



Listening Learning Leading

Housing Land Supply Statement for South Oxfordshire District Council Joint Local Plan 2041

December 2024



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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 2024, covering the period between 1 April 2024 and 31 March 2029. This Statement provides a year by year, and site by site trajectory of the expected housing supply in the district between 1 April 2024 and 31 March 2029.
- 1.4. The council has published a separate housing land supply statement to accompany its emerging Joint Local Plan, which assesses the supply against the housing requirement in that plan¹. This Statement only assesses the housing land supply against the requirement in the adopted South Oxfordshire Local Plan 2035.

The council can demonstrate a 4.62 years' supply of housing land.

This is only relevant for applications or appeals submitted prior to the 19 December 2023, for reasons set out below. In considering applications after this date, a five-year housing land supply position is not required to be demonstrated.

¹www.southandvale.gov.uk/JLPEvidence

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.

Demonstrating a 5-year Housing Land Supply Position

2.2. The publication of the December 2023 National Planning Policy Framework (NPPF) introduced new policy considerations for demonstrating a housing land supply. In particular, whether a Local Planning Authority is required to demonstrate a housing land supply position and the number of years supply required to be demonstrated.

2.3. The NPPF (December 2023) states at paragraph 76:

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met⁴⁰:

a) their adopted plan is less than five years old; and

b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded.”

2.4. The South Oxfordshire Local Plan was adopted in December 2020, so remains less than five years old, and the adopted plan identified a 5.35-year supply at the time the examination concluded. This is confirmed in the Inspector’s Report² at paragraph 203.

2.5. Footnote 40 of paragraph 76 of the NPPF references the transitional arrangements set out in footnote 79 of the framework. Footnote 79 states “As an exception to this, the policy contained in paragraph 76 and the related reference in footnote 8 of this Framework should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this version of the Framework.”

2.6. For applications under consideration that were made prior to the publication of the December 2023 NPPF, the transitional arrangements are relevant. Paragraph 226 of the NPPF states:

“From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years’ worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the

²Report on the Examination of the South Oxfordshire Local Plan 2011-2034, https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1670535423&CODE=0E0BE05B297DC02E146797D2655847AD

strategic policies are more than five years old⁸⁰, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework.”

- 2.7. The Regulation 19 publication period for the emerging South Oxfordshire and Vale of White Horse Joint Local Plan closed on the 12 November 2024. The emerging Plan has reached regulation 19 stage and contains both a policies map and proposed allocations towards meeting the housing need. For applications or appeals made prior to the publication of the December 2023 NPPF we are therefore required to demonstrate a supply of deliverable sites to provide for 4 years’ worth of housing need.

National Policy and Guidance – Housing Requirement

- 2.8. Paragraph 77 of the NPPF states:

“In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing⁴¹, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴². Where there has been significant under delivery of housing over the previous three years⁴³, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).”

- 2.9. This means that where we are required to demonstrate a housing land supply position, it should be against the housing requirement set out in the adopted strategic policy, as the strategic policies are not more than 5 years old. The relevant policy is ‘STRAT2: South Oxfordshire Housing and Employment Requirements’ in the South Oxfordshire Local Plan 2035.
- 2.10. In addition, we need to consider whether any buffer should be applied to the housing requirement. Footnote 43 explains that significant under delivery will be measured against the Housing Delivery Test (HDT), with delivery below 85% of the housing requirement representing significant under delivery. The 2022 HDT measurement is the latest published position at the time of writing. South Oxfordshire can demonstrate a result of 155%, significantly in excess of the 85% benchmark. Therefore, no buffer is required to be applied to the housing requirement.

- 2.11. 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.
- 2.12. The PPG also 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.”³

- 2.13. 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.

National Policy and Guidance – Housing Supply

- 2.14. Where we are required to demonstrate a housing land supply position, paragraph 77 of the NPPF states *“local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing, or a minimum of four years’ worth of housing if the provisions in paragraph 226 apply.”* As discussed above, for application made prior to the December 2023 NPPF we are required to demonstrate 4 years’ worth of specific deliverable housing on sites in the district.
- 2.15. 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:

- 2.15.1. 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).*

³ PPG, Paragraph: 031 Reference ID: 68-031-20190722

2.15.2. 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.”⁴

2.16. 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), though it should be noted this is not a closed list:

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.*

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

Local Policy

2.18. The council adopted the South Oxfordshire Local Plan 2035⁵ (the local plan) on 10 December 2020. The local plan sets out how development will be

⁴ NPPF, Annex 2, Glossary

⁵ 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/>

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.

2.19. 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

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

ST. MODWEN⁶

2.21. 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”⁷. 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*”⁸

2.22. 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)

⁶ St. Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643 (20 October 2017)

⁷ Idem, Paragraphs 31 and 32

⁸ Idem, Paragraph 35

2.23. 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.

EAST BERGHOLT

2.24. Lindblom again considered the question of what constitutes a deliverable housing site in this Court of Appeal decision from 2019. He gave further explanation of the conclusions of St Modwen identified above.

2.25. Lord Justice Lindblom states that the following:

50. [Paragraph 47 of the NPPF (2012) is not prescriptive. It does not lay down any fixed method for applying the test of "deliverability", to be used in every case. A "realistic prospect" is not equated to any specific level of likelihood. Nor are there any criteria for deciding this question beyond what is said about the treatment of "[sites] with planning permission" in footnote 11. Subject to that, and to the further relevant guidance in the PPG, the policy leaves the assessment of a "realistic prospect" to the decision-maker's own planning judgment, which the court will only undo on conventional public law grounds. It is not for the court to stipulate how firm a "prospect" must be if it is to be "realistic".

51. The policy does not prevent a decision-maker reasonably taking the view, as a matter of planning judgment, that a particular site or sites on which it was not certain or confident that development would occur within five years should be excluded from the five-year supply of housing land. It does not state, for example, that sites without planning permission, but with a resolution to grant subject to a section 106 planning obligation being entered into, should always, or usually, be included in the supply, or that such sites should be included if they have been allocated for housing in the development plan. The same may also be said of the subsequent revisions of the policy in 2018 and in 2019 – in which the definition of a "deliverable" site has been somewhat expanded. Put simply, the degree of confidence required in the "deliverability" of sites is for the decision-maker to decide, within the bounds of reasonable planning judgment.

[...]

53 It is clear then that the policy in paragraph 47, and the PPG guidance upon it, accommodate different views on a "realistic prospect" of delivery. A local planning authority can take a more cautious view on this question, or a more optimistic view, than other authorities might. If it does, it is not for that reason acting contrary to the policy, or unreasonably. Had the Government meant to impose a rigid approach, or greater consistency than the policy and guidance require, it would surely have done so. If it had wanted to define exactly what it meant by a "realistic prospect" it could and would have done that. But it has not – either in the policy it originally issued or in the two revisions, or in the PPG.

2.26. This judgment supports the Court's interpretation of policy identified in St Modwen. The assessment of a "realistic prospect" of delivery and the evidence to support this, will be a matter of planning judgment.

LAND AT SITE OF FORMER NORTH WORCESTERSHIRE GOLF CLUB LTD⁹

2.27. The two previous Court of Appeal Decisions referenced above took account of the 2012 definition of what constitutes a 'deliverable' site. The meaning of 'deliverable' was considered further in an appeal decision determined by the Secretary of State, Land at Site of Former North Worcestershire Golf Club Ltd. At paragraph 20 of the Secretary of State's decision they consider the meaning of 'deliverable' and agrees with the Inspector's views that 'realistic prospect' remains the central test against which deliverability of a site must be measured. The Inspector for the appeal considered the difference in definitions of 'deliverable' between the 2012 and 2018 NPPF and found the following:

14.39 The essential consideration under both definitions is whether or not sites included in the 5YHLS will actually deliver housing within the 5 year period. In my view, that assessment is still to be made on the basis of realistic prospect and not on any greater burden of proof. As established in the St Modwen judgment (paragraph 38), that does not mean that for a site to be considered deliverable it must be certain or probable that the housing will in fact be delivered upon it. [8.27] In that paragraph, Lord Justice Lindblom refers to Lord Gill's statement, in paragraph 78 in the Suffolk Coastal judgment (CD C1), that the requirements set out in the NPPF reflect the futility of local authorities including sites in their 5YHLS which have no realistic prospect of being developed within five years.

14.40 The previous definition included a requirement for "clear evidence" to rebut the presumed deliverability of sites with planning permission. That did not require those challenging the inclusion of a site with planning permission to do more than demonstrate that there is no realistic prospect that housing will be delivered on that site. The new definition requires 'clear evidence' that housing completions will begin within 5 years on certain categories of site. That does not, however, mean that the local planning authority must demonstrate certainty that housing completions will begin within that period.

2.28. Therefore, the central test for demonstrating whether a site without detailed planning permission is 'deliverable' is whether there is a realistic prospect, not certainty, that housing will be delivered on the site within five years.

⁹ APP/P4605/W/18/3192918

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 2024 to 2029 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	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Housing requirement (dwellings)	900	900	1,120	1,120	1,120	5,160

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 in 2011, against the number of housing completions each year. It shows that there has been a total shortfall of **343 homes** that is added to the requirement over the next five years (the Sedgefield approach), in accordance with the PPG¹⁰.

¹⁰ 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	596	-304
2015/16	900	612	-288
2016/17	900	718	-182
2017/18	900	934	+34
2018/19	900	1,369	+469
2019/20	900	1,481	+581
2020/21	900	869	-32
2021/22	900	977	+75
2022/23	900	1,359	+459
2023/24	900	980	+78
Total	11,700	11,357	-343

Housing Delivery Test

- 3.5. The Housing Delivery Test¹¹ 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 2024 (for the year 2022), with South Oxfordshire's result being 155%.
- 3.6. As the Housing Delivery Test Measurement Rulebook¹² 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 figure¹³.
- 3.7. Therefore in South Oxfordshire's case, the lower figure is the minimum annual housing need figure (2,136 dwellings as of the 2022 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.

Buffer

- 3.8. As explained in paragraph 2.10 above, the NPPF¹⁴ states that a buffer to the housing requirement should only be applied if there has been a significant under delivery of housing, as measured against the Housing Delivery Test. The council

¹¹ www.gov.uk/guidance/housing-supply-and-delivery#housing-delivery-test

¹² Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

¹³ As determined by the standard method for assessing the minimum local annual housing need figure

¹⁴ NPPF, Paragraph 74

has not under delivered over the three previous years and thus no buffer is required.

Total Five-Year Housing Requirement

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

Table 3: Five-year housing requirement			
			Note
A	Local Plan requirement from 2024 - 2029	5,160	See Table 1
B	Shortfall / (surplus) from 2011 - 2022	-343	See Table 2
C	5-year requirement	5,503	A + B

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 2,846 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.”¹⁵

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.

¹⁵ 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 1,993 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.”¹⁶

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).¹⁷

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 assess

¹⁶ NPPF, Paragraph 71

¹⁷ PPG, Paragraph: 023 Reference ID: 3-023-20190722

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 2023/24 allowing us to use 13 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 30% 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	South Oxfordshire Local Plan 2011
				Didcot = yes	
2012/13	271	475	57%	District = yes	Core Strategy
				Didcot = yes	
2013/14	252	484	52%	District = yes	Core Strategy
				Didcot = no	
2014/15	204	600	34%	District = yes	Core Strategy
				Didcot = no	
2015/16	352	612	58%	District = yes	Core Strategy
				Didcot = no	
2016/17	304	728	42%	No land supply statement published	Core Strategy
2017/18	566	934	61%	District = no	Core Strategy out of date
2018/19	566	1369	41%	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
2019/20	649	1481	44%	District = yes	Core Strategy out of date
2020/21	330	868	38%	District = yes	South Oxfordshire Local Plan 2035
2021/22	352	975	36%	District = Yes	South Oxfordshire Local Plan 2035
2022/23	409	1359	30%	District = Yes	South Oxfordshire Local Plan 2035
2023/24	273	978	28%	District = No / Not applicable	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	130	398
2012/13	163	108	271
2013/14	175	77	252
2014/15	116	88	204
2015/16	110	242	352
2016/17	135	169	304
2017/18	114	452	566
2018/19	139	427	566
2019/20	149	500	649
2020/21	163	167	330
2021/22	200	152	352
2022/23	261	148	409
2023/24	200	73	273
Total	2,193	2,733	4,926
Average	169	210	379

4.21. Our analysis shows that supply of windfalls from Brownfield land was broadly consistent through the assessment period, contributing 169 dwellings on average between 2011/12 to 2023/24, and a total of 2,193 homes.

4.22. On Greenfield sites, since 2011/12 delivery has varied with significantly higher delivery in a number of years. This 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, with the current position being that South Oxfordshire do not need to demonstrate a housing land supply position and the emerging Plan being able to demonstrate a 5-year supply against its new requirement, 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 2023/24, 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
2023/24	20	164	12	1	7
Average	29	34	16	3	71

4.25. Table 6 shows that there has been consistent windfall development from the ‘other’ (e.g. Garden Centres, Police Station, Community Centre) and ‘office’ previous land uses. Changes to permitted development rights since 2013 have made it easier to convert offices to residential use, therefore their inclusion is also supported by the current legislative environment. We have therefore analysed these sources 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, 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’ and ‘office’ sources 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. 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.

4.29. 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

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
2020/21	41	0	0	0
2021/22	19	38	0	0
2022/23	19	0	0	0
2023/24	0	0	0	0
Total	197	179	178	354
Average	15	14	14	27

4.30. Table 8 shows the windfall completions from the source ‘other’ taken forward from step three broken down by site size. From 2011 to 2014/15 we did not see any windfall supply from office to residential developments. However, as explained above, the legislative environment has changed significantly since 2013. This justifies the inclusion in the windfall calculation. It also means that we have based the average of the delivery from 2015/16, when these developments started to be delivered following the changes to permitted development rights regime.

Table 8: Net major windfall completions carried forward from step 3 (from “office” previous land use category)

Year	10-50 dwellings	51 -100 dwellings	101-250 dwellings	251+ dwellings
2015/16	68	0	0	0
2016/17	14	0	0	0
2017/18	0	0	0	0
2018/19	37	0	0	0
2019/20	0	28	0	0
2020/21	10	10	0	0
2021/22	0	36	0	0
2022/23	0	17	41	0
2023/24	0	0	144	0
Total	129	91	185	0
Average	14	10	21	0

4.31. Table 8 shows that whilst there has been consistent annual delivery from office to residential developments, the size of the site has varied. With no developments consisting of over 251 units. We have therefore applied an average to the annual delivery from the three other site sizes, which results in a figure of 11 dwellings per annum being included in the windfall assessment from ‘office’ developments.

4.32. Table 9 shows a summary of the windfall supply sources that we have carried forward from step four, and those that have been removed.

Table 9: Major windfall sites completions step four summary					
Site Size	Industrial	Office	Residential	Retail	Other
10-50 dwellings	Excluded	Included (average across size categories)	Excluded	Excluded	Included
51-100 dwellings	Excluded	Included (average across size categories)	Excluded	Excluded	Excluded
101-250 dwellings	Excluded	Included (average across size categories)	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 10 shows completions on minor sites between 2011/12 and 2023/24, 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; 156 completions on minor windfall sites, the two year rolling average is 158 dwellings. The similarity in the averages shows the consistency of supply. Therefore, 156 dwellings per annum of windfall completions on small sites will be included within the windfall allowance.

Table 10: Windfall completions on minor sites		
Year	Total	2 year rolling average
2011/12	130	
2012/13	108	119
2013/14	77	92.5
2014/15	92	84.5
2015/16	252	172
2016/17	174	213
2017/18	189	181.5
2018/19	213	201
2019/20	233	223
2020/21	108	171
2021/22	157	132.5

Table 10: Windfall completions on minor sites

Year	Total	2 year rolling average
2022/23	167	162
2023/24	130	148.5
Total	2030	1901
Average	156	158

STEP SIX: TOTAL WINDFALL ALLOWANCE**Table 11: Windfall allowance totals**

Site size	Year 1	Year 2	Year 3	Year 4	Year 5
Major windfall allowance	0	0	0	26	26
Minor windfall allowance	0	0	0	156	156
Total windfall allowance	0	0	0	183	183
	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.

We expect 366 homes to be delivered on windfall sites during the five-year period.

Student Accommodation

4.36. 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.¹⁸

4.37. The calculation for this is based on the average number of students living in a student-only household, using the published 2011 Census data¹⁹ (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. Comparable data has not been published as part of the 2021 Census, with PPG still linking to 2011 data. We will update our method in accordance with PPG once available.

¹⁸ PPG, Paragraph: 034 Reference ID: 68-034-20190722

¹⁹ 2011 Census - Number of students in student only household.

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

4.38. 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

4.39. 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 market²⁰.

4.40. For residential institutions, the calculation is based on the average number of adults living in a household²¹, using the published 2011 Census data²² (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). Comparable data has not been published as part of the 2021 Census, with PPG still linking to 2011 data. We will update our method in accordance with PPG once available.

4.41. 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

4.42. Permitted development rights are a national grant of planning permission under the General Permitted Development Order²³ which allows certain building works and changes of use to be carried out without having to make a planning application.

4.43. 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.

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

4.45. 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.

