA provides an indicative timetable of a planning application in Autumn 2023. Conservatively estimating this submission in November 2023, and applying our average lead in times for sites of this scale is 6.4 years. This would place first completions in April 2029, beyond this five-year assessment period.

Assuming first completions in April 2029, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions) would mean that only 726 dwellings per annum would be delivered in the plan period, far below the 2,100 expected in Policy STRAT9 of the Local Plan. Given the site's scale, it is more reasonable to assume a higher delivery rate, more in line with other strategic sites in South Oxfordshire (and the Vale of White Horse to broaden the comparison). Great Western Park, a site of 3,364 dwellings, has an average delivery rate of 323 dwellings per annum. Grove Airfield is also a comparable site at 2,500 dwellings and has achieved an average delivery rate of 104 dwellings per annum across a three year build out period. This is significantly shorter than Great Western Park's 10 year build out life to date. Grove Airfield's average delivery rates have also been significantly impacted in the 2020/21 monitoring year due to covid-19 restrictions, falling from 193 completions in the previous year to 107. A more reasonable delivery rate to assume on this site would therefore be between 193 and 323 dwellings per annum, or a midpoint of 258 dwellings per annum (with half this number expected in the first year of completions).

However, the site promoter has advised that they intend to start construction in 2026/27, which could see first completions on site in the 5 year period. They advised that they expect a build out rate of between 150 and 250 homes a year. The top of end of this forecast would be in line with the midpoint of delivery rates from comparable sites referenced above of 258 homes a year. However, we believe there is not compelling evidence at this stage to demonstrate that these homes will be delivered in the 5-year period. Our trajectory for this site reflects this.

8. Signatures	
On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	04 September 2023
Name / signature	<div style="background-color: black; width: 100px; height: 40px; margin-bottom: 5px;"></div> Thomas Rice Principal Planning Policy Officer
On behalf of Carter Jonas / CEG, I consider this to be a realist assessment of the trajectory for this site.	
Date	11 September 2023
Name / signature	<div style="background-color: black; width: 150px; height: 80px; margin-bottom: 5px;"></div> Peter Canavan Partner

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	129	258
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
258	258	258	258	258	258	258	258	258	258

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	75	150	200	200	200
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
200	200	200	200	200	200	200	200	200	200

Site promoter's 5-year total 75

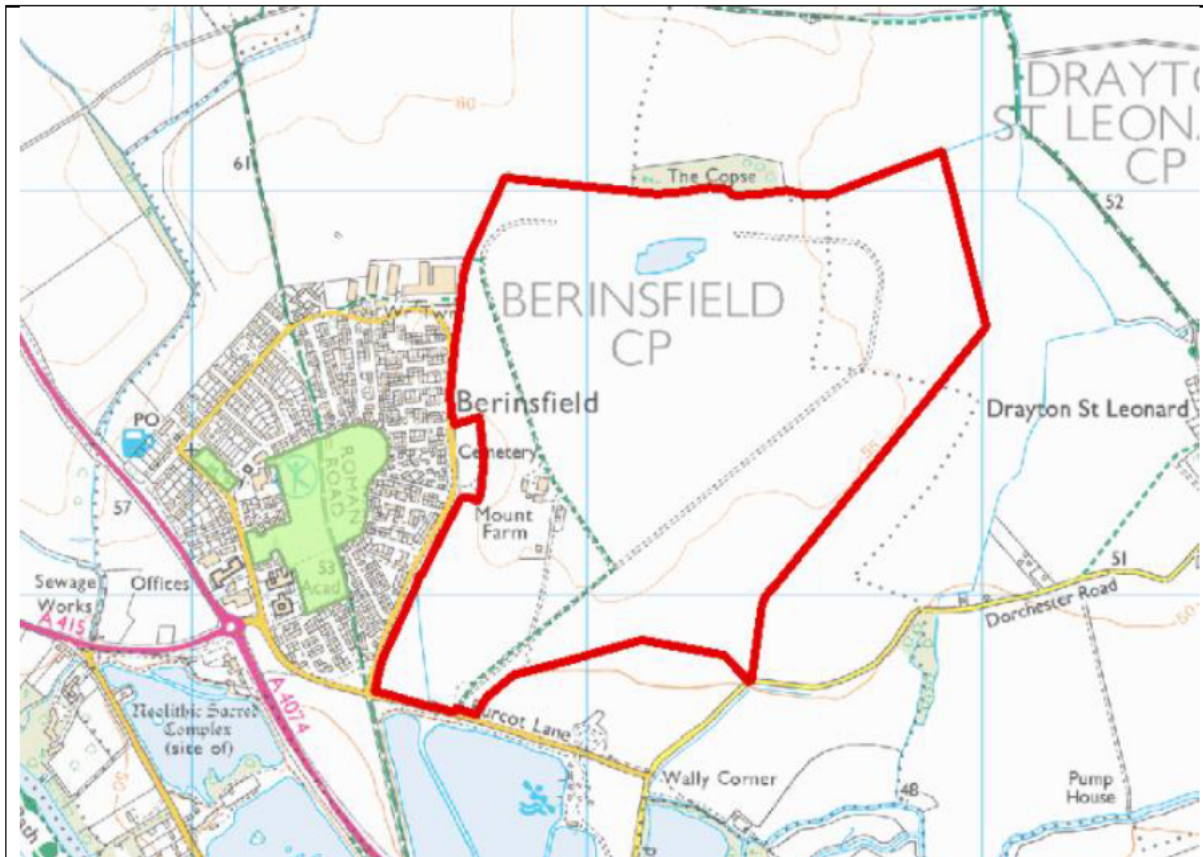
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	75	150	250
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
250	250	250	250	250	250	250	250	250	250

Final 5-year total	0
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Site name	Land at Berinsfield
Land supply reference	1412

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	1700
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated in the South Oxfordshire Local Plan 2035.

We are currently finalising a PPA agreement with the site promoters Ptarmigan likely to be signed in August.

A series of masterplanning and highways pre app meetings is to be undertaken over the coming months and into the new year 2024. An outline application could possibly be made next year.

2. Technical consultee comments

There has been no application submitted, therefore there are no technical consultee comments.

3. Site viability

The Council and site promoter aware of the following viability constraints affecting development:

No detailed viability work has been provided but the development requires the regeneration of existing facilities likely to be the school and sports centre and library, which could add unusual costs to a greenfield development site.

4. Ownership constraints

The Council is aware of the following land ownership constraints affecting development: (identify these and what steps are being done to overcome them if any)

SODC own land adjoining Fane Drive – to provide an integrated development with Berinsfield access across here may be required.

5. Infrastructure dependencies and enablers

The Council's IDP identifies the following key infrastructure requirements for Berinsfield that could affect the delivery of this development:

- The provision of a new primary school
- The expansion of Abbey Woods Academy, or land to allow its relocation
- Upgrading of the A4074 / B4015 Golden Balls junction, contributions towards the Culham-Didcot Thames River crossing, and the Clifton Hampden bypass

- Regeneration improvements including the refurbishment and expansion of Abbey sports centre and library to accommodate new community facilities in a community hub building

Transport and highways in the Abingdon / Culham / Didcot area are set to be improved by Housing and Infrastructure Fund (HIF1) infrastructure. In June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. This is known as the "Releasing Development Strategy." Paragraph 7 of that strategy is relevant to this site. It confirms that for developments of 10 or more homes (major development), the County Council will not raise highways objections as "HIF 1 funding has been secured and OCC is confident in delivering HIF 1". The planning application for the HIF1 infrastructure was called-in by the Secretary of State for his determination on 25 July 2023 under Section 77 of the Town and Country Planning Act 1990. Subsequently, Oxfordshire County Council confirmed their position, as Oxfordshire Highway Authority and statutory consultee to the District Council Planning Authority, that the Releasing Development Strategy remains current, and its contents will be applied to all live and in-coming planning consultations until further notice.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site? *a range of environmental and technical studies are ongoing covering, *inter alia* ecology, archaeology, ground investigations, flood risk and drainage, trees, landscape, utilities etc.*
2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers? – *we have recently had a number of meetings with OCC education and highways and have commenced pre-application discussions with SODC to produce a comprehensive masterplan of the site.*
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this? *We conducted a full community planning weekend at the end of March this year. See website <https://berinsfieldgardenvillage.com/> for downloads of the consultation documentation and report back presentation and vision.*
4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid? *An application is possible by the end of 2024, it will likely be outline but may be hybrid to cover the detail of early infrastructure delivery.*
5. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt

of planning permission, are provisions made to any extension of time that may be needed? [There are no specific timeframes but it is intended that an application is required by the landowner in the next 12-18 months.](#)

6. When do you think construction work will commence, and are there any obstacles to starting construction? [Difficult to answer the question about obstacles at this stage but it would be hoped that if consent was granted in 2025 that a start on site could commence in 2026.](#)
7. When do you think the first dwelling will be completed? [Q2 2027](#)
8. How many sales outlets will be on site, and will these be present at the same time or in separate phases? [Possibly 2-3 sales outlets at the same time](#)
9. How many homes a year do you think this site will deliver? [C.150](#)
10. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The site is allocated for 1700 homes in the South Oxfordshire Local Plan 2035, as part of a regeneration initiative for the village of Berinsfield. Pre-application discussions have taken place with the site promoters with a Planning Performance Agreement expected to be agreed in the near future.

The site promoters have advised that a range of environmental and technical studies are underway and that an outline or hybrid application, with detail regarding infrastructure delivery, possibly by the end of 2024. The promoters have highlighted the uncertainties in providing detail on a possible start on site, but have said if permission was granted in 2025 then the site could commence in 2026 with first homes being delivered in 2027.

Whilst there is nothing to preclude the site coming forward in this timeframe, other than achieving planning permission for development proposals on the site, the Council has taken a more pessimistic view of the proposed timeframes to first completions to ensure the proposed trajectory is robust. Our average lead in time data for sites of this size would indicate a 6.4-year timeframe from submission of an outline application to first housing completion. Assuming an outline application was submitted by the end of 2024 we would not expect to see completions until the 2031/32 monitoring year.

As the site is a large site of 1700 homes with no planning application we consider that we are not able to evidence that it is deliverable at this time. Therefore we are relying on our average lead in time for sites of this size in developing the housing trajectory, based upon the developers advice that a planning application


may be submitted by the end of 2024. Nothing precludes this site from coming forward sooner and we will review this position for our next update.

The site build out rate is based upon the information provided by the site promoter.

8. Signatures

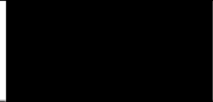
On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	17 August 2023
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Name / signature	 Ben Duffy Senior Planning Policy Officer
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On behalf of Ptarmigan Land, I consider this to be a realist assessment of the trajectory for this site

Date	18/08/23
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Name / signature	
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9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
75	150	150	150	150	150	150	150	150	150

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
					50	100	150	150	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	150	150	150	150	150	150	50		

Site promoter's 5-year total 150

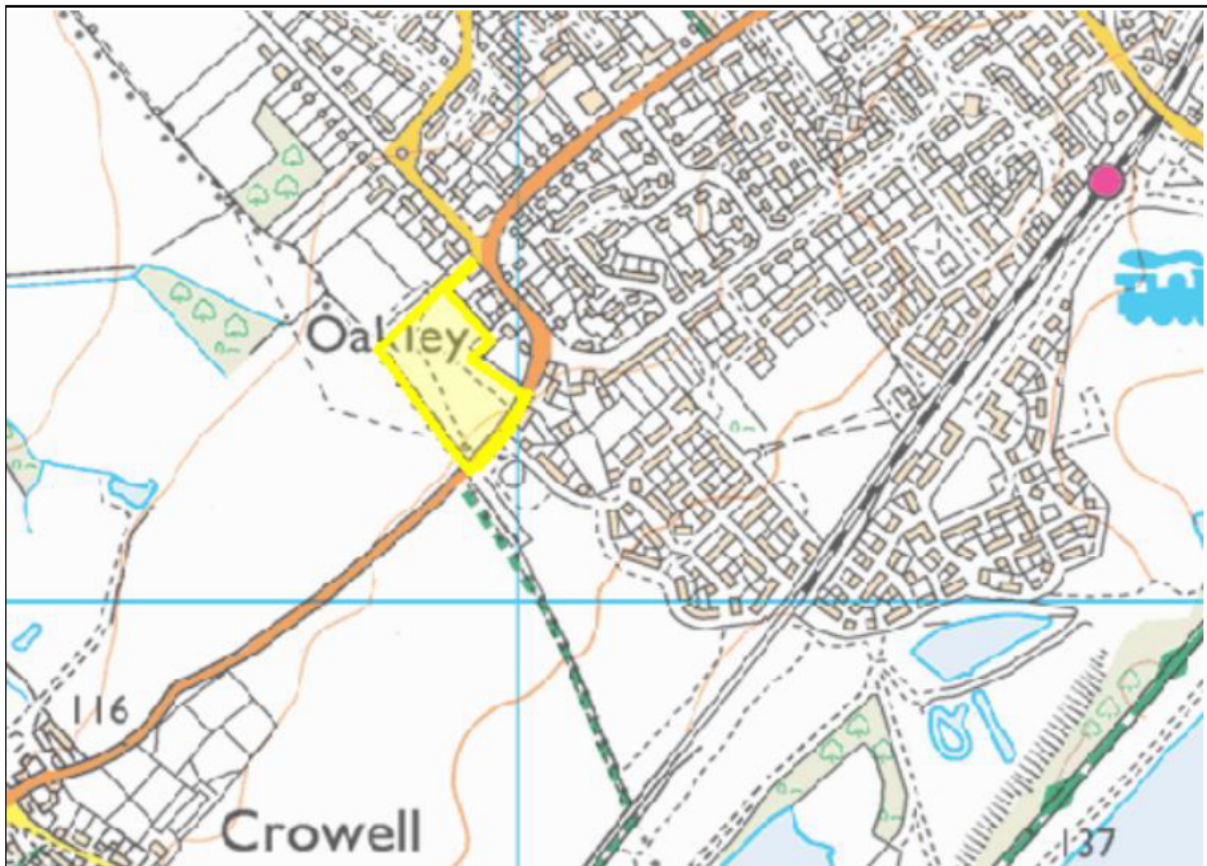
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
50	150	150	150	150	150	150	150	150	150

Final 5-year total	0
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Site name	Land at Crowell Road, Chinnor
Land supply reference	2663

Total units in 5 year period	54
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Site status	Outline permission
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Total units allocated for development	0
Total units with outline consent	54
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/S0804/O	Outline	54 age restricted	17/02/2021	17/06/2022
P22/S3225/RM	Reserved matters	54 age restricted	02/09/2022	N/A






Assessment of deliverability

1. Current planning status



The site currently has outline permission for 54 age restricted dwellings for those who are 55 or over, granted on the 17 June 2022. A reserved matters application has been submitted and is currently under consideration.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Application: [P22/S3225/RM](#)

-  **Conservation Officer 2023-06-01**
No objection
-  **Countryside Officer 2023-07-13**
No objection

 **Forestry Officer 2023-05-16**

Species planting changes requested

 **Environmental Protection 2023-05-11**

No objection

 **Housing Development 2022-10-06**

No objection

 **Landscape Officer 2023-06-01**

Objection – applicant has provided amended plans to address the issues raised. Re-consultation underway.

 **Highways Authority 2023-05-04**

No objection subject to planning conditions for the provision of cycle parking facilities.

 **LLFA 2023-06-08**

Comments not applicable.

 **County Archaeologist 2023-06-08**

No objection.

 **Urban Design 2023-05-16**

No objection.

 **Waste Management 2023-05-12**

No objection.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The site has outline planning permission and infrastructure requirements and contributions have been agreed through the S106.

Landscape

There was an objection from the Council's Landscape Officer on the original plans. The applicant has now provided amended plans to address the issues raised and re-consultation is underway, showing this issue is being resolved.

6. Site promoter comments

[P22/S3225/RM:](#)

1. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
[Resolve SODC landscape and tree officer queries/concerns about the proposed landscaping on the site. This is being addressed and should be readily achievable.](#)
2. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?
[Pre-commencement conditions on a reserved matters approval are unlikely to be required to any significant degree as these matters would have been covered at outline stage. The developer has already begun the process of submitting applications to discharge pre-commencement conditions imposed on the outline planning permission and work is ongoing to prepare the information required to discharge remaining pre-start conditions.](#)
3. When do you think construction work will commence, and are there any obstacles to starting construction?
[The development is likely to commence early in 2024 subject to issuing of the reserved matters approval and discharge of pre-commencement conditions.](#)

4. When do you think the first dwelling will be completed?
The first dwelling is projected to be completed by late Q4 2024.
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
There would be one sales suite on site.
6. How many homes a year do you think this site will deliver?
25 dwellings/year on average over 2025/26.
7. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability


The site has outline permission with a reserved matters application currently under consideration. The reserved matters application was submitted in September 2022, with nearly all issues addressed apart from landscaping. There has been progress on this issue with revised plans being submitted and the developer expecting outstanding issues to be resolvable.

The developer has set out their expectation that the site is likely to commence in early 2024 with the first homes being delivered in Q4 of 2024. Applications for discharge of pre-commencement conditions have been submitted and are being prepared.

The developers proposed trajectory is largely in accordance with what we would expect from average lead in times in the district. We therefore consider the developer proposed trajectory to be a realistic assumption based upon the evidence, with 54 homes being delivered in the five-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

On behalf of Beechcroft Developments, I consider this to be a realist assessment of the trajectory for this site.

Date

25/08/23

Name / signature

Matthew Parry
Planning Manager



9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				35	19				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total 54

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			8	25	21				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 54

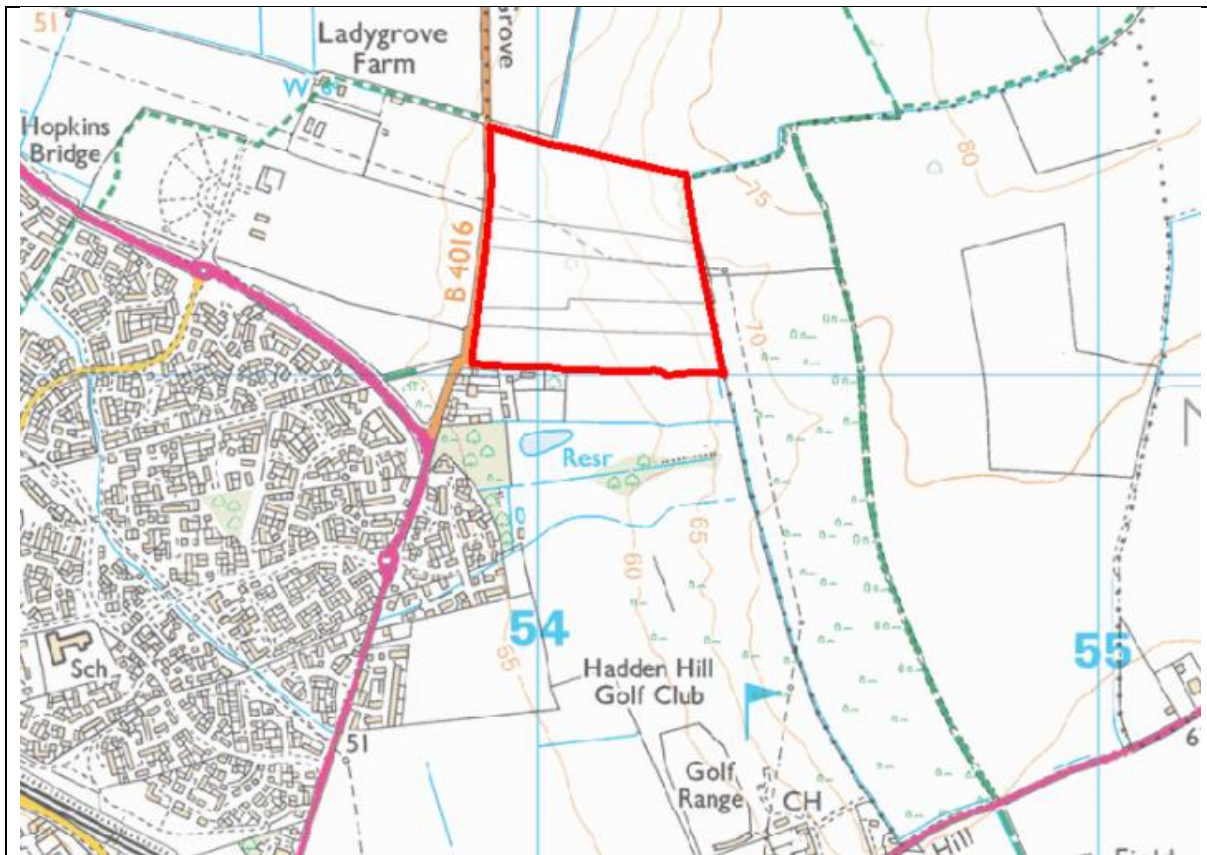
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			8	25	21				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	54
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Site name	Land at Lady Grove
Land supply reference	2454

Total units in 5 year period	150
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Site status	Outline Permission
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Total units allocated for development	0
Total units with outline consent	150
Total units with detailed consent	150
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/S1577/O	Outline	150	06/05/2020	15/09/2021
P22/S3532/RM	Reserved Matters	150	28/09/2022	26/04/2023

Assessment of deliverability

1. Current planning status

This site was granted outline planning permission in September 2021 on appeal. Subsequently reserved matters has been agreed in April 2023 and the site should now be considered a category A site. However, at the base date for this housing land supply statement, the 1 April 2023, it would have been considered a category B site. Which is why this pro forma has been completed.

2. Technical consultee comments

The site now has detailed permission and a number of pre-commencement conditions now discharged with some still outstanding.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The site has detailed planning permission and all obligations have been agreed through the S106.

6. Site promoter comments

1. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

A number of pre-commencement conditions continue to require discharging. Work is continuing to discharge these conditions to allow commencement later this year.

2. When do you think construction work will commence, and are there any obstacles to starting construction?

Construction is anticipated to start in late 2023 subject to discharge of conditions.

3. When do you think the first dwelling will be completed?

Anticipated first occupation Summer 2024.

4. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

There will be one sales outlet on site.

5. How many homes a year do you think this site will deliver?

Circa 50 per year.

6. Are there any other comments you would like to raise?

No

7. Officer conclusion on deliverability

This site was granted outline planning permission in September 2021 on appeal. Subsequently reserved matters were agreed in April 2023. Several pre-commencement conditions have been discharged with a number still outstanding.

The developer has stated that development is anticipated to commence in late 2023 subject to all pre-commencement conditions being discharge, with the first homes being delivered in summer 2024. The trajectory the developer has provided accords with our trajectory with 27 homes delivered in 2024/25, representing half a years' worth of housing delivery, stepping up to 54 homes per annum until completion.

Due to the progress of the planning proposals with the site now having detailed permissions and only pre-commencement conditions now to be discharged prior to a start on site, it is realistic and reasonable to assume that homes will be delivered as projected.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

06/09/2023

Name / signature

Ben Duffy
Senior Planning Policy Officer

On behalf of Miller Homes, I consider this to be a realist assessment of the trajectory for this site

Date

06/09/2023

Name / signature

Aidan Robson

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	27	54	54	15	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	

Council's initial 5-year total 150

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			27	54	54	15			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 150

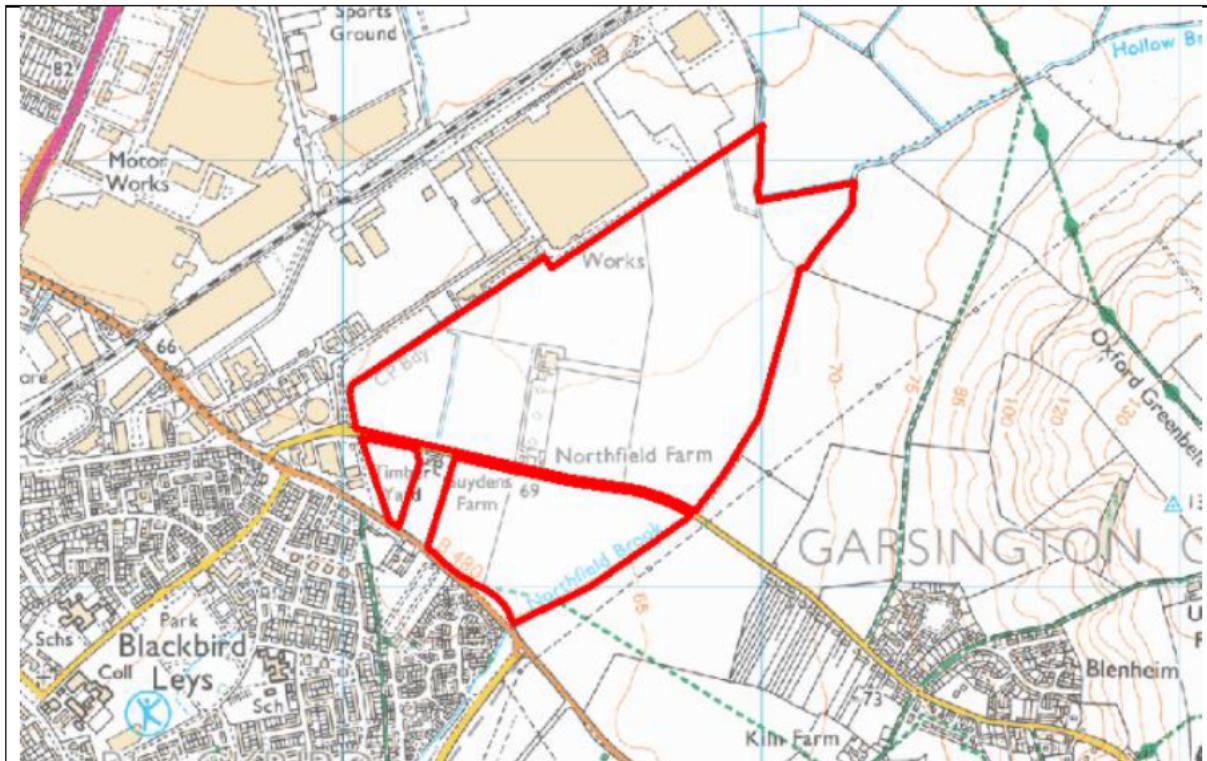
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			27	54	54	15			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	150
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Site name	Land at Northfield
Land supply reference	1894

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	1800
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for 1,800 dwellings by Policy STRAT12 of the South Oxfordshire Local Plan.