²⁰ PPG, Paragraph: 035 Reference ID: 68-035-20190722

²¹ PPG, Paragraph 016a: 016a Reference ID: 63-016a-20190626

²² 2011 Census - Age of Household Reference Person (HRP) by number of adults in household www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltoauthoritylevel

²³ The Town and Country Planning (General Permitted Development) (England) Order 2015 www.legislation.gov.uk/ukxi/2015/596/contents/made

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

4.46. Table 12 provides the breakdown of deliverable sites for the period 2024 to 2029.

Table 12: Supply of deliverable sites	
Housing supply components	Housing supply 2022-2027
Category A sites	2,846
Category B sites	1,993
Windfall allowance <i>(Only applying in years 2027/28 and 2028/29)</i>	366
Total	5,205

5. FIVE YEAR LAND SUPPLY POSITION

5.1. The council's five-year housing land supply position, as shown in Table 13, is 4.62 years.

Table 13: Five-year housing land supply calculation			
Step		Result	Notes
A	5 Year Housing Requirement	5,503	See Table 3
B	Housing supply	5,205	See Table 11
C	Number of years' deliverable supply	4.73	(B / A) x 5
D	Over / under supply	-298	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	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
2827	Phase 2 & 4 Willington Down, Land at North East Didcot, Didcot,	P21/S3283/RM	30 November 2022	288	Major	84	54	54	54	42	0
1965	Littleworth Road, Benson - Phase 2	P18/S2262/RM	07 December 2018	241	Major	241	0	0	0	0	0
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	111	54	54	21	0	0
1015	Land to the West of Wallingford (Site B), Wallingford	P23/S0748/RM	03 November 2023	234	Major	0	0	27	54	54	54
2830	Land North Of A4130, Wallingford Bypass, Wallingford, OX10 9EJ	P22/S2346/RM	30 March 2023	228	Major	0	48	72	72	36	0
2087	Willowbrook Park Phase 2 North East Didcot	P18/S4084/RM	13 May 2019	201	Major	193	8	0	0	0	0
1639	Land West of Marley Lane, Chalgrove	P20/S1262/RM	25 May 2021	200	Major	87	54	54	5	0	0
1753	Daf Trucks Ltd Eastern Bypass Thame OX9 3FB	P20/S4801/RM	12 October 2021	197	Major	171	26	0	0	0	0
455	JHHNDP Site M: Highlands Farm, Highlands Lane, Rotherfield Greys, RG9 4PR	P17/S0024/RM	25 May 2017	191	Major	191	0	0	0	0	0
1937	Watlington NDP: Site A- Land between Britwell Road and Cuxham Road	[Hybrid] P17/S3231/O	25 February 2020	183	Major	183	0	0	0	0	0
2957	Cala Homes Phase 6, Willington Down, Land at North East Didcot,	P23/S2883/RM	08 February 2024	179	Major	0	27	54	54	44	0
1972	Land to the north east of Didcot	P18/S2339/RM	22 November 2018	173	Major	139	34	0	0	0	0
2132	L&G Homes Phase 1 Residential Land at Willington Down North East of Didcot	P19/S1296/RM	09 October 2019	168	Major	168	0	0	0	0	0
2982	Phases 3 and 5a, Nobel Park, Didcot,	P22/S4011/RM	05 March 2024	158	Major	0	27	54	54	23	0
2454	Land at Lady Grove, Didcot, OX11 9BP	P22/S3532/RM	26 April 2023	150	Major	0	27	54	54	15	0
2069	Land to the West of Wallingford (Site B) Phase 1 Wallingford	P17/S3891/RM	14 May 2019	125	Major	125	0	0	0	0	0
2637	Land to the West of Wallingford (Site B) Phase 3, Wallingford, OX10 0ND	P21/S2127/RM	21 December 2021	121	Major	22	54	45	0	0	0
2031	Land South of Greenwood Avenue, Chinnor, OX39 4HN	P19/S4178/RM	09 December 2020	116	Major	116	0	0	0	0	0
2066	CHOL7: Land west of Wallingford Road (part of CHOL7, connects to CHOL1)	P19/S2924/FUL	19 January 2021	106	Major	106	0	0	0	0	0
1737	Thames Farm, Reading Road, Shiplake, RG9 3PH	P19/S0245/RM	23 May 2019	95	Major	0	0	17	35	35	8
2773	Ladygrove Farm, Ladygrove Road, Didcot, OX119BS	P21/S1133/FUL	20 December 2022	86	Major	0	5	22	35	24	0
2689	Land west of Hale Road, Benson,	P21/S4993/RM	18 August 2022	78	Major	0	35	35	8	0	0
1762	Land Adjacent to the Village Hall, Main Road, East Hagbourne	P19/S0357/RM	26 April 2022	74	Major	72	2	0	0	0	0
1938	Watlington NDP: Site B- Land Off Cuxham Road and Willow Close	P23/S0431/RM	27 July 2023	70	Major	0	0	35	35	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	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	65	0	0	0	0	0
1939	Watlington NDP: Site C- Land off Pyrton Lane	P23/S0433/RM	27 July 2023	60	Major	0	0	35	25	0	0
2826	Land to the North East of Didcot, Didcot,	P21/S2542/RM	16 February 2023	59	Major	0	0	27	32	0	0
2568	Land to the north east of Didcot	P20/S4138/RM	05 August 2021	57	Major	57	0	0	0	0	0
2663	Land at Crowell Road, Chinnor,	P22/S3225/RM	15 September 2023	54	Major	0	8	25	21	0	0
2457	Anderson House, Newtown Road, Henley-On-Thames, RG9 1HG	P19/S0227/FUL	15 July 2021	43	Major	0	17	17	9	0	0
2854	Willowbrook Park Phase 3B, Land to the north east of Didcot,	P22/S2401/RM	12 September 2023	40	Major	0	17	17	6	0	0
2034	Wyevale Country Gardens, Reading Road, near Harpsden, RG9 4AE	P21/S4271/RM	22 February 2023	40	Major	0	17	17	6	0	0
830	Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX	P14/S2176/FUL	05 August 2015	37	Major	37	0	0	0	0	0
2951	Former Site Of Georgetown Filling Station, Broadway, Didcot, OX11 8SD	P23/S1398/FUL	22 December 2023	33	Major	0	17	16	0	0	0
2608	47 Aylesbury Road, Thame, OX9 3PG	P21/S3402/N1A	30 November 2021	32	Major	0	17	15	0	0	0
2653	Land to the West of Windmill Road, Thame	P20/S4693/FUL	20 March 2024	31	Major	0	0	0	0	0	17
1438	Land to South of Kennylands Road, Sonning Common,	P21/S2032/RM	21 December 2021	26	Major	26	0	0	0	0	0
1675	Newington Nurseries, A329 Newington road, Near Stadhampton, Oxfordshire, OX10 7AW	P19/S1554/RM	24 September 2020	21	Major	0	17	4	0	0	0
2868	H & C Pearce & Sons Ltd, Aylesbury Road, Thame, OX9 3AS	P22/S4155/FUL	14 July 2023	21	Major	0	0	17	4	0	0
1931	Land at the Orchard, High Road, Brightwell-Cum-Sotwell, OX10 0PT	P21/S4771/FUL	26 January 2023	20	Major	3	17	0	0	0	0
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	0	0	0
1441	Joyce Grove, Nettlebed, RG9 5DF	P15/S0198/FUL	01 April 2021	20	Major	0	0	0	11	12	0
2527	Hallmark House, Station Road, Henley on Thames, RG9 1AY	P21/S2344/N1A	12 August 2021	18	Major	0	17	1	0	0	0
2542	St Andrews Court, Part Ground and First Floors, Wellington Street, OX9 3WT	P21/S3022/N1A	25 August 2021	18	Major	0	1	17	0	0	0
2447	Richards House, 81-83 Broadway, Didcot, OX11 8AJ	P20/S4768/N1A	03 February 2021	14	Major	14	0	0	0	0	0
2265	Wallingford Portcullis Social Club, 28 & 29, Goldsmiths Lane, WALLINGFORD, OX10 0DU	P18/S0003/FUL	20 April 2020	13	Major	0	13	0	0	0	0
2666	Land West of Reading Road, Lower Shiplake, RG9 4AA	P21/S4616/FUL	15 September 2022	11	Major	0	11	0	0	0	0
2944	The Dorian Centre, Bird Wood Court, Sonning Common, RG4 9RF	N/A	N/A	9	Minor	0	0	0	0	0	0
1903	Manor Farm, Henton, OX39 4AE	P21/S2684/RM	29 April 2022	8	Minor	0	3	3	2	0	0
2856	The Barn House, 46 Lower Icknield Way, Chinnor, OX39 4EB	P22/S1515/FUL	13 April 2023	8	Minor	0	2	3	3	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
2817	125 Broadway, Didcot, OX11 8AW	P22/S4097/N5D	04 January 2023	8	Minor	0	3	3	2	0	0
2723	Down Farm, Didcot, OX11 6DJ	P22/S1415/FUL	04 August 2022	8	Minor	0	3	3	2	0	0
2458	Land at Allens Pit, Abingdon Road, Dorchester-on-Thames, OX10 7JY	P19/S4508/FUL	12 August 2021	8	Minor	0	3	3	2	0	0
845	The Oxford Belfry Hotel, London Road, Milton Common, OX9 2JW	P17/S1067/FUL	23 May 2017	8	Minor	0	2	3	3	0	0
2625	First and Second floors, 20-21 Market Place, Wallingford, OX10 0AD	P21/S4639/N5D	16 December 2021	7	Minor	7	0	0	0	0	0
2837	19-19a Fane Drive, Berinsfield, OX10 7ND	P22/S4625/FUL	17 March 2023	7	Minor	0	2	3	2	0	0
2617	5 Hagbourne Road, Didcot, OX11 8DP	P21/S4174/FUL	16 February 2022	7	Minor	0	2	2	3	0	0
2873	14 The Hub, Station Road, Henley-on-Thames, RG9 1AY	P22/S4561/ND3	11 July 2023	7	Minor	0	2	3	2	0	0
2594	Bellwood House, 57 Lower Road, Chinnor, OX39 4DU	P21/S1504/FUL	08 November 2021	6	Minor	0	2	2	2	0	0
2201	Land Adjacent to No.69 Gidley Way, Horspath OX33 1RG	P19/S3079/FUL	27 January 2020	6	Minor	0	2	2	2	0	0
2259	Land at Court House Farm, Toot Baldon, OX44 9NG	P23/S1053/FUL	29 June 2023	6	Minor	0	2	2	2	0	0
2930	69 High Street, Wallingford, Oxfordshire, OX10 0BX	P23/S2958/N5D	06 October 2023	6	Minor	0	2	2	2	0	0
2973	9 Market Place, Wallingford, OX10 0EG	P23/S4134/FUL	07 February 2024	6	Minor	0	2	2	2	0	0
2519	Wallingford House, 46 High Street, Wallingford, OX10 0DB	P21/S1802/FUL	10 June 2021	6	Minor	0	2	2	2	0	0
2587	Goulds Grove, Old London Road, Ewelme, OX10 6PX	P19/S0821/FUL	15 February 2022	5	Minor	5	0	0	0	0	0
2623	Drayton House Farm (modern buildings), Drayton St Leonard, OX10 7BG	P21/S4551/FUL	20 December 2021	5	Minor	5	0	0	0	0	0
2325	Former Henley Joinery site, Farm Road, Henley-On-Thames, RG9 1EJ	P20/S0875/FUL	30 April 2020	5	Minor	5	0	0	0	0	0
2570	Greylands, Gravel Hill, Peppard Common, RG9 5HD	P20/S3876/FUL	22 October 2021	5	Minor	5	0	0	0	0	0
2278	25 Windmill Road and Pearce Court, Thame, OX9 2DJ	P19/S2914/FUL	18 August 2020	5	Minor	5	0	0	0	0	0
2413	Coates Farm, Coates Lane, Swyncombe, OX49 5AA	P20/S3476/FUL	08 January 2021	5	Minor	2	2	1	0	0	0
2690	Upthorpe Farm, Moreton Road, Aston Tirrold, OX11 9EW	P21/S4995/FUL	01 August 2022	5	Minor	0	2	2	1	0	0
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	0	0
2531	114 Broadway, Didcot, OX11 8AB	P21/S2624/FUL	24 September 2021	5	Minor	0	2	2	1	0	0
1951	Highlands Farm, Highlands Lane, Rotherfield Greys RG9 4PR	NDP allocation	N/A	5	Minor	0	2	2	1	0	0
2869	Land to the west of the Green, Marsh Baldon, OX44 9LL	P22/S4323/FUL	24 November 2023	5	Minor	0	1	2	2	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
2979	Horse & Harrow, Main Street, West Hagbourne, OX11 0NB	P22/S3609/FUL	14 March 2024	5	Minor	0	1	2	2	0	0
2307	69-71 Gidley Way, Horspath, OX33 1RG	P20/S0453/FUL	12 June 2020	5	Minor	-1	2	2	2	0	0
2789	19-21 Bell Street, Henley-on-Thames, RG9 2BA	P22/S2708/FUL	19 December 2022	4	Minor	4	0	0	0	0	0
2642	Tree Tops House, Gillotts Lane, Henley-On-Thames, RG9 1PT	P21/S3371/FUL	22 March 2022	4	Minor	4	0	0	0	0	0
2732	Mulberry House, Peppard Hill, Peppard Common, RG9 5ES	P22/S1812/FUL	12 August 2022	4	Minor	4	0	0	0	0	0
1932	Westend Nurseries Site, Old Nursery Lane, Brightwell-Cum-Sotwell OX10 0RB	P19/S0911/FUL	21 January 2020	4	Minor	0	4	0	0	0	0
2707	Stow House, Thames Road, Goring, RG8 9AL	P22/S0788/FUL	07 September 2022	4	Minor	0	2	1	1	0	0
2695	27-31 Market Place, Henley-On-Thames, RG9 2AA	P21/S5356/FUL	05 August 2022	4	Minor	0	1	2	1	0	0
2727	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P22/S1573/FUL	03 August 2022	4	Minor	0	1	2	1	0	0
1567	The Oxford Belfry Hotel, London Road, Milton Common, OX9 2JW	P17/S0921/FUL	19 May 2017	4	Minor	0	1	2	1	0	0
2963	Champion & Co Ltd, 7 St Marys Street, Wallingford, OX10 0EL	P23/S3405/FUL	23 January 2024	4	Minor	0	1	2	1	0	0
2195	40 Brook Street, WATLINGTON, Oxon OX49 5JH	P18/S1822/FUL	06 December 2019	4	Minor	0	1	2	1	0	0
2380	Robert House, 19 Station Road, Chinnor, OX39 4PU	P20/S2497/N1A	04 September 2020	3	Minor	3	0	0	0	0	0
2649	174 Broadway, Didcot, OX11 8RN	P22/S0142/N5D	07 March 2022	3	Minor	3	0	0	0	0	0
2815	Lloyds Bank, 1 Reading Road, Henley-on-Thames, RG9 1AE	P22/S3995/N5D	19 January 2023	3	Minor	2	1	0	0	0	0
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	0	0
2281	Land adjacent to 54 Lower Icknield Way, Chinnor, OX39 4EB	P19/S3006/FUL	22 October 2020	3	Minor	0	1	1	1	0	0
2725	Morland House, Station Road, Chinnor, OX39 4QA	P22/S1543/FUL	21 June 2022	3	Minor	0	1	1	1	0	0
2388	Former Natwest Bank, 124 Broadway, Didcot, OX11 8AD	P20/S2763/FUL	30 October 2020	3	Minor	0	1	1	1	0	0
2674	51 Abingdon Road, Dorchester-On-Thames, OX10 7LA	P21/S1938/FUL	11 July 2022	3	Minor	0	1	1	1	0	0
2828	Bishop Court Farm, 91 High Street, Dorchester-On-Thames, OX10 7HP	P20/S4467/FUL	17 March 2023	3	Minor	0	1	1	1	0	0
2539	Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP	P21/S2885/N4B	18 August 2021	3	Minor	0	1	1	1	0	0
2994	Lucys Farm Barns, Harpsden Road, Harpsden, RG9 4HN	P24/S0322/FUL	27 March 2024	3	Minor	0	1	1	1	0	0
2926	National Westminster Bank, 18 Market Place, Henley-on-Thames, RG9 2AP	P23/S2757/FUL	24 November 2023	3	Minor	0	1	1	1	0	0

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2831	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P22/S4238/FUL	07 March 2023	3	Minor	0	1	1	1	0	0
2492	Bates Ley Farm, Moreton Lane, Thame, OX9 2HZ	P21/S0689/N4B	14 April 2021	3	Minor	0	1	1	1	0	0
2731	Oxfam, 19 Cornmarket, Thame, OX9 2BL	P22/S1790/FUL	02 August 2022	3	Minor	0	1	1	1	0	0
2920	Land at Little Acorns Nursery, Main Street, West Hagbourne, OX11 0NA	P23/S2443/FUL	21 November 2023	3	Minor	0	1	1	1	0	0
2504	123 Broadway, Didcot, OX11 8AL	P21/S1117/FUL	08 June 2021	3	Minor	-1	1	2	1	0	0
2855	The Site Of Milton House, Gold Street, Little Milton,	P22/S1241/FUL	09 June 2023	3	Minor	-1	1	2	1	0	0
2167	31 Acremead Road, Wheatley OX33 1NZ	P20/S3719/RM	08 June 2022	3	Minor	-1	1	2	1	0	0
2319	Checkendon Equestrian Centre, Lovegrove's Lane, Checkendon, RG8 0NE	P20/S0748/FUL	29 May 2020	2	Minor	2	0	0	0	0	0
2524	Garages, Cross Road, Cholsey, OX10 9PE	P21/S2030/FUL	09 September 2021	2	Minor	2	0	0	0	0	0
2619	The Tennis Court, Land to the east of Burcot House, Abingdon Road, Burcot, OX14 3DJ	P21/S4320/FUL	14 December 2021	2	Minor	2	0	0	0	0	0
2525	102 Norreys Road, Didcot, OX11 0AN	P21/S2085/FUL	30 July 2021	2	Minor	2	0	0	0	0	0
1644	Balmaha, 42 Rotherfield Road, HENLEY-ON-THAMES, RG9 1NN	P17/S1085/FUL	21 September 2017	2	Minor	2	0	0	0	0	0
2094	Pinfold, Greys Green RG9 4QG	P19/S0161/FUL	12 July 2019	2	Minor	2	0	0	0	0	0
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	1	1	0	0	0	0
2955	Binfield Heath Stores, Arch Hill, Binfield Heath, RG9 4DU	P23/S2237/FUL	28 February 2024	2	Minor	0	1	1	0	0	0
2870	Bournes Farmhouse, Harpsden Road, Binfield Heath, RG9 4JT	P22/S4374/FUL	14 August 2023	2	Minor	0	0	1	1	0	0
2881	Former Orchard Dene Nurseries, Lower Assendon, RG9 6AG	P23/S0450/FUL	25 September 2023	2	Minor	0	0	1	1	0	0
2277	The Four Horseshoes, Main Street, Checkendon, RG8 0QS	P19/S2830/FUL	05 February 2021	2	Minor	0	1	1	0	0	0
2975	58 Park Road, Didcot, OX11 8QP	P23/S4358/FUL	05 February 2024	2	Minor	0	0	1	1	0	0
2894	Ridgeway Day Hospital, 99 Wantage Road, Didcot, OX11 0AF	P23/S1138/FUL	24 July 2023	2	Minor	0	1	1	0	0	0
2462	Ivy Cottages, Dunsden Green, Dunsden, RG4 9QJ	P20/S1993/FUL	14 July 2021	2	Minor	0	0	1	1	0	0
2702	Bayswater Farm, Bayswater Farm Road, near Sandhills, OX3 8BY	P22/S0519/FUL	10 June 2022	2	Minor	0	1	1	0	0	0
2651	Between Lower Farm Barn & No1 Windmill Meadow, Winsey View Farm (part of field at), Rectory Road, Great Haseley, OX44 7JT	N/A	N/A	2	Minor	0	2	0	0	0	0
2800	Sheephouse Stud, Reading Road, near Henley-on-Thames, RG9 4HF	P22/S3337/FUL	21 December 2022	2	Minor	0	1	1	0	0	0
2911	17 Station Road, Henley-on-Thames, RG9 1AT	P23/S1928/FUL	19 July 2023	2	Minor	0	1	1	0	0	0