Pre-application advice has been sought and Planning Performance Agreement has been completed and signed by; South Oxfordshire District Council, Oxfordshire County Council, Oxford City Council, Oxfordshire County Council Estates and L&Q Estates.

The applicant has submitted an Environmental Impact Assessment Screening Opinion to the Council, which agreed the scope of the Environmental Statement that is required.

2. Technical consultee comments

As there has been no planning application submitted on the site there are currently no technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The site is part owned by Brasenose College and part owned by Oxfordshire County Council. The site is promoted by L&Q Estates. L&Q Estates and Oxfordshire County Council Estates are collaborating in respect of the preparation of a Masterplan for the site. This process is taking place within the framework provided by the signed PPA.

5. Infrastructure dependencies and enablers

Policy STRAT12 of the Local Plan expects the site to deliver:

- Affordable housing contributions
- Primary school contribution, up to a three-form entry new school on site
- Contributions to secondary education and SEN
- Contributions toward enabling primary healthcare services
- Provision of convenience floorspace
- Transport improvements including:
 - walking and cycling infrastructure, including the public right of way network off site, ensuring the site is well connected to Oxford City and appropriate surrounding villages;

- contributions towards a scheme to improve the B480 route towards Cowley for buses, pedestrians and cyclists, and
- upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction
- provision of infrastructure/financial support for Eastern Arc-Culham-Science Vale bus service;
- contributions towards improvements to bus services along the B480 corridor and through the site to Oxford City and nearby villages;
- upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction.
- open space provision as set out in the Infrastructure Delivery Plan;
- appropriate air quality mitigation measures to minimise impacts on the Oxford AQMA as demonstrated through an appropriate Air Quality Screening Assessment; and
- low carbon development and renewable energy in accordance with Policy STRAT4

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?

A number of surveys have been undertaken in respect of the site to-date. These are informing the Masterplanning process and are simultaneously being updated as required. This includes:

- WSI
- Agricultural Land Survey
- Arboricultural Survey
- Air Quality Impact Assessment
- Ground Conditions
- Flood Risk and Drainage
- LVIA
- Utilities

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?

L&Q Estates and OCC Estates are engaging with South Oxfordshire District Council, Oxfordshire County Council and Oxford City Council in respect of the Masterplanning process. This engagement is ongoing.

3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

L&Q Estates has engaged with Garsington and Horspath Parish Councils on an ongoing basis. Wider public consultation will be undertaken at an appropriate stage during the Masterplanning process.

4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?

An outline application will be submitted following the conclusion of the PPA and Master planning process, likely to be in 2024.

5. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

As above.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Infrastructure works likely to commence on site in March 2027.

7. When do you think the first dwelling will be completed?

First occupation likely September 2028.

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Up to four outlets at the same time.

9. How many homes a year do you think this site will deliver?

Approximately 120 at peak delivery of 4 outlets per year. Delivery is likely to be stepped up to this point.

10. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The site is allocated for 1,800 dwellings by Policy STRAT12 of the South Oxfordshire Local Plan. No application for homes has been submitted yet, though pre-application advice has been sought and an EIA Screening Opinion sought.


Average lead in times for sites of this size within the district indicate a lead in time of 6.8 years from the submission of an outline application to the first homes being delivered. The promoters have indicated an outline application is likely to be submitted in 2024. If we assume an outline application is made towards the end of 2024 then the lead in time average would indicate the first homes being delivered in mid-2031/32. The site promoter anticipates the first homes being delivered in 2028/29. Whilst this is reasonably achievable and there is nothing to prevent homes coming forward as the site promoter anticipates, as the site is still in the

early stages of going through the planning process we have decided to rely on the average lead in time at this point.

In regard to build out rate the promoter anticipates that up to 4 outlets will be on the site supporting a delivery rate of approximately 120 homes per annum, stepped up to over the first few years of development. Whilst the average build out rate for sites of this size in the district is 150 homes per annum, and sites that have had a similar number of outlets on site in the district have delivered more homes per annum (e.g Great Western Park), we consider it appropriate to rely on the site promoters assumptions.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
On behalf of XXX , I consider this to be a realist assessment of the trajectory for this site	
Awaiting signature from L and Q Estates	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	75	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	150	150	150	150	150	150	150	150	175

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
							30	60	90
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
120	120	120	120	120	120	120	120	120	120

Site promoter's 5-year total 0

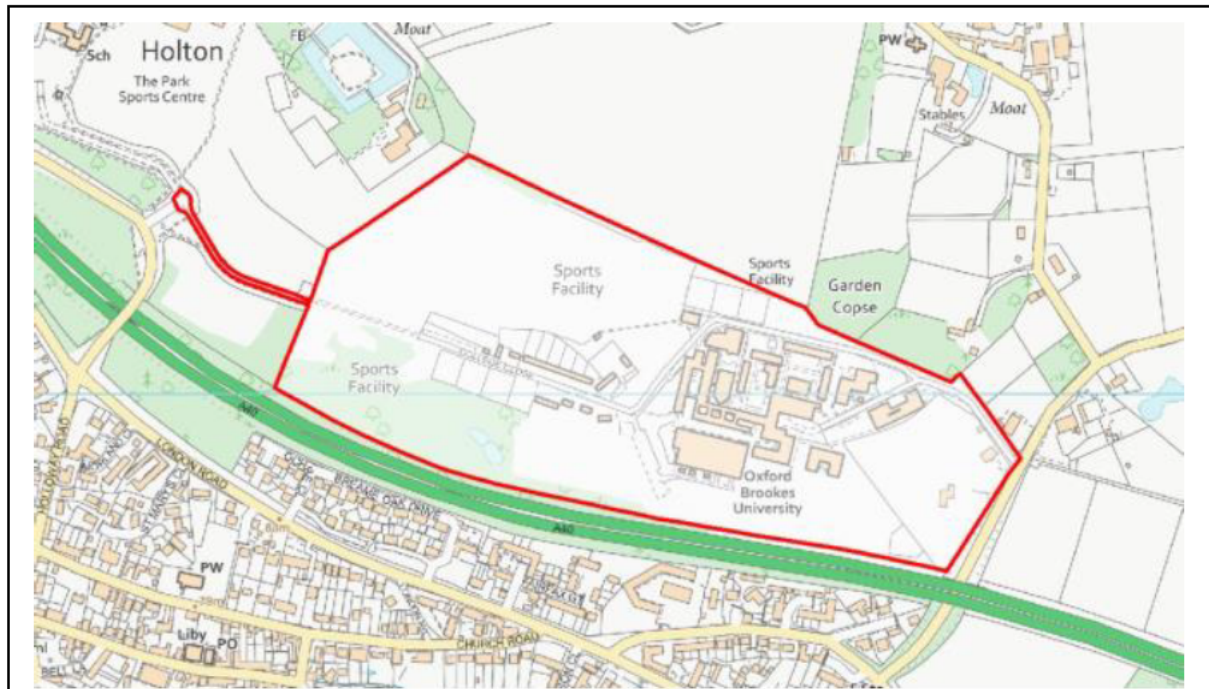
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
30	60	90	120	120	120	120	120	120	120

Final 5-year total	0
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Site name	Land at Wheatley Campus
Land supply reference	1418

Total units in 5 year period	0
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Site status	Extant Outline consent
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Total units allocated for development	Approximately 500
Total units with outline consent	500
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P17/S4254/O	Outline	500	4/12/2017	23/04/2020
P22/S3975/O	Outline	500	1/11/2022	N/A
P23/S1407/RM	Reserved Matters	468	19/04/2023	N/A

Assessment of deliverability

1. Current planning status

P22/S3975/O (The “Extant Outline Consent”)

The extant permission has consent for two accesses – one from the existing access on Waterperry Road in the east and one from an existing link road that has already been constructed and leads directly to Holton Roundabout in the west.

P23/S1407/RM (pursuant to the “Extant Outline Consent”)

The Council and Crest Nicholson have signed a Planning Performance Agreement (PPA) on 13 July 2023, signed by the parties 17 July 2023 in respect of the reserved matters application P23/S1407/RM.

The PPA covers meeting dates, timescale for the submission of additional information following public consultation together with a second round of public consultation and a further meeting if necessary. Target dates for draft conditions and decision are also included, the latter being week commencing 13 November 2023.






P22/S3975/O (The “Current Outline Application”)

This current outline planning application seeks permissions for a scheme with a different access strategy to the Extant Outline. This includes provision of two vehicular accesses at the eastern end of the site, both from Waterperry Road, plus a new pedestrian and cycle link at the western end of the site, which connects directly to Holton Turn just north of the A40 overbridge. The application proposes no vehicular access from the west. The proposals include the same quantum of housing to that approved within the Extant Outline, (i.e. up to 500 dwellings). Aside from the access strategy, the proposals are substantially the same as those approved as part of the Extant Outline consent.

The University has submitted additional information and plans during the course of determination so far, the most recent being highways and access information. The deadline for determining the application is 28 August 2023.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the reserved matters submitted pursuant to the extant outline permission, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Comments relating to the current outline planning application (P22/S3975/O)

Air Quality Officer (18 January 2023)

No objection subject to conditions.

Contaminated Land Officer (03 July 2023)

 No objection subject to conditions, including one pre-commencement:

1. Investigation for contamination on site before development starts
2. Any land remediation work would need to take place before the development is occupied, and
3. If any further contamination is found during the course of the development, a programme of investigation and / or remedial works will need to be submitted to and approved by the local planning authority.

Drainage engineer (13 July 2023)

The drainage strategy accompanying this application is unlikely to be feasible. The applicant should put more thought into the siting of infiltration features on the site. Avison Young has submitted revised plans in response to these comments on 31 July 2023.


Environmental Health Officer (noise) (07 July 2023)

The officer has raised concerns about noise levels in gardens and on the facades of buildings on the southern side of the site approaching the A40. They have suggested the applicant consider whether elements of the site could be reorientated to better mitigate the noise impacts. After this, the applicant should consider other mitigation measures to reduce the noise impacts. While these are detailed points, perhaps overlapping with the Reserved Matters application the council are concerned that further work is needed in relation to noise for this outline application given how impactful it

is on this site. . Avison Young has responded to these comments on 9th August 2023.

 **Environment Agency (30 March 2023)**

No objections

 **Forestry Officer (12 December 2022)**

The officer has identified concerns with the removal of trees subject to Tree Preservation Orders (TPO), and has suggested that the eastern pedestrian and cycle access is realigned to avoid the need to remove TPO trees. However, the officer notes that these trees are shown to be of low arboricultural value in the Arboricultural Assessment for the site. They have also suggested that a revised tree retention plan is submitted to ensure a mature Giant Redwood tree is sufficiently protected at reserved matters stage.

 **Historic England (18 January 2023)**

No objections, they have deferred to the advice from the Conservation Officer at the Council and the County Archaeologist.

 **Landscape Officer (11 July 2023)**

The officer raised objections to the proposals. These relate to the content of the environmental statement and the layout of the development. The officer made some recommended changes. Avison Young met with the Landscape Officer on 31st August to discuss its comments and agree a way forward.

 **Leisure Development Officer (28 November 2022)**

It is unclear from the proposal what mitigation is proposed for the loss of the grass pitches/ playing field and where it is proposed. Furthermore, there is limited information on how the applicant will update the pavilion to meet the England and Wales Cricket Board and Sport England standards. Avison Young wishes to meet with the Council to discuss how these points can be addressed.

 **National Highways (03 July 2023)**

No objections.

 **Natural England (29 June 2023)**

No objections.



Oxfordshire County Council Highways (04 August 2023)



Objection to the development due to:

1. The highways impact resulting from this development has not been undertaken in accordance with adopted 'Implementing 'Decide & Provide': Requirements for Transport Assessments (September 2022).
2. The southwestern footway/cycleway link requires further technical evidence to be submitted to support its deliverability.
3. The on and off-site pedestrian and cycling infrastructure being proposed is not in accordance with LTN 1/20 or the Local Transport and Connectivity Plan (LTCP). The off-site works must be reviewed in line with these new standards and further details of pedestrian and cycling improvements be submitted.
4. The southern vehicular access from Waterperry Road needs further details submitting relating to its deliverability.
5. The deletion of the western access makes sensible routing of public transport services through the development significantly more difficult and could possibly render the service unviable.

The response also suggests that some pre-commencement conditions will need to be attached to the permission if and when it is issued.

Avison Young is engaging with Officers at the District Council to discuss how these comments are addressed and agree next steps in the light of these comments.



Oxfordshire County Council Drainage Engineer (19 January 2023)





The officer has raised a holding objection to the proposed development on the grounds that the incorrect Cv values are used, and that there may be some inaccuracies or missing items in the documents. Avison Young has submitted revised plans in response to these comments on 31 July 2023. The officer also identified that a pre-commencement condition is likely to be needed to create a surface water drainage scheme for the development.


 **Oxfordshire County Council Education (19 January 2023)**

No objection.

 **Oxfordshire County Council Archaeologist (19 January 2023)**

 No objection, but has identified pre-commencement conditions that should be attached to any consent requirement an archaeological written scheme of investigation.

 **Countryside Officer (ecology) (15 August 2023)**

 No objection, but has identified pre-commencement conditions requiring a Construction Environmental Management Plan for biodiversity and a Biodiversity Enhancement Plan to be submitted with each reserved matters application on site.

 **Sport England (5 July 2023)**

Sport England has objected to the proposed development in relation to the proposed sport pavilion, bowling green, and cricket pitches. Avison Young met with Sport England on 22 August 2023 and understands that it is now satisfied with the proposals.

 **Urban Design Officer (6 July 2023)**

No objection.

Comments relating to the live reserved matters application (P23/S1407/RM)

 **Air Quality Officer (22 May 2023)**

The application does not reflect the Council's Air Quality developer's guidance. A condition should be attached to any consent requiring the installation of electric vehicle charging points.

 **Conservation Officer (12 June 2023)**

The officer highlighted some concerns with the proposed development's impact on the setting of the scheduled monument, although these comments are interlinked with the proposed sport provision on site. They have therefore advised that more detail or better agreed parameters for the Sports provision are needed to ensure this is delivered, and that the required structures are appropriately designed into the scheme. Crest

Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Contaminated Land Officer (10 May 2023)**

 No objection subject to conditions, including one pre-commencement:

1. Investigation for contamination on site before development starts
2. Any land remediation work would need to take place before the development is occupied, and

If any further contamination is found during the course of the development, a programme of investigation and / or remedial works will need to be submitted to and approved by the local planning authority.

 **Drainage Engineer (23 June 2023)**

Objection – there appears to be insufficient space in the layout to accommodate an appropriate drainage strategy. More information will be required on infiltration testing. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Environmental Health Officer (noise) (07 July 2023)**

The officer has raised concerns about noise levels in gardens and on the facades of buildings on the southern side of the site approaching the A40. They have suggested the applicant consider whether elements of the site could be reorientated to better mitigate the noise impacts. After this, the applicant should consider other mitigation measures to reduce the noise impacts. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Forestry Officer (12 June 2023)**

Detailed comments provided on layout requesting amendments to hard surfacing, avoiding the development impacting on trees and providing additional tree planting in the scheme design. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Historic England (11 May 2023)**

No advice to be provided in this case.

 **Landscape Architect (08 June 2023)**

Objection – there are a substantial number of issues to be resolved with the layout of the reserved matters. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Housing Development (16 June 2023)**


Detailed comments provided on the affordable housing mix relating to the reserved matters; phasing plan; location of affordable housing and parking arrangements which are recommended to be amended

 **Leisure Development (22 May 2023)**

Detailed comments provided requesting amendments to the sports provision on the site. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Oxfordshire County Council Highways (23 May 2023)**

Objection – further information is required regarding the detailed design of the streets and footways. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Oxfordshire County Council Drainage (23 May 2023)**

Holding objection subject to amended CV values and correctly labelled infiltration basin. Crest Nicholson has advised that they intend to submit revised material to address these points on week commencing 25 September.

 **Urban Design (23 May 2023)**

Objection – some areas of the design and layout require considerable revision including parking and apartment design.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

Land ownership issues affecting access to the extant outline consent mean that the Council is concerned it may not be delivered in the five-year period. However, the applicants (OBU and Crest Nicholson) are pursuing an RM and DIS applications pursuant to the extant outline consent demonstrating a commitment to its delivery. Crest Nicholson now owns the Campus site and does not envisage impediment to delivery within the proceeding 5 years.

5. Infrastructure dependencies and enablers

Crest Nicholson and OBU are pursuing two separate planning permissions to ensure delivery of housing development at the site within the next five years: i) through the submission of reserved matters pursuant to the Extant Outline Consent; and ii) through the 'New Outline' which is pending determination by the District Council.

There are technical matters identified in box 2 above that the applicant will need to address to secure approval of reserved matters by November 2023, namely:

- 1) Heritage
- 2) Ecology
- 3) Noise
- 4) Drainage
- 5) Arboriculture
- 6) Landscape
- 7) Leisure and sport provision
- 8) Urban design
- 9) Highways
- 10) Waste management

The University's Estates Development Plan states:

"The University is still at an early stage with the development of these proposals and the movement of teaching activity currently based at both Wheatley and Harcourt Hill will not take place until the start of the 2024/25 academic year at the earliest."

Development could, however, commence on part of the site before the University vacates the site in full.

7. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

Reserved Matters Pursuant to Extant Outline Consent

A PPA was signed between SODC and Crest Nicholson on 17 July 2023 in respect of P23/S1407/RM.

The PPA covers meeting dates, timescale for the submission of additional information following public consultation together with reconsultation and a further meeting if necessary. Target dates for draft conditions and decision are also included, the latter being week commencing 13 November 2023.

Current Outline Planning Application

The Current Outline Planning Application is currently pending determination by the District Council.

The current deadline for determination of the application is 28th August 2023.

Avison Young is working with the District Council to address the remaining comments received (following re-consultation on a package of additional technical and design information submitted to the Council in June 2023) expediently with the aim of securing a decision as soon as possible.

2. When do you expect to submit amended plans or documents to address technical comments made on your applications listed in Box 2 above?

Reserved Matters Pursuant to Extant Outline Consent

Week commencing 25th September 2023 as per the agreed PPA.

Current Outline Planning Application

Avison Young has submitted further responses to further comments raised following re-consultation in June, including in relation to noise, drainage, and ecology. Avison Young is seeking a meeting with the District Council to discuss how the remaining comments are addressed, as soon as possible.

3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

Reserved Matters Pursuant to Extant Outline Consent

- 1) *Heritage*
- 2) *Ecology*
- 3) *Noise*
- 4) *Drainage*

- 5) *Arboriculture*
- 6) *Landscape*
- 7) *Leisure and sport provision*
- 8) *Urban design*
- 9) *Highways*
- 10) *Waste management*

Current Outline Planning Application

Avison Young is seeking a meeting with the District Council to discuss how the remaining comments (including on highways, landscape and leisure/ sports) are addressed, as soon as possible.

4. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?

Reserved Matters Pursuant to Extant Outline Consent

N/A; a Section 106 legal agreement is already complete and signed.

Current Outline Planning Application

It is envisaged that a Section 106 legal agreement for the current outline planning application could be prepared quickly, in the light of the Section 106 legal agreement which is already agreed for the Extant Outline consent. In that context, discussions with the case officer are on-going in relation to the detail of the likely heads of terms of the Section 106 agreement.

5. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

Reserved Matters Pursuant to Extant Outline Consent

As part of the PPA, the Council and Crest have agreed to avoid Pre-Commencement conditions where possible by supplying the relevant information alongside the further reserved matters submission referenced above.

Current Outline Planning Application

It is envisaged that there will be similar conditions attached to the current outline planning application to those attached to the extant outline consent and that any pre-commencement conditions could be discharged quickly, as required.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Construction will commence November 2024.

Demolition is required as part of commencement of construction.

No obstacles envisaged.

7. When do you think the first dwelling will be completed?

October 2025

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Two outlets present at the same time from the outset.

9. How many homes a year do you think this site will deliver?

Circa 100; two outlets each delivering circa 50 units.

10. Are there any other comments you would like to raise?

N/A

8. Officer conclusion on deliverability

Oxford Brookes University and Crest Nicholson are committed to developing this site, and are pursuing two separate planning permissions to ensure this happens. The permitted and live outline planning applications give two options for bringing forward the site. The permitted scheme authorises vehicular access to east and west of the site. The scheme proposed by the live application proposes two vehicular accesses to the east. Aside from the location of access, the two applications are broadly similar.


An application for the approval of details of reserved matters has been submitted in respect of the extant outline permission and has been running for several months. Good progress has been made on the resolution of outstanding issues. Crest Nicholson has provided a clear pathway to addressing the outstanding objections.

The current outline application has been live for almost a year. Many of the issues raised are the same as those encountered during the determination of the extant outline permission and are not contentious. Nevertheless, the Council has received objections to the live outline planning application. While the council expects that these matters are likely to be resolved to enable housing to come forward in the next 5 years, we do not currently have the clear evidence to confirm this. As a result, we are not able to include these homes in our 5 year supply in accordance with the NPPF's definition of a "deliverable" site.

Hence we cannot consider this site to be deliverable in the next 5 years until the council has a higher degree of certainty that the issues affecting the live outline application will be resolved, and that a programme of work for reserved matters pursuant to this is in place. The reality may well be though that the site promoter is able to resolve these matters and see delivery in line with their trajectory below. However, for the purposes of satisfying the deliverability test in the NPPF, we cannot rely on this site to demonstrate a 5 year land supply.

9. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 August 2023
Name / signature	 Thomas Rice Principal Planning Policy Officer

On behalf of Oxford Brookes University and Crest Nicholson, I consider this to be a realist assessment of the trajectory for this site

Date	07/09/2023
Name / signature	Stephanie Eastwood Director, Avison Young on behalf of Oxford Brookes University David Bainbridge, Director, Savills on behalf of Crest Nicholson

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	48	96	96
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
96	96	68	0	0	0	0	0	0	0

Council's initial 5-year total

0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	50	100	100	100	100	50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

250

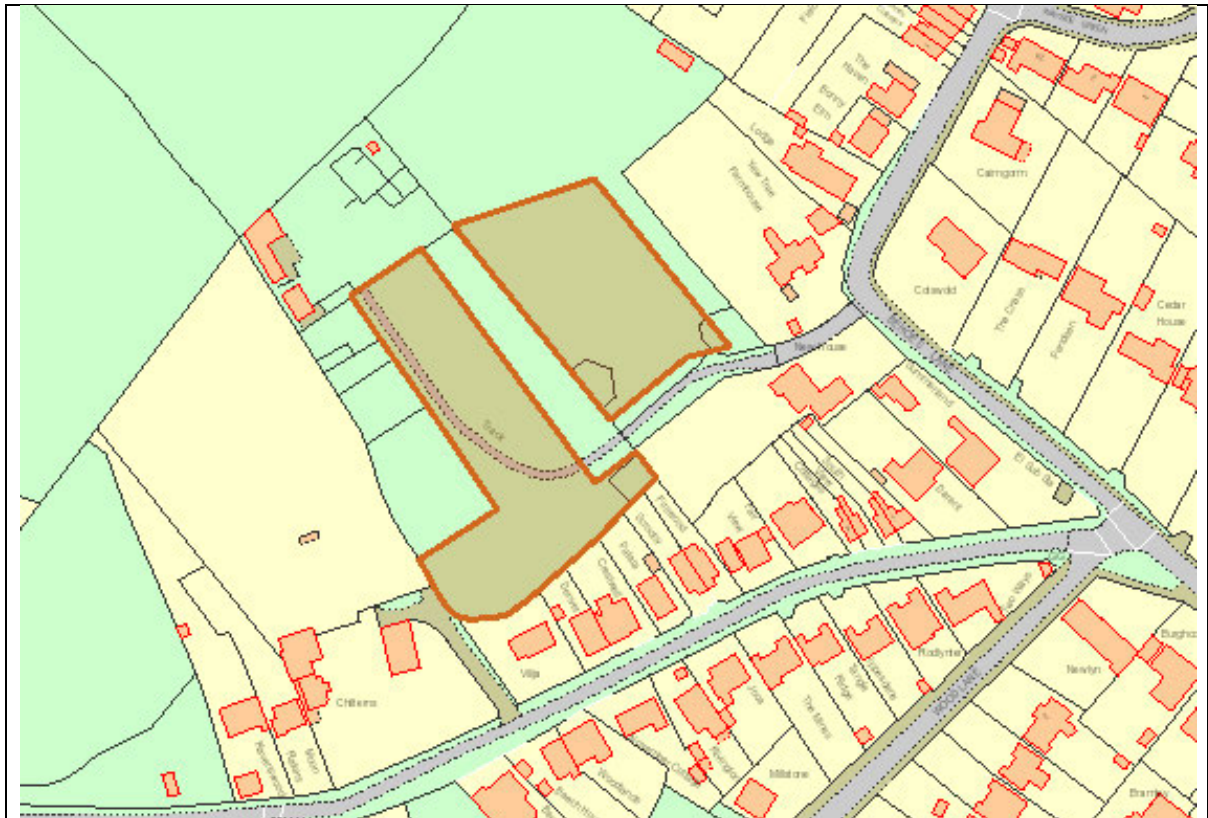
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	50	100	100
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
100	100	50	0	0	0	0	0	0	0

Final 5-year total	0
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Site name	Woodcote NDP: Land behind Yew Tree Farmhouse (sites 1 and 2)
Land supply reference	2657 and 2658

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	9
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The sites are allocated in the Woodcote Neighbourhood Development Plan. No planning application has been submitted.

2. Technical consultee comments

N/A – no planning application is under consideration.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

N/A these are not currently known as the site is early on in the planning process.

6. Site promoter comments


No information received.

7. Officer conclusion on deliverability

The sites are allocated in the Woodcote Neighbourhood Development Plan. There is no live application on the site, and we have no information from a site promoter. Therefore, the site is not considered deliverable in the 5-year period. We will update this information in our next housing land supply update.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 
No response received.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	9	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

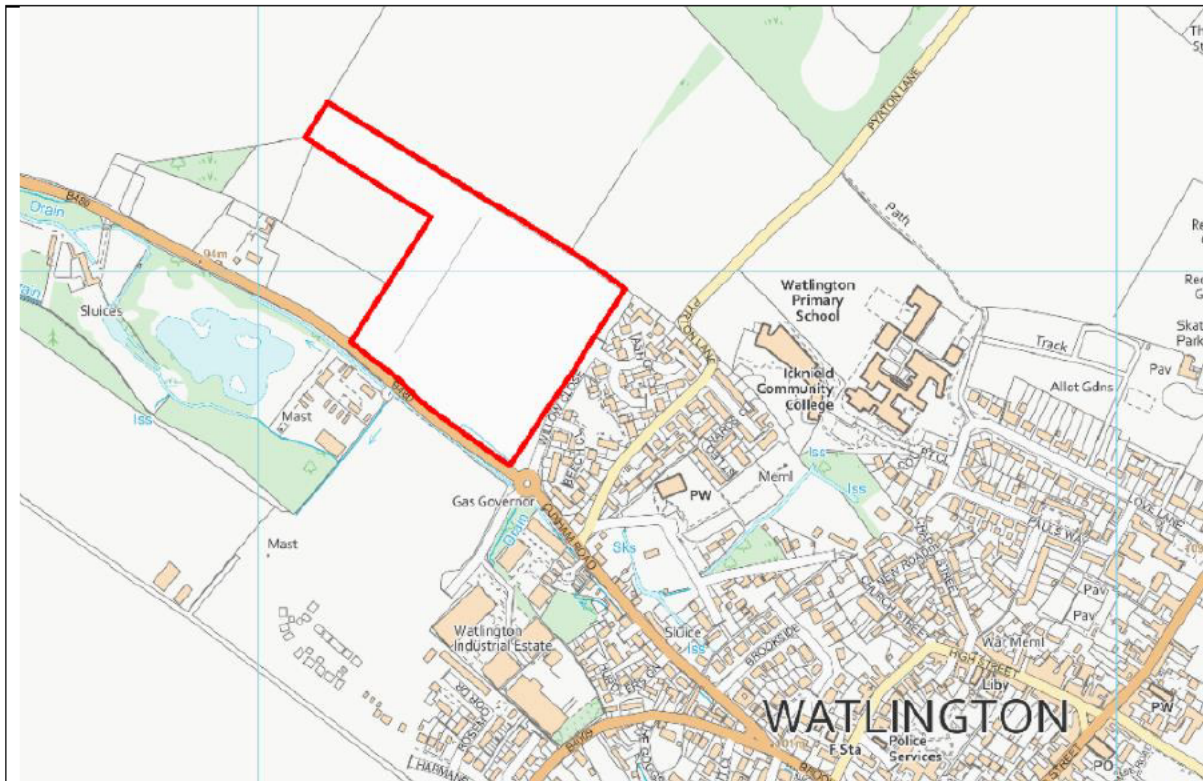
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
			9						

Final 5-year total 0

Site name	Land off Cuxham Road, Watlington
Land supply reference	1938

Total units in 5 year period	70
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Site status	Detailed Permission
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Total units allocated for development	60
Total units with outline consent	70
Total units with detailed consent	70
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P19/S1928/O	Outline	70	13/06/2019	17/01/2022
P23/S0431/RM	Reserved Matters	70	03/02/2023	27/07/2023

Assessment of deliverability

1. Current planning status

The site is an allocation in the Watlington Neighbourhood Plan, with outline permission granted in January 2022.

The site now has detailed permission for 70 homes and would be considered a category A site. However, at the baseline date of this housing land supply statement of the 1 April 2023, the site only had outline permission and was considered a category B site, which is why a pro forma has been completed.

2. Technical consultee comments

The site now has detailed permission, granted on the 27 July 2023, therefore there are no outstanding technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The following infrastructure has been secured through the provisions of the S106 attached to the outline planning permission:

- Affordable housing.
- The delivery and management of the open space and play area.
- Financial contributions towards bin provision and street naming.
- On-site public art to be delivered through a Public Art Statement.
- Financial contributions towards infrastructure that Oxfordshire County Council is the responsible authority, including:
 - Education
 - Public transport (bus stops and bus service)
 - Travel Plan

- Contribution towards cost of construction of the Edge Road
- Land for the construction of the roundabout.
- Highway works including the provision of the Edge Road in the site prior to the occupation of the 40th home or within two years of commencement, whichever is earlier.

6. Site promoter comments

No response received.


7. Officer conclusion on deliverability

The site is an allocation in the Watlington Neighbourhood Plan, with outline permission granted in January 2022 and detailed permission granted in July 2023. Due to the site having detailed permission we consider the site to be deliverable.

We have not received any information from the developers of the site so in developing the trajectory we have relied solely on our site lead in time and build out rate averages data. For sites of this size our site averages data shows that it takes 1.3 years from granting of detailed permission to the first housing completion. We can therefore assume that homes are likely to start being delivered towards the end of the 2024/25 year. The average build out rate for sites of this size is 35 dwellings per annum. We have therefore assumed that 35 homes will be delivered in each of the 2025/26 and 2026/27 years, with 70 homes contributing to the 5-year supply.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 
No response received.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				35	35				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				35	35				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	70
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Assessment of deliverability

1. Current planning status

The site is allocated for up to 4 open market dwellings by Policy HDA of the Kidmore End Neighbourhood Plan. There are no planning applications on this site.

2. Technical consultee comments

We have not received any technical comments on this site as the Council (as site promoter) has not yet submitted a planning application.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Policy HDA of the Kidmore End Neighbourhood Plan set out policy requirements for vehicular access, pedestrian linkages, and parking standard.


6. Site promoter comments

No information was obtained from site promoter as unable to identify contact.

7. Officer conclusion on deliverability

The site is allocated for up to 4 open market dwellings by Policy HDA of the Kidmore End Neighbourhood Plan. There are no live planning applications on this site.

As there is no submitted planning application on this site and we have not received any information from a site promoter or developer, we consider this site is not able to be evidenced as deliverable. It is not included in the relevant 5-year period.

8. Signatures	
On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	31 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No contact was able to be made with a site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	4	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

9c. Council's final trajectory for the site

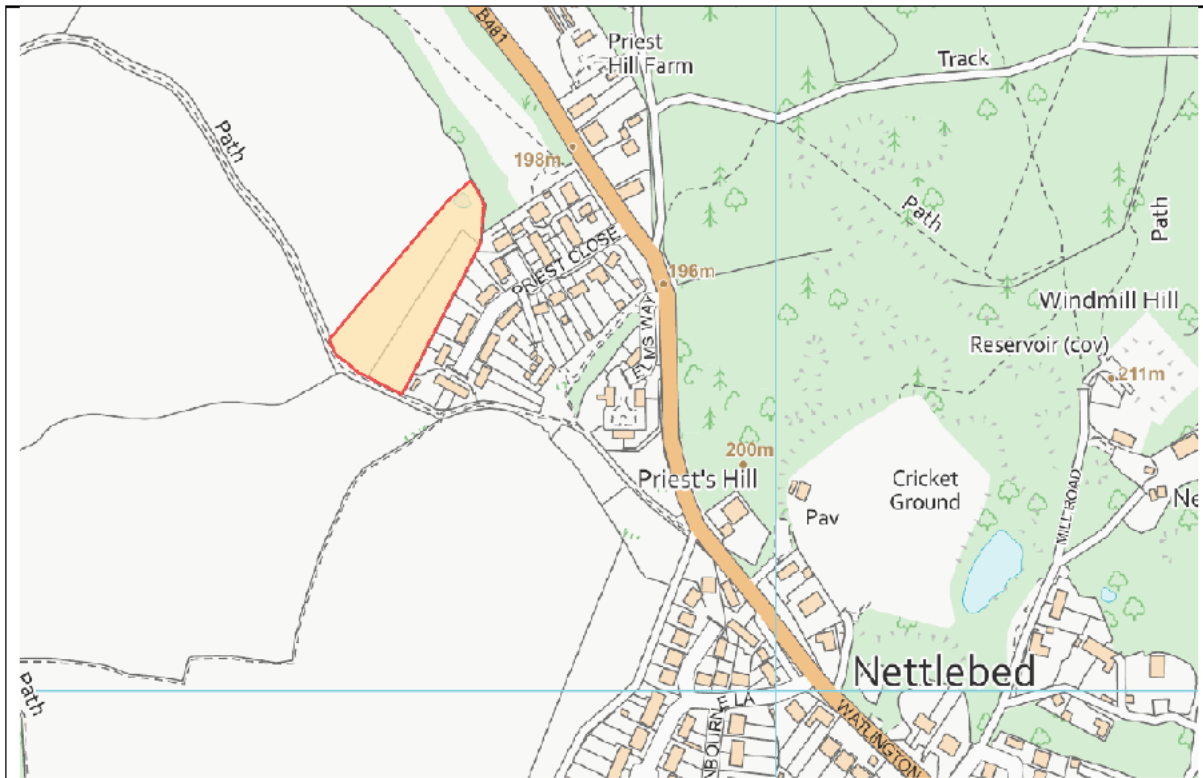
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
			4						

Final 5-year total	0
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Land to the West of Priest Close, Nettlebed
Reference: 1443

Site name	Land to the West of Priest Close, Nettlebed
Land supply reference	1443

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	11
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated in the South Oxfordshire Local Plan 2035 for approximately 11 homes. As of yet there have been no relevant planning applications on the site.

2. Technical consultee comments

As there are no live planning applications on the site, there are no technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Policy H5 of the Local Plan sets out site allocation policy. Further information on infrastructure requirements will come forward as a planning application is progressed.

6. Site promoter comments


No information received.

7. Officer conclusion on deliverability

The site benefits from an allocation in the South Oxfordshire Local Plan 2035. There is no live application on the site, and we have no information from a site promoter. Therefore, the site is not considered deliverable in the 5-year period. We will update this information in our next housing land supply update.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	4 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 
No response received.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	11	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

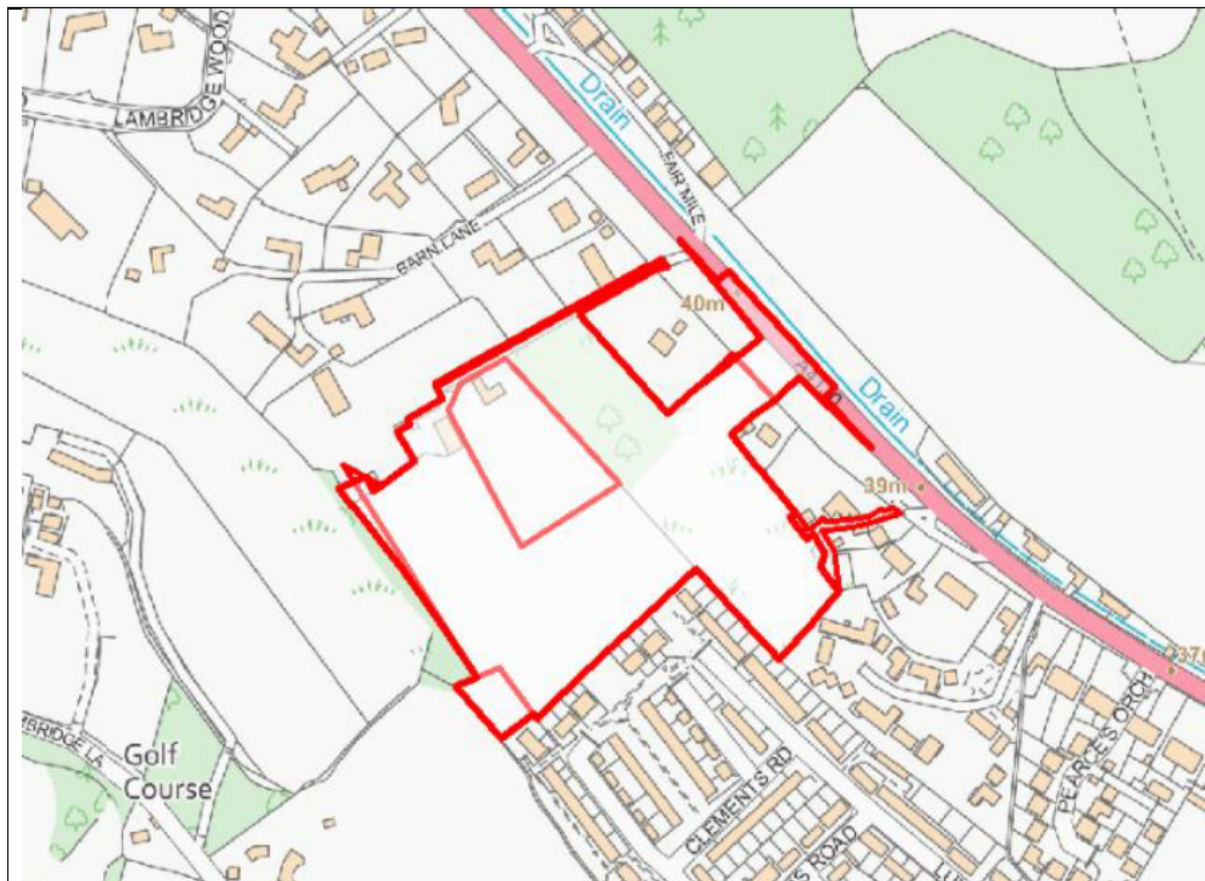
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 0

Site name	Land West of Fairmile
Land supply reference	1427

Total units in 5 year period	70
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	72
Total units with outline consent	0
Total units with detailed consent	71 (Net 70) homes with a resolution to grant
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P19/S2350/FUL	Full	70 (net)	23/07/2019	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 72 dwellings in the joint Henley and Harspden Neighbourhood Plan.

The site promoter, Thames Developments Group Ltd, has submitted a full planning application for 71 dwellings. This includes the demolition of one cottage, Field Cottage, and so the net gain of dwellings would be 70.

The council resolved to grant planning permission at planning committee on 21 February 2023 subject to completion of s106 agreement to secure affordable housing, infrastructure and wildlife mitigation.

2. Technical consultee comments

The council has resolved to grant permission for the proposals, subject to the signing of the S106 legal agreement. Therefore, there are no outstanding technical consultee comments to be resolved.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

The strip of land needed to deliver the proposed pedestrian / cycle path to Luker Avenue is owned by SODC. The applicant and SODC as landowner have not yet agreed a basis for the delivery of this path.

5. Infrastructure dependencies and enablers

The key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Transport

The following infrastructure will be required and will be secured through the S106:

- Pedestrian/Cycle path to Luker Ave
- Public transport services contributions towards enhancing the 153 and/or x38 service for leisure and utility respectively - £75,000
- Public Transport infrastructure (if not dealt with under S278/S38 agreement) towards bus stop pole and flag including contingencies- £5,000
- Traffic Regulation Order (change of location of speed limit order TRO) -£10,000
- Travel Plan monitoring fee - £1,240

Open Space / Wildlife

The following will be required and will be secured through the S106:

- Provision of open space and play areas for use by the public
- Translocation of slow worms-Offsite translocation for reptile receptor site

6. Site promoter comments

1. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

The strip of land needed to deliver the proposed pedestrian / cycle path to Luker Avenue is owned by SODC. The applicant and SODC as landowner have not yet agreed a basis for the delivery of this path.

2. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

Yes, pre-commencement conditions as per the Committee Report. No work has been done at this stage towards discharging the conditions.

3. When do you think construction work will commence, and are there any obstacles to starting construction?

It is anticipated that subject to completion of the s106 and grant of planning permission, construction could start in 2025.

4. When do you think the first dwelling will be completed?

Subject to no. 3 the first dwelling could be completed in 2026.

5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

This will be confirmed by the developer in due course.

6. How many homes a year do you think this site will deliver?

Subject to no. 3 the development could be completed by 2027.

7. Are there any other comments you would like to raise?

No

7. Officer conclusion on deliverability

This site benefits from a resolution to grant detailed planning permission. The outstanding issue relates to the council's ownership of a parcel of land that is needed to secure pedestrian and cycle access to the site via Luker Avenue. When this matter is resolved, the parties will be able to sign the s106 agreement and the site will benefit from detailed planning permission. The site promoter has advised that subject to this legal agreement's completion, that the first housing completions will take place on site in 2026.


As there is only one issue to resolve for the section 106 agreement to be completed, we consider there to be a realistic prospect that housing completions will occur on this site in the next 5 years. It is worth noting that once this agreement is signed, the site will benefit from a detailed planning permission and will therefore fall into category A (presumed deliverable).

The average lead in time for sites with full permission of between 50 and 99 homes is 26 months from permission to first completion. The site promoter's assumed first completion on 2026 would therefore suggest the signing of the agreement no earlier than February 2024 (circa 6 months after the date of this statement). This is sufficient time to resolve this single outstanding manner, and both the council's and site promoter's trajectory for this site are aligned.


The average build out rate in our district for sites of between 50 and 99 homes is 35 homes. We therefore believe the site promoter's assumed build out rate of 35-36 homes per annum is reasonable.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 August 2023
Name / signature	 Thomas Rice Principal Planning Policy Officer

On behalf of Thames Developments Group Ltd, I consider this to be a realistic assessment of the trajectory for this site

Date	24 th August 2023
Name / signature	 RPS on behalf of Thames Developments Group Ltd

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	-1	35	36	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 70

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	-1	35	36	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 70

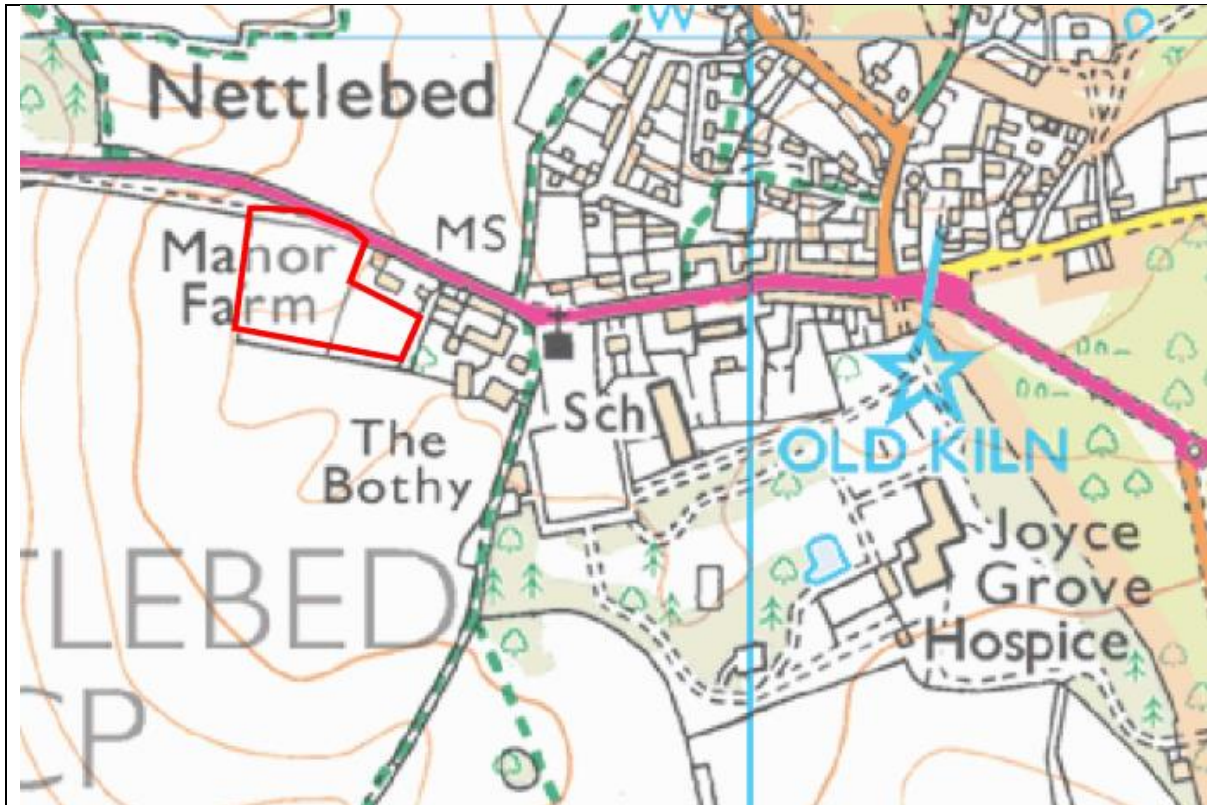
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	-1	35	36	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Final 5-year total	70
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Site name	Land West of Nettlebed Service Station
Land supply reference	1640

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	15
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 15 dwellings by Policy H7 of the South Oxfordshire Local Plan 2035.

2. Technical consultee comments

We have not received any technical comments on this site as the site promoter has not yet submitted a planning application.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

6. Site promoter comments

No information received.

7. Officer conclusion on deliverability

The site benefits from an allocation in the South Oxfordshire Local Plan 2035. There is no live application on the site, and we have no information from a site promoter. Therefore, the site is not considered deliverable in the 5-year period. We will update this information in our next housing land supply update.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

1 September 2023

Name / signature

Ben Duffy
Senior Planning policy Officer



No response received.