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2883	18 Harcourt Close, Henley-on-Thames, RG9 1UZ	P23/S0581/FUL	11 August 2023	2	Minor	0	0	1	1	0	0
2599	The Reformation, Horsepond Road, Gallowstree Common, RG4 9BP	P21/S2332/FUL	04 February 2022	2	Minor	0	0	1	1	0	0
2480	Road Running Through Pyrton, Pyrton, OX49 5AN	P21/S0260/FUL	15 April 2021	2	Minor	0	1	1	0	0	0
2677	The Bungalow, Shirburn Road, between Pyrton and Watlington, OX49 5BZ	P21/S2768/FUL	01 July 2022	2	Minor	0	1	1	0	0	0
2847	Kingsley House, Crowsley Road, Lower Shiplake, RG9 3LU	P22/S2790/FUL	14 September 2023	2	Minor	0	0	1	1	0	0
2774	Sycamores, Wallingford Road, South Stoke, RG8 0JJ	P21/S3772/FUL	19 January 2023	2	Minor	0	0	1	1	0	0
2949	Land to the east of Crest Estate, Stoke Row,	P23/S0767/FUL	12 January 2024	2	Minor	0	0	1	1	0	0
2960	Hunters Gap, 52 Pebble Hill, Toot Baldon, OX44 9LH	P23/S3254/FUL	05 February 2024	2	Minor	0	1	1	0	0	0
2925	Stable Yard to East of Chinnor Road, Chinnor Road, Towersey, OX9 3QY	P23/S2754/FUL	09 November 2023	2	Minor	0	1	1	0	0	0
2902	Land to the north of nos 1 & 2 Spinney Cottages, Waterperry Estate, Waterperry, OX33 1JY	P23/S1578/FUL	31 August 2023	2	Minor	0	1	1	0	0	0
2548	Rowan House (Unit 5), Beechwood Court, Long Toll, RG8 0RR	P21/S3184/N1A	07 September 2021	2	Minor	0	0	1	1	0	0
2575	Land Adjacent to Queensgate, Butts Way, Aston Rowant, OX49 5SZ	P21/S2755/FUL	22 October 2021	1	Minor	1	0	0	0	0	0
2640	Rumbolds Farm, Brightwell Baldwin, OX49 5PN	P21/S1715/FUL	31 March 2022	1	Minor	1	0	0	0	0	0
2349	33 Cowleaze, Chinnor, OX39 4TB	P20/S1618/FUL	23 October 2020	1	Minor	1	0	0	0	0	0
179	1 Sandy Lane Cholsey OX10 9PY	P18/S3548/FUL	17 January 2019	1	Minor	1	0	0	0	0	0
2418	2A Honey Lane, Cholsey, OX10 9NP	P20/S3618/N5B	18 November 2020	1	Minor	1	0	0	0	0	0
2472	76 Papist Way, Cholsey, OX10 9QJ	P20/S4698/FUL	09 April 2021	1	Minor	1	0	0	0	0	0
2754	11 Park Road, Didcot, OX11 8QL	P22/S2579/FUL	27 September 2022	1	Minor	1	0	0	0	0	0
2156	15 Park Close, Didcot OX11 0AA	P19/S2369/FUL	29 October 2019	1	Minor	1	0	0	0	0	0
2184	19 Wantage Road, Didcot OX11 0BS	P19/S2825/FUL	20 November 2019	1	Minor	1	0	0	0	0	0
2797	97 Sinodun Road, Didcot, OX11 8HH	P22/S3249/FUL	21 November 2022	1	Minor	1	0	0	0	0	0
2552	The White House, Cat Lane, Ewelme, OX10 6HX	P20/S4288/FUL	30 March 2021	1	Minor	1	0	0	0	0	0
2422	12 A The Old Bakehouse, High Street, Goring, RG8 9AR	P20/S3818/N1A	25 January 2021	1	Minor	1	0	0	0	0	0
2836	21 Springhill Road, Goring, RG8 0BY	P22/S4608/FUL	28 March 2023	1	Minor	1	0	0	0	0	0
2576	7 Summerfield Rise, Goring, RG8 0DS	P21/S2821/FUL	15 October 2021	1	Minor	1	0	0	0	0	0
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	1	0	0	0	0	0
2808	25 Thameside, Henley-on-Thames, RG9 2LJ	P22/S3620/FUL	14 December 2022	1	Minor	1	0	0	0	0	0

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2709	5 Friday Street, Henley on Thames, RG9 1AN	P22/S0835/FUL	13 May 2022	1	Minor	1	0	0	0	0	0
2834	Adam House, 71 Bell Street, Henley-on-Thames, RG9 2BD	P22/S4599/FUL	27 March 2023	1	Minor	1	0	0	0	0	0
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	1	0	0	0	0	0
2603	Land at Tree Tops House, Gillotts Lane, Henley-On-Thames, RG9 1PT	P21/S3034/FUL	28 January 2022	1	Minor	1	0	0	0	0	0
2517	2 Stonehouse Cottages, Highmoor Cross, RG9 5DU	P21/S1647/FUL	07 September 2021	1	Minor	1	0	0	0	0	0
2353	Building Adjacent To Nettlebed Estate Office, Lower Highmoor, RG9 5DL	P20/S1850/N2A	20 July 2020	1	Minor	1	0	0	0	0	0
2798	Nettlebed Estate Office, Access Track To Merrimoles Farm, Highmoor, RG9 5DL	P22/S3262/FUL	28 February 2023	1	Minor	1	0	0	0	0	0
2528	Garage on Blenheim Road, 46 Butts Road, Horspath, OX33 1RJ	P21/S2463/FUL	06 September 2021	1	Minor	1	0	0	0	0	0
2465	Land to rear of 128 Gidley Way, Horspath, OX33 1TD	P20/S3269/FUL	25 May 2021	1	Minor	1	0	0	0	0	0
2820	Twelve Acres, Sandy Lane, Horspath, OX33 1TF	P22/S4149/FUL	11 January 2023	1	Minor	1	0	0	0	0	0
2415	Land adjacent to and North West of Cherry Croft Cottage, Kingwood Common, RG9 5NB	P20/S3534/FUL	09 February 2021	1	Minor	1	0	0	0	0	0
2484	Longcote, Grange Avenue, Rotherfield Peppard, RG9 5JP	P21/S0443/FUL	14 April 2021	1	Minor	1	0	0	0	0	0
2728	Site adjacent to Colmore Farm House, Colmore Lane, Kingwood,	P22/S1590/FUL	19 August 2022	1	Minor	1	0	0	0	0	0
2734	15 Wood Lane Close, Sonning Common, RG4 9SP	P22/S1823/FUL	12 July 2022	1	Minor	1	0	0	0	0	0
2565	Land to the north of Basset Shaw, Uxmore Road, Stoke Row, RG8 0TD	P21/S0368/FUL	31 March 2021	1	Minor	1	0	0	0	0	0
2813	Rose Cottage, Nottwood Lane, Stoke Row, RG9 5PZ	P22/S3831/FUL	23 December 2022	1	Minor	1	0	0	0	0	0
2715	Stoke Grange Farm, Stoke Talmage, OX9 7EZ	P22/S0971/FUL	13 May 2022	1	Minor	1	0	0	0	0	0
2304	5 Boughtons Mill, St Marys Street, Wallingford, OX10 0ET	P20/S0418/FUL	07 May 2020	1	Minor	1	0	0	0	0	0
2585	Land opposite Whitecross House, Winterbrook, Wallingford, OX10 9ED	P21/S3669/FUL	29 October 2021	1	Minor	1	0	0	0	0	0
2632	8 Gorwell, Watlington, OX49 5QE	P21/S4960/FUL	21 January 2022	1	Minor	1	0	0	0	0	0
2432	Land adjacent to Windmill Lane, Wheatley, OX33 1TA	P20/S4157/FUL	18 January 2021	1	Minor	1	0	0	0	0	0
2700	Land at 69 West Chiltern, Woodcote, RG8 0SG	P22/S0429/FUL	15 August 2022	1	Minor	1	0	0	0	0	0
2588	Aston Cottage, 18 Church Lane, Aston Rowant, OX49 5SS	P20/S1180/FUL	25 January 2022	1	Minor	0	0	1	0	0	0
2308	Ashbrook, The Croft, Aston Tirrold, OX11 9DL	P20/S0455/FUL	08 April 2020	1	Minor	0	1	0	0	0	0
2429	Sandy Acre, Woodperry Road, Beckley, OX3 9UY	P20/S4112/FUL	23 December 2020	1	Minor	0	0	1	0	0	0

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2878	Ten Acre Farm, New Inn Road, Beckley, OX3 9SS	P23/S0291/FUL	23 May 2023	1	Minor	0	1	0	0	0	0
2743	43 Mill Lane, Benson, OX10 6SA	P22/S2056/FUL	23 August 2022	1	Minor	0	0	1	0	0	0
2589	Old Telephone Exchange, Church Road, Benson, OX10 6SF	P20/S2712/FUL	30 November 2021	1	Minor	0	0	0	1	0	0
2644	Land adjacent to Stonehaven, Berrick Salome, OX10 6JQ	P21/S4214/FUL	14 March 2022	1	Minor	0	0	0	1	0	0
2722	Land between The Smokehouse and Shepherds Cottage, Easterly Road, Berrick Salome, OX10 6JQ	P22/S1343/FUL	29 June 2022	1	Minor	0	0	1	0	0	0
2803	Stonehaven, Berrick Salome, OX10 6JQ	P22/S3483/FUL	17 November 2022	1	Minor	0	0	0	1	0	0
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	0	0	1	0	0
2888	Orchard Cottage, Common Lane, Binfield Heath, RG9 4JZ	P23/S1036/FUL	31 October 2023	1	Minor	0	0	1	0	0	0
2573	The Willows, Kiln Lane, Binfield Heath, RG9 4EJ	P21/S2691/FUL	06 October 2021	1	Minor	0	0	0	1	0	0
2964	Benwells Farm Barn, Bix, RG9 4RT	P23/S3474/FUL	21 December 2023	1	Minor	0	1	0	0	0	0
2871	36 Greenmere, Brightwell-cum-Sotwell, OX10 0QQ	P22/S4391/FUL	25 August 2023	1	Minor	0	0	0	1	0	0
2858	Middle Farm, Church Lane, Brightwell-cum-Sotwell, OX10 0SD	P22/S2370/FUL	02 October 2023	1	Minor	0	1	0	0	0	0
2360	Land Adjoining 61 Brinkinfield Road, Brinkinfield Road, Chalgrove, OX44 7QX	N/A	N/A	1	Minor	0	1	0	0	0	0
2919	Hook End Farm, Park Lane, Checkendon, RG8 0UH	P23/S2422/FUL	18 September 2023	1	Minor	0	0	1	0	0	0
2781	1 Lime Grove, Chinnor, OX39 4PN	P22/S1794/FUL	28 February 2023	1	Minor	0	1	0	0	0	0
2867	63 Lower Icknield Way, Chinnor, OX39 4EA	P22/S4141/FUL	09 June 2023	1	Minor	0	1	0	0	0	0
2648	Land rear of 1 Lower Icknield Way, Chinnor, OX39 4DZ	P21/S4954/FUL	11 March 2022	1	Minor	0	0	0	1	0	0
2945	Middle Farm, Oakley Lane, Chinnor, OX39 4HU	N/A	N/A	1	Minor	0	0	0	0	0	0
2833	Stone House, New Close Farm Road, Henton, OX39 4AJ	P22/S4513/FUL	28 March 2023	1	Minor	0	0	0	1	0	0
2578	Village Farm, Units 1 & 2 The Barn, Emmington, OX39 4AA	P21/S3310/FUL	28 October 2021	1	Minor	0	0	0	1	0	0
2687	Cholsey Free Church, 26A Honey Lane, Cholsey, OX10 9NL	P21/S4923/FUL	12 August 2022	1	Minor	0	0	0	1	0	0
2481	Land to the rear/side of 75 Honey Lane, Cholsey, OX10 9NJ	P23/S3015/RM	08 December 2023	1	Minor	0	1	0	0	0	0
2851	5 Burcot Park, Burcot, OX14 3DH	N/A	N/A	1	Minor	0	0	0	0	0	0
2850	Land at Orchard Stables, Burcot, OX14 3DQ	N/A	N/A	1	Minor	0	0	0	0	0	0
2581	Land to the west of Withywindle, Burcot, OX14 3DN	P21/S3553/FUL	05 October 2021	1	Minor	0	1	0	0	0	0
2664	Waterstone House, Burcot, OX14 3DN	P21/S2551/FUL	23 June 2022	1	Minor	0	0	0	1	0	0
2899	Land adjacent to the Old Walled Garden (Plot 5), Mongewell Park, Mongewell, OX10 8DA	P23/S1387/FUL	12 June 2023	1	Minor	0	1	0	0	0	0

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2751	Land Adjacent to Jasmin Mews, The Street, Crowmarsh, OX10 8EJ	P22/S2320/FUL	15 August 2022	1	Minor	0	1	0	0	0	0
1577	Land at Cherry Orchard, Mongewell, OX10 8DA	P16/S3801/FUL	23 June 2017	1	Minor	0	1	0	0	0	0
2849	15 Tollgate Road, Culham, OX14 4NE	N/A	N/A	1	Minor	0	0	0	0	0	0
2818	Warren Farm, Thame Lane, Culham, OX14 3DT	P22/S4114/FUL	11 January 2023	1	Minor	0	0	0	1	0	0
2749	Easington Farm, Easington, Oxfordshire, OX49 5AZ	P22/S2289/N4B	17 August 2022	1	Minor	0	0	1	0	0	0
2536	13 Newlands Avenue, Didcot, OX11 8PZ	N/A	N/A	1	Minor	0	1	0	0	0	0
2483	16 Church Street, Didcot, OX11 8DQ	P21/S0421/FUL	12 April 2021	1	Minor	0	0	0	1	0	0
2825	2 Sherwood Road, Didcot, OX11 0BU	P22/S4337/FUL	30 January 2023	1	Minor	0	1	0	0	0	0
2463	2 Sinodun Road, DIDCOT, OX11 8HN	P20/S2724/FUL	14 September 2021	1	Minor	0	0	0	1	0	0
2143	25 Colborne Road, Didcot OX11 0AB	N/A	N/A	1	Minor	0	1	0	0	0	0
2369	47 Lynmouth Road, Didcot, OX11 8PW	P20/S2255/FUL	11 November 2020	1	Minor	0	0	0	1	0	0
2821	5 Lydalls Close, Didcot, OX11 7LD	P22/S4152/FUL	13 January 2023	1	Minor	0	0	1	0	0	0
2993	72 Abbott Road, Didcot, OX11 8HY	P24/S0166/FUL	26 March 2024	1	Minor	0	0	0	1	0	0
2766	88 Abbott Road, Didcot, OX11 8HY	P22/S3382/FUL	25 October 2022	1	Minor	0	0	1	0	0	0
2896	Land Adjacent to 55 Broadway, Didcot, OX11 8AJ	P23/S1226/FUL	06 October 2023	1	Minor	0	0	0	1	0	0
2665	Land at 4 Ernest Road, Didcot, OX11 8QH	P21/S2637/FUL	21 September 2022	1	Minor	0	1	0	0	0	0
2970	Land between 68 Newlands Road & 1 Oatland Road, Didcot,	P23/S4014/FUL	01 February 2024	1	Minor	0	0	0	1	0	0
2796	Land to the rear of 95 Lydalls Road, Didcot, OX11 7DT	P22/S3208/FUL	21 November 2022	1	Minor	0	1	0	0	0	0
2366	26 Martins Lane, Dorchester-on-Thames, OX10 7JE	P20/S2119/FUL	28 August 2020	1	Minor	0	0	1	0	0	0
2620	Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP	P21/S4405/FUL	07 February 2022	1	Minor	0	0	0	1	0	0
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	0	1	0	0	0
2861	Willow Cottage, Drayton St Leonard, OX10 7AY	P22/S3502/FUL	23 May 2023	1	Minor	0	0	1	0	0	0
2714	12 New Road, East Hagbourne, OX11 9JU	P22/S0969/FUL	30 September 2022	1	Minor	0	0	0	1	0	0
2482	Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP	P21/S0353/FUL	21 April 2021	1	Minor	0	0	1	0	0	0
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	0	0	0	0
2488	The Granary Barn, Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP	P21/S0598/FUL	21 April 2021	1	Minor	0	0	0	1	0	0
2363	Hazels, Old Road, Shotover Hill, OX3 8TA	P20/S2047/FUL	16 October 2020	1	Minor	0	0	1	0	0	0

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2839	Merry Cottage, Main Street, Forest Hill, OX33 1DY	P23/S0657/FUL	27 March 2023	1	Minor	0	0	0	1	0	0
2691	Mulberry House, The Ridings, Shotover Hill, OX3 8TB	P21/S5236/FUL	13 May 2022	1	Minor	0	0	1	0	0	0
2544	Stable building to the south of The Orchard, The Ridings, Shotover Hill, OX3 8TB	P21/S3064/FUL	16 September 2021	1	Minor	0	0	0	1	0	0
2198	2 Pine Close, Garsington OX44 9BS	P22/S3568/RM	15 November 2022	1	Minor	0	1	0	0	0	0
2852	81 Oxford Road, Garsington, OX44 9AD	N/A	N/A	1	Minor	0	0	0	0	0	0
2985	Former Garage/Allotment Plot north of 45 Wheatley Road, Garsington, OX44 9ER	P23/S2661/FUL	12 March 2024	1	Minor	0	0	0	1	0	0
2761	Garsington Manor, 28 Southend, Garsington, OX44 9DH	P22/S2844/FUL	11 October 2022	1	Minor	0	0	1	0	0	0
2579	14 Milldown Avenue, Goring, RG8 0AS	N/A	N/A	1	Minor	0	1	0	0	0	0
2879	5 Summerfield Rise, Goring, RG8 0DS	P23/S0416/FUL	01 June 2023	1	Minor	0	0	0	1	0	0
2923	5 Woden House, Limetree Road, Goring, RG8 9EY	P23/S2602/FUL	20 September 2023	1	Minor	0	0	1	0	0	0
2872	Burntwood Hall, Reading Road, Goring, RG8 0LL	P22/S4555/FUL	02 June 2023	1	Minor	0	0	1	0	0	0
2892	Woden House, Limetree Road, Goring, RG8 9EY	P23/S1082/FUL	07 June 2023	1	Minor	0	0	1	0	0	0
2494	Butlers Farm, Goring Heath Road, Whitchurch Hill, RG8 7PN	P21/S0703/FUL	03 August 2021	1	Minor	0	0	0	1	0	0
2720	Conway Cottage, Crays Pond, RG8 7QG	P22/S1125/FUL	19 May 2022	1	Minor	0	1	0	0	0	0
2992	Land adjacent to Conway Cottage, Goring Road, Crays Pond, RG8 7QG	P23/S3820/FUL	22 March 2024	1	Minor	0	1	0	0	0	0
2874	Land off Rectory Road, Great Haseley, OX44 7JS	P22/S4565/FUL	11 August 2023	1	Minor	0	1	0	0	0	0
2311	6 Thame Road, Great Milton, OX44 7HY	P20/S0578/FUL	07 April 2020	1	Minor	0	0	0	1	0	0
2940	Poachers Cottage, Mays Green, RG9 4AL	P22/S0903/FUL	06 December 2023	1	Minor	0	0	1	0	0	0
2932	12 St Andrews Road, Henley-on-Thames, RG9 1HP	P23/S3138/FUL	10 November 2023	1	Minor	0	1	0	0	0	0
2933	21 Berkshire Road, Henley-on-Thames, RG9 1ND	P23/S3184/FUL	14 November 2023	1	Minor	0	0	1	0	0	0
2877	23 Reading Road, Henley-on-Thames, RG9 1AB	P23/S0268/FUL	21 April 2023	1	Minor	0	0	1	0	0	0
2785	24 Fairmile, Henley-on-Thames, RG9 2LA	P22/S2174/FUL	12 January 2023	1	Minor	0	0	0	1	0	0
2301	25 Leaver Road, Henley-on-Thames, RG9 1UW	P20/S0285/FUL	01 May 2020	1	Minor	0	0	0	1	0	0
2791	2A Wilson Avenue, Henley on Thames, RG9 1ET	P22/S2870/FUL	10 January 2023	1	Minor	0	1	0	0	0	0
2860	6 Duke Street, Henley-on-Thames, RG9 1UP	P22/S3105/FUL	22 September 2023	1	Minor	0	0	0	1	0	0
2681	Friar Park, Badgemore, RG9 4NR	P21/S4274/FUL	22 June 2022	1	Minor	0	1	0	0	0	0
2736	Kites Rest, 2A Cooper Road, Henley-on-Thames, RG9 2ES	P22/S1879/FUL	28 September 2022	1	Minor	0	0	1	0	0	0

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2686	Land Adjacent to 23 Haywards Close, Henley on Thames, RG9 1UY	P21/S4522/FUL	13 June 2022	1	Minor	0	0	1	0	0	0
2943	Ledard, 8 Rotherfield Road, Henley-on-Thames, RG9 1NN	P23/S0650/FUL	30 January 2024	1	Minor	0	1	0	0	0	0
2755	Windmill House, 5 Parkside, Henley-on-Thames, RG9 1TX	P22/S2608/FUL	30 September 2022	1	Minor	0	1	0	0	0	0
2737	Church Farm Stables, Holton, OX33 1PR	P22/S1906/FUL	05 August 2022	1	Minor	0	0	0	1	0	0
2987	Site at the entrance to the track to Warren Farm, Holton,	P23/S1723/FUL	15 March 2024	1	Minor	0	1	0	0	0	0
2675	2 The Green, Horspath, OX33 1RP	P21/S1987/FUL	11 May 2022	1	Minor	0	0	0	1	0	0
2972	47 Manor Farm Road, Horspath, OX33 1SD	P23/S4062/FUL	23 January 2024	1	Minor	0	1	0	0	0	0
2924	Barn at Overview Stables, Sandy Lane, Horspath, OX33 1TF	P23/S2608/FUL	25 September 2023	1	Minor	0	0	0	1	0	0
2918	Lower Acres, Sandy Lane, Horspath, OX33 1TF	P23/S2414/N4B	31 August 2023	1	Minor	0	1	0	0	0	0
2921	Braziers Park College, Ipsden, OX10 6AN	P23/S2467/FUL	17 October 2023	1	Minor	0	0	0	1	0	0
2912	Hedera Rest, Crabtree Corner, Ipsden, OX10 6BN	P23/S1968/FUL	26 September 2023	1	Minor	0	0	1	0	0	0
2514	Alazan Oak, Cane End, RG4 9HG	P21/S1492/FUL	20 May 2021	1	Minor	0	0	0	1	0	0
2941	Gabriels, Chalkhouse Green Road, Kidmore End, RG4 9AU	P22/S2698/FUL	29 January 2024	1	Minor	0	0	0	1	0	0
2641	Holmsdale, Tokers Green Lane, Tokers Green, RG4 9EB	P21/S3140/FUL	04 March 2022	1	Minor	0	1	0	0	0	0
2605	Oldfield House, Horsepond Road, Gallowstree Common, RG4 9BX	P21/S3287/FUL	05 November 2021	1	Minor	0	1	0	0	0	0
2270	Moorcourt Barn, Weston Road, Lewknor, OX49 5RU	P20/S0909/FUL	18 December 2020	1	Minor	0	0	0	1	0	0
2708	20 Thame Road, Little Milton, OX44 7PZ	P22/S0803/FUL	28 April 2022	1	Minor	0	0	0	1	0	0
2747	Sharps Yard, Long Wittenham, OX14 4QW	P22/S2215/FUL	18 August 2022	1	Minor	0	0	0	1	0	0
2824	Willingtons Barn, High Street, Long Wittenham, OX14 4QH	P22/S4328/FUL	18 January 2023	1	Minor	0	0	0	1	0	0
2770	3 Chazey Close, Chazey Heath, RG4 9ET	P21/S5334/FUL	21 February 2023	1	Minor	0	0	0	1	0	0
2705	9 Bradley Road, near Nuffield, Oxfordshire, RG9 5SG	P22/S0754/FUL	15 July 2022	1	Minor	0	0	0	1	0	0
2980	Comus, Howbury Lane, Nuffield, RG9 5SU	P23/S3449/FUL	01 March 2024	1	Minor	0	0	1	0	0	0
2553	Dewpond Barn, Russells Water, RG9 6ER	P20/S4401/FUL	02 March 2021	1	Minor	0	0	0	1	0	0
2795	Land at Maidensgrove Farm, Maidensgrove, RG9 6HA	P22/S3205/FUL	13 December 2022	1	Minor	0	0	0	1	0	0
2986	Plot 1 - Land between The Old Forge & New Farm Bungalow, Pyrton, OX49 5AP	P24/S0207/FUL	14 March 2024	1	Minor	0	0	0	1	0	0
2733	Rectory Cottage, Church Lane, Rotherfield Peppard, RG9 5JN	P22/S1819/FUL	03 August 2022	1	Minor	0	0	0	1	0	0
2601	Rustlings, Springwood Lane, Rotherfield Peppard, RG9 5JJ	P21/S2770/FUL	01 December 2021	1	Minor	0	0	0	1	0	0
2948	2 Quarry Lane, Lower Shiplake, RG9 3JW	P23/S0666/FUL	13 December 2023	1	Minor	0	0	1	0	0	0

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2910	Beavers Lodge, Mill Road, Lower Shiplake, RG9 3LN	P23/S1910/FUL	29 September 2023	1	Minor	0	1	0	0	0	0
2611	Kingsley House, Crowsley Road, Lower Shiplake, RG9 3LU	P21/S3776/FUL	04 February 2022	1	Minor	0	0	1	0	0	0
2752	14 Rowan Close, Sonning Common, RG4 9LD	P22/S2536/FUL	24 August 2022	1	Minor	0	0	1	0	0	0
2558	53 Wood Lane, Sonning Common, RG4 9SJ	P20/S4837/FUL	10 March 2021	1	Minor	0	0	1	0	0	0
2561	58 Wood Lane, Sonning Common, RG4 9SL	P21/S0120/FUL	25 March 2021	1	Minor	0	0	0	1	0	0
2416	Brambles Floristry, 42A Wood Lane, Sonning Common, RG4 9SL	P20/S3587/FUL	23 December 2020	1	Minor	0	0	0	1	0	0
2477	Rear of V K Mini Market, Peppard Road, Sonning Common, RG4 9SU	N/A	N/A	1	Minor	0	1	0	0	0	0
2989	White Cottage, Peppard Road, Sonning Common, RG4 9NJ	P24/S0182/FUL	15 March 2024	1	Minor	0	0	1	0	0	0
2908	Brick cowshed at Newells Farm West, Newells Close, Stadhampton,	P23/S1745/N4B	18 July 2023	1	Minor	0	0	1	0	0	0
2885	Church Farm, Copson Lane, Stadhampton, OX44 7TZ	P23/S0878/FUL	11 August 2023	1	Minor	0	1	0	0	0	0
2909	Doyleys Farm, The Green, Stadhampton, OX44 7UB	P23/S1767/FUL	17 August 2023	1	Minor	0	0	0	1	0	0
2444	Newells Farm, Stadhampton, OX44 7XJ	P20/S4668/N4A	01 February 2021	1	Minor	0	0	0	1	0	0
2516	Workshops to the rear of New Inn Court, Beckley, OX3 9TY	P21/S1599/FUL	17 August 2021	1	Minor	0	1	0	0	0	0
2397	Primrose Cottage, Newlands Lane, Stoke Row, RG9 5PS	P20/S2953/FUL	28 January 2021	1	Minor	0	0	1	0	0	0
2750	Dutch Barn, Stoke Grange Farm, Stoke Talmage, OX9 7EZ	P22/S2316/N4B	16 August 2022	1	Minor	0	0	0	1	0	0
2764	Red Lion Farmhouse, Stoke Talmage, OX9 7ES	P22/S3009/FUL	10 October 2022	1	Minor	0	1	0	0	0	0
2633	Stoke Grange Barn, Stoke Talmage, OX9 7EZ	P21/S4971/FUL	20 January 2022	1	Minor	0	0	0	1	0	0
2526	Dutch Barn at Manor Farm, Brookstones, Sydenham, OX49 4LZ	P21/S2243/N4B	09 July 2021	1	Minor	0	1	0	0	0	0
2842	Park House, Workshop, Park View, Sydenham, OX39 4LQ	N/A	N/A	1	Minor	0	0	0	0	0	0
2799	Greenwood Cottage, 30 Silver Street, Tetsworth, OX9 7AR	P22/S3276/FUL	25 November 2022	1	Minor	0	1	0	0	0	0
2676	Tetsworth Barn, Judds Lane, Tetsworth, OX9 7BN	P21/S2114/FUL	19 August 2022	1	Minor	0	1	0	0	0	0
2374	3 Conduit Hill Rise, Thame, OX9 2EJ	N/A	N/A	1	Minor	0	1	0	0	0	0
2382	8 Queens Road, Thame, OX9 3NQ	P20/S2525/FUL	04 December 2020	1	Minor	0	1	0	0	0	0
2853	Chiltern View, Moreton, OX9 2HW	N/A	N/A	1	Minor	0	0	0	0	0	0
2792	Land at Elm Tree Farm, Moreton, OX9 2HR	P22/S2881/FUL	18 November 2022	1	Minor	0	0	1	0	0	0
2775	Swan Hotel, 9 Upper High Street, Thame, OX9 3ER	P21/S3999/FUL	09 February 2023	1	Minor	0	0	1	0	0	0
2950	Swan Hotel, 9 Upper High Street, Thame, OX9 3ER	P23/S1396/FUL	02 February 2024	1	Minor	0	0	0	1	0	0

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2913	Walbrook, Moreton, OX9 2HS	P23/S2078/FUL	11 August 2023	1	Minor	0	0	0	1	0	0
2706	Mirth, Old London Road, Milton Common, OX9 2JR	P22/S0776/FUL	19 August 2022	1	Minor	0	1	0	0	0	0
2922	Oakfield, Oxford Road, Tiddington, OX9 2LH	P23/S2584/FUL	31 October 2023	1	Minor	0	1	0	0	0	0
2726	Court House, Toot Baldon, OX44 9NG	P22/S1555/FUL	07 June 2022	1	Minor	0	0	0	1	0	0
2946	Hillfield Farm, Toot Baldon,	N/A	N/A	1	Minor	0	0	0	0	0	0
2730	Manor Farm, Toot Baldon, OX44 9NG	P22/S1672/N4B	28 June 2022	1	Minor	0	0	1	0	0	0
2811	Windmill Meadow, Windmill Road, Towersey, OX9 3QQ	P22/S3712/FUL	21 November 2022	1	Minor	0	0	0	1	0	0
2678	21 St Martins Street, Wallingford, OX10 0AL	P21/S3035/FUL	08 April 2022	1	Minor	0	0	0	1	0	0
2810	23 Market Place, Wallingford, OX10 0DY	P22/S3642/N5D	05 December 2022	1	Minor	0	0	1	0	0	0
2386	2-3 Old Buildings, Wallingford, OX10 0BA	P20/S2735/FUL	16 September 2020	1	Minor	0	1	0	0	0	0
2712	76 High Street, Wallingford, Oxon, OX10 0BX	P22/S0908/N5B	27 April 2022	1	Minor	0	0	1	0	0	0
2242	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0254/LDP	16 March 2020	1	Minor	0	1	0	0	0	0
2240	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0248/LDP	16 March 2020	1	Minor	0	0	1	0	0	0
2241	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0252/LDP	16 March 2020	1	Minor	0	0	0	1	0	0
2903	Tennis court at Oakwood House, 16 Winterbrook, Wallingford, OX10 9EF	P23/S1587/FUL	04 July 2023	1	Minor	0	0	0	1	0	0
2969	Land Opposite no. 46 Hammer Lane, Warborough, OX10 7DJ	P23/S3925/FUL	18 January 2024	1	Minor	0	0	1	0	0	0
2748	Old Stables, Watlington Park, near Watlington, OX49 5HH	P22/S2276/FUL	10 October 2022	1	Minor	0	1	0	0	0	0
2518	Webbs Yard, Cuxham Road, Watlington, OX49 5LZ	P21/S1791/FUL	25 June 2021	1	Minor	0	0	0	1	0	0
2718	13 Leyshon Road, Wheatley, OX33 1XF	P22/S1039/FUL	10 June 2022	1	Minor	0	0	1	0	0	0
2613	14 Elm Close, Wheatley, OX33 1UW	P21/S3834/FUL	04 February 2022	1	Minor	0	1	0	0	0	0
2806	15 Elton Crescent, Wheatley, OX33 1UZ	P22/S3577/FUL	25 November 2022	1	Minor	0	0	0	1	0	0
2583	2 Elm Close, Wheatley, OX33 1UW	P21/S3619/FUL	15 October 2021	1	Minor	0	0	1	0	0	0
2719	21 Kellys Road, Wheatley, OX33 1NT	P22/S1116/FUL	12 August 2022	1	Minor	0	0	0	1	0	0
2268	2A Littleworth, Littleworth, OX33 1TR	P19/S2814/FUL	05 November 2020	1	Minor	0	1	0	0	0	0
2804	61 Church Road, Wheatley, OX33 1LU	N/A	N/A	1	Minor	0	1	0	0	0	0
2485	Our Lady Of Lourdes Chapel, Crown Road, Wheatley, OX33 1UL	P21/S0479/FUL	21 May 2021	1	Minor	0	0	0	1	0	0
2905	Former Theatre, Hardwick Estate, Whitchurch on Thames, RG8 7RD	P23/S1650/FUL	04 August 2023	1	Minor	0	1	0	0	0	0
2289	10 Wayside Green, Woodcote, RG8 0QJ	P19/S4288/FUL	24 November 2020	1	Minor	0	0	0	1	0	0
2693	3 Beckley Close, Woodcote, RG8 0SZ	P21/S5302/FUL	24 May 2022	1	Minor	0	0	0	1	0	0
2942	Dean Wood House, South Stoke Road, Woodcote, RG8 0PL	N/A	N/A	1	Minor	0	0	0	0	0	0