Date

Name / signature

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
			15						

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

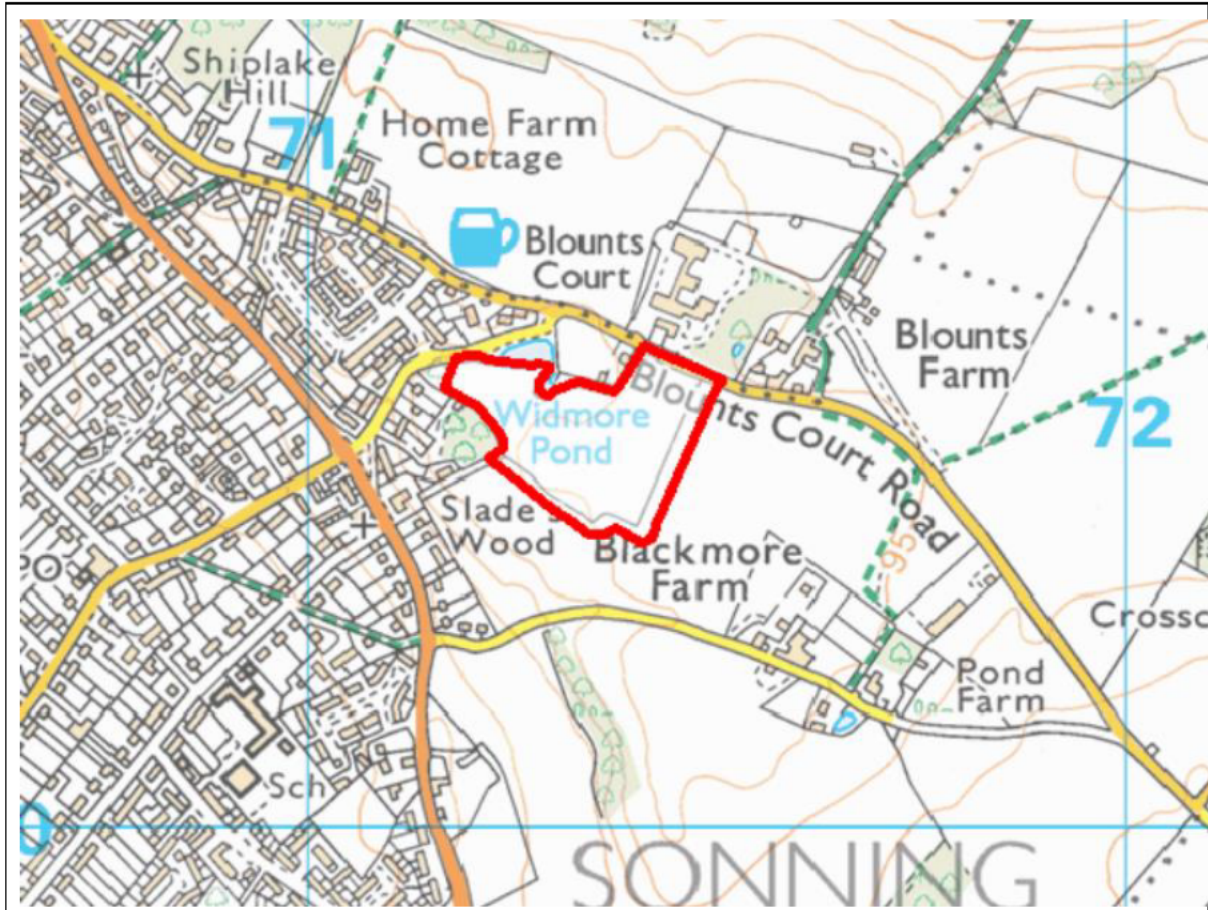
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
			15						

Final 5-year total	0
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Site name	Little Sparrows
Land supply reference	2453

Total units in 5 year period	73
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Site status	Hybrid planning permission granted
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Total units allocated for development	133
Total units with outline consent	60
Total units with detailed consent	73
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P19/S4576/O	Hybrid	133	13/12/2019	21/6/2021

Assessment of deliverability

1. Current planning status

73 units have detailed approval, numerous conditions have been and are in the process of being discharged, together with permission granted for a sales office on the site. The Case Officer has been advised by the agent that the applicant is due to start on site on 31st July 2023.

There has been no contact with regard to the application for Reserved Matters.

2. Technical consultee comments

The Council is not considering any planning applications for new homes currently.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site owned by the applicant, Senior Living (Sonning Common) Limited. This is delivery and operational company within Inspired Villages.

5. Infrastructure dependencies and enablers

The Council is not considering any planning applications for new homes currently.

6. Site promoter comments

1. Please provide a timetable forecasting when you will submit reserved matters application/s for the rest of this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

The Phase 2 Reserved Matters application will be submitted to the Council for consideration by the 25 June 2024, as required by Condition 4 of application P19/S4576/O.

2. Are there any site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?

The Council has discharged the following conditions in relation to Phase 1:

- *7 Biodiversity Enhancement Plan*
- *8 Construction Environmental Management Plan*
- *9 Phasing*
- *10 EV charging points*
- *11 Estate roads*
- *12 Car parking*
- *13 Cycle storage*
- *14 Materials*
- *15 Levels*
- *16 Refuse and recycling storage*
- *17 Energy Statement*
- *18 Lighting*
- *19 Landscaping*
- *20 Landscape Management Plan*
- *21 Arboricultural method statement*
- *22 Archaeology*
- *23 Ground investigation*
- *24 Foul water drainage*
- *25 Surface water drainage*
- *26 Construction method statement*
- *27 Local Employment and Procurement Strategy*
- *28 Pedestrian/cycle access*
- *31 Wastewater*

3. When do you think construction work will commence, and are there any obstacles to starting construction?

Anticipate construction works to commence October '23 with the main obstacle being satisfy S106 obligations for S278 technical approval.

4. When do you think the first dwelling will be completed?

Q4 2025 / Q1 2026

5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Temporary sales suite provided under separate application. Sales suite to move within development once phase 2 commences.

6. How many homes a year do you think this site will deliver?

73 in 2025/2026 and remaining 60 in circa 2027/2028.

7. Are there any other comments you would like to raise?



No

7. Officer conclusion on deliverability

Inspired Villages secured planning permission at appeal for this site in June 2021 for a retirement village of up to 133 units with a central “village core” providing “specialist residential accommodation and ancillary care facilities, leisure, fitness, and wellbeing, together with community space, gardens, green space, landscaping and carparking and circulation.”

In relation to phase 1, the applicant has discharged 23 pre-commencement conditions. Some site clearing work has also started. With regard to phase 1, it is clear that completions will take place within the 5 year period. The Council expects first completions on phase 1 in the year 2025/26. Given the form of the development in phase 1, the council expects all 73 units from this phase to complete in one monitoring year.

The applicant has not submitted any planning applications relating to the outline consent for phase 2. However, they do anticipate completions on this phase in year 5 of the current 5 year period (2027/28). While the council considers the applicant has made good progress on phase 1, and this is a strong indicator that stage 2 will progress quickly, there is currently no application for this parcel. Therefore, the council does not have the clear evidence that these completions will occur in the 5 year period and we have therefore excluded these 60 homes from the supply.

8. Signatures	
On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	23 August 2023
Name / signature	 Thomas Rice Principal Planning Policy Officer
On behalf of Inspired Villages, I consider this to be a realist assessment of the trajectory for this site	
Date	24 August 2023
Name / signature	 Josh Morgan Inspired Villages Project Manager

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	26	47	0	30	30	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 73

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	73	0	60	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 133

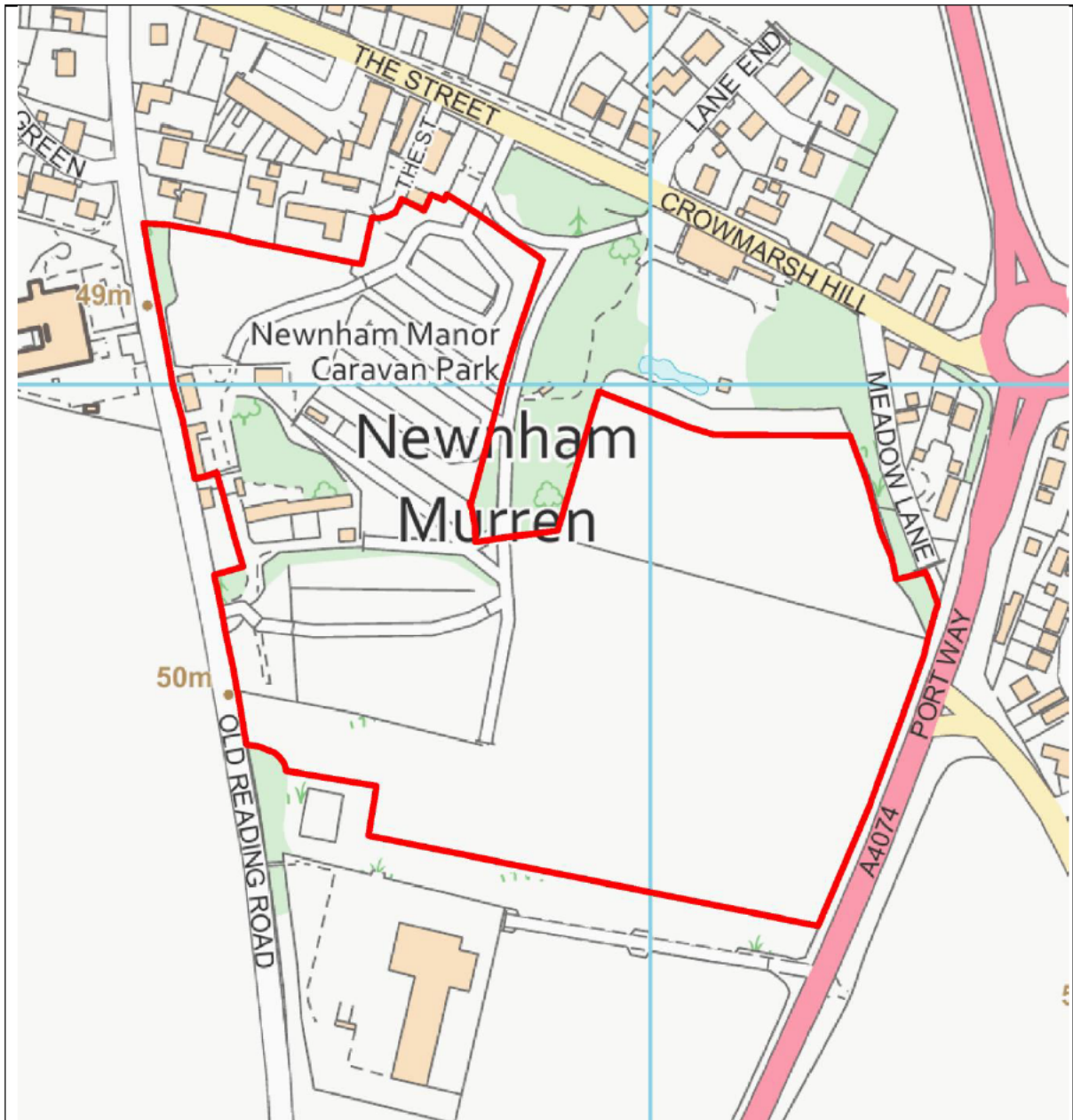
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	73	0	0	60	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Final 5-year total	73
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Site name	Land South of Newnham Manor
Land supply reference	1561

Total units in 5 year period	100
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Site status	Resolution to Grant Planning Permission
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Total units allocated for development	0
Total units with outline consent	0 houses. Land gifted to school for car park and forest school covered under outline application
Total units with detailed consent	100 (subject to signing of legal agreement)
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P16/S3852/FUL	Full	100	21/11/2016	Resolution to approve at Planning Committee on 15/12/2021

Assessment of deliverability

1. Current planning status

The Council resolved to grant hybrid planning permission for 100 homes on this site, subject to the signing of a legal agreement. This was agreed at the Council's Planning Committee meeting on 16 January 2018.

The site is not allocated in a development plan, although it is located within the village boundary of Crowmarsh Gifford as set out in Policy CRP1 of the Crowmarsh Neighbourhood Plan. Within this area, infill development is supported, provided that they accord with the design and development management policies of the development plan.

The Council has worked with the applicant to resolve the key issues affecting the permission, and the applicant has agreed in principle to both the Section 106 agreement and proposed conditions on the permission. The application was therefore considered by the planning committee again in December 2021, where it again resolved to grant planning permission subject to the completion of a Section 106 agreement.

Members resolved to approve planning application subject to conditions and completion of a S106 Legal Agreement to secure:

- Affordable Housing, as specified in the report
- The laying out and landscaping of the school land following approval of reserved matters, the design of which to be agreed by the District and County Council and Oxfordshire Diocesan Board of Education.

- The transfer of the school land to the Oxfordshire Diocesan Board of Education for use by the school.
- Provision of open space and play areas for use by the public
- Future management and maintenance of open space
- Street naming and numbering - £ 2,900
- Provision of recycling bins - £18,600
- Provision and maintenance of Public Art – £30,600
- Monitoring fees - £5,309

Also various highways works:

- Public transport services contributions towards enhancing the Oxford-Reading bus service - £103,700
- Public Transport infrastructure-£18,887
- Traffic Regulation Order-£5,000
- Travel Plan monitoring fee - £1,426
- S278 off-site works and Traffic Regulation Orders
- Monitoring fee for County Contributions

S106 negotiations are underway between the developer, agent, and planning officer.

2. Technical consultee comments

The Site has a resolution to grant planning permission subject to the legal agreement being signed. There are no outstanding technical issues.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in outline planning permission reference [P16/S3852/FUL](#), the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Highways

Work on the legal agreement is ongoing in order to secure the following:

- Public transport services contributions towards enhancing the Oxford-Reading bus service - £103,700
- Public Transport infrastructure-£18,887
- Traffic Regulation Order-£5,000
- Travel Plan monitoring fee - £1,426
- S278 off-site works and Traffic Regulation Orders
- Monitoring fee for County Contributions

Education

Work on the legal agreement is ongoing in order to secure the following:

- The transfer of the school land to the Oxfordshire Diocesan Board of Education for use by the school.
- The laying out and landscaping of the school land following approval of reserved matters, the design of which to be agreed by the District and County Council and Oxfordshire Diocesan Board of Education.

Public Space / Utilities

Work on the legal agreement is ongoing in order to secure the following:

- Provision of open space and play areas for use by the public
- Future management and maintenance of open space
- Street naming and numbering - £ 2,900
- Provision of recycling bins - £18,600
- Provision and maintenance of Public Art – £30,600
- Monitoring fees - £5,309

6. Site promoter comments

1. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed? When do you anticipate that the S106 agreement will be signed?

The applicant is currently awaiting Oxfordshire Highways Authority to signoff a detailed framework plan for the school land (this plan will form the future basis of the reserved matters submission). The Highways Authority are currently assessing the need for and layout/design of the highway access(es) to the school land, as well as design of the new staff parking and parent drop off/pick up spaces.

The highway discussions forms part of a wider pre-application consultation process with South Oxfordshire District Council, Crowmarsh Gifford Primary

School (School Head Teacher and Governors), Crowmarsh Parish Council and the Chilterns AONB Board. These pre-app discussions should be fully concluded by early Autumn 2023.

Once the detailed framework plan is signed off by all parties this will form part of the s106 and the land transfer deed to Oxfordshire Church Diocese. It has been agreed with the Diocese the school land will be laid out by the applicant in accordance with the framework plan before its transfer to the school.

2. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

Yes. Pre-commencement conditions include approval of materials; detailed landscaping; arboricultural method statement; wheel washing details; construction management plan; construction method statement; glazing details for dwellings facing east towards A4074; biodiversity enhancement plan; phase 2 and 3 contamination surveys; SUDS scheme detail; foul water drainage scheme detail; archaeological written scheme of investigation; and detailed footpath design (for the footpath leading through The Stables to The Street).

3. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

Reserved matters for the school land to be submitted late Autumn 2023; this will be done as soon as the s106 is signed and planning permission issued.

4. Are there any site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?

There are no site wide conditions that need satisfying before the approval of the RMs, other than agreeing the framework plan for the school land (as detailed above).

5. When do you think construction work will commence, and are there any obstacles to starting construction?

2024/25. No obstacles foreseen.

6. When do you think the first dwelling will be completed?

2025

7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

One sales outlet within one phase.

8. How many homes a year do you think this site will deliver?

- 2025/26 - 20 homes
- 2026/27 - 44 homes
- 2027/28 - 36 homes

9. Are there any other comments you would like to raise?

No

7. Officer conclusion on deliverability

A hybrid application for 100 homes and the provision of school land was submitted on this site in November 2016, the 100 homes proposed being a full application and the school land coming under an outline application.

The detail for the plans for 100 homes has been agreed as well as the outline plan for the provision of school land, with the site receiving a resolution to grant permission subject to the signing of the S106 agreement at planning committee in December 2021.

Work to finalise the S106 agreement is ongoing and as the applicant has demonstrated with the evidence they have provided, they expect this to be resolved by Autumn 2023, assisted by pre-app discussions on the reserved matters for the outline part of the hybrid application. The applicant has then set out that they expect pre-commencement conditions to be discharged and construction to start on site in 2024/25 and the first homes to be delivered in 2025.

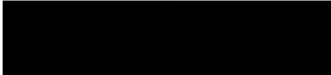
Site average lead in times for sites with detailed permission on sites of this size indicate that on average between full permission being granted and first completions takes 1.2 years. The timeline set out by the applicant anticipates an 18 month to 2-year lead in time from permission to first completion which is reasonable.

The build out rate proposed is below the average build out rate for a site of this size in the district, which is 54 homes per annum, and we consider it to be realistic.

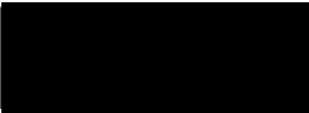
We consider the applicants proposed housing trajectory for the site to be a realistic assumption taking into account the available information, with 100 homes expected to be delivered in the 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	25 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

On behalf of Avant Homes, I consider this to be a realistic assessment of the trajectory for this site

Date	7 September 2023
Name / signature	Arron Twamley, Director ATP Ltd 

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				27	54	19			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total 100

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
		0	0	20	44	36			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 100

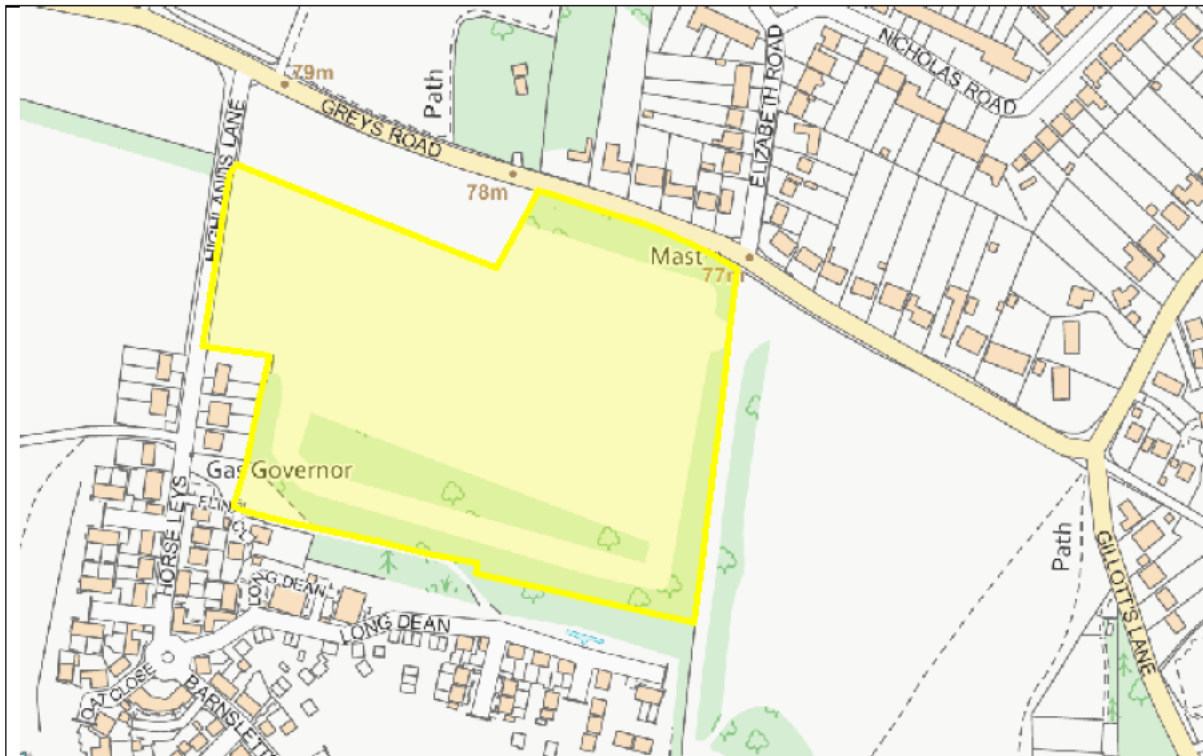
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				20	44	36			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	100
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Site name	Northern Field at Highlands Farm
Land supply reference	2767

Total units in 5 year period	0
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Site status	Neighbourhood Plan allocation
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Total units allocated for development	110
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/S1427/SCR	EIA Screening Opinion	110	12/4/2022	9/5/2022






Assessment of deliverability

1. Current planning status

The site was allocated as a site in the Joint Henley and Harspden Neighbourhood Plan Review which was made in December 2022. A request for an Environmental Impact Assessment screening opinion was submitted in April 2022 and the council confirmed that an EIA would not be required in May 2022.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

SODC Landscape Architect (3/5/2022)

The development is likely to result in adverse landscape and visual impacts, therefore a Landscape and Visual Impact Assessment (LVIA) that meets the standards set out in GLVIA3 will be required.

Thames Water (12/5/2022)

Consultee is satisfied that water and sewerage needs of the development have been considered as per EIA regulations.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Policy DS7, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Community Facilities

1 ha of flexible commercial and community employment land including the relocation of the Chilterns Centre; the relocation and redesign of the community centre and the employment facilities from existing Highlands Farm residential development.

Open Space

Publicly accessible open space. Development proposals should incorporate and reinforce or re-provide the existing landscaping, green Infrastructure and biodiversity features, particularly along the northern, southern and western edges of the site.

6. Site promoter comments

No response was received.


7. Officer conclusion on deliverability

The site is an allocation in the Joint Henley and Harpsden for around 110 homes. An EIA screening opinion was issued in May 2022 showing progress on the site, though no application for development has yet been submitted. The site promoter has not provided information for the housing land supply update.

As there has been no application for development on the site and we have received no information from the site promoter or developer, we don consider that we have the necessary evidence to demonstrate this site is deliverable. Therefore, no homes are expected to contribute to the 5-year supply.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	4 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 
No response received.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	54	54	2
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

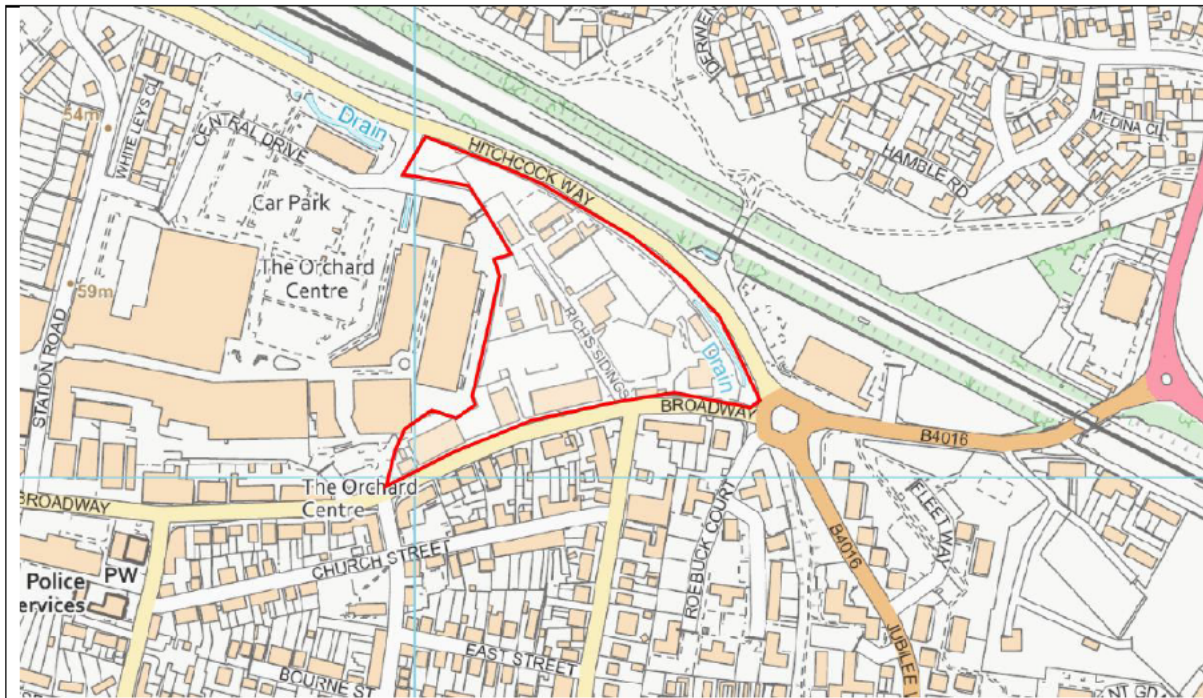
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
							54	54	2
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 0

Site name	Orchard Centre Phase 2
Land supply reference	1416

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	300
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for 300 dwellings by Policy H2e of the South Oxfordshire Local Plan 2035.

The Council is not aware of any progress toward a planning application for this site.

2. Technical consultee comments

The Council is not aware of any technical work supporting this site.

3. Site viability

The Council is not aware of any viability issues affecting this site.

4. Ownership constraints

The site is under multiple ownership, with businesses still operating from many units in the site area.