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2520	Land adjacent to Beech Cottage, Beech Lane, Woodcote, RG8 0PY	P21/S1975/FUL	06 July 2021	1	Minor	0	0	0	1	0	0
2615	Woodhaven, Reading Road, Woodcote, RG8 0QX	P21/S4165/FUL	24 November 2021	1	Minor	0	0	0	1	0	0
2876	Wunthro, Behoes Lane, Woodcote, RG8 0PS	P22/S4657/FUL	09 June 2023	1	Minor	0	0	0	1	0	0
2612	2 Bungalow Close, Beckley, OX3 9XA	P21/S3827/FUL	24 January 2022	1	Minor	-1	1	1	0	0	0
2790	Home Farm Barn, Blounts Court Road, Sonning Common, RG4 9RS	P22/S2839/FUL	22 November 2022	1	Minor	-1	1	1	0	0	0
2476	18 Holliers Close, Sydenham, OX39 4NG	P21/S0083/FUL	11 May 2021	1	Minor	-1	1	1	0	0	0
2279	Land to the rear of The Swan, 5 High Street, Tetsworth, OX9 7AB	P19/S2916/FUL	09 November 2020	1	Minor	-1	1	1	0	0	0
2557	85 Littleworth Road, Wheatley, OX33 1NW	P20/S4776/FUL	01 March 2021	1	Minor	-1	1	1	0	0	0
2372	Five Acres, Howe Road, Watlington, OX49 5ES	P20/S2311/FUL	26 October 2020	0	Minor	1	-1	0	0	0	0
2378	Queens Gate Bungalow, Butts Way, Aston Rowant, OX49 5SZ	P20/S2457/FUL	01 December 2020	0	Minor	0	0	0	0	0	0
2639	Wayside, Stert Road, Chinnor, OX39 4NL	P21/S1458/FUL	08 March 2022	0	Minor	0	0	-1	1	0	0
2684	Grey House, High Street, Beckley, OX3 9UU	P21/S4472/FUL	06 April 2022	0	Minor	0	0	-1	1	0	0
2626	Havenbury, 14 Crown Lane, Benson, OX10 6LP	P21/S4693/FUL	25 January 2022	0	Minor	0	0	0	0	0	0
2647	Stonehaven, Berrick Salome, OX10 6JQ	P21/S4796/FUL	14 March 2022	0	Minor	0	-1	1	0	0	0
2694	Highlands House, Reading Road, Lower Shiplake, RG9 3PH	P21/S5328/FUL	20 May 2022	0	Minor	0	0	0	0	0	0
2772	Grey Lodge, Old Bix Road, Bix, RG9 6BY	P19/S1548/FUL	10 November 2022	0	Minor	0	0	0	0	0	0
2610	Rush Court Gardens, Shillingford Road, Shillingford Hill, OX10 8LJ	P21/S3648/FUL	13 December 2021	0	Minor	0	0	-1	1	0	0
2490	The Orchards, Neals Lane, Wyfold, RG4 9JF	P21/S0617/FUL	22 April 2021	0	Minor	0	0	0	0	0	0
2464	11 Henton, Henton, Chinnor, OX39 4AH	P20/S2899/FUL	02 September 2021	0	Minor	0	0	-1	1	0	0
2546	38 Station Road, Chinnor, OX39 4PZ	P21/S3152/FUL	17 September 2021	0	Minor	0	0	-1	1	0	0
2738	Grange House, Abingdon Road, Burcot, OX14 3DJ	P22/S1958/FUL	24 August 2022	0	Minor	0	0	-2	2	0	0
2442	Pophleys Farm, Grange Farm Road, Radnage, HP14 4ED	P20/S4636/FUL	23 February 2021	0	Minor	0	0	-1	1	0	0
2812	Avalon Kennels, Icknield Way, Benson, Oxfordshire, OX10 6PP	P22/S3789/FUL	14 December 2022	0	Minor	0	0	0	0	0	0
2971	New Bungalow, Cuxham, OX49 5NQ	P23/S4028/FUL	19 January 2024	0	Minor	0	-1	1	0	0	0
2535	37 Martins Lane, Dorchester-On-Thames, OX10 7JE	P21/S2677/FUL	08 September 2021	0	Minor	0	-1	1	0	0	0
2538	93 High Street, Dorchester-On-Thames, OX10 7HP	P21/S2884/FUL	24 September 2021	0	Minor	0	0	-1	1	0	0
2822	Lydden, Sonning Eye, RG4 6TN	P22/S4202/FUL	20 January 2023	0	Minor	0	0	-1	1	0	0
2952	5 Shotover Kilns, Shotover Hill, OX3 8ST	P23/S1450/FUL	04 December 2023	0	Minor	0	0	-1	1	0	0
2131	Monks Farm House & Monks Farm Cottage, Shotover OX3 8TD	P19/S1295/FUL	24 September 2019	0	Minor	0	0	0	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
2744	Loppings, 55 Gatehampton Road, Goring, RG8 0EN	P22/S2061/FUL	09 September 2022	0	Minor	0	0	0	0	0	0
2643	Notley, Little Croft Road, Goring, RG8 9ER	P21/S3832/FUL	16 March 2022	0	Minor	0	0	0	0	0	0
2887	Site of Building at, Upper Gatehampton Farm, Goring-on-Thames, RG8 9LY	P23/S0933/FUL	06 June 2023	0	Minor	0	0	-1	1	0	0
2991	The Old Bungalow, Mount Pleasant Farm,, Access Road To Mount Pleasant Farm, Goring Heath, RG8 7TB	P22/S4350/FUL	22 March 2024	0	Minor	0	0	-1	1	0	0
2947	Timbers, Goring Heath Road, Whitchurch Hill, RG8 7NU	P22/S4346/FUL	07 February 2024	0	Minor	0	0	-1	1	0	0
2591	Manana, Latchford Lane, Great Haseley, OX44 7LA	P20/S3905/FUL	26 November 2021	0	Minor	0	0	-1	1	0	0
2784	Crowsley Park Lodge, Harpsden Bottom, Harpsden, RG9 4JD	P22/S2164/FUL	06 December 2022	0	Minor	0	0	0	0	0	0
2696	Harpsden Hill House, Harpsden Bottom, Harpsden, RG9 4HX	P22/S0158/FUL	29 July 2022	0	Minor	0	0	-1	1	0	0
2742	1 Belle Vue Road, Henley-on-Thames, RG9 1JQ	P22/S1993/FUL	09 September 2022	0	Minor	0	0	0	0	0	0
2436	17 Rotherfield Road, Henley-on-Thames, RG9 1NR	P20/S4215/FUL	22 January 2021	0	Minor	0	0	0	0	0	0
2321	24 Lambridge Wood Road, Henley-On-Thames, RG9 3BS	P20/S0819/FUL	03 June 2020	0	Minor	0	0	0	0	0	0
2501	265 Greys Road, Henley-On-Thames, RG9 1QS	P21/S1079/FUL	14 May 2021	0	Minor	0	0	-1	1	0	0
2953	56 Makins Road, Henley-on-Thames, RG9 1PR	P23/S1844/FUL	27 February 2024	0	Minor	0	0	-1	1	0	0
2537	High Leas, Rotherfield Road, Henley-On-Thames, RG9 1NR	P21/S2758/FUL	01 September 2021	0	Minor	0	0	0	0	0	0
2981	Nearwood, 19 Lambridge Wood Road, Henley-on-Thames, RG9 3BP	P23/S4217/FUL	01 March 2024	0	Minor	0	-1	1	0	0	0
2961	Holton Park Cottage, Road Running SE Through Holton, Holton, OX33 1PR	P23/S3296/FUL	12 December 2023	0	Minor	0	0	-1	1	0	0
2685	Keepers Cottage, Wheatley Road, Forest Hill, OX33 1EP	P21/S4479/FUL	12 October 2022	0	Minor	0	0	-1	1	0	0
2471	45 Manor Farm Road, Horspath, OX33 1SD	P20/S4516/FUL	10 May 2021	0	Minor	0	-1	1	0	0	0
2646	Farm Cottage, Chalkhouse Green, RG4 9AN	P21/S4379/FUL	25 March 2022	0	Minor	0	0	-1	1	0	0
2809	Leewood, The Hamlet, Gallowstree Common, RG4 9BU	P22/S3631/FUL	14 December 2022	0	Minor	0	0	0	0	0	0
2680	Little Orchard, Tokers Green Lane, Tokers Green, RG4 9EB	P21/S4083/FUL	12 August 2022	0	Minor	0	0	-1	1	0	0
2652	Pool Cottage, Cane End, RG4 9HG	P22/S0219/FUL	15 March 2022	0	Minor	0	0	-1	1	0	0
2916	The Cottage, Park Lane, Cane End, RG4 9HP	P23/S2338/FUL	25 October 2023	0	Minor	0	0	-1	1	0	0
2577	Fieldside Cottage, High Street, Long Wittenham, OX14 4QJ	P21/S3004/FUL	08 October 2021	0	Minor	0	0	-1	1	0	0
2819	Halfridge, Catslip, RG9 5BN	P22/S4140/FUL	02 February 2023	0	Minor	0	0	-1	1	0	0
2745	Pot Kiln Cottage, Pot Kiln Lane, Nettlebed, RG9 5BD	P22/S2119/FUL	15 August 2022	0	Minor	0	0	0	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
2857	Solar House, Catslip, RG9 5BL	P22/S2283/FUL	30 August 2023	0	Minor	0	0	-1	1	0	0
2793	Wood Park House, Catslip, RG9 5BP	P22/S3053/FUL	23 November 2022	0	Minor	0	0	-1	1	0	0
2487	Comus, Nuffield, RG9 5SU	P21/S0538/FUL	21 May 2021	0	Minor	0	0	-1	1	0	0
2802	Warren Cottage, Nuffield Lane, near Nuffield, OX10 6QN	P22/S3477/FUL	06 January 2023	0	Minor	0	0	-1	1	0	0
2703	Warren Lodge, Nuffield Lane, near Nuffield, OX10 6QN	P22/S0527/FUL	12 May 2022	0	Minor	0	0	0	0	0	0
2215	Land and Buildings at Home Farm, Nuneham Park, Nuneham Courtenay OX44 9PQ	P19/S3374/FUL	28 February 2020	0	Minor	0	-1	1	0	0	0
2555	The Bothy, Badgemore Park Golf Club, Badgemore, RG9 4NR	P20/S4702/FUL	29 March 2021	0	Minor	0	0	0	0	0	0
2505	Croft House, Kingwood Common, Kingwood, RG9 5NB	P21/S1167/FUL	23 June 2021	0	Minor	0	0	0	0	0	0
2341	Land adjacent to 9 Chiltern Bank, Peppard Common, RG9 5HU	P20/S1288/FUL	12 June 2020	0	Minor	0	0	0	0	0	0
2604	Manor Paddock, Colliers Lane, Peppard Common, RG9 5LT	P21/S3074/FUL	16 November 2021	0	Minor	0	0	0	0	0	0
2559	Maybury House, Station Road, Lower Shiplake, RG9 3JR	P21/S0030/FUL	12 March 2021	0	Minor	0	0	0	0	0	0
2807	1 Westleigh Drive, Sonning Common, RG4 9LA	P22/S3581/FUL	15 December 2022	0	Minor	0	0	0	0	0	0
2697	51 Wood Lane, Sonning Common, RG4 9SJ	P22/S0173/FUL	12 September 2022	0	Minor	0	-1	1	0	0	0
2440	The Chalet, The Green, Stadhampton, OX44 7UA	P20/S4531/FUL	21 January 2021	0	Minor	0	0	0	0	0	0
2780	Donnelly, Newnham Hill, RG9 5TJ	P22/S1567/FUL	04 November 2022	0	Minor	0	0	0	0	0	0
2717	Jesters, Stoke Row, RG9 5QL	P22/S1034/FUL	17 May 2022	0	Minor	0	-1	1	0	0	0
2838	Wentworth, Ipsden Heath, Ipsden, OX10 6QP	P23/S0440/FUL	31 March 2023	0	Minor	0	-1	1	0	0	0
2897	Greenways, Sewells Lane, Sydenham, OX39 4LW	P23/S1345/FUL	06 October 2023	0	Minor	0	0	-1	1	0	0
2954	9 Silver Street, Tetsworth, OX9 7AR	P23/S2185/FUL	22 January 2024	0	Minor	0	0	-1	1	0	0
2662	Horseshoe House, Stoke Talmage Road, Tetsworth, OX9 7BU	P20/S4389/FUL	25 August 2022	0	Minor	0	0	-1	1	0	0
2704	Grove Hill Farm, Manor Road, Towersey, OX9 3QT	P22/S0537/FUL	24 June 2022	0	Minor	0	1	-1	0	0	0
2794	Calleva House, 6 High Street, Wallingford, OX10 0BP	P22/S3155/FUL	07 December 2022	0	Minor	0	-1	1	0	0	0
2395	The Old Court, Winterbrook, Wallingford, OX10 9DX	P20/S2920/FUL	19 February 2021	0	Minor	0	0	0	0	0	0
2597	153 Thame Road, Warborough, OX10 7DD	P21/S2102/FUL	01 November 2021	0	Minor	0	0	-1	1	0	0
2823	Little Orchard, 20 Green Lane, Warborough, OX10 7DY	P22/S4263/FUL	12 January 2023	0	Minor	0	-1	1	0	0	0
2962	20 Shirburn Street, Watlington, Oxon, OX49 5BT	P23/S3402/FUL	01 December 2023	0	Minor	0	0	-1	1	0	0
2901	82 Shirburn Road, Watlington, OX49 5BZ	P23/S1431/FUL	10 November 2023	0	Minor	0	0	-1	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
1901	Glebe Barn, Cuxham Road, WATLINGTON, Oxon OX49 5NB	P18/S1541/FUL	16 July 2018	0	Minor	0	0	0	0	0	0
2927	Newlands, Platts Lane, Northend, RG9 6LQ	P23/S2783/FUL	17 October 2023	0	Minor	0	0	-1	1	0	0
2835	The Studio Lodge, Manor Farm, Main Street, West Hagbourne, OX11 0ND	P22/S4604/FUL	07 March 2023	0	Minor	0	0	-1	1	0	0
2634	37 Windmill Lane, Wheatley, OX33 1TA	P21/S5123/PD	06 January 2022	0	Minor	0	0	-1	1	0	0
2721	Coombe Park, Coombe Park Road, Whitchurch On Thames, RG8 7QT	P22/S1324/FUL	21 October 2022	0	Minor	0	0	-1	1	0	0
2974	Oakfield, Eastfield Lane, Whitchurch on Thames, RG8 7EJ	P23/S4171/FUL	14 February 2024	0	Minor	0	0	-1	1	0	0
2891	The Walled Garden House, High Street, Whitchurch on Thames, RG8 7EP	P23/S1070/FUL	16 October 2023	0	Minor	0	0	-1	1	0	0
2886	14 Bridle Path, Woodcote, RG8 0SE	P23/S0889/FUL	07 July 2023	0	Minor	0	-1	1	0	0	0
2898	Field Cottage, Tidmore Lane, Woodcote, RG8 0PH	P23/S1359/FUL	01 September 2023	0	Minor	0	-1	1	0	0	0
2486	No14a Bridle Path, Woodcote, RG8 0SE	P21/S5281/RM	17 February 2022	0	Minor	0	0	0	0	0	0
206	Dinckley Court Lodge Burcot OX14 3DP	P18/S1493/FUL	20 June 2018	0	Minor	-1	1	0	0	0	0
1686	55 Abingdon Road Dorchester-on-Thames OX10 7LB	P17/S2111/FUL	25 October 2017	0	Minor	-1	0	0	1	0	0
2479	Korobe, Fairfield Road, Goring, RG8 0EX	P21/S0251/FUL	14 May 2021	0	Minor	-1	1	0	0	0	0
2356	Swan Wood, Highmoor, RG9 5DH	P20/S1918/FUL	10 December 2020	0	Minor	-1	1	0	0	0	0
2683	Cartref, Northfield Avenue, Lower Shiplake, RG9 3PB	P21/S4281/FUL	01 April 2022	0	Minor	-1	1	0	0	0	0
2801	Springfield House, Mill Road, Lower Shiplake, RG9 3LW	P22/S3345/FUL	13 January 2023	0	Minor	-1	1	0	0	0	0
2765	25 Sycamore Drive, Thame, OX9 2AT	P22/S3273/FUL	28 October 2022	0	Minor	-1	1	0	0	0	0
2629	The Cedars, Brookfield Close, Wallingford, OX10 9EQ	P21/S4864/FUL	07 January 2022	0	Minor	-1	1	0	0	0	0
2967	6 Henfield View, Warborough, OX10 7DB	P23/S3818/FUL	25 January 2024	0	Minor	-1	1	0	0	0	0
2914	Highwood, Greenfield, OX49 5HG	P23/S2293/FUL	20 September 2023	0	Minor	-1	1	0	0	0	0
2630	Uplands Cottage, Hardwick Road, Whitchurch On Thames, RG8 7HH	P21/S4904/FUL	18 February 2022	0	Minor	-1	1	0	0	0	0
2864	21 Reading Road, Henley-on-Thames, RG9 1AB	P22/S4030/FUL	07 July 2023	-1	Minor	0	0	-1	0	0	0
2917	Shiplake College, Reading Road, Shiplake, RG9 4BW	P23/S2347/FUL	22 August 2023	-1	Minor	0	-1	0	0	0	0
2729	116 Station Road, Chinnor, OX39 4QG	P22/S1592/FUL	21 June 2022	-1	Minor	-1	0	0	0	0	0
2740	The Carriers Arms, 21 Hill Road, Watlington, OX49 5AD	P22/S1979/FUL	12 July 2022	-1	Minor	-1	0	0	0	0	0
2668	Cullum House, Ambrose Rise, Wheatley, OX33 1XE	P20/S4003/FUL	09 June 2022	-1	Major	-13	12	0	0	0	0
2875	14 Manor House Flats, Ground Floor Flat, Manor Farm Road, Dorchester-on-Thames, OX10 7HZ	P22/S4584/FUL	14 June 2023	-2	Minor	0	0	-1	-1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Completions as of 31 March 2023	2024/25	2025/26	2026/27	2027/28	2028/29
2978	The Old Vicarage Estate, Church Lane, Shiplake, RG9 4BS	P24/S0141/D	08 February 2024	-2	Minor	0	-1	-1	0	0	0
2673	Winterbrook Nursing Home, 18 Winterbrook, Wallingford, OX10 9EF	P21/S1415/FUL	26 July 2022	-12	Major	-12	0	0	0	0	0
Totals						2270	792	909	781	285	79

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

Land Supply Reference	Site Name	Current Status	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2024/25	2025/26	2026/27	2027/28	2028/29
2841	Land North East of Didcot, Didcot	Allocation	P23/S2003/FUL	N/A	66	35	0	0	35	0	0
2840	Land to the north of the A4130, Didcot	Allocation	P23/S1794/FUL	N/A	169	169	0	0	0	169	0
2656	Community Hub, Didcot Road	Allocation	N/A	N/A	45	43	0	0	9	17	17
1010	Didcot Gateway South	Allocation	N/A	N/A	300	144	0	0	0	50	94
2246	GNP6- Wallingford Road, Goring	Res to grant	P20/S2488/FUL	N/A	43	43	0	0	0	36	7
1427	JHHNDP Site A & A1: Land West of Fair Mile	Res to grant	P19/S2350/FUL	N/A	70	70	0	0	35	35	0
2767	JHHNDP Site M1: Northern Field at Highlands Farm	Allocation	NDP allocation	N/A	110	80	0	0	0	20	60
1011	Ladygrove East - Land off A4130, Hadden Hill, Didcot	Res to grant	P19/S0720/O	N/A	750	155	0	0	30	50	75
1418	Land at Wheatley campus, Oxford Brookes University, Waterperry Road, Holton, OX33 1HX	Outline Permission	P17/S4254/O	23 April 2020	447	135	0	0	27	54	54
1895	Land North of Bayswater Brook	Allocation	N/A	N/A	1513	350	0	0	0	150	200
2771	Land South of Appleford Road, Didcot,	Outline Permission	P19/S0021/O	04 November 2022	150	54	0	0	0	0	54
1009	Land to the North East of Didcot	Outline Permission	P15/S2902/O	30 June 2017	553	217	0	25	39	24	129
1561	Land to the south of Newnham Manor, Crowmarsh Gifford	Res to grant	[Hybrid] P16/S3852/FUL	N/A	100	100	0	0	20	44	36
2453	Little Sparrows, Sonning Common,	Hybrid Permission	[Hybrid] P19/S4576/O	25 June 2021	133	133	0	73	0	60	0
2938	Miss Tomb's Field	Allocation	N/A	N/A	55	63	0	0	0	40	23
2257	Reserve Site C, Thame,	Outline Permission	P21/S0917/O	21 September 2022	57	57	0	57	0	0	0
1676	Wallingford Site E, Land north of A4130 Wallingford Bypass, Wallingford	Outline Permission	P16/S4275/O	09 August 2019	274	108	0	0	0	36	72
1442	Woodcote NDP Site 16: Former Reservoir site, Greenmore	Allocation	P20/S1984/FUL	26 April 2024	20	20	0	0	17	3	0
2660	Woodcote NDP2 Site 30: Church Farm	Allocation	NDP allocation	N/A	30	17	0	0	0	0	17
Totals					4885	1993	0	155	212	788	838

APPENDIX C: SITE LEAD-IN TIME ANALYSIS

Major Full Permissions

Application reference	Site name	Net homes	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	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	0.7	7.9	1.2	14.5	1.9	22.4
P16/S3611/FUL	Littleworth Road, Benson - Phase 1	187	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	1.4	16.3	1.0	12.5	2.4	28.8
P10/W1959	Land at Park Road Didcot (GWP, Bloor Homes)	154	3.6	43.2	0.7	8.2	4.3	51.4
P13/S3451/FUL	Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford	134	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	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	1.9	22.7	2.3	27.1	4.2	49.8
P15/S0191/FUL	Land West of Reading Road, Wallingford, OX10 9HL	84	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	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	1.0	11.9	0.8	9.9	1.8	21.7
P14/S4066/FUL	Land to south of Hadden Hill, Didcot	74	2.1	25.5	1.9	22.3	4.0	47.8
P16/S3424/FUL	Churchfield Lane, Benson, OX10 6SH	70	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	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	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	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	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	1.4	16.9	1.7	20.4	3.1	37.3
P15/S2121/FUL	Land North of London Road Wheatley	51	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 Waynfleete Road, Oxford, OX3 8BX	50	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	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
P13/S3023/PDO	Angus House, Wenman Road, Thame, OX9 3XA	44	0.2	1.8	1.5	17.6	1.6	19.4

Application reference	Site name	Net homes	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
P04/W0733	Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh	42	4.0	48.6	3.9	46.2	7.9	94.8
P16/S3525/FUL	Thames Valley Police Greyhound Lane THAME OX9 3ZD	41	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	0.7	8.8	1.2	14.4	1.9	23.3
P14/S2176/FUL	Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX	37	1.1	12.9	7.7	91.9	8.7	104.8
P11/E1862	17 Thame Park Road Thame OX9 3PD	35	0.7	8.4	1.4	16.5	2.1	24.9
P17/S0241/FUL	Land at Six Acres, Thame Road, Warborough	29	2.5	30.3	0.2	2.1	2.7	32.4
P14/S1156/FUL	Angus House, Thame Park Road, Thame, OX9 3RT	27	0.7	8.2	0.4	4.7	1.1	12.9
P18/S2631/FUL	SCNDP site SON 5: Kennylands Paddock	25	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	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	0.2	1.9	1.6	19.3	1.8	21.2
P16/S1514/FUL	13-16 St Martins Street, WALLINGFORD, OX10 0EF	22	0.5	5.6	2.5	29.4	2.9	35.0
P14/S0986/FUL	Siareys Yard Station Road Chinnor OX39 4HA	22	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	1.7	20.7	1.0	12.1	2.7	32.8
P15/S2782/FUL	Thame Service Station 67-68 Park Street Thame	20	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	0.9	11.2	1.0	11.9	1.9	23.2
P11/S0098	Icknield Place Goring RG8 0DN	17	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	0.4	5.2	1.4	17.0	1.8	22.1
P18/S2125/FUL	CHOL9: 6 Reading Road Cholsey, OX10 9HN	16	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	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	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	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	0.6	7.6	0.8	9.7	1.4	17.3
P16/S4085/PDO	40 Oakley Road, Chinnor, OX39 4ES	14	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	0.6	7.8	1.1	13.8	1.8	21.6
P20/S4768/N1A	Richards House, 81-83 Broadway, Didcot, OX11 8AJ	14	0.2	1.8	2.2	25.9	2.3	27.7
P07/W0875	Corner of Papist Way & Reading Road, Cholsey	13	0.3	3.6	4.9	58.4	5.2	62.0

Application reference	Site name	Net homes	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
P11/W2346	27 Hagbourne Road Didcot OX11 8DP	11	0.3	3.3	3.8	46.0	4.1	49.3
P14/S0812/PDO	174 The Broadway, Didcot	11	0.2	1.9	1.4	17.1	1.6	19.0
P20/S0983/FUL	48 to 50a Hagbourne Road, Didcot, OX11 8DS	11	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	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	0.2	2.1	1.1	12.9	1.2	14.9
Average site lead in time, 10-49 units			0.8	9.8	2.2	26.5	3.0	36.2
Average lead in times, all sites			0.9	11.4	2.1	25.2	3.0	36.6

Major Outline Permissions

Application reference	Site name	Net homes			Time between outline application received and permission (years)		Time between outline application and first detailed permission		Total time between outline application received to estimated first completion	
					Years	Months	Years	Months	Years	Months
P02/W0848/O, Various	Great Western Park	2604		2098	5.7	68.9	8.0	96.5	8.4	101.3
P15/S2902/O; Various	Didcot North East	1880		676	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		1126	3.1	37.0	4.7	56.3	6.4	76.7
Average lead in time, Developments of 500+				2098.0	3.6	42.7	5.3	63.9	6.4	76.8
P16/S1139/O; P18/S2262/RM	Littleworth Road, Benson - Phase 2	241		653	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		1306	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		349	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		904	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		322	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		308	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		441	1.2	14.5	1.6	18.9	3.0	36.1
P16/S4062/O; P18/S1853/RM	Land east of Chalgrove, Chalgrove	125		296	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		510	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		724	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		300	0.8	9.9	2.0	23.7	3.0	35.4
P18/S0002/O; P19/S2380/RM	Shirburn Road WATLINGTON OX49 5BZ	101		567	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		650	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		422	1.2	13.9	3.0	36.4	4.1	49.1
P14/S0953/O, P15/S4131/RM	Land adjoining Greenwood Avenue Chinnor	80		562	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		220	0.6	7.2	1.2	14.9	2.4	29.1

Application reference	Site name	Net homes			Time between outline application received and permission (years)		Time between outline application and first detailed permission		Total time between outline application received to estimated first completion	
					Years	Months	Years	Months	Years	Months
P17/S2469/O, P19/S0357/RM	Land Adjacent to the Village Hall, Main Road, East Hagbourne	74		206	0.6	6.8	4.8	57.7	5.7	68.9
P14/S4105/O, P17/S1726/RM	Land to the east of Newington Road Stadhampton	65		513	1.4	16.9	3.2	38.7	4.4	52.2
P18/S3210/O, P21/S4102/RM	Land to the east of Reading Road Lower Shiplake RG9 4BG	65		388	1.1	12.7	3.4	41.3	4.5	54.3
P15/S0262/O,P17/S087 5/RM	Land north of 12 Celsea Place Cholsey OX10 9QW	60		138	0.4	4.5	2.3	28.1	3.7	44.2
P14/S3524/O, P18/S0513/RM	Mount Hill Farm High Street Tetsworth Oxon OX9 7AD	39		584	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		642	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		238	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		449	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		301	0.8	9.9	1.8	21.3	2.8	33.6
P16/S3001/O; P18/S2308/RM	Land to rear of Cleeve Cottages, Icknield Road, Goring	10		507	1.4	16.7	2.0	24.0	3.1	36.8
Average lead in time, developments of 10-99					1.1	13.7	2.8	33.2	4.0	47.6
All sites average					1.5	18.6	2.9	35.4	4.2	50.3

APPENDIX D: SITE BUILD-OUT RATE ANALYSIS

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	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
P02/W0848/O; Various	Great Western Park (Inc VoWH completions)	3444	287	303	110	204	232	392	368	389	431	471	430	205	132	80	
P15/S2902/O; Various	Land to the North East of Didcot	1880	129	133									27	82	116	200	220
P14/S2860/O; Various	Land to the West of Wallingford (Site B), Wallingford	555	56	76										18	18	134	52
Average 500 and above			157	171													
P09/W1313	Fairmile Hospital, Cholsey	354	89	92	84	82	102	86									
P18/S2262/RM	Littleworth Road, Benson - Phase 2	241	48	67									8	41	84	77	31
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	56													20	91
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	44													45	42
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	61												66	77	40
[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	191	32	27								27	56	13	12	67	16
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	

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	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
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	58													73	43
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	35												7	85	14
P19/S2380/RM	Shirburn Road WATLINGTON OX49 5BZ	101	37												17	56	
Average 100 to 499			54	63													
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				
P19/S0357/RM	Land Adjacent to the Village Hall, Main Road, East Hagbourne	74	72														72
P16/S3424/FUL	Churchfield Lane, Benson, OX10 6SH	70	32											32			

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	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
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			
P21/S4102/RM	Land to the east of Reading Road Lower Shiplake RG9 4BG	65	65														65
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 Waynfilete 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			38	42													
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			

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	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
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						
P14/S2176/FUL	Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX	37	37														37
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	13													21	5
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/PD O	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						

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	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
P11/W1724	land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG	19	19				19										
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				
P20/S4768/N1A	Richards House, 81-83 Broadway, Didcot, OX11 8AJ	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			

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	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
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 E: 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

APPENDIX F: 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 name	Didcot North East <i>(Various parcels under the control of Croudace Homes)</i>
Land supply reference	1009, 1972, 2087, 2568, 2826, 2854

Total units in 5 year period	217
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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	1,323
Total completions to date	645

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications on this site. This proforma relates to the live reserved matters application being progressed by Croudace Homes, and the wider outline planning permission for 1,880 homes on site.

Assessment of deliverability

1. Current planning status

Didcot North East is allocated in the South Oxfordshire Local Plan for 2,030 homes. Planning Permission was granted in 2017 for 1,880 homes, planning reference P15/S2902/O. A further outline permission was granted in 2022 for 150 homes on a northwestern parcel of land on the site (reference P19/S0021/O), as well as a full permission of 86 homes on a parcel on the eastern edge of the site (reference P21/S1133/FUL). The council is currently considering a full application for a further 169 homes on the neighbourhood centre in the southwestern corner of the site (reference P23/S1794/FUL), and a linked 66 bed care home (equivalent to 35 homes) (reference P23/S2003/FUL). If these parcels secure planning permission, it brings the total number of homes expected from the site as a whole to 2,320.

This proforma relates only to the homes expected to be brought forward by the developer Croudace Homes, with other proformas covering the other parties involved in bring homes forward. The trajectories contained within this pro-forma are only for those homes that fall under category B, i.e. without detailed planning permission.

Croudace Homes submitted and gained planning approval for 1880 homes, subject to reserved matters, through planning application P15/S2902/O. There a number of housebuilders on site with Croudace Homes having sold off parcels of the development, as well as bring parcels of development forward themselves. Of the 1880 homes approved under P15/S2902/O, 1,323 homes have detailed permission following reserved matters approvals of which 645 homes have been completed.

Croudace Homes have submitted a number of these reserved matters applications, as follows:






- P17/S3859/RM – Approved - Infrastructure
- P18/S2339/RM – Approved - 173 dwellings
- P18/S4084/RM – Approved - 201 dwellings

- P20/S4138/RM – Approved – 57 dwellings
- P21/S1793/RM – Approved – Community Centre
- P21/S2542/RM – Approved – 59 dwellings and commercial space
- P22/S2401/RM – Approved – 40 dwellings
- P24/S1439/RM – Under consideration – 64 dwellings

Croudace Homes have detailed permission for 530 homes, with a further 64 home application under consideration. Of the 530 homes with detailed permission, 389 homes have been built. This leaves 141 homes with detailed permission that are yet to be built.

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

P24/S1439/RM: 64 dwellings for Phase 4B

Oxfordshire County Council Transport (5 November 2024)

Holding Objection

Further information and amendments are required in regard to:

- Visibility at bends
- Traffic calming measures
- Gradients
- Footways
- Relocation of parking spaces

Amended plans should be submitted for agreement.

 **Oxfordshire County Council Drainage Engineer**

No objection

The maintenance and management of the SuDS features has been addressed.

 **Ecology Officer (10 June 2024)**

Holding Objection

No comments have been received at time of writing on amended plans submitted on 28 October 2024.

The layout proposed does not accord with policy ENV4, as the development is not being set back by a minimum of 10 metres from the Ladygrove Brook corridor. It appears development is within 3m of the Brook.

I recommend that the LEMP is extended to cover a minimum period of 30 years. This accords with Part 6 of the Environment Act 2021.

This parcel proposes 64 units. Eight biodiversity enhancement features (bird/bat boxes) are shown. This proportion of features falls well below the recommended standard outlined in the Joint Design Guide, of one feature per two structures on-site. I recommend that the number of biodiversity features within the residential blocks are increased.

 **Drainage Engineer (31 October 2024)**

No objection

The strategy provided has been prepared generally in accordance with the wider Flood Risk Assessment agreed as part of the outline application for this site.

 **Forestry Officer (19 June 2024)**

Holding Objection

No comments have been received at time of writing on amended plans submitted on 28 October 2024.

Data relied upon regarding Root Protection Area's requires updating to inform Arbiroccultural Report.

Please can the submitted landscape planting information be updated to confirm the total number of each species to be planted, a diverse palette is required to ensure no more than 10% of any individual species and no more than 20% of any genus to be acceptable.

The layout should be designed with enough space for trees to develop above and below ground without reducing the overall planting numbers.

Further information is required.

Affordable Housing (29 October 2024)

Holding objection

According to the submitted Accommodation Schedule, the revised mix proposed in the amended application now accurately reflects the mix anticipated on the phase. It is advised that the applicant revise their HDD to accurately reflect the agreed affordable housing mix across the whole site.

However, the submitted Affordable Housing Plan and Site Plan show the single unit for Affordable Rent (plot 534) as a 3-bed property. As the Accommodation Schedule and relevant floor plan (also suggesting a 4-bedroom house) contradict this, it is assumed that this is an error. For the avoidance of doubt, it is preferable that the applicant clarifies their proposal.

The column for "Croudace Phase 2" incorrectly allocates 3 x 2-bedroom properties against Shared Ownership, instead of Affordable Rent, as they should be.

Whilst the totals in other L&G columns are accurate, the "L&G Homes Phase 2" column has not included details of the affordable homes approved on this phase and incorrectly details the mix of open market homes on this phase. It would be useful to know the purpose of including this column and reasoning for the clear omissions within it.

Similarly, it is noted that the accommodation schedule on page 3 of the submitted Accessible and Affordable Housing Statement suggests the provision of 3-bedroom, 5 person homes for the relevant affordable units. However, the separately submitted Accommodation Schedule suggests these units are 3-bedrooms, 4 persons. It is advised that the applicant clarifies their proposals. It is expected that 3-bedroom, 5 person properties will be provided.

Landscape Architect (30 October 2024)

No objection

Although the scheme has been amended there are still some issues with the scheme but the majority of these could be covered under Condition if required as they do not alter the site layout.


 **Designing Out Crime Officer (12 November 2024)**

The amendments to this scheme have caused some concern regarding the potential for crime and ASB, and I am unable to support this application in its current form.

 **Waste Management Officer (6 November 2024)**

The plans show a full refuse strategy that shows bin presentation points for each plot and travel distances for residents and crews. These are all acceptable, however I would recommend plot 543 bin presentation point be brought towards the main access road near the front of property.

The turning area between plots 537-539 show planting including trees/shrubs. I would suggest this be reviewed to ensure our vehicle does not cause damage to any planting within this area whilst turning especially with the swing line of the vehicle reversing and exiting.

 **Thames Water (8 November 2024)**

No objection

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 Section 106 agreement for the development. Agreed through P15/S2902/O.

6. Site promoter comments

P22/S2401/RM: Willowbrook Park Phase 3b

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 following consultees?
 - a) County Council Transport Officer
 - b) Ecology Officer
 - c) Tree Officer
 - d) Affordable Housing Officer
 - e) Designing Out Crime 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

Didcot North East is allocated in the South Oxfordshire Local Plan for 2,030 homes. Planning Permission was granted in 2017 for 1,880 homes, planning reference P15/S2902/O. Other outline planning permissions have been granted on the site in addition to the 1,880. However, this assessment relates only to the

homes permitted under P15/S2902/O that are being brought forward by Croudace Homes.

We have received no response from developer despite several attempts to retrieve this information. The site though is under construction and has been delivering homes since 2019/20. Croudace Homes have detailed permission for 530 homes, with a further 64 home application under consideration. Of the 530 homes with detailed permission, 389 homes have been built. This leaves 141 homes with detailed permission that are yet to be built.

We have applied the relevant average build out rates to the parcels of development approved and under construction, which we project to be built out over the next 3 years. The 64 homes that are currently under consideration through reserved matters application P24/S1439/RM have been projected to be delivered in the 2025/26 and 2026/27 monitoring years. The reserved matters application was submitted at the end of April 2024. On average it takes 9 months to agree reserved matters for applications of this size. This indicates we might expect the reserved matters to be agreed by February 2025. This would appear realistic. Further amended plans have been submitted in October 2024 to address consultee comments, there are still outstanding issues though this gives time for further amendments to be made. We have assumed 25 units being delivered from this parcel in 2025/26, which represents around half a years' worth of completions taking into account the current build out rate of Croudace home (49 homes per annum). If the RM is agreed by February, or if we push this back a few months to April to account for any uncertainty, this gives flexibility to the build out trajectory as Croudace are already on site with site works commenced. We would expect the remaining 39 to be completed in 2026/27.

In the year 2027/28, we have assumed 24 homes are delivered from an as yet submitted reserved matters permission. This gives approximately 2 and half years lead in time for further permissions to be agreed, which when compared to our average lead in time data is realistic. The site has on average delivered 129 homes per annum over the years it has been delivering homes, though much higher than this figure over the last 2 years. The 24 homes assumed to be delivered in 2027/28 will be delivered alongside parcels of the development that already have detailed permission, bringing the overall delivery on the site for this year to 129 homes. For the following years the sites current average delivery has been used to project forwards, with 129 homes being delivered per annum until the site is projected to be completed in 2034/35. The site is under construction, has delivered homes for a number of years now, which leads us to conclude that it is inherently realistic that the site will continue to deliver up to the quantum of development granted under the outline permission.

Taking the above information into account, we consider there to be clear evidence of a realistic prospect that 217 homes will be delivered in the 5-year period from this site that do not currently have detailed permission. The trajectory at the end of this proforma only includes those homes without detailed planning permission under the outline consent (i.e. Category B homes only). The detailed permission breakdown for the whole Didcot North-East site shows all permissions to date on this site. With the homes expected to come forward under the source outline of

P15/S2902/O in the 5-year period expected to be 895 units. 358 of these homes will be delivered by Croudace, or from a future delivery partner.

8. Signatures

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

Date	26/11/2024
Name / signature	Ben Duffy Senior Planning Officer
Croudace Homes did not respond to requests for information.	
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	25	39	24	129	129	129
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
129	129	129	132	0	0	0	0	0	0

Council's initial 5-year total 217

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
								27	70
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	25	39	24	129	129	129
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
129	129	129	132	0	0	0	0	0	0

Final 5-year total	217
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Site name	Land to the North East of Didcot (LNT Care Home, application reference P23/S2003/FUL)
Land supply reference	2841

Total units in 5 year period	35 (dwelling equivalent)
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Site status	Outline Permission
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Total units allocated for development	2,030
Total units with outline consent	2,030
Total units with detailed consent	1,323
Total completions to date	645

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications on this site. This pro-forma is for the site under the control of LNT.






Assessment of deliverability

1. Current planning status

Didcot North East is allocated in the South Oxfordshire Local Plan for 2,030 homes. Planning Permission was granted in 2017 for 1,880 homes, planning reference P15/S2902/O. A further outline permission was granted in 2022 for 150 homes on a northwestern parcel of land on the site (reference P19/S0021/O), as well as a full permission of 86 homes on a parcel on the eastern edge of the site (reference P21/S1133/FUL). The council is currently considering a full application for a further 169 homes on the neighbourhood centre in the southwestern corner of the site (reference P23/S1794/FUL), and a linked 66 bed care home (equivalent to 35 homes) (reference P23/S2003/FUL). If these parcels secure planning permission, it brings the total number of homes expected from the site as a whole to 2,320.