5. Infrastructure dependencies and enablers

Transport and highways in the Abingdon / Culham / Didcot area are set to be improved by Housing and Infrastructure Fund (HIF1) infrastructure. In June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. This is known as the "Releasing Development Strategy." Paragraph 7 of that strategy is relevant to this site. It confirms that for developments of 10 or more homes (major development), the County Council will not raise highways objections as "HIF 1 funding has been secured and OCC is confident in delivering HIF 1". The planning application for the HIF1 infrastructure was called-in by the Secretary of State for his determination on 25 July 2023 under Section 77 of the Town and Country Planning Act 1990. Subsequently, Oxfordshire County Council confirmed their position, as Oxfordshire Highway Authority and statutory consultee to the District Council Planning Authority, that the Releasing Development Strategy remains current, and its contents will be applied to all live and in-coming planning consultations until further notice.

The site would also need to contribute to the infrastructure set out in Appendix 2.8 of the Council's Infrastructure Delivery Plan (IDP).

6. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.


7. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed or outline planning permission. There is currently no indication for when a planning application will be submitted on this site. Due to this we don't consider the site to be deliverable in the next five years. We have also assumed that the Orchard Centre Phase 2 development, which came forward without any residential development, will have reduced the capacity of this site for housing. We have therefore assumed only 100 homes will come forward on this site.

We have assumed that a planning application would be submitted on this site in 2029/30. Our average lead in times from outline submission to first completions for a development of this size is 3.5 years. This would place first completions in September 2032, and an average build out rate of 54 dwellings per annum for a site of this size (halved for the first year of completions).

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	4 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 

No response received from the site promoter

Date	
Name / signature	

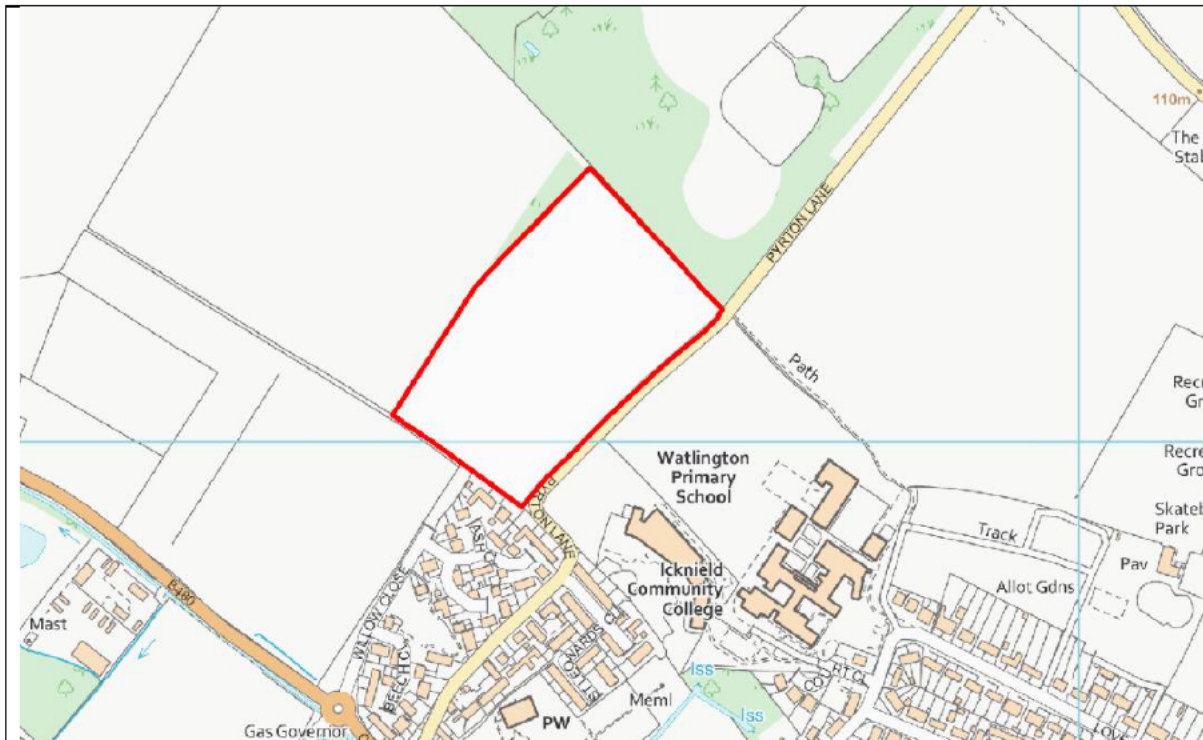
9. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	27	54	19	0	0	0	0	0	0

Final 5-year total	0
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Site name	Land off Pyrton Lane, Watlington
Land supply reference	1939

Total units in 5 year period	60
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Site status	Detailed Permission
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Total units allocated for development	60
Total units with outline consent	60
Total units with detailed consent	60
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P19/S1927/O	Outline	Up to 60	13/06/19	13/01/21
P23/S0433/RM	Reserved Matters	60	03/02/23	27/07/23

Assessment of deliverability

1. Current planning status

The site is an allocation in the Watlington Neighbourhood Plan, with outline permission granted in January 2021.

The site now has detailed permission for 70 homes and would be considered a category A site. However, at the baseline date of this housing land supply statement of the 1 April 2023, the site only had outline permission and was considered a category B site, which is why a pro forma has been completed.

2. Technical consultee comments

The site now has detailed permission, granted on the 27 July 2023, therefore there are no outstanding technical consultee comments.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The following infrastructure has been secured through the provisions of the S106 attached to the outline planning permission:

- Affordable housing.
- The delivery and management of the open space and play area.
- Financial contributions towards bin provision and street naming.
- On-site public art to be delivered through a Public Art Statement.
- Financial contributions towards infrastructure that Oxfordshire County Council is the responsible authority, including:
 - Education
 - Public transport (bus stops and bus service)
 - Travel Plan
 - Contribution towards cost of construction of the Edge Road
- Highway works including the provision of the Edge Road in the site prior to the occupation of the 40th home or within two years of commencement, whichever is earlier.

- Signage for the management of traffic on Pyrton Lane until the Edge Road is completed.
- An option on land to the south of the site (of-site) to be transferred to Oxfordshire County Council to use the land as a school playing field.

6. Site promoter comments


No response received from the developer.

7. Officer conclusion on deliverability

The site is an allocation in the Watlington Neighbourhood Plan, with outline permission granted in January 2022 and detailed permission granted in July 2023. Due to the site having detailed permission we consider the site to be deliverable.

We have not received any information from the developers of the site so in developing the trajectory we have relied solely on our site lead in time and build out rate averages data. For sites of this size our site averages data shows that it takes 1.3 years from granting of detailed permission to the first housing completion. We can therefore assume that homes are likely to start being delivered towards the end of the 2024/25 year. The average build out rate for sites of this size is 35 dwellings per annum. We have therefore assumed that 35 homes will be delivered in each of the 2025/26 and 25 homes in 2026/27 years, with 60 homes contributing to the 5-year supply.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	1 September 2023
Name / signature	Ben Duffy Senior Planning policy Officer 
No response received from developer.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				35	25				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				35	25				
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	60
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Site name	Slade End Farm
Land supply reference	1933

Total units in 5 year period	0
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Site status	Neighbourhood Plan allocation
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Total units allocated for development	6
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site was allocated as a site in the Brightwell cum Sotwell Neighbourhood Plan which was made in October 2017. There are no live planning applications on the site.

2. Technical consultee comments

There are no technical consultee comments as there is no live planning application on the site.

3. Site viability

The Council is not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Policy BCS5, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

? Access

Improvements to Green Lane will be required in order to facilitate safe access. This could be through a shared surface.

6. Site promoter comments

Non obtained.


7. Officer conclusion on deliverability

The site was allocated as a site in the Brightwell cum Sotwell Neighbourhood Plan which was made in October 2017. There are no live planning applications on the site.

As there is no submitted planning application on this site and we have not received any information from a site promoter or developer, we consider this site is not able to be evidenced as deliverable. It is not included in the relevant 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	31 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

No contact was able to be made with a site promoter.

Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	6	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

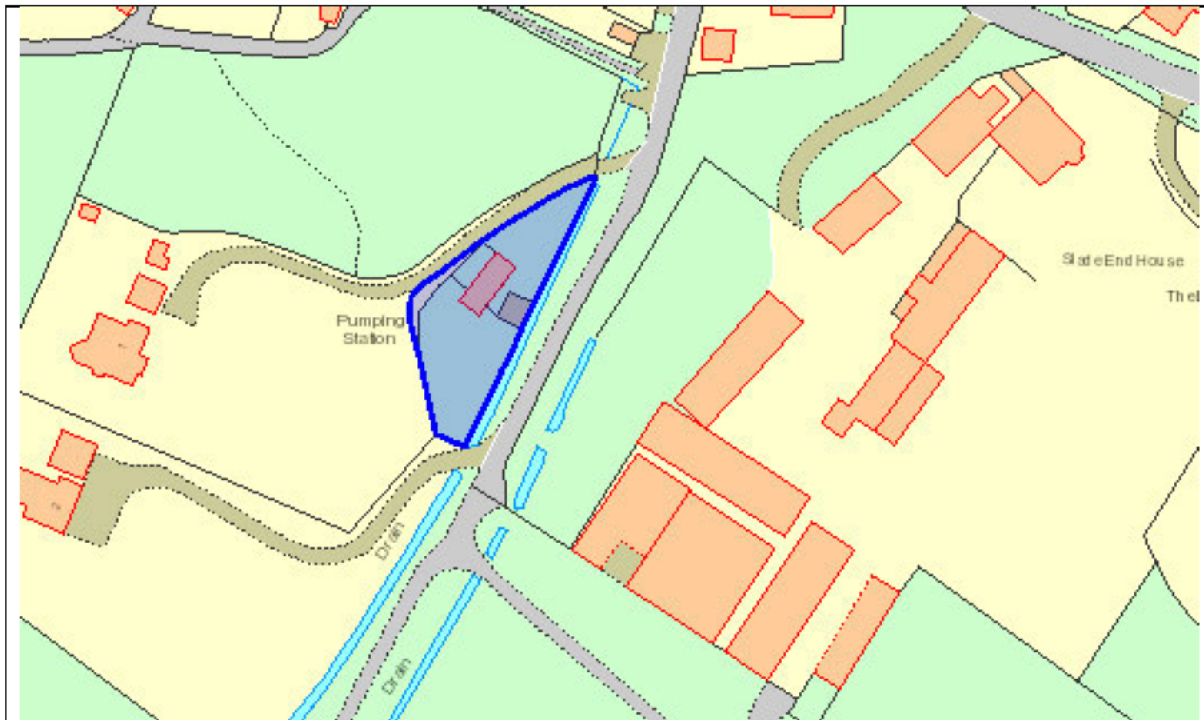
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 0

Site name	Slade End, Strange's Nursery
Land supply reference	1935

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	6
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site was allocated as a site in the Brightwell cum Sotwell Neighbourhood Plan which was made in October 2017. There are no live planning applications on the site.

2. Technical consultee comments

N/A – no planning application is under consideration.

3. Site viability

The Council are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

N/A these are not currently known as the site is early on in the planning process.

6. Site promoter comments

Non obtained.


7. Officer conclusion on deliverability

The site was allocated as a site in the Brightwell cum Sotwell Neighbourhood Plan which was made in October 2017. There are no live planning applications on the site.

As there is no submitted planning application on this site and we have not received any information from a site promoter or developer, we consider this site is not able to be evidenced as deliverable. It is not included in the relevant 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	5 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No contact was able to be made with a site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	6	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

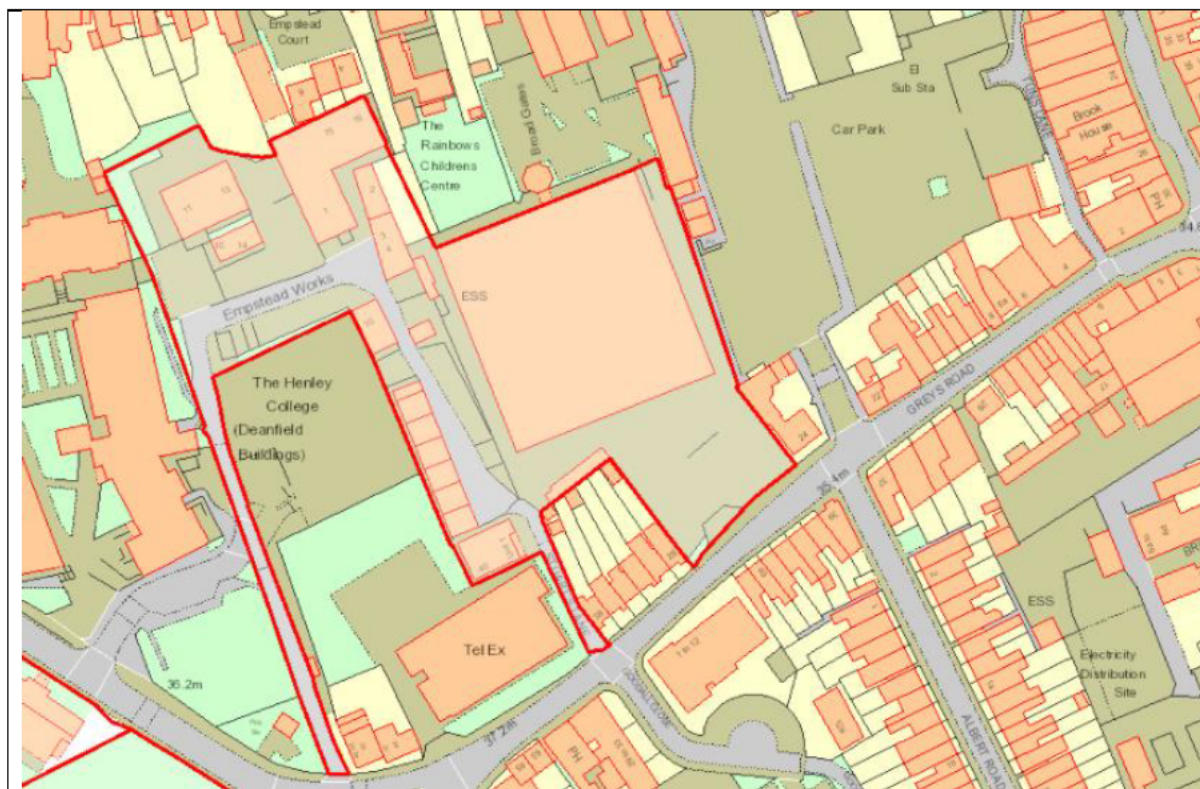
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
			6						

Final 5-year total	0
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Site name	Empstead Works / Stuart Turner
Land supply reference	1431

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	42
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for a mixed-use development containing around 42 dwellings in the joint Henley and Harspden Neighbourhood Plan.

The Council has held confidential pre-application discussions with the site promoter, but no planning application has been submitted to date.

2. Technical consultee comments

N/A

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. However, the site is currently occupied by a number of businesses suggesting that leases may need to expire before development can commence.

5. Infrastructure dependencies and enablers

The site is still very early in the planning process and so key infrastructure dependencies are not yet known.

6. Site promoter comments

No feedback obtained.


7. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harspden Neighbourhood Plan for around 42 dwellings, and the reviewed plan is seeking to roll forward that allocation. While some early work has started on detailed site assessment work, the Council considers that the site is unlikely to see completions in the five-year period.

The below trajectory assumes that the site will deliver later in the plan period, and therefore the site remains “developable”.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No feedback obtained from site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	17
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
25	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

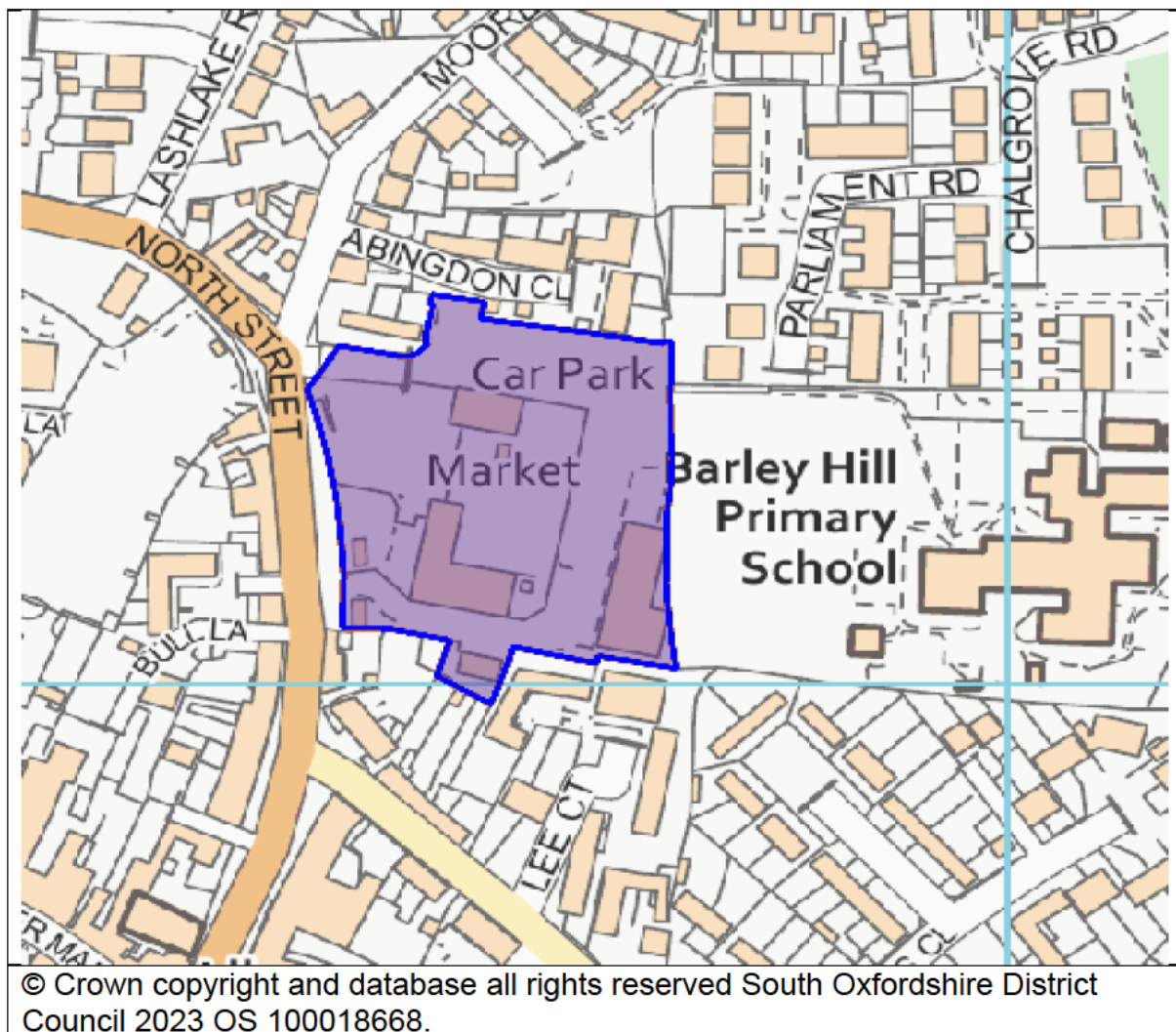
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
									17
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
25									

Final 5-year total	0
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Site name	Thame Cattle Market
Land supply reference	1409

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	Unknown (mixed use allocation)
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The Thame Neighbourhood Plan allocates this site for a mixed-use development but does not specify a number of homes. There are no planning applications on this site.

2. Technical consultee comments

We have not received any technical comments on this site as the Council (as site promoter) has not yet submitted a planning application.

3. Site viability

The Council is not aware of any viability issues on this site, although as a brownfield redevelopment it may give rise to issues as more investigatory work is done.

4. Ownership constraints

The Council is the landowner for this site. We are not aware of any ownership constraints affecting this site.

5. Infrastructure dependencies and enablers

Before the Council grants planning permission for this site, it needed to identify an alternative site for the Cattle Market to relocate to. The Cattle Market now has a new site on Rycote Lane, which is under construction (P17/S4415/FUL).

When the Council submits a planning application, the detailed assessments accompanying this may identify other infrastructure dependencies and enablers. However, we do not currently know what these could be.

6. Site promoter comments


No feedback obtained.

7. Officer conclusion on deliverability

The Thame Neighbourhood Plan allocates this site for a mixed-use development but does not specify a number of homes. As there is no planning application on site and we have not obtained information from a site promoter, there is not the evidence to support this site being included in the 5-year supply. We will review this position in our next housing land supply update.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No feedback obtained from site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

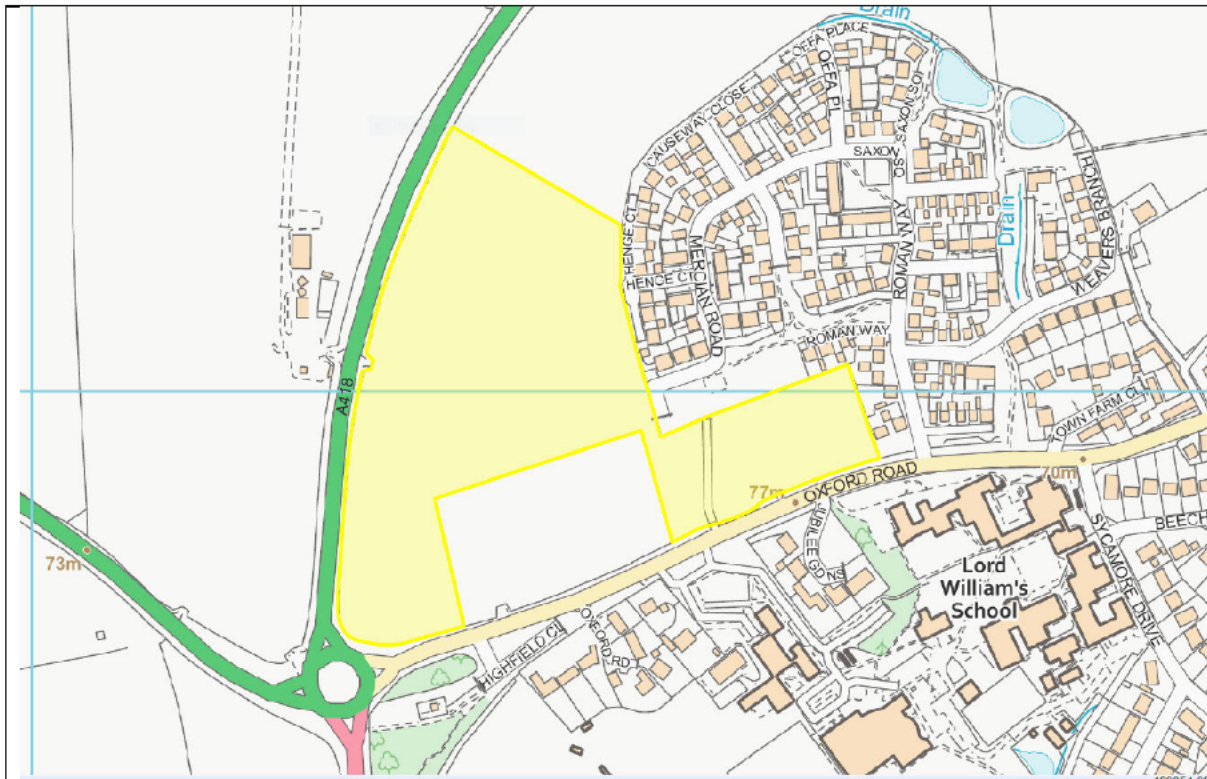
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	0
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Site name	Thame NDP Reserve Site F
Land supply reference	2256

Total units in 5 year period	0
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Site status	Neighbourhood Plan allocation
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Total units allocated for development	78
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site was allocated as a reserve site in the Thame Neighbourhood Plan which was made in March 2013. The trigger for the reserve site being released was the site allocation at the Lord Williams Lower School site not being granted planning permission for 135 homes by April 2021. As this has not occurred the site reserve site allocation has become active.

2. Technical consultee comments

We have not received any technical comments on this site as a planning application has not yet been submitted.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

6. Site promoter comments

No information was obtained from site promoter as unable to identify contact.


7. Officer conclusion on deliverability

The site was allocated as a reserve site in the Thame Neighbourhood Plan which was made in March 2013. The trigger for the reserve site being released was the site allocation at the Lord Williams Lower School site not being granted planning permission for 135 homes by April 2021. As this has not occurred the site reserve site allocation has become active.

As there is no submitted planning application on this site and we have not received any information from a site promoter or developer, we consider this site is not able to be evidenced as deliverable. It is not included in the relevant 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	31 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No contact was able to be made with a site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
17	35	26							

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

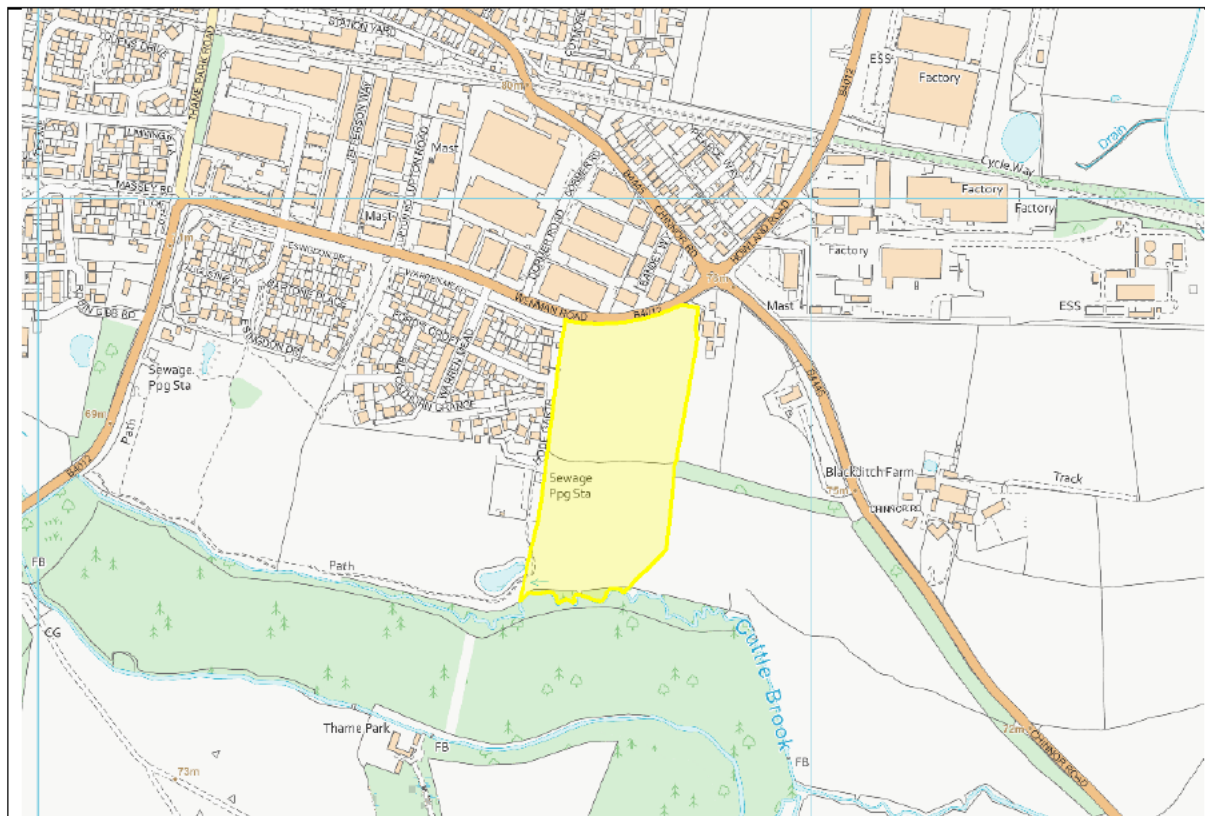
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
17	35	26							

Final 5-year total	0
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Site name	Reserve Site C, Thame
Land supply reference	2257

Total units in 5 year period	57
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Site status	Neighbourhood Plan allocation with outline permission
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Total units allocated for development	57
Total units with outline consent	57
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/S0917/O	Outline	57	24/02/2022	21/09/2022
P23/S2269/RM	Reserved matters	57	03/07/2023	N/A

Assessment of deliverability






1. Current planning status

The site was allocated as a reserve site in the Thame Neighbourhood Plan which was made in March 2013. The trigger for the reserve site being released was the site allocation at the Lord Williams Lower School site not being granted planning permission for 135 homes by April 2021. As this has not occurred the site reserve site allocation has become active.

An outline planning application for 57 homes was submitted in February 2022 and agreed in September 2022. A reserved matters application for the 57 homes was submitted in July 2023. The consultation period on this application opened on the 11 July 2023 and is scheduled to end on the 10 August 2023.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical issue, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond


Outline agreed, all issues resolved.

[P23/S2269/RM](#)

Government Pipeline and Storage (21/07/23)

The works required to bring this development forward are within close vicinity of an energy pipeline. Consultation is required with the relevant


organisation to ensure there is no impact on the pipeline. The current proposals would restrict access to the pipeline so are currently objected to.

 **Waste Management Officer (21/07/23)**

Refuse strategy showing bin collection points and a full swept path analysis will be required for review at a later stage.

 **Thames Water (13/07/23)**

No comments

 **Environmental Health – Contaminated Land (20/07/23)**

No observations


 **Active Travel England (14/07/23)**


Advice note provided

 **Thame Town Council (11/08/2023)**

Object

- Consider that changes are required to ensure a positive frontage to the site adjoining Wenman Road.
- Affordable housing distinguishable from the market housing, contrary to policy.
- Market housing mix varies substantially from the preferred mix
- Failed to demonstrate adequate cycle parking.

 **Countryside Officer**

 **Drainage Officer (21/08/2023)**

Some further information is required to demonstrate that the drainage strategy can be incorporated within the proposed layout.

 **Forestry Officer (25/07/2023)**

No objections subject to a condition being attached requiring implementation of the tree protection measures as specified in the submitted arboricultural report produced by EDP (dated June 2023), to be

installed prior to any site works taking place and to remain for the duration of development.

 **Air Quality Officer (01/08/2023)**

No comments, air quality addressed at outline stage.

 **Environmental Protection Officer (27/07/2023)**

Recommended the following condition:

The proposed developed be designed, constructed and maintained in line with recommendations of Appendix 4 of the noise impact assessment RP01-22473- R1 by CASS ALLEN dated 23 June 2023

 **Housing Development Officer (02/08/2023)**

- Discrepancy between agreed affordable housing mix agreed through S106 and that proposed at RM stage. This should be amended to be in accordance with what was agreed through the S106.
- Size of 2 bed flats should be amended
- Explore greater distribution of affordable units
- Parking allocation amendments

 **Landscape Architect (25/07/2023)**

Holding Objection

The proposals indicate a poorer quality frontage than shown at outline stage, and less integral open space, and do not comply with the parameter plan approved in outline permission, this is contrary to the NPPF paragraph 135. There is also a lack street tree planting contrary to NPPF paragraph 131.


 **Oxfordshire County Council (05/08/2023)**

Transport

Holding objection- Further information and amendments required for the authority to consider

Lead Local Flood Authority

Holding objection- The wrong Cvs have been used and must be amended in line with the Oxfordshire Flood Toolkit, Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire

 **Urban Design Officer (10/08/2023)**

Key design issues that need resolving relating to:

- Layout
- Central green corridor
- Maisonettes and curtilage – redesigning of maisonettes to meet design objectives and to clearly delineate public and private space
- Parking
- Dwellings – Overuse of certain house types and too many 5 bed dwellings
- Plan required for boundary treatments and surface materials

 **Thames Valley Police (28/07/2023)**

Holding Objection

Subject to pre-commencement conditions to ensure that issues around surveillance and public open space are addressed.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified by planning permission P21/S0917/O the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

 **Transport**

- Public Transport services-£59,907 (£1,051 per dwelling) for bus services in the vicinity of the development, which would either operate on Wenman Road itself or on Howland Road and Chinnor Road.
- S278 agreement-Pedestrian crossings, bus infrastructure and footway to bus stop.

Education

- Education (Towards expansion of Lord Williams' Secondary School)= £317,052.

7. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?
2. When do you expect to submit amended plans or documents to address comments by the consultees listed above?
3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
4. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?
5. When do you think construction work will commence, and are there any obstacles to starting construction?
6. When do you think the first dwelling will be completed?
7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
8. How many homes a year do you think this site will deliver?
9. Are there any other comments you would like to raise?

8. Officer conclusion on deliverability

The site was allocated as a reserve site in the Thame Neighbourhood Plan which was made in March 2013. The trigger for the reserve site being released was the site allocation at the Lord Williams Lower School site not being granted planning permission for 135 homes by April 2021. As this has not occurred the site reserve site allocation has become active.

An outline planning application for 57 homes was submitted in February 2022 and agreed in September 2022. A reserved matters application for the 57 homes was submitted in July 2023. This is clear evidence that site is progressing well.

The consultation period on this application opened on the 11 July 2023 and closed on the 10 August 2023. There are a number of comments that are needed to be addressed which is usual in the process of determining applications. There are no issues that are unresolvable.

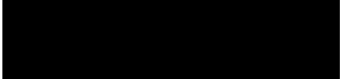
We are awaiting input from the developer and will update this assessment if and when it is received. However, there is the clear evidence that this site is progressing with reserved matters now submitted on the site. We have therefore based the housing trajectory on the district wide site lead in times and build out rates. For a site of this size, from the submission of an outline application site average would indicate that the first home would be delivered 3.8 years from that date. The outline was submitted in February 2022, so we would expect the first homes to be delivered in January 2026.

The average build out rate for a site of this size is 35 homes per annum, or approximately 3 homes per month. The trajectory therefore show 9 completions in 2025/26 and 35 and 13 in the following 2 years.

We consider it realistic that 57 homes will be delivered in the 5-year period.

9. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	8 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 

Awaiting input from the developer, we will update if and when it is received.

Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	17	35	5	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

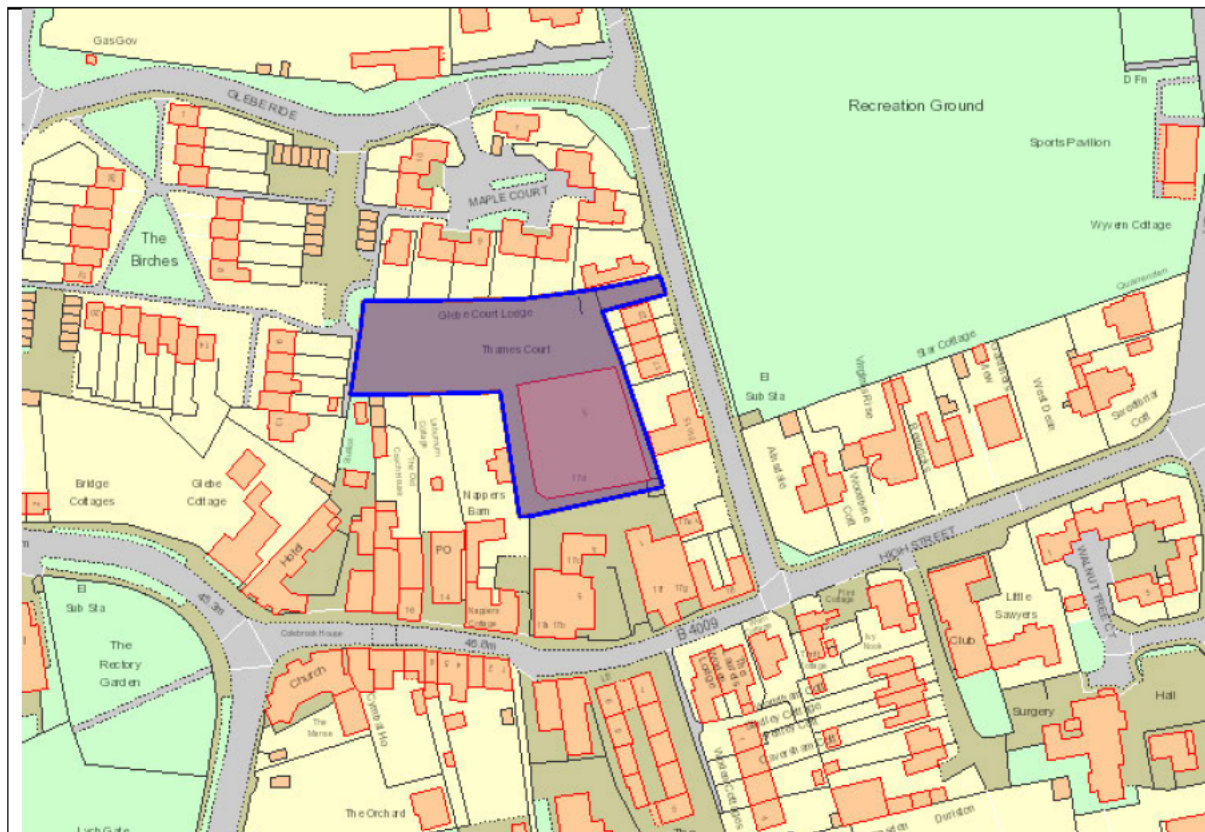
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
				9	35	13			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total 57

Site name	Thames Court, Goring
Land supply reference	2247

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	14
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 14 dwellings by Policy 09 of the Goring Neighbourhood Plan. There are no residential planning applications on this site.

2. Technical consultee comments

We have not received any technical comments on this site as the site promoter has not yet submitted a planning application.

3. Site viability

The Council are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Policy 09 of the Goring Neighbourhood Plan set out policy requirements for vehicular access, pedestrian linkages, and parking standard.

6. Site promoter comments

Non obtained.


7. Officer conclusion on deliverability

The site is allocated for 14 dwellings by Policy 09 of the Goring Neighbourhood Plan. There are no residential planning applications on this site.

As there is no submitted planning application on this site and we have not received any information from a site promoter or developer, we consider this site is not able to be evidenced as deliverable. It is not included in the relevant 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	5 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
No contact was able to be made with a site promoter.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
		14							

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
		14							

Final 5-year total	0
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Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 9 dwellings by Policy HS5 of the Woodcote Neighbourhood Plan, with 4 dwellings be affordable housing. There are no planning applications on this site.

2. Technical consultee comments

We have not received any technical comments on this site as the Council (as site promoter) has not yet submitted a planning application.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The proposals for residential development will be supported on the site subject to the developer should provide a footpath to link the new homes to the existing footpath in Wood Lane; where practicable, the existing dwelling (The Smallholding) should be retained; the developer should provide a landscaping scheme showing native trees and hedging to screen the site.

6. Site promoter comments

No information was obtained from site promoter as unable to identify contact.

7. Officer conclusion on deliverability

The site is allocated for 9 dwellings by Policy HS5 of the Woodcote Neighbourhood Plan, with 4 dwellings be affordable housing. There are no live planning applications on this site.

As there is no submitted planning application on this site and we have not received any information from a site promoter or developer, we consider this site is not able to be evidenced as deliverable. It is not included in the relevant 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

31 August 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer



No contact was able to be made with a site promoter.

Date

Name / signature

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	9	0	0	0	0	0	0

Council's initial 5-year total

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

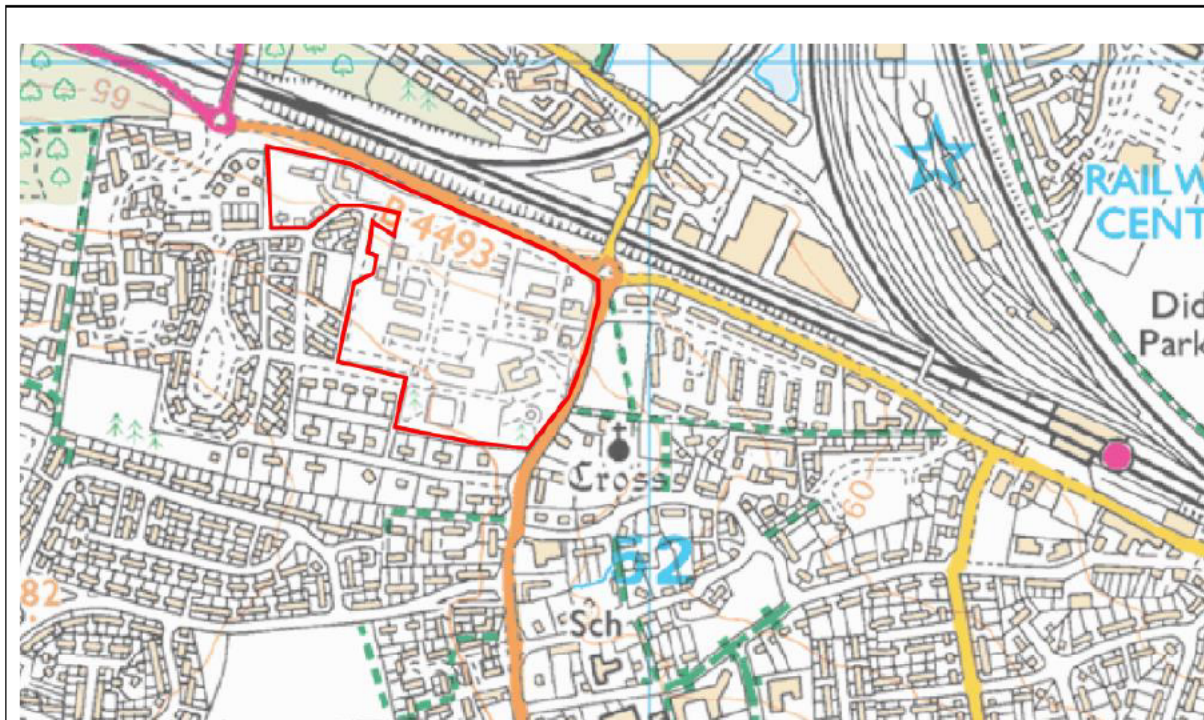
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
			9						

Final 5-year total	0
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Site name	Vauxhall Barracks
Land supply reference	1416

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	300
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 300 dwellings by Policy H2d of the South Oxfordshire Local Plan 2035.

2. Technical consultee comments

We have not received any technical comments on this site as the Council (as site promoter) has not yet submitted a planning application.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is aware of the following land ownership constraints affecting development: The site is under the control of the Ministry of Defence. It was originally allocated for development in the South Oxfordshire Core Strategy in 2012, when the MoD were planning to close the base in the 2020s. However, a recent statement by the Secretary of State for Defence confirmed that the site will remain operational until 2034*.

*<https://hansard.parliament.uk/commons/2021-11-25/debates/4B6A550A-167C-482B-B457-59C10258EBB3/ArmyRestructuringFutureSoldier>

Responses to the Joint Local Plan Issues Consultation from the agents acting on behalf of the Defence Infrastructure Organisation (DIO) have also confirmed the availability of the site.

5. Infrastructure dependencies and enablers

The site would need to contribute to the infrastructure set out in Appendix 2.8 of the Council's Infrastructure Delivery Plan (IDP).

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?


4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
5. When do you think construction work will commence, and are there any obstacles to starting construction?
6. When do you think the first dwelling will be completed?
7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
8. How many homes a year do you think this site will deliver?
9. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. There is currently no indication for when a planning application will be submitted on this site. The site is not therefore deliverable in the next five years.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	25 August 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
GL Hearn provided information on the site though were not in a position to sign at this time.	
Date	
Name / signature	

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	27	54	54	54

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 0

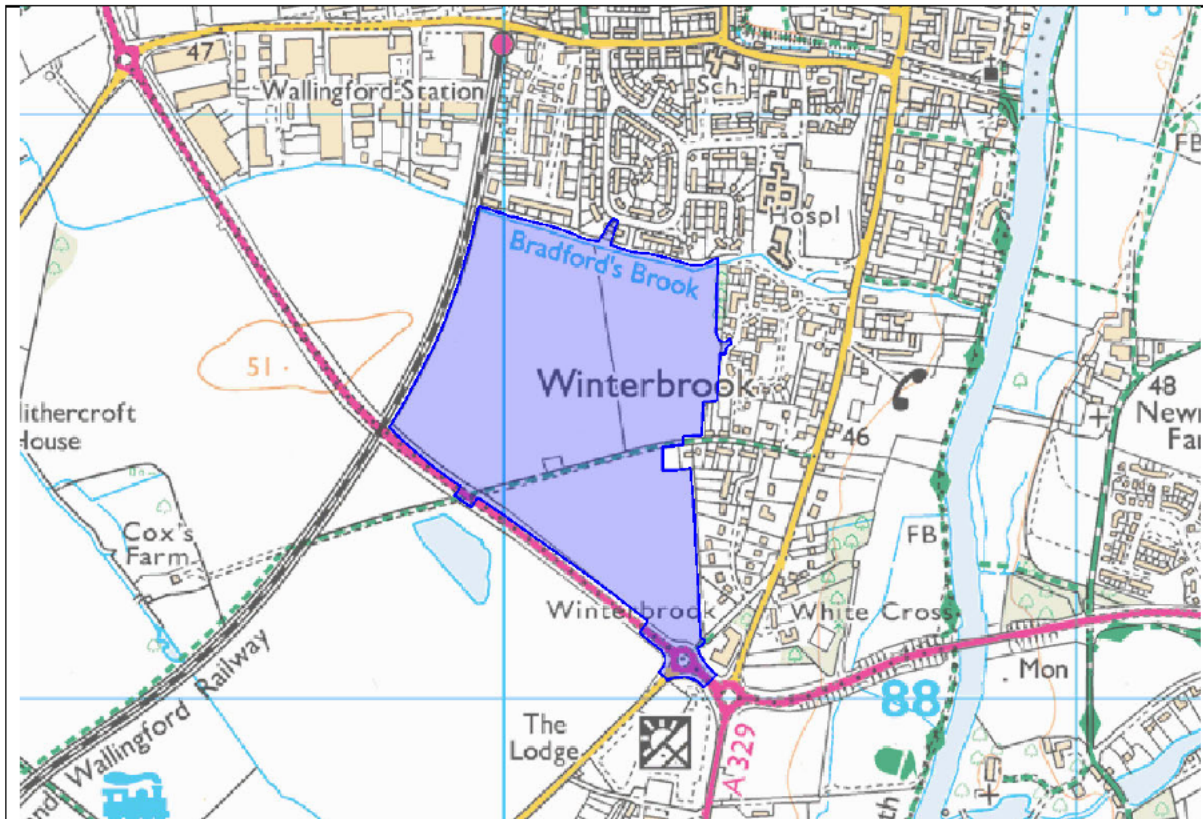
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
						27	54	54	54

Final 5-year total	0
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Site name	Site E, Reading Road, Wallingford
Land supply reference	1676

Total units in 5 year period	502
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Site status	Outline permission with detailed permission for parts of the development.
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Total units allocated for development	N/A
Total units with outline consent	502
Total units with detailed consent	228
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P16/S4275/O	Outline	502	03/01/2017	09/08/2019
P20/S2797/RM	Reserved Matters	N/A (Infrastructure)	03/08/2020	08/11/2021
P22/S2257/FUL	Full application	N/A (alterations to outline)	14/06/2022	08/12/2022
P22/S2346/RM	Reserved Matters	228	23/06/2022	30/03/2023






Assessment of deliverability

1. Current planning status

The site benefits from both an allocation in the Wallingford Neighbourhood Plan and an outline planning permission for 502 dwellings. The Council has also granted detailed planning permission for phase 1 of the development, which includes the access off Reading Road and the first part of the spine road into the site, as well as permission for the first residential phase of the dwelling of 228 homes.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

There are currently no live planning applications for related to the remaining 274 homes to be delivered, with planning permission granted for the outline permission of 502 homes and the first phase of development of 228 homes. A number of discharge of condition applications are currently under consideration.

3. Site viability

The Council is not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Theme one: Transport

- Contribution £1000 per dwelling for public transport (£525,000)
- £75,000 for travel plan initiatives towards sustainable travel (to compensate for a large section of the site being over 400m from a bus stop)
- £17,800 index linked per bus stop infrastructure
- Travel Plan monitoring £4520 (index linked)
- Footpath and cycle routes to link the development to the town centre
- Provision of bus stops and associated highway works on Reading Road and St Johns Road plus provision of bus stop infrastructure and provision of five Sheffield Types cycle racks (to each bus stop)
- New access served off the existing White Cross Roundabout junction on the A4130.
- Tactile crossing provisions and amendments on Winterbrook Lane and the A4130/Wallingford Road Roundabout.
- East-west route adjacent to Bradfords Brook from the adjacent Wates site into the application site (Wates to be party to S106)
- East-west route from the Wates site into the application site (Wates to be party to S106)
- North from the application site across the brook into the residential property 69 Brookmead Drive into Brookmead Drive (Wates to be party to S106)
- Provision of pedestrian/cycle link between Winterbrook Lane and the site
- Provision of pedestrian/cycle link between the site and the proposed Cholsey route

Theme two: Education

- Land (2.2ha) or contributions for land for primary school off site (£325,000)
- Primary education £5,400,000 (3Q15) if sought from S106

6. Site promoter comments

No response received from developer.

7. Officer conclusion on deliverability

The site benefits from both an allocation in the Wallingford Neighbourhood Plan and an outline planning permission for 502 dwellings. The Council has also granted detailed planning permission for phase 1 of the development, which includes the access off Reading Road and the first part of the spine road into the site, as well as permission for the first residential phase of the dwelling of 228 homes, granted on the 30 March 2023. These 228 homes are therefore considered deliverable falling under what would be considered a category A site.