This proforma relates only to the homes expected to be brought forward under full permission P23/S2003/FUL for 66-unit residential care scheme, which is currently under consideration. The application was brought forward by LNT Care Developments.

2. Technical consultee comments

-  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

P23/S2003/FUL: Land North East of Didcot

 **Ecology Officer**

No objection

I am happy that a BNG can be delivered and have no further objections, subject to conditions.

 **Drainage Officer**

No objection, subject to conditions

 **Forestry Officer**

No objection

No objections subject to a compliance condition being attached

 **Air Quality**

No objection

 **Contaminated Land**

No objection

 **Environmental Protection Team**

No objection, subject to conditions

 **Affordable Housing Team**

No Objection

It is acknowledged that the application proposes up to 66 bedrooms within a Use Class C2 residential Care Home. The detailed floor plans (drawing No. OX11-7UE-A-04) submitted with the application confirm that the proposed bedroom spaces are not self-contained. Therefore, Policy H9 would not be triggered, and affordable housing provision is not required.

 **Landscape Architect**

No objection

 **Oxfordshire County Council – Transport**

No objection

The applicant has submitted a Response Note - 09/07/2024 (RN), which includes additional and amended plans in order to address the previous highway comments.

 **Oxfordshire County Council – Education**

No objection

No objection subject to agreed S106 contributions

 **Oxfordshire County Council – Lead Local Flood Authority**

No objection

 **Designing Out Crime Officer**

No objection, subject to conditions



Thames Water

No objection



Urban Design Officer

No objection

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 Section 106 agreement for the development. Agreed through P15/S2902/O.

6. Site promoter comments

P23/S2003/FUL: Land North East of Didcot

1. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
There are no issues with the care home application. The LPA will not determine the care home application until the neighbouring local centre application issues are resolved.
2. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?
No issues.
3. Is the land being marketed to housebuilders? Are there expected timescales for the sale of the land?
The applicant will be constructing the care home.
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 conditions have been suggested to date.

5. When do you think construction work will commence, and are there any obstacles to starting construction?
Works will commence once planning permission is approved providing the access road into the development is complete.
6. When do you think the first dwelling will be completed?
The care home will be complete 14 months after works commence.
7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
n/a
8. How many homes a year do you think this site will deliver?
n/a
9. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

This site is a parcel of land on the Didcot Northeast allocation. A full application for a 66-unit care home was submitted in June 2023. All of the planning matters have been agreed. As the developer has stated, the application has not yet been determined because it is reliant on the application for the neighbourhood centre (P23/S1794/FUL) being positively determined, as the neighbourhood centre application will provide the access road.

I will not repeat the delivery assessment for P23/S1794/FUL here, as there is a separate proforma that deals this, only what is considered relevant. The developer for P23/S1794/FUL has provided their intention to begin construction on this site in mid-2025, with the first homes being delivered in early 2027. We have pushed back the developer provided trajectory for this site but have still considered that the development approved through P23/S1794/FUL will be delivered in 2027/28. The developer for this application, the 66 unit care home, anticipates all units being completed in 2025/26. If, as the developer intends on the adjacent development, completes the access road soon after construction starts in mid 2025, then this may be achievable. However, we consider it is prudent to anticipate delivery of these units in 2026/27. This provides a buffer for any delay in the construction of the access road.

The development is for a 66 unit care home, and therefore all the units are likely to be delivered simultaneously once the development is complete. We have therefore assumed all units will be delivered in 2026/27. As the development is for a C2 use class care home we have applied a ratio for how many regular market homes we anticipate this development will make available in the district, in accordance with planning guidance. The trajectory therefore includes 35 units to count towards meeting South Oxfordshire's housing need.

We consider there to be clear evidence that the site has a realistic prospect of delivering 35 units to count towards housing supply in the 5-year period. It is therefore considered deliverable.

8. Signatures

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

Date

14 October 2024

Name / signature

Ben Duffy
Senior Planning Officer

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

Date

02.10.24

Name / signature

Tracey Spencer

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	35	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 35

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	66	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

NB: The applicant's trajectory of 66 dwellings relates to the total care units, not the dwelling equivalent once the older person's accommodation ratio is applied (which equates to 35 dwellings)

Site promoter's 5-year total 66

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	35	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	35
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Site name	Land to the north of the A4130, Didcot, part of the Didcot North East Strategic Site (<i>Quora Didcot Application reference P23/S1794/FUL</i>)
Land supply reference	2840

Total units in 5 year period	169
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Site status	Outline Permission
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Total units allocated for development	2,030
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Total units with outline consent	2,030
Total units with detailed consent	1,323
Total completions to date	645

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications on this site. This pro-forma is for site under the control of Quora (Didcot) Limited.






Assessment of deliverability

1. Current planning status

Didcot North East is allocated in the South Oxfordshire Local Plan for 2,030 homes. Planning Permission was granted in 2017 for 1,880 homes, planning reference P15/S2902/O. A further outline permission was granted in 2022 for 150 homes on a northwestern parcel of land on the site (reference P19/S0021/O), as well as a full permission of 86 homes on a parcel on the eastern edge of the site (reference P21/S1133/FUL). The council is currently considering a full application for a further 169 homes on the neighbourhood centre in the southwestern corner of the site (reference P23/S1794/FUL), and a linked 66 bed care home (equivalent to 35 homes) (reference P23/S2003/FUL). If these parcels secure planning permission, it brings the total number of homes expected from the site as a whole to 2,320.

This proforma relates only to the homes expected to be brought forward under full application P23/S1794/FUL for 169 homes. The application is from Quora (Didcot) Ltd.

2. Technical consultee comments

-  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

P23/S1794/FUL: Land to the north of the A4130, Didcot

-  **Ecology Officer (1 March 2024)**
No objection
I am happy that a BNG can be delivered and have no further objections, subject to conditions.
-  **Drainage Officer (19 August 2024)**
No objection
Revised information addresses previous comments. No objections subject to condition.
-  **Forestry Officer (22 November 2023)**
No objection
No objections subject to a compliance condition being attached
-  **Air Quality (3 November 2023)**
No objection
-  **Contaminated Land (15 June 2023)**
No objection
-  **Environmental Protection Team (2 June 2023)**
No objection, subject to conditions
-  **Affordable Housing Team (16 November 2023)**
Holding Objection
Awaiting outcome of Financial Viability Assessment, as applicant has proposed non-policy compliant affordable housing provision.
-  **Landscape Architect (30 October 2023)**
No objection, subject to conditions
-  **Oxfordshire County Council – Transport (24 July 2024)**
No objection
The applicant has submitted a Response Note - 09/07/2024 (RN), which includes additional and amended plans in order to address the previous highway comments.
-  **Oxfordshire County Council – Education (30 April 2024)**
No objection
No objection subject to agreed S106 contributions
-  **Oxfordshire County Council – Lead Local Flood Authority (14 December 2023)**
No objection
-  **Designing Out Crime Officer (14 June 2023)**
No objection, subject to conditions

🚩 **Thames Water (11 August 2023)**

No objection

🚩 **Urban Design Officer (3 November 2023)**

No objection

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 Section 106 agreement for the development. Agreed through P15/S2902/O.

6. Site promoter comments

P19/S0021/O: Land South of Appleford Road, Didcot

1. Is the land being marketed to housebuilders? Are there expected timescales for the sale of the land?
Not applicable. Land is being bought from a house builder to develop a neighbourhood centre.
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?
Not as yet, however we will look to agree these at an early stage.
3. When do you think construction work will commence, and are there any obstacles to starting construction?
Q2 2025
4. When do you think the first dwelling will be completed?
Q1 2027
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
Unknown at this stage.

6. How many homes a year do you think this site will deliver?
All units delivered in 2027

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

7. Officer conclusion on deliverability

The site constitutes a parcel of land on the allocated site Didcot North East. A full planning application which includes 169 homes and a neighbourhood centre was submitted in May 2023.

The only outstanding planning issue on the site is regarding the affordable housing provision on the site. Discussions are ongoing to agree the appropriate level of planning obligations taking into account site specific viability issues. A significant amount of work has been undertaken in order to come to an agreement on this issue and it is expected to be resolved shortly.

The developer has provided their anticipated construction start dates and completion dates. With the expectation that the development will commence construction in mid-2025, the first dwelling completed at the start of 2027 and completion of the development by the end of 2027. Whilst we consider this to be achievable there is the potential that the start of construction could be delayed from mid-2025, with the planning permission and any pre-commencement conditions required to be agreed prior to commencement. Taking this into account we have maintained our original trajectory which builds in greater flexibility to the timescales. Due to the nature of the development being flatted, we expect all homes to be built out in one monitoring year.

Taking into account the progression of the planning application, with all issues resolved bar an agreement over the level of planning obligations due to viability issues, as well as the confirmed developer delivery intentions, we consider there to be clear evidence of a realistic prospect the site will deliver homes 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	10 October 2024
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Name / signature	Ben Duffy Senior Planning Policy Officer
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On behalf of Quora (Didcot) Limited, I consider this to be a realist assessment of the trajectory for this site	
Date	23 September 2024
Name / signature	Ed Kemsley Director, Peacock Smith

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	169	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 169

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	50	119	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 169

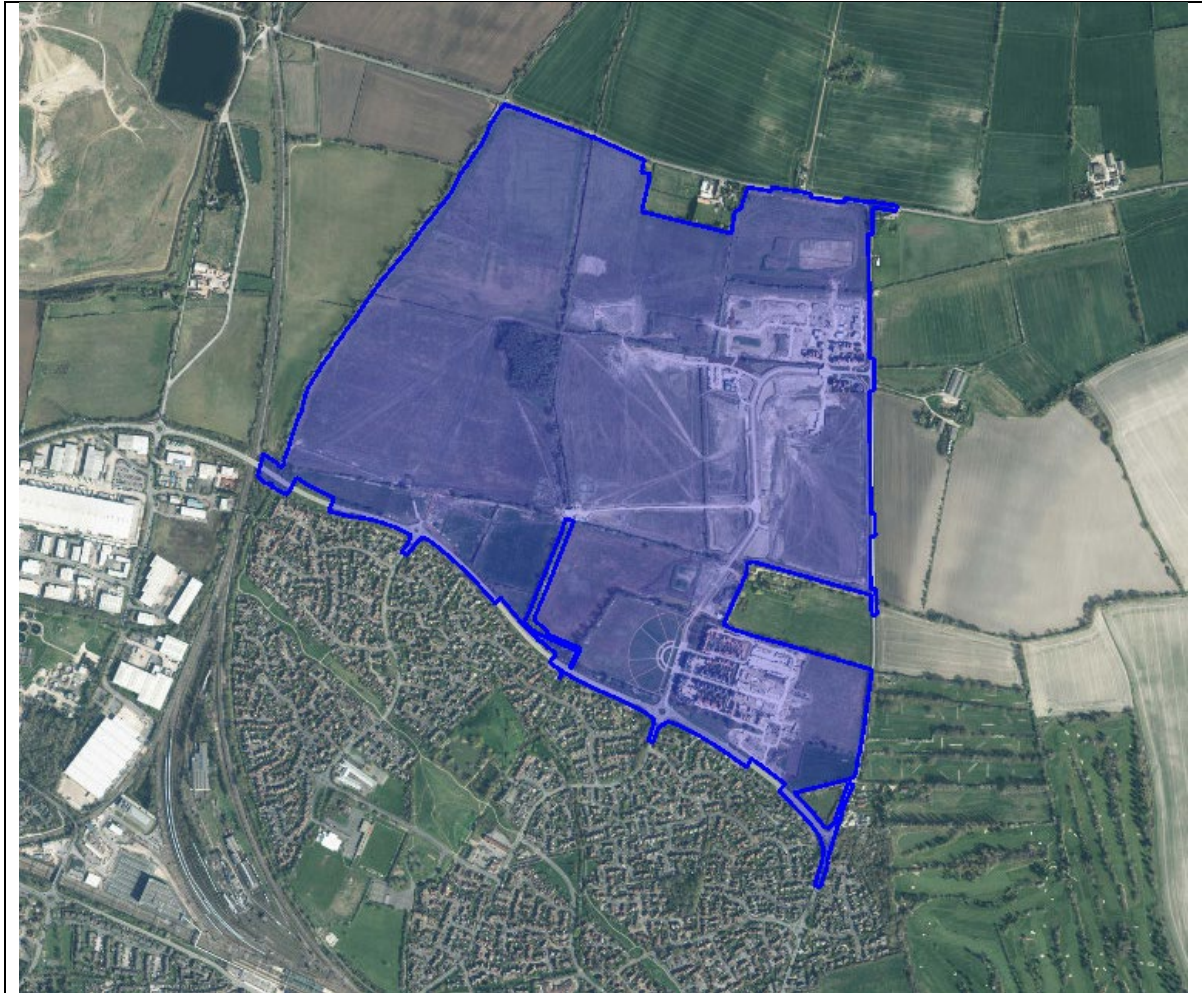
9c. Council's final trajectory for the site

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	169	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	169
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Site name	Didcot North East <i>(University of Reading Land, permission reference P19/S0021/O)</i>
Land supply reference	2771

Total units in 5 year period	54
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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	1,323
Total completions to date	645

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications on this site. This pro-forma is for site under the control of the University of Reading.

Assessment of deliverability

1. Current planning status

Didcot North East is allocated in the South Oxfordshire Local Plan for 2,030 homes. Planning Permission was granted in 2017 for 1,880 homes, planning reference P15/S2902/O. A further outline permission was granted in 2022 for 150 homes on a northwestern parcel of land on the site (reference P19/S0021/O), as well as a full permission of 86 homes on a parcel on the eastern edge of the site (reference P21/S1133/FUL). The council is currently considering a full application for a further 169 homes on the neighbourhood centre in the southwestern corner of the site (reference P23/S1794/FUL), and a linked 66 bed care home (equivalent to 35 homes) (reference P23/S2003/FUL). If these parcels secure planning permission, it brings the total number of homes expected from the site as a whole to 2,320.

This proforma relates only to the homes expected to be brought forward under outline permission P19/S0021/O for 150 homes, granted permission in November 2022. The application was brought forward by the landowner, the University of Reading. Reserved matters have not yet been submitted.

2. Technical consultee comments

There are no outstanding technical consultee comments, as a reserved matters application has yet to be submitted to scope these.

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 Section 106 agreement for the development. Agreed through P19/S0021/O.

6. Site promoter comments

P19/S0021/O: Land South of Appleford Road, Didcot

1. Is the land being marketed to housebuilders? Are there expected timescales for the sale of the land?

The land is currently being marketed to housebuilders, with the sale of the land expected in early 2025.

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?

There are pre-commencement conditions attached to the outline planning permission. These conditions have yet to be discharged.

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

Expect work to commence 2027/28.

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

2028/29.

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

It is expected that only one sales outlet will be on site.

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

See trajectory below.

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

A planning condition (3) requires that no more than 100 dwellings shall be occupied on the site until the HIF1 infrastructure is fully completed. This condition will impact on the delivery of dwellings at this site as it remains unclear as to when, or even if, the HIF1 works will be delivered.

7. Officer conclusion on deliverability

The site forms part of the wider development site of Didcot Northeast. This parcel of land has outline permission for 150 homes, which was granted in November 2022.

The planning agent for the site has advised that the site is currently being marketed and that the sale is expected to be completed in early 2025. The housebuilder will then need to submit a reserved matters application by November 2025, in accordance with condition 1 of the outline permission.

The planning agent has advised that they would expect construction work to commence in 2027/28 with first homes delivered in 2028/29. On average, for sites of this size in the district it takes 8 months to agree reserved matters from their submission. If we assume an application is made in November 2025 (the latest it can be made in accordance with timescale condition on the outline consent) then we might expect permission to be granted in June 2026. Our average lead in times then show that for sites of this size the first dwelling is completed 1.3 years after detailed permission is granted. We would therefore expect the first completion in late 2027. This is slightly earlier than the planning agent's expectation but there is not a large discrepancy between the two positions. Taking into account the conservative estimate from the planning agent we have assumed that the first homes will be delivered in 2028/29.

The planning agent has advised that they expect 45 homes to be delivered in 2028/29. The average build out rate for sites of this size in the district is 54 homes per year. In this case, we are relying on the average build out rate we have developed. We consider this to be the appropriate indicator to use as the housebuilder is not yet on site.