We have not received information from the developer therefore we are relying on site average lead in times and build out rates for the site. For a site of this size (500+) the average lead in time from detailed permission to first completion is 1.1 years with average build out rate being 150 homes per year. Detailed permission was given in March 2023 so we would expect the first homes to be delivered in 2024/25. We have assumed a build out rate of half of the average for the first year of delivery, with 75 homes projected to be delivered. For the following years we have assumed 150 units to be delivered per annum until the final year of delivery in 2027/28 where 127 units would be delivered as these would be the final homes on the site.


There are 274 homes with outline permission that do not have detailed permission. We have not received information from the developer however it is realistic to assume that they would not want to stop building out once the site has commenced and would look to achieve detailed permission for the remainder of site prior to the 228 units with detailed permission building out.

With the trajectory as proposed, the 228 units with detailed permission would be built out towards the beginning of 2026/27. This gives around 2 and a half years for the reserved matters application to be submitted and agreed. It is perfectly reasonable and realistic to assume that for a site which already has a detailed permission in place and will be building out that a reserved matters will be submitted and agreed in that time. This has happened on numerous sites with South Oxfordshire and the neighbouring district of Vale of White Horse.

The absence of developer feedback on this site does not automatically render the remaining parcels without detailed consent undeliverable. There is clear evidence of progress on this site, and the council would not expect a reserved matters application to be submitted so soon after granting permission for phase 1. However, there is ample time for such an application to be submitted and approved and contribute to the 5-year supply. The council therefore consider it realistic that the site will deliver 502 homes in the 5-year supply period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	5 September 2023
Name / signature	Ben Duffy Senior Planning Policy Officer 
The developer did not respond to requests for information.	
Date	
Name / signature	

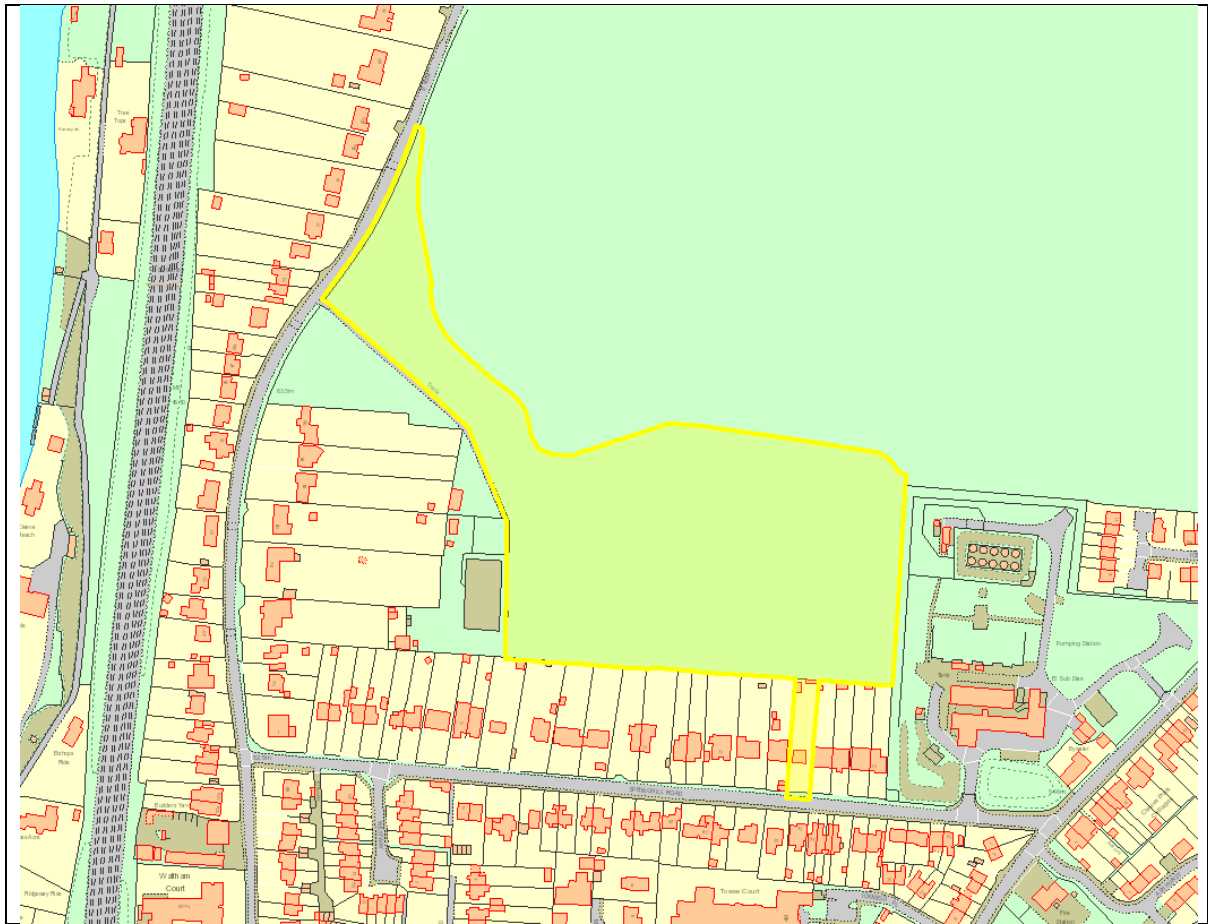
9a. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
			75	150	150	127			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	502
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Site name	Wallingford Road, Goring-on-Thames
Land supply reference	2246

Total units in 5 year period	26
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Site status	Allocated / Full planning application under consideration
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Total units allocated for development	46
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/S2488/FUL	Full	43	10/07/2020	N/A






Assessment of deliverability

1. Current planning status

The council is considering a full planning application for 43 homes.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a minor technical objection, or a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

Countryside Officer (03/05/23)

No objection

Drainage (24/03/23)

Objection, but the applicant has submitted plans to respond to these comments.

Forestry (04/07/23)

Subject to a soakaway being moved, no objection

Environmental Protection Team (10/02/23)

No objection

 **Landscape Architect (11/07/23)**

The Landscape Officer is maintaining a holding objection. They would like to see amended plans to address comments on the sections.

 **OCC Highways (10/03/23)**

Objection due to the information in the Road Safety Audit. The Highways Officer has advised that if the council does wish to grant planning permission these objections can be addressed through conditions.

 **OCC Lead Local Flood Authority (10/03/23)**

No objection

 **OCC Education (10/03/23)**

No objection

 **OCC Archaeology (10/03/23)**

No objection

 **OCC Waste Management (10/03/23)**

No objection

 **Thames Water (21/02/23)**

No objection

 **Urban Design (21/02/23)**


Comments

 **Waste Management Officer District Council (14/02/23)**

The latest vehicle tracking plan shows waste collection vehicles crossing an area of vegetation and through a tree.

 **Contaminated Land (22/02/23)**

No objection

 **Environment Agency**

No objection subject to condition

 **Energy Assessor**

No objection

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

 **Transport**

The access road into the site is required to be cut into the site to minimise its visual impact. This is a major piece of infrastructure that is required before work can start on dwellings and is likely to delay delivery longer than usual.

The development is also required to deliver a pedestrian access to the south of the site, details of which will need to be agreed before it is implemented. This doesn't need to be in place until occupation so it shouldn't delay delivery.

 **Utilities**

Utilities will need to be brought into the site along the access road, which is around 180m before it reaches the nearest dwelling.

 **Drainage**

The site is in a Groundwater Source Protection Zone. The EA therefore requires a pre-commencement condition to address this.

6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?
2. When do you expect to submit amended plans or documents to address comments by:
 - a) The Landscape Officer
 - b) The Highways Officer
 - c) Waste management Officer
3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
4. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?
5. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?
6. When do you think construction work will commence, and are there any obstacles to starting construction?
7. When do you think the first dwelling will be completed?
8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
9. How many homes a year do you think this site will deliver?
10. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The council considers that this site will likely benefit from detailed planning permission by 1 April 2024. This is a realistic, albeit cautious timetable given the majority of issues relating to this planning application have been addressed, with only minor technical matters to resolve, and plans in place to address them.

The average lead in time from permission to first completion on sites between 10 and 49 homes is 2 years. This would place first completions in April 2026. The average build out rate for a site of this size is 17 dwellings per annum. We have assumed half this rate would build out in the first year (9 dwellings), raising to 17 in subsequent years.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

8 September 2023

Name / signature

Ben Duffy
Senior Planning Policy Officer

Awaiting response from site promoter. Update will be provided if and when response received.

Date

Name / signature

9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	9	17	17		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total 26

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

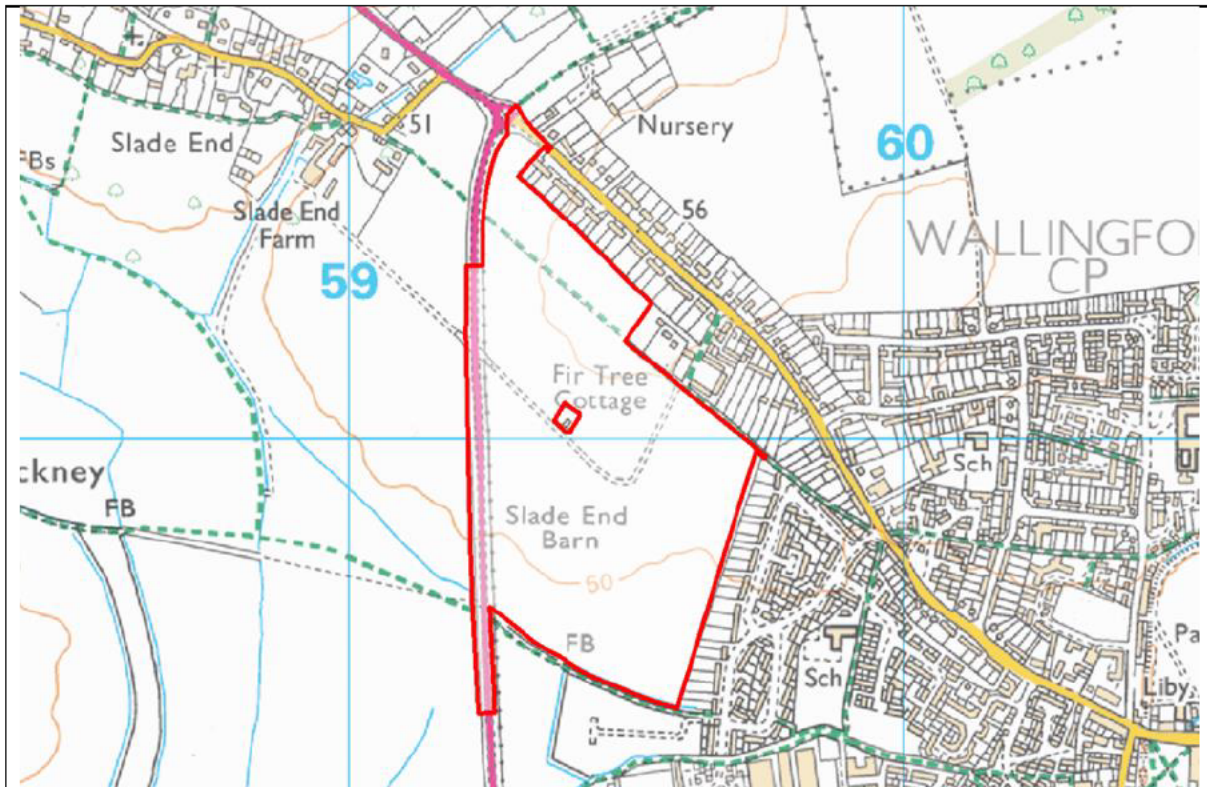
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
					9	17	17		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	26
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Site name	West of Wallingford (Site B)
Land supply reference	1015

Total units in 5 year period	295
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Site status	Outline planning permission with detailed permission on parcels of land.
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Total units allocated for development	555
Total units with outline consent	555
Total units with detailed consent	321
Total completions to date	170

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
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P14/S2860/O	Outline	555	4 September 2017	4 October 2017
P17/S3891/RM	Reserved Matters	125	31 October 2017	14 May 2019
P18/S0068/RM	Reserved Matters	75	5 January 2018	8 May 2019
P21/S2127/RM	Reserved Matters	121	6 May 2021	21 December 2021
P23/S0748/RM	Reserved Matters	234	28 February 2023	N/A
P21/S4699/FUL	Full	Application for 2 form primary school	4 November 2021	N/A

Assessment of deliverability






1. Current planning status

The site benefits from both an allocation in the Local Plan and an outline planning permission for 555 dwellings. The Council has also granted planning permission for 4 detailed phases of development, phase 1, 1b, 2 and 3. Meaning that 321 of the 555 dwellings now benefit from detailed planning permission. A further reserved matters application was submitted to the Council on the 28 February for the third and final phase of the development which constitutes 234 dwellings.


The site is currently under construction and as of 1 April 2023 170 dwellings have been completed.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

-  Identifies a serious technical objection with no plan in place to address this
-  Identifies a serious technical objection with a plan in place to address this
-  Identifies no objections to the development
-  Identifies pre-commencement conditions
-  Identifies key consultee yet to respond

The site already has detailed permission for 321 of the 555 dwellings to be delivered. The final reserved matters application for 234 dwellings was submitted in February 2023, reference [P23/S0748/RM](#).

 **Urban Design (SODC)- 6 July 2023**

Previous comments (2023 04 17 UD COMMENTS P23-S0748-RM) have been addressed and finished ridge heights and the overall appearance of bungalows have been reduced to an appropriate level. I have no further comment regarding this application.

I can support this application based on the information submitted.

 **Countryside Officer (SODC)- 6 July 2023**

Condition 20 of the outline permission is being partially discharged through the submission of sequential biodiversity enhancement method statements for each phase of development coming forward. These reserved matters application is supported by a biodiversity enhancement plan, pursuant to the requirements of condition 20 of the outline permission. It appears that sections of this report have been lifted from another biodiversity enhancement plan related to a site near to the River Cam. I recommend that the report is reviewed, and changes made to ensure that the report is specific to this development.

The metric assessment has assumed good condition for a range of habitats which is likely an overestimation of the likely value of these proposed habitats (e.g. good condition scrub and meadow grassland). It would likely be appropriate to downgrade these habitats to moderate condition, considering the future pressures the area will be subject to. It is also not clear whether the urban trees accounted for in the metric include those that have been proposed in private plots. The metric user guide requires that trees provided in private plots to be excluded from the proposed habitats, as the retention and future management of these trees would be wholly within the gift of the future resident. This matter should be reviewed and amended if incorrect.

It is not clear where proposed faunal enhancements (bat boxes, bird boxes, etc.) will be provided. In accordance with the Joint Design Guide, it is recommended that at least 50% of new structures should have at least one faunal enhancement feature (bat box, bird box, bee brick, etc.) integrated into the built fabric.

 **Drainage Officer (SODC)- 12 July 2023**

I have no objections to the proposed layout. The drainage information submitted highlights the scheme is viable

 **Forestry Officer (SODC)- 18 April 2023**

Location: Land to the West of Wallingford (Site B) Wallingford OX10 0ND I have no objections to the proposed development from an arboricultural perspective.

Tree protection condition should be attached to ensure the protection of retained trees during construction works (PLC:4201 (Tree Protection Detailed)).

Landscape Architect (SODC)- 6 July 2023

The plans have been amended and have addressed the majority of my concerns.

However, I could still not see any service run plans or an indicative lighting plan which means it is likely the planting scheme will need to be changed once the S38 lighting design is undertaken. As there is no lighting plan provided, I suggest a Condition that this is submitted before slab level to allow any adjustments needed to coordinate layout, lighting and street trees.

Items such as a trampoline, sensory play panels, musical items could add additional play interest and could be located instead of the tree trunks LE8. The tree trunks elements are similar to the play trail elements and the play boulders which are more robust and longer lasting. Slight amendments to the LEAP design would not impact on the site layout and could be dealt with by Condition.

Oxfordshire County Council 4 May 2023

Transport Development Control

Objection – However, if the applicant submits further clarifying information and details, then the Local Highway Authority will be able to consider further. Key issues:

- All Lane / Mews areas across the site should have a 4.8m wide carriageway with an adjacent 2.0m wide footway in accordance with the Design Code.
- All shared surfaces across the site should be 6.0m wide with an 800mm grass margin either side, plus an additional 1.0m strip behind each row of perpendicular car parking spaces.
- The applicant should review the site layout and indicate that appropriate traffic calming measures would be provided to avoid straight sections longer than 70.0m.
- The applicant should make appropriate amendments to the site layout to ensure forward visibility would remain unobstructed across the whole site.
- The Local Highway Authority recommends that all visitor car parking spaces are provided in the form of parallel bays adjacent to the carriageway, unless provided in a courtyard for the flats, to avoid potential indiscriminate car parking.
- The bus stops shown adjacent to Plots 470 & 532 should be located further to the east along the Main Street / Spine Road to reflect the 'On-Site Highways Plan' accompanying the S106 Agreement.

Lead Local Flood Authority

Holding Objection. I have looked at all the submitted documents and I cannot find anything about the discharge of conditions relating to drainage.

There is therefore nothing I can say at present about this. However, the recommended conditions should cover the issues.

 **Affordable Housing Development Team- 12 April 2023**

It is noted that there is a discrepancy within Table 6 of the HDD, in relation to the total number and breakdown of 3 bed totals for both rented and shared ownership, and overall totals for both tenures. As per the Section 106 agreement, the expected number of 3 bed units is 11 (8 A/R & 3 S/O), the expected total number of rented units (incl. Extra Care) is 85 and shared ownership units 59. It is advised that the applicant revises their HDD to address this discrepancy.

Further, the HDD suggests a minor change to the affordable rented mix, replacing 1 x 3 bed for 1 x 2 bed unit. Whilst this change has been considered acceptable in principle at pre application stage, Table 6 of the HDD does not appear to reflect this change. It is advised the applicant confirms whether they are seeking to make this change or stick with the anticipated mix as per the Section 106 agreement.

It is advised the applicant amends plans and submits a revised Tenure Plan detailing the correct anticipated remaining affordable housing mix across Phases 4-6.

Whilst most proposed house types adhere to agreed unit sizes, house types 3H1 and 2H2 (plots 356-358, 461-462 & 515-516) appear to fall below. It is advised the applicant revise plans to adopt these minimum sizes.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

There are no known infrastructure dependencies on this site that have not been agreed. Infrastructure contributions have been agreed and resolved through Section 106 and Section 278 agreements.

The developer is required to deliver a Primary School on site. Proposals for this are currently under consideration, reference [P21/S4699/FUL](#).

6. Site promoter comments

Application [P23/S0748/RM](#):

1. When do you expect to submit amended plans or documents to address comments by the Countryside Officer, Landscape Architect, Affordable Housing Team and Oxfordshire County Council Transport and Flood Authority teams? [Submitted 18th July 2023](#)
2. What do you think are the key issues that need to be resolved before the council issues planning permission for this application? [None](#)
3. When do you think construction work will commence, and are there any obstacles to starting construction? [Jan. 2025, no obstacles to prevent construction](#)
4. When do you think the first dwelling will be completed? [Jan. 2026](#)

Site wide questions:

5. How many sales outlets will be on site, and will these be present at the same time or in separate phases? [One, already present on site.](#)
6. How many homes a year do you think this site will deliver? [65](#)
7. Are there any other comments you would like to raise? [No](#)

7. Officer conclusion on deliverability

The site is currently under construction and delivering homes, with outline permission for 555 homes and detailed permission for 321 homes of the 555. A reserved matters application has been made for the final phase of 234 homes. This application has undergone consultation with key technical stakeholders with the developer advising that revised plans to address comments made by technical consultees submitted on the 18th July 2023.


The developer expects the outstanding reserved matters to be agreed and construction on these homes to begin by January 2026, which is just under 2.5 years away. As the outstanding reserved matters was submitted in February 2023, the expected time between RM submission and first home being delivered is just under 3 years. This is longer than we would expect if we look at the average time for sites of this size between RM submission and first homes being delivered, which is 1.8 years. However, the site is already under construction and there are 151 homes with detailed permission that have not yet been completed. The developer has advised that they expect to complete 65 homes per annum, apart from in 2023/24 and 2026/27 where 50 homes are expected to be delivered. This means there is approximately 2.5 years supply of homes left before you would expect the homes proposed under P23/S0748/RM to come forward.

We therefore consider, based on the site-specific information collected from stakeholders and the developer, that it is realistic to assume the site will deliver 65 homes per year until it is completed, except in the years the developer has indicated delivery will be lower at 50 homes. In the 5-year period 2023-2028 we have assumed that 295 homes will be delivered, with a further 90 to be delivered beyond this period.

8. Signatures

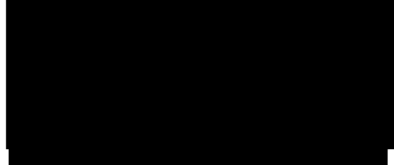
On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	08 August 2023
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Name / signature	 Ben Duffy Senior Planning Policy Officer
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On behalf of St Joseph Homes, I consider this to be a realistic assessment of the trajectory for this site

Date	09 August 2023
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Name / signature	Developer representative to sign  Stephen Woodward Senior Development Manager
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9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	18
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
18	134	84	91	103	55	52	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 385

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
									18
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
18	134	50	65	65	50	65	65	25	
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 295

9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
									18
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
18	134	50	65	65	50	65	65	25	
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	295
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APPENDIX D: SITE LEAD-IN TIME ANALYSIS

Major Full Permissions

South Oxfordshire Lead in time analysis- Major Full Permissions												
Application reference	Site name	Net homes	Application received date	Decision date	Building control / Estimated date of first completion	Time between application received and permission		Time between permission and estimated first completion		Total time (application received to estimated first completion)		
						Years	Months	Years	Months	Years	Months	
P09/W1313	Fairmile Hospital, Cholsey	354	16/12/2009	30/07/2010	16/09/2011	0.6	7.4	1.1	13.6	1.7	21.0	
P14/S3841/FUL	Thame NDP Site F: Land north of Oxford Road THAME	203	02/12/2014	30/07/2015	14/10/2016	0.7	7.9	1.2	14.5	1.9	22.4	
P16/S3611/FUL	Land north of Littleworth Road Benson	187	28/10/2016	30/06/2017	27/06/2018	0.7	8.0	1.0	11.9	1.7	19.9	
P09/E0145/O	Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY	178	17/02/2009	29/06/2010	15/07/2011	1.4	16.3	1.0	12.5	2.4	28.8	
P10/W1959	Land at Park Road Didcot (GWP, Bloor Homes)	154	22/10/2010	28/05/2014	02/02/2015	3.6	43.2	0.7	8.2	4.3	51.4	
P13/S3451/FUL	Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford	134	06/11/2013	24/09/2014	18/03/2016	0.9	10.6	1.5	17.8	2.4	28.4	
P12/S1424/FUL	Townlands Hospital York Road HENLEY-ON-THAMES RG9 2EB	110	10/07/2012	19/03/2013	01/04/2017	0.7	8.3	4.0	48.4	4.7	56.7	
Average site lead in time, 100-499 units						1.2	14.5	1.5	18.1	2.7	32.7	
P15/S3387/FUL	CABI international, Nosworthy way, Mongewell, OX10 8DE	91	09/10/2015	31/08/2017	03/12/2019	1.9	22.7	2.3	27.1	4.2	49.8	
P15/S0191/FUL	Land West of Reading Road, Wallingford, OX10 9HL	84	28/01/2015	21/03/2016	27/06/2018	1.1	13.7	2.3	27.2	3.4	40.9	
P15/S3385/FUL	The Workshop, Newtown Road, Henley-on-Thames, RG9 1HG	80	09/10/2015	20/12/2016	10/01/2020	1.2	14.4	3.1	36.7	4.3	51.1	
P14/S1619/O	Thame NDP Site C Phase one: Wenman Road Thame	79	23/03/2014	19/03/2015	14/01/2016	1.0	11.9	0.8	9.9	1.8	21.7	
P14/S4066/FUL	Land to south of Hadden Hill, Didcot	74	19/12/2014	03/02/2017	14/12/2018	2.1	25.5	1.9	22.3	4.0	47.8	
P16/S3424/FUL	Churchfield Lane, Benson, OX10 6SH	70	13/10/2016	12/01/2017	28/09/2020	0.2	3.0	3.7	44.5	4.0	47.5	
P17/S3564/FUL	Land at Wallingford Road/Reading Road, Wallingford, OX10 9EG	70	05/10/2017	16/07/2018	14/01/2021	0.8	9.3	2.5	30.0	3.3	39.3	
P18/S1475/FUL	Unit A, Lower Broadway Broadway Didcot, OX11 8ET (Ratio of 1.8 applied to trajectory)	70	27/04/2018	05/11/2018	22/11/2022	0.5	6.3	4.0	48.6	4.6	54.9	
P16/S3607/FUL	CHOL1: East End Farm, South of Wallingford Road, Cholsey	67	28/10/2016	16/03/2018	25/06/2019	1.4	16.6	1.3	15.3	2.7	31.9	
P15/S4257/FUL	SCNDP site SON 9: Lea Meadow, Sonning Common, RG4 9NJ	65	16/12/2015	19/05/2016	29/05/2018	0.4	5.1	2.0	24.3	2.5	29.4	
P15/S0779/FUL	Land on corner of Mill Lane & Thame Lane, Chinnor	61	11/03/2015	05/08/2016	19/04/2018	1.4	16.9	1.7	20.4	3.1	37.3	
P15/S2121/FUL	Land North of London Road Wheatley	51	24/06/2015	31/03/2016	21/11/2017	0.8	9.2	1.6	19.7	2.4	28.9	
P16/S0942/FUL	Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road, Oxford, OX3 8BX	50	16/03/2016	15/09/2016	19/12/2017	0.5	6.0	1.3	15.1	1.8	21.1	
P15/S4119/FUL	SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field	50	07/12/2015	03/05/2018	11/12/2019	2.4	28.8	1.6	19.3	4.0	48.1	
Average site lead in time, 50-99 units						1.1	13.5	2.1	25.7	3.3	39.3	

South Oxfordshire Lead in time analysis- Major Full Permissions												
Application reference	Site name	Net homes	Application received date	Decision date	Building control / Estimated date of first completion	Time between application received and permission		Time between permission and estimated first completion		Total time (application received to estimated first completion)		
						Years	Months	Years	Months	Years	Months	
P13/S3023/PDO	Angus House, Wenman Road, Thame, OX9 3XA	44	26/09/2013	21/11/2013	11/05/2015	0.2	1.8	1.5	17.6	1.6	19.4	
P04/W0733	Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh	42	21/06/2004	09/07/2008	16/05/2012	4.0	48.6	3.9	46.2	7.9	94.8	
P16/S3525/FUL	Thames Valley Police Greyhound Lane THAME OX9 3ZD	41	21/10/2016	28/09/2018	30/11/2020	1.9	23.2	2.2	26.1	4.1	49.3	
P14/S3987/FUL	Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS	39	15/12/2014	10/09/2015	22/11/2016	0.7	8.8	1.2	14.4	1.9	23.3	
P11/E1862	17 Thame Park Road Thame OX9 3PD	35	07/11/2011	19/07/2012	03/12/2013	0.7	8.4	1.4	16.5	2.1	24.9	
P17/S0241/FUL	Land at Six Acres, Thame Road, Warborough	29	20/01/2017	31/07/2019	03/10/2019	2.5	30.3	0.2	2.1	2.7	32.4	
P14/S1156/FUL	Angus House, Thame Park Road, Thame, OX9 3RT	27	14/04/2014	19/12/2014	11/05/2015	0.7	8.2	0.4	4.7	1.1	12.9	
P18/S2631/FUL	SCNDP site SON 5: Kennylands Paddock	25	01/08/2018	16/01/2019	01/02/2021	0.5	5.5	2.0	24.5	2.5	30.1	
P16/S1227/FUL	JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE	23	12/04/2016	30/05/2017	01/08/2019	1.1	13.6	2.2	26.1	3.3	39.6	
P16/S3796/PDO	309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL	23	14/11/2016	11/01/2017	20/08/2018	0.2	1.9	1.6	19.3	1.8	21.2	
P16/S1514/FUL	13-16 St Martins Street, WALLINGFORD, OX10 0EF	22	04/05/2016	21/10/2016	04/04/2019	0.5	5.6	2.5	29.4	2.9	35.0	
P14/S0986/FUL	Siareys Yard Station Road Chinnor OX39 4HA	22	01/04/2014	08/10/2015	20/10/2017	1.5	18.2	2.0	24.4	3.6	42.6	
P14/S0655/FUL	Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ	21	28/02/2014	20/11/2015	22/11/2016	1.7	20.7	1.0	12.1	2.7	32.8	
P15/S2782/FUL	Thame Service Station 67-68 Park Street Thame	20	14/08/2015	23/12/2015	13/02/2018	0.4	4.3	2.1	25.7	2.5	30.0	
P11/W1724	land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG	19	27/10/2011	03/10/2012	01/10/2013	0.9	11.2	1.0	11.9	1.9	23.2	
P11/S0098	Icknield Place Goring RG8 0DN	17	14/03/2012	20/11/2012	01/04/2014	0.7	8.2	1.4	16.3	2.0	24.6	
P16/S2459/FUL	JHHNDP Site Z: 116-118 Greys Road, HENLEY-ON-THAMES, RG9 1QW	16	18/07/2016	22/12/2016	22/05/2018	0.4	5.2	1.4	17.0	1.8	22.1	
P18/S2125/FUL	CHOL9: 6 Reading Road Cholsey, OX10 9HN	16	20/06/2018	19/09/2019	01/08/2020	1.2	15.0	0.9	10.4	2.1	25.4	
P17/S1865/FUL	The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST	16	19/05/2017	23/03/2018	11/04/2019	0.8	10.1	1.1	12.6	1.9	22.7	
P18/S1010/FUL	Land to north of Charles Road but accessed from Meadow View/Celsea Place, Cholsey	15	22/03/2018	28/06/2018	24/07/2019	0.3	3.2	1.1	12.8	1.3	16.1	
P07/E1029	Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH	14	01/08/2007	11/12/2007	14/11/2020	0.4	4.3	12.9	155.1	13.3	159.5	
P14/S2440/FUL	Woodcote NDP Site 18: Former Chiltern Queens Bus Depot , Long Toll, Woodcote, RG8 0RR	14	29/07/2014	17/03/2015	06/01/2016	0.6	7.6	0.8	9.7	1.4	17.3	
P16/S4085/PDO	40 Oakley Road, Chinnor, OX39 4ES	14	09/12/2016	06/02/2017	24/04/2018	0.2	1.9	1.2	14.5	1.4	16.5	
P17/S3730/FUL	CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows (former Fairmile Hospital), Reading Road, Cholsey, OX10 9HJ	14	18/10/2017	12/06/2018	05/08/2019	0.6	7.8	1.1	13.8	1.8	21.6	
P07/W0875	Corner of Papist Way & Reading Road, Cholsey	13	12/07/2007	29/10/2007	09/09/2012	0.3	3.6	4.9	58.4	5.2	62.0	
P11/W2346	27 Hagbourne Road Didcot OX11 8DP	11	22/02/2012	01/06/2012	01/04/2016	0.3	3.3	3.8	46.0	4.1	49.3	

South Oxfordshire Lead in time analysis- Major Full Permissions												
Application reference	Site name	Net homes	Application received date	Decision date	Building control / Estimated date of first completion	Time between application received and permission		Time between permission and estimated first completion		Total time (application received to estimated first completion)		
						Years	Months	Years	Months	Years	Months	
P14/S0812/PDO	174 The Broadway, Didcot	11	17/03/2014	13/05/2014	16/10/2015	0.2	1.9	1.4	17.1	1.6	19.0	
P20/S0983/FUL	48 to 50a Hagbourne Road, Didcot, OX11 8DS	11	11/03/2020	03/12/2020	01/04/2022	0.7	8.8	1.3	15.9	2.1	24.7	
P16/S3709/FUL	Wallingford Youth & Community Centre, Shakespeare House, Clapcot Way, Wallingford, OX10 8HS	10	07/11/2016	31/03/2017	12/07/2018	0.4	4.7	1.3	15.4	1.7	20.1	
P19/S2222/N1A	Brook House Duke Street HENLEY-ON-THAMES Oxon RG9 1UP	10	12/07/2019	13/09/2019	09/10/2020	0.2	2.1	1.1	12.9	1.2	14.9	
Average site lead in time, 10-49 units						0.8	9.9	2.0	24.3	2.9	34.2	
Average lead in times, all sites						1.0	11.6	2.0	23.8	3.0	35.4	

Major Outline Permissions

South Oxfordshire Lead in time analysis- Major Outline Permissions													
Application reference	Site name	Net homes	Outline Application received date	Outline Decision date	Reserved matters received date	Reserved matters approval	Building control/ Estimated date of first completion	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to first completion	
								Years	Months	Years	Months	Years	Months
P02/W0848/O; Various	Great Western Park	2604	21/10/2002	19/07/2008	28/07/2010	04/11/2010	01/04/2011	5.7	68.9	8.0	96.5	8.4	101.3
P15/S2902/O; Various	Didcot North East	1880	24/08/2015	30/06/2017	06/07/2018	22/11/2018	01/01/2020	1.9	22.2	3.2	39.0	4.4	52.3
P14/S2860/O; Various	Land to the West of Wallingford (Site B), Wallingford	555	04/09/2014	04/10/2017	31/10/2017	14/05/2019	25/01/2021	3.1	37.0	4.7	56.3	6.4	76.7
Average lead in time, Developments of 500+								3.6	42.7	5.3	63.9	6.4	76.8
P16/S1139/O; P18/S2262/RM	Littleworth Road, Benson - Phase 2	241	05/04/2016	18/01/2018	02/07/2018	07/12/2018	01/03/2020	1.8	21.5	2.7	32.1	3.9	46.9
P17/S1964/O; P21/S0676/RM	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	240	25/05/2017	21/12/2020	09/02/2021	12/10/2021	09/12/2022	3.6	42.9	4.4	52.6	5.5	66.5
P16/S0077/O, P17/S0024/RM	JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR	191	08/01/2016	22/12/2016	03/01/2017	25/05/2017	07/03/2019	1.0	11.5	1.4	16.5	3.2	37.9
[Hybrid] P17/S3231/O	Watlington NDP: Site A- Land between Britwell Road and Cuxham Road	183	04/09/2017	25/02/2020	04/09/2017	25/02/2020	16/07/2021	2.5	29.7	2.5	29.7	3.9	46.4
P13/S2330/O, P15/S2166/RM	Thame NDP Site D: Land West of Thame Park Road Thame	175	23/07/2013	10/06/2014	26/06/2015	27/04/2016	17/10/2017	0.9	10.6	2.8	33.1	4.2	50.8
P16/S3609/O; P18/S0719/RM	Land to the South of A4130, Didcot	166	28/10/2016	01/09/2017	28/02/2018	28/11/2018	13/12/2019	0.8	10.1	2.1	25.0	3.1	37.5
P18/S0827/O; P18/S4138/RM	Land to the east of Benson lane, Crowmarsh Gifford	150	07/03/2018	22/05/2019	11/12/2018	02/10/2019	10/03/2021	1.2	14.5	1.6	18.9	3.0	36.1
P16/S4062/O; P18/S1853/RM	Land east of Chalgrove, Chalgrove	125	14/12/2016	06/10/2017	30/05/2018	21/11/2018	13/12/2019	0.8	9.7	1.9	23.2	3.0	35.9
P14/S1586/O, P17/S0574/RM	Land East of Crowell Road, Chinnor, OX39 4HP	120	22/05/2014	14/10/2015	13/02/2017	02/06/2017	28/11/2018	1.4	16.8	3.0	36.4	4.5	54.2
P16/S3284/O; P19/S4178/RM	Land South of Greenwood Avenue, Chinnor, OX39 4HN	116	30/12/2016	24/12/2018	18/11/2019	09/12/2020	30/07/2022	2.0	23.8	3.9	47.3	5.6	67.0
P14/S1619/O, P16/S0073/RM	Thame NDP Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	108	23/05/2014	19/03/2015	08/01/2016	13/05/2016	05/05/2017	0.8	9.9	2.0	23.7	3.0	35.4
P18/S0002/O; P19/S2380/RM	Shirburn Road WATLINGTON OX49 5BZ	101	02/01/2018	23/07/2019	25/07/2019	08/07/2020	01/01/2022	1.6	18.6	2.5	30.2	4.0	48.0
Average lead in time, developments of 100-499								1.5	18.3	2.6	30.7	3.9	46.9
P08/E0324/O, P10/E0649/RM	Thame United Football Club, Windmill Road, Thame	99	12/03/2008	22/12/2009	10/05/2010	25/08/2010	05/08/2011	1.8	21.4	2.5	29.4	3.4	40.8
P15/S0154/O, P17/S2915/RM	Land off Lower Icknield Way, Chinnor, Oxfordshire	89	26/01/2015	23/03/2016	08/08/2017	06/02/2018	01/03/2019	1.2	13.9	3.0	36.4	4.1	49.1
P14/S0953/O, P15/S4131/RM	Land adjoining Greenwood Avenue Chinnor	80	31/03/2014	14/10/2015	08/12/2015	07/10/2016	26/03/2018	1.5	18.5	2.5	30.3	4.0	47.8
P16/S1468/O, P17/S0808/RM	Land north of Mill Lane CHINNOR OX39 4RF	78	29/04/2016	05/12/2016	27/02/2017	25/07/2017	01/10/2018	0.6	7.2	1.2	14.9	2.4	29.1
P14/S4105/O, P17/S1726/RM	Land to the east of Newington Road Stadhampton	65	23/12/2014	19/05/2016	10/05/2017	16/03/2018	30/04/2019	1.4	16.9	3.2	38.7	4.4	52.2
P15/S0262/O, P17/S0875/RM	Land north of 12 Celsea Place Cholsey OX10 9QW	60	02/02/2015	20/06/2015	03/03/2017	07/06/2017	09/10/2018	0.4	4.5	2.3	28.1	3.7	44.2
P14/S3524/O, P18/S0513/RM	Mount Hill Farm High Street Tetworth Oxon OX9 7AD	39	04/11/2014	10/06/2016	12/02/2018	23/05/2018	09/08/2019	1.6	19.2	3.5	42.6	4.8	57.1
P16/S1124/O; P19/S3346/RM	Land off fieldside track, Long Wittenham, OX14 4PZ	36	01/04/2016	03/01/2018	24/10/2019	14/01/2021	07/06/2022	1.8	21.1	4.8	57.5	6.2	74.2

P17/S0164/O; P18/S0624/RM	Little Martins Field, land east of Waterman's Lane north east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY	31	13/01/2017	08/09/2017	22/02/2018	16/07/2018	04/03/2020	0.7	7.8	1.5	18.0	3.1	37.7
P19/S4350/O; P21/S2032/RM	Land to South of Kennylands Road, Sonning Common,	26	28/11/2019	19/02/2021	30/04/2021	21/12/2021	31/03/2023	1.2	14.8	2.1	24.8	3.3	40.0
P13/S1481/O, P14/S2001/RM	Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD	18	16/05/2013	13/03/2014	25/06/2014	23/02/2015	03/03/2016	0.8	9.9	1.8	21.3	2.8	33.6
P16/S3001/O; P18/S2308/RM	Land to rear of Cleeve Cottages, Ickniel Road, Goring	10	05/09/2016	25/01/2018	04/07/2018	06/09/2018	01/10/2019	1.4	16.7	2.0	24.0	3.1	36.8
Average lead in time, developments of 10-99								1.2	14.3	2.5	30.5	3.8	45.2
All sites average								1.6	19.2	2.9	34.3	4.1	49.5

APPENDIX E: SITE BUILD-OUT RATE ANALYSIS

Application reference	Site name	Net homes	Average build out rate	Average build out rate (excluding first and final years of build)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
P02/W0848/O; Various	Great Western Park (Inc VoWH completions)	3444	287	325	110	204	232	392	368	389	431	471	430	205	132	80
P15/S2902/O; Various	Land to the North East of Didcot	1880	106	133									27	82	116	200
P14/S2860/O; Various	Land to the West of Wallingford (Site B), Wallingford	555	57	76										18	18	134
Average 500 and above			150	178												
P09/W1313	Fairmile Hospital, Cholsey	354	89	92	84	82	102	86								
P18/S2262/RM	Littleworth Road, Benson - Phase 2	241	53	67									8	41	84	77
P21/S0676/RM	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	240	20													20
P14/S3841/FUL	Thame NDP Site F: Land north of Oxford Road THAME	203	51	73						43	74	72	14			
P20/S1262/RM	Land West of Marley Lane, Chalgrove	200	45													45
P16/S3611/FUL	Land north of Littleworth Road Benson	187	62	86							38	86	63			
[Hybrid] P17/S3231/O	Watlington NDP: Site A- Land between Britwell Road and Cuxham Road	183	72												66	77
[Hybrid] P09/E0145/O	Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY	178	45	35	95	16	54	13								
P15/S2166/RM	Thame NDP Site D: Land West of Thame Park Road Thame	175	29	39						10	36	52	36	32	9	
P18/S0719/RM	Land to the South of A4130, Didcot	166	42	51									31	38	63	34
P17/S0024/RM	JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR	163	35	27								27	56	13	12	67
P10/W1959	Land at Park Road Didcot (GWP, Bloor Homes)	154	154								154					
P18/S4138/RM	Land to the east of Benson lane, Crowmarsh Gifford	150	50	82										16	82	52
P13/S3451/FUL	Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford	134	67	67						74	60					
P18/S1853/RM	Land east of Chalgrove, Chalgrove	125	31	44									22	48	39	16
P17/S0574/RM	Land East of Crowell Road, Chinnor, OX39 4HP	120	60									47	73			
P19/S4178/RM	Land South of Greenwood Avenue, Chinnor, OX39 4HN	116	73													73
P12/S1424/FUL	Townlands Hospital York Road HENLEY-ON-THAMES RG9 2EB	110	29								34		24			
P16/S0073/RM	Thame NDP Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	108	54	92							92	16				
P19/S2924/FUL	CHOL7: Land west of Wallingford Road (part of CHOL7, connects to CHOL1)	106	46												7	85
P19/S2380/RM	Shirburn Road WATLINGTON OX49 5BZ	101	37												17	56
Average 100 to 499 and above			54	63												

Application reference	Site name	Net homes	Average build out rate	Average build out rate (excluding first and final years of build)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
P10/E0649/RM	Thame United Football Club, Windmill Road, Thame	99	50	87	87	12										
P15/S3387/FUL	CABI international, Nosworthy way, Mongewell, OX10 8DE	91	23	23									28	10	36	17
P17/S2915/RM	Land off Lower Icknield Way, Chinnor, Oxfordshire	89	22	23								33	34	12	10	
P15/S0191/FUL	Land West of Reading Road Wallingford OX10 9HL	84	28	56							7	56	21			
P15/S4131/RM	Land adjoining Greenwood Avenue Chinnor	80	40								13	67				
P15/S3385/FUL	The Workshop, Newtown Road, Henley-on-Thames, RG9 1HG	80	42										42			
[Hybrid] P14/S1619/O	Thame NDP Site C Phase one: Wenman Road Thame	79	79							79						
P17/S0808/RM	Land north of Mill Lane CHINNOR OX39 4RF	78	39									6	72			
P14/S4066/FUL	Land to south of Hadden Hill Didcot	74	37									33	41			
P16/S3424/FUL	Churchfield Lane, Benson, OX10 6SH	70	32											32		
P17/S3564/FUL	Land at Wallingford Road/Reading Road, Wallingford, OX10 9EG	70	37											37		
P18/S1475/FUL	Unit A, Lower Broadway Broadway Didcot, OX11 8ET (Ratio of 1.8 applied to trajectory)	70	37													37
P16/S3607/FUL	East End Farm, South of Wallingford Road, Cholsey	67	34									2	65			
P15/S4257/FUL	SCNDP site SON 9: Lea Meadow Sonning Common RG4 9NJ	65	33								30	35				
P17/S1726/RM	Land to the east of Newington Road Stadhampton	65	22	32								15	32	18		
P19/S4482/FUL	1, 3 and 5, Park Hill, Wheatley, OX33 1ND	62	15											-3		33
P15/S0779/FUL	Land on corner of Mill Lane & Thame Lane Chinnor	61	20	42							8	42	11			
P17/S0875/RM	Land north of 12 Celsea Place Cholsey OX10 9QW	60	30									56	4			
P16/S0720/FUL	JHHNDP Site H: 345 Reading Road Henley-on-Thames RG9 4HE	54	54									54				
P15/S2121/FUL	Land North of London Road Wheatley	51	51	51							51					
P16/S0942/FUL	Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road Oxford OX3 8BX	50	25	25							25	25				
P15/S4119/FUL	SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field	50	25										42	8		
Average 50 to 99		35	42													

Application reference	Site name	Net homes	Average build out rate	Average build out rate (excluding first and final years of build)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
P13/S3023/PDO	Angus House, Wenman Road, Thame, OX9 3XA	44	44						44							
P04/W0733	Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh	42	21		2	40										
P16/S3525/FUL	Thames Valley Police Greyhound Lane THAME OX9 3ZD	41	41											41		
P18/S0513/RM	Mount Hill Farm, High Street, Tetsworth, Oxon, OX9 7AD	39	13	34								4	34	1		
P14/S3987/FUL	Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS	39	20							35	4					
P19/S3346/RM	Land off fieldside track, Long Wittenham, OX14 4PZ	36	18												4	32
P11/E1862	17 Thame Park Road Thame OX9 3PD	35	35						35							
P18/S0624/RM	Little Martins Field, land east of Waterman's Lanenorth east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY	31	16										16	15		
P20/S2110/FUL	Woodcote NDP Site 01: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road, Woodcote, RG8 0QX	31	16												3	28
P17/S0241/FUL	Land at Six Acres, Thame Road, Warborough	29	15											15	14	
P14/S1156/FUL	Angus House, Wenman Road, Thame, OX9 3XA	27	14						13	14						
P21/S2032/RM	Land to South of Kennylands Road, Sonning Common,	26	21													21
P18/S2631/FUL	SCNDP site SON 5: Kennylands Paddock	25	8	17										4	17	4
P16/S1227/FUL	JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE	23	23										23			
P16/S3796/PDO	309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL	23	23									23				
P14/S0986/FUL	Siareys Yard Station Road Chinnor OX39 4HA	22	22								22					
P16/S1514/FUL	13-16 St Martins Street, WALLINGFORD, OX10 0EF	22	22									22				
P14/S0655/FUL	Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ	21	21								21					
P15/S2782/FUL	Thame Service Station 67-68 Park Street Thame	20	20								20					
P11/W1724	land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG	19	19				19									

Application reference	Site name	Net homes	Average build out rate	Average build out rate (excluding first and final years of build)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
P16/S2932/FUL	South Oxford Business Centre, Lower Road, Garsington, OX44 9DP	19	19													19
P14/S2001/RM	Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD	18	9						9	9						
P11/S0098	Icknield Place Goring RG8 0DN	17	17					17								
P16/S2459/FUL	JHHNDP Site Z: 116-118 Greys Road, HENLEY-ON-THAMES, RG9 1QW	16	5	11						-1	11	6				
P18/S2125/FUL	CHOL9: 6 Reading Road Cholsey, OX10 9HN	16	8											8	8	
P21/S4232/LDP	Kings Copse, Lower Road, Garsington, OX44 9BL	16	8												5	11
P17/S1865/FUL	The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST	15	15										15			
P18/S1010/FUL	Land to north of Charles Road but accessed from Meadow View/Celsea Place, Cholsey	15	15										15			
P07/E1029	Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH	14	7										5	9		
P14/S2440/FUL	Woodcote NDP Site 18: Former Chiltern Queens Bus Depot, Long Toll, Woodcote, RG8 0RR	14	14						14							
P16/S4085/PDO	40 Oakley Road, Chinnor, OX39 4ES	14	14									14				
P17/S3730/FUL	CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows (former Fairmile Hospital), Reading Road, Cholsey, OX10 9HJ	14	14										14			
P07/W0875	Corner of Papist Way & Reading Road, Cholsey	13	13			13										
P20/S3100/LDE	Land at Kings Copse Mobile Home Park, Watlington Road, Garsington, OX44 9AR	13	13											13		
P11/W2346	27 Hagbourne Road Didcot OX11 8DP	11	11							11						
P14/S0812/PDO	174 The Broadway, Didcot	11	11						11							
P20/S0983/FUL	48 to 50a Hagbourne Road, Didcot, OX11 8DS	11	11												11	
P18/S2308/RM	Land to rear of Cleeve Cottages, Icknield Road, Goring	10	10										10			
P16/S3709/FUL	Wallingford Youth & Community Centre, Shakespeare House, Clapcot Way, Wallingford, OX10 8HS	10	10									10				
P19/S2222/N1A	Brook House Duke Street HENLEY-ON-THAMES Oxon RG9 1UP	10	10											10		
Average 10 to 49		17	21													

APPENDIX F: COMMUNAL ACCOMMODATION RATIOS

Student accommodation ratio

Number of students in student-only household	Number of student households	Number of students in households	Average student household
1 student	71	71	N/A
2 student	49	98	N/A
3 student	28	84	N/A
4 student	16	64	N/A
5 student	5	25	N/A
Total	169	342	2.02

Communal accommodation ratio

Number of adults in household	Number of households	Number of adults in households	Average adults in a household
1 adult	15,943	15,943	N/A
2 adult	30,932	61,864	N/A
3 adult	5,020	15,060	N/A
4 adult	1,774	7,096	N/A
5 adult	325	1,625	N/A
6 adult	88	528	N/A
7 adult	12	84	N/A
8 adult	6	48	N/A
9 adult	1	9	N/A
Total	54,101	102,257	1.89

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