In summary, the site has outline permission for 150 homes. It is being actively marketed for sale to a housebuilder with this process expected to be completed by early 2025. A reserved matters application will need to be made by the housebuilder by November 2025. Taking into account the planning agent's expectations and data on similar sites in the district, we anticipate the first homes to be delivered in 2028/29. We consider there to be clear evidence that the site has a realistic prospect of delivering homes 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

2 October 2024

Name / signature

Ben Duffy
Senior Planning Officer

On behalf of University of Reading, I consider this to be a realist assessment of the trajectory for this site

Date

2 October 2024

Name / signature

Mark Owen
Planning Associate, Stantec

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	27	54	54	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 81

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	45	50	45
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
10	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 45

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	54	54	42
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	54
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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	645			A*							27	82	116	200	220	172	253	309	322	237	183	171	129	129	129	32
Main Outline consent P15/S2902/O	Various	Permitted	1,880	645						S		P		27	82	116	200	220	167	231	239	129	129	129	129	82			
Willowbrook Park Phase 1 P18/S2339/RM	Croudace	Under construction	173	139									S	27	70	42	0	0	34										
Willowbrook Park Phase 2 P18/S4084/RM	Croudace	Under construction	201	193									S	P		27	65	101	8										
Willington Down Phase 1 P19/S1296/RM	L&G Homes	Complete	168	168										S	8	47	90	23											
Willington Down Phase 2 P19/S4027/RM	L&G Homes	Complete	4	4										S	4														
Willowbrook Park Phase 3a P20/S4138/RM	Croudace	Complete	57	57											S	P	45	12											
Willowbrook Park Phase 3b P22/S2401/RM	Croudace	Permitted	40	0													S	P	17	17	6								
Willowbrook Park Phase 4a P21/S2542/RM	Croudace	Permitted	59	0												S	P		27	32									
Willington Down Phase 2 and 4 P21/S3283/RM	L&G Homes	Permitted	288	84												S	P	84	54	54	54	38							
Willington Down Phase 3 and 5a P22/S4011/RM	Crest Nicholson	Permitted	158	0													S	P	27	54	54	23							

Phase 6, Wellington Down P23/S2883/RM	Cala Homes	Permitted	179	0													S	P	27	54	54	44						
Willowbrook Park Phase 4B P24/S1439/RM	Croudace	Live application	64	0													S	P		25	39							
Supply from future reserved matters applications not yet submitted	Various	Not submitted	732	0																		24	129	129	129	82		
Neighbourhood Centre P23/S1794/FUL	Quora Ltd	Submitted	169	0													S	P				169						
LNT Care Home P23/S2003/FUL	LNT Care	Submitted	35**	0													S	P			35							
“Reserved Farmland” Outline P19/S0021/O	Reading University	Permitted November 2022	150	0										S		P							54	54	42			
Reserved farmland RM application (pursuant to P19/S0021/O)	TBC	Not submitted	150	0													S				P		54	54	42			
Hughes Land P21/S1133/FUL	Tilia Homes	Permitted 23 December 2022	86	0										S		P			5	22	35	24						

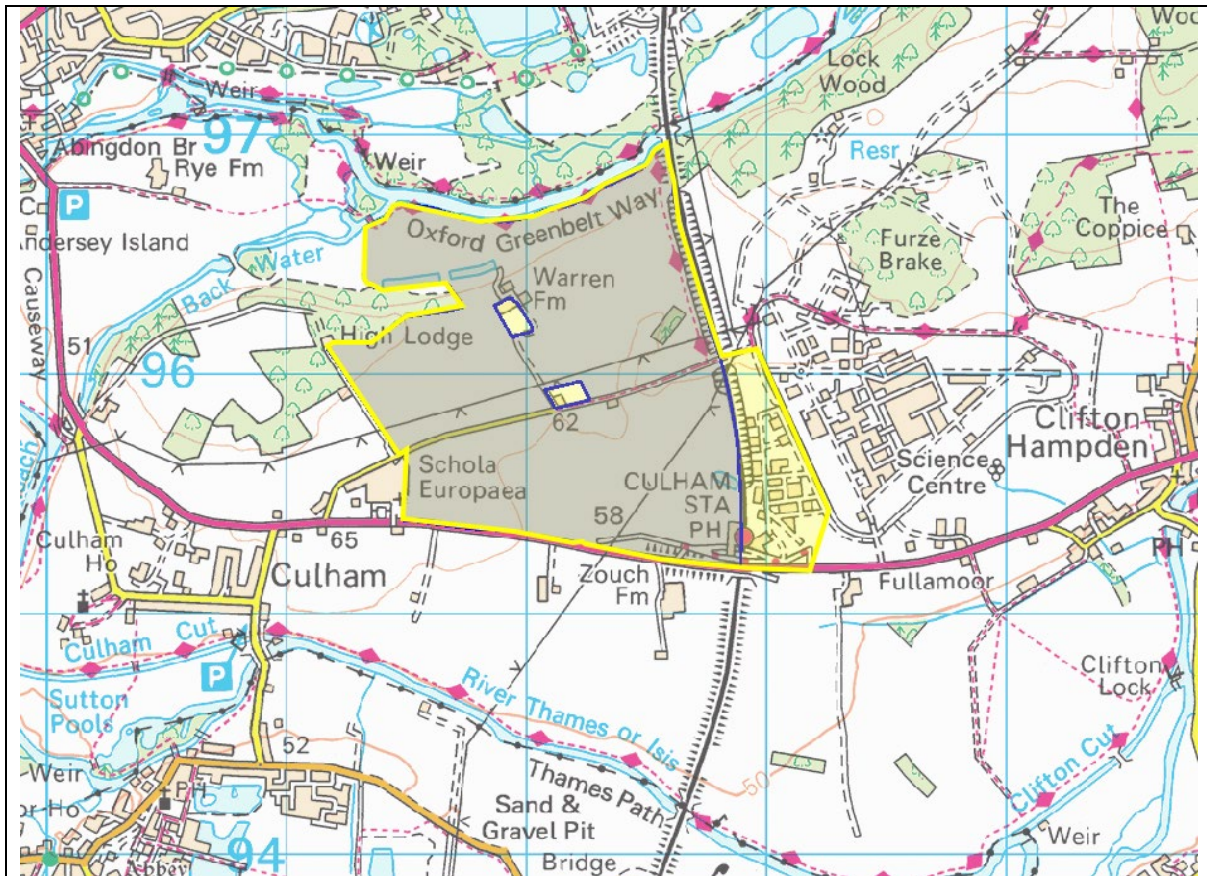
* The South Oxfordshire Core Strategy, adopted 2012, allocated this site for residential development. However, the South Oxfordshire Local Plan 2035 replaced the Core Strategy and carried over the allocation of this site. There are currently permissions and live applications across the entire site total 2,320 homes.

** This is a communal care development for elderly persons of 66 bedrooms. Therefore, in accordance with the planning practice guidance on housing supply we apply a ratio to these units to get a “dwelling equivalent”.

Key	
A	Date the plan making the allocation was adopted
S	Actual submission of planning application
S	Forecast submission of planning application
P	Actual granting of planning application
P	Forecast granting of planning application
12	Actual completions (dwellings per annum)
12	Forecast completions (dwellings per annum)

Site name	Land adjacent to Culham Science Centre
Land supply reference	1410

Total units in 5 year period	0
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Site status	The site is allocated at STRAT9 of the Adopted SODC Local Plan.
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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
P24/S1759/O	Outline	Employment uses	28/05/2024	N/A

Assessment of deliverability

1. Current planning status

Land adjacent to Culham Science Centre is allocated in the South Oxfordshire Local Plan 2035 for, inter alia, 3,500 dwellings and a net increase of at least 7.3ha of employment land. The emerging Joint Local Plan 2041 carries forward this allocation.

There is currently an application under consideration, P24/S1759/O, for employment development on the site covering the Culham No.1 site part of the allocation.

2. Technical consultee comments

There are no technical consultee comments to report, as no application for residential uses is currently under consideration.

3. Site viability

The Council and site promoters are not aware of any viability issues affecting this site in relation to the adopted Local Plan site allocation.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

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. A decision is awaited. 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 in addition to those listed above?

A full suite of technical surveys have been undertaken and are being kept up to date where necessary.

Baseline surveys of the site have been carried out in respect of ecology, ground conditions, landscape and archaeology which have been used to inform the Framework Masterplan and proposals for the No.1 site. These surveys will be updated where appropriate and any other necessary surveys will be undertaken in due course.

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

Regular pre-app meetings and workshops were held with SODC and OCC officers in 2022 and 2023 in the preparation of the FMP that has been prepared in accordance with Policy STRAT9 of the SODC Local Plan.

Amendments have been made to the document on a number of occasions following feedback from officers. The FMP has been submitted with the planning application for the Culham No.1 Site (application P24/S1759/O).

Discussions have taken place with the OCC Education team in terms of their requirements, locations of the schools on the site to feed into the FMP but also the timing of delivery of the schools.

Discussions are also ongoing with other stakeholders such as Network Rail and GWR.

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

A public consultation event that was focused on the Culham No1 Site planning application took place in Summer 2022. The consultation material made reference to the wider site, but did not consult specifically on the proposals for land west of the railway line. A separate consultation event for these proposals will take place in due course.

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

The submission of an outline application for the land west of the railway line is dependant on the HIF Inquiry decision, but it is expected that an application will be submitted towards the end of 2025. However, the timing of submission is dependent on timely progression of HIF (both the decision and the subsequent progression of the works).

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?

No timeframe requirements to report.

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

Assuming an outline planning application is submitted at the end of 2025 and a decision is forthcoming by the end of 2026, it is expected that approval of reserved matters could be achieved by the end of 2027. Construction on-site could therefore start towards the end of 2028. However, progress on-site is predicated on the timely delivery of HIF infrastructure.

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

On the assumption of the above and bearing in mind the caveats regarding HIF, the first dwelling could be completed around the end of 2029 / beginning of 2030.

8. 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 up to three when the scheme is at peak construction.

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

150 is realistic but up to 200 could be achieved at the peak of construction.

10. 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 allocated for 3,500 homes in the South Oxfordshire Local Plan 2035, through policy STRAT9. An outline planning application was submitted in May 2024 for employment uses on the part of the site known as 'Culham No 1 Site'. No application has been made for residential uses as of yet. However, as part of the application for employment development, a framework masterplan will be agreed for the whole site. Discussions with a number of stakeholders have informed this masterplan.

The site promoter has advised that a full suite of technical surveys has been undertaken and will be updated as necessary. The site promoter has indicated that, dependant on the outcome of the HIF inquiry, an outline application for the residential part of the site will be submitted by the end of 2025. It is then anticipated that if the outline application is approved by the end of 2026 reserved matters could be approved by the end of 2027. Construction on site may then start towards the end of 2028 with the first homes expected in 2029/30.

We can compare these assumptions to the average lead in time data we have for similar sites in the district. For major outline permissions of this size, the average time between an outline application being made and the first home being completed for a site of this size is 6.4 years. If an application is made towards the end of 2025, then we might expect the first completion to come in 2032/33. The average amount of time from the submission of the outline application and the outline being agreed is 3.6 years. There has been a significant amount of work completed already with the suite of technical surveys and the framework masterplan to be agreed through the employment outline application, which may enable the outline to progress more quickly than on average. Whilst there is nothing to prevent the outline application being agreed within a year of submission, and the amount of work already completed would help towards this, we do not consider there to be the evidence available to depart so significantly from the average site lead in time data. On average for sites of this size in the district, it takes 11 months for a reserved matters application to be agreed and a further year for the first homes to be constructed. We therefore consider the assumptions the site promoter has made regarding these timescales to be reasonable.

Taking the site specific information into account alongside the site average lead in time data for sites of this size in the district, we consider there to be a justification to depart from the site average lead in times. This is due to the amount of preparatory work that has been completed in regard to technical surveys and the work on the Framework Masterplan, which will narrow any issues to be addressed through an outline application for residential uses. However, whilst there is nothing that would prevent the site coming forward as the site promoter has set out, we

consider that due to some uncertainties on timescales due to the HIF infrastructure package and the relatively early stage of the site in the planning process it is prudent to push the promoter's trajectory back by a year. This allows for more time to agree the outline permission. We therefore anticipate the first homes being delivered in 2030/31. This is outside of the relevant 5-year period for this assessment.

8. Signatures

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

Date	16 October 2024
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Name / signature	Ben Duffy Senior Planning Policy Officer
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On behalf of CEG, I consider this to be a realist assessment of the trajectory for this site

Date	25 September 2024
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Name / signature	Nicky Brock Partner, Carter Jonas
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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	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	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
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	50	100
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	150
2041/42									
150									

Site promoter's 5-year total 0

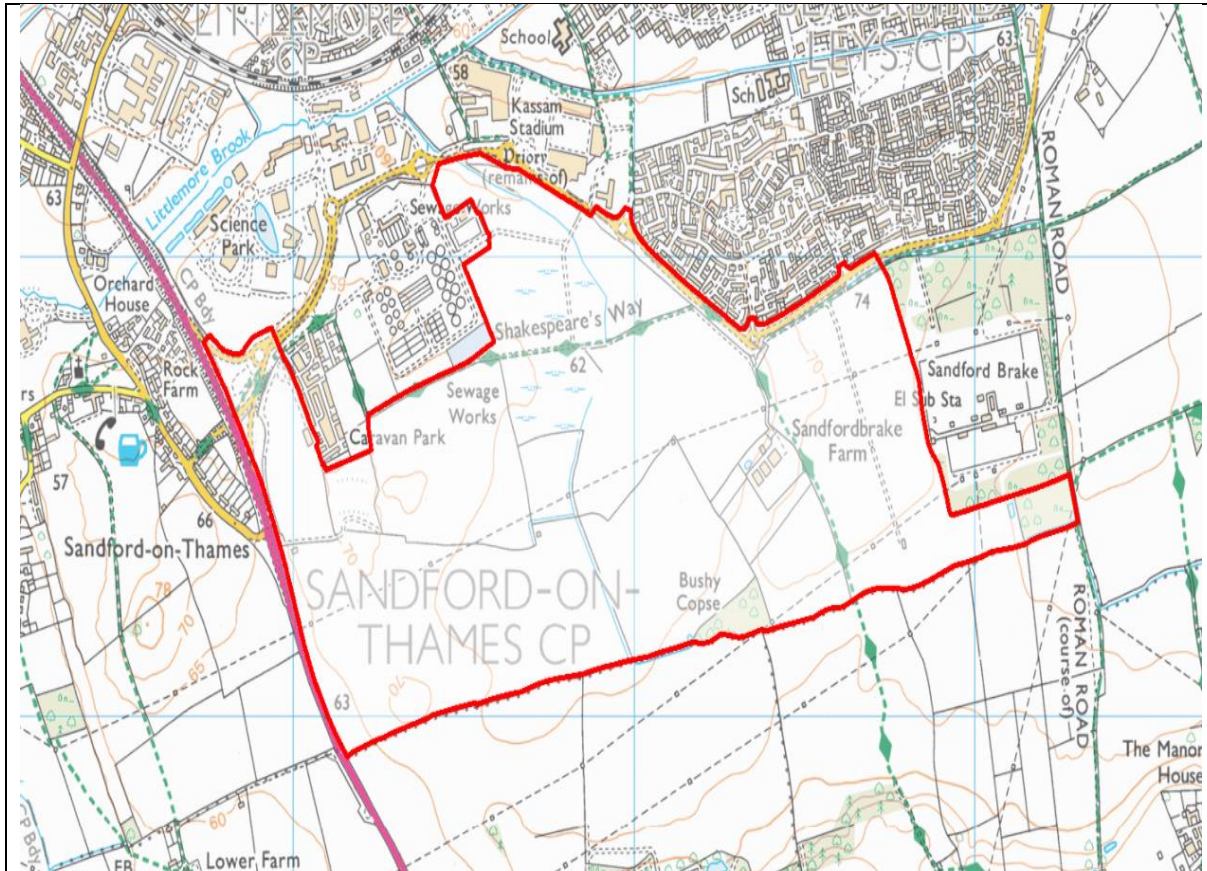
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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	50
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	150

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

1. Current planning status

The site is allocated for 3,000 dwellings by Policy STRAT11 of the South Oxfordshire Local Plan and is proposed to be retained as part of the emerging Joint Local Plan as policy AS3.

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 South Oxfordshire Local Plan 2035 Examination (and which appeared as SODC's own evidence, reference number PSD47 Grenoble Road Housing Delivery Statement, Section 3.3), 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 (a number of these are in the process of being updated):

- 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

No applications have been submitted regarding this development, therefore there have been 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 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.

Sites around the edge of Oxford are also likely to be constrained by the capacity of Oxford Sewage Treatment Works (STW). Thames Water has advised that the capacity works are likely to be completed during their next asset management plan (AMP) period (2025-2030).

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 technical work undertaken as set out in section 1, the SOSV Partners have previously engaged with housebuilders and potential delivery partners who operate in the region.

The comments from these Housebuilders has been used to inform the assumptions made regarding the trajectory set out below. The Partners are actively updating surveys and reports for the key disciplines which require surveys at specific times of the year.

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 Officers in late 2020.

At this stage the applicant is updating technical information vital for the delivery of the site and will seek to start further discussions with the LPA at the earliest opportunity. Re-engagement with the County Council has begun with initial meetings scheduled in the coming month which have been informed by the previous discussions undertaken and attendance at the working group for the last three years.

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

Initial public consultation was undertaken in relation to the site in 2017 which included:

- *Public exhibitions were held at the Kassam Stadium, Sandford Village Hall and Jubilee Hall (approximately 300 attendees)*
- *A dedicated website was created <https://www.oxfordsciencevillage.com/>*
- *Leaflets were delivered providing information on the SOSV to South Oxford, Oxford City, Sandford on Thames Parish Councillors and local Parish Councillors*
- *7,200 leaflets were distributed to residents providing information on the SOSV.*

Responses to these consultations were used to influence the Masterplan and further public consultation will be undertaken alongside the future pre-application discussions.

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

At this stage it is anticipated that an outline or hybrid application will be submitted in the latter part of 2025.

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?

No specific timeframes are set out at this stage however, it is intended to begin pre-application discussions later this year and working towards an application submission latter part of 2025.

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

Based upon a submission and utilising the usual timeframes for determination of outline and then reserved matters applications it is anticipated that delivery would begin in 2031.

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

As indicated in the trajectory, this is expected to be 2031/2032.

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

Final decisions on this have not yet been reached however, it is anticipated that multiple sales outlets will be operating at the site. The trajectory reflects this with lower delivery rates in years 1 and 2 allowing for additional outlet outputs to combine to reach higher delivery rates from year three onwards. Ultimately with a number of outlets operating the delivery rates may exceed those set out below however, the rates set out are considered to be achievable.

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

The trajectory below sets out an achievable rate of delivery of three hundred dwellings per annum in the third year and onwards. In the initial years it is expected that lower delivery rates will be achieved based upon an average sale of 1 dwelling per week per outlet with the delivery of associated affordable housing.

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

The SOSV Partners are committed to ensuring delivery of the development at SOSV in a timely manner. This response reflects detailed evidence submitted for the Local Plan Examination and together with validation from

Housebuilders, demonstrates deliverability of the site allocation in line with the trajectory indicated below.

7. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035 for approximately 3000 homes. A significant amount of technical work was undertaken to inform this allocation, and as the site promoter has advised, this is currently being updated to support an application. Pre-application discussions took place in 2020 and the site promoters are currently reengaging with pre-application discussions.

An application is expected to be submitted in late 2025 with the first homes delivered in 2031/32. This would give approximately 6 years from the submission of an application to the first homes being delivered. The average lead in times for sites of this size in the district is 6.4 years from the submission of an outline application to the delivery of homes on site. The timescales envisaged by the site promoter are not significantly different to this, and as advised they have engaged with housebuilders in developing this programme. The possibility that a hybrid application may be submitted would also help to speed up delivery on site, with detailed permission for some aspects allowing construction to commence earlier, subject to the discharge of any pre-commencement conditions. The evidence provided in respect of lead in times allows us to conclude that homes being delivered from 2031/32 is realistic.

In a letter provided by the agents for the site promoter, a potential issue regarding sewage treatment capacity has been highlighted. This is an issue we are aware of and Thames Water, as is their statutory duty, have committed to upgrading the Oxford Sewage Treatment Works in order to provide capacity for the planned growth in the area. Thames Water expect this to be undertaken during their next asset management plan (AMP) period (2025-2030).

In regard to the build out rate, the site promoter has advised they expect multiple outlets to be on site. The site promoter's proposed trajectory has recognised this and steps up delivery from 100 to 300 homes per annum, recognising delivery is likely to increase as housing delivery on site becomes established with multiple outlets. Our average build out rate for sites of this size in the district is 157 homes per annum. The highest build out rate proposed of 300 homes per annum is above this. However, we have seen similar build out rates on a similar site, Great Western Park, in the district. It is therefore considered to be realistic.

No homes are expected to be delivered in the 5 year period, with the first homes anticipated in 2031/32.

8. Signatures

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

Date

7 November 2024

Name / signature

Ben Duffy
Senior Planning Officer

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

Date

6 November 2024

Name / signature

Dawn Brodie
Associate Director, Savills

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	75	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
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
100	250	300	300	300	300	300	300	300	300

Site promoter's 5-year total 0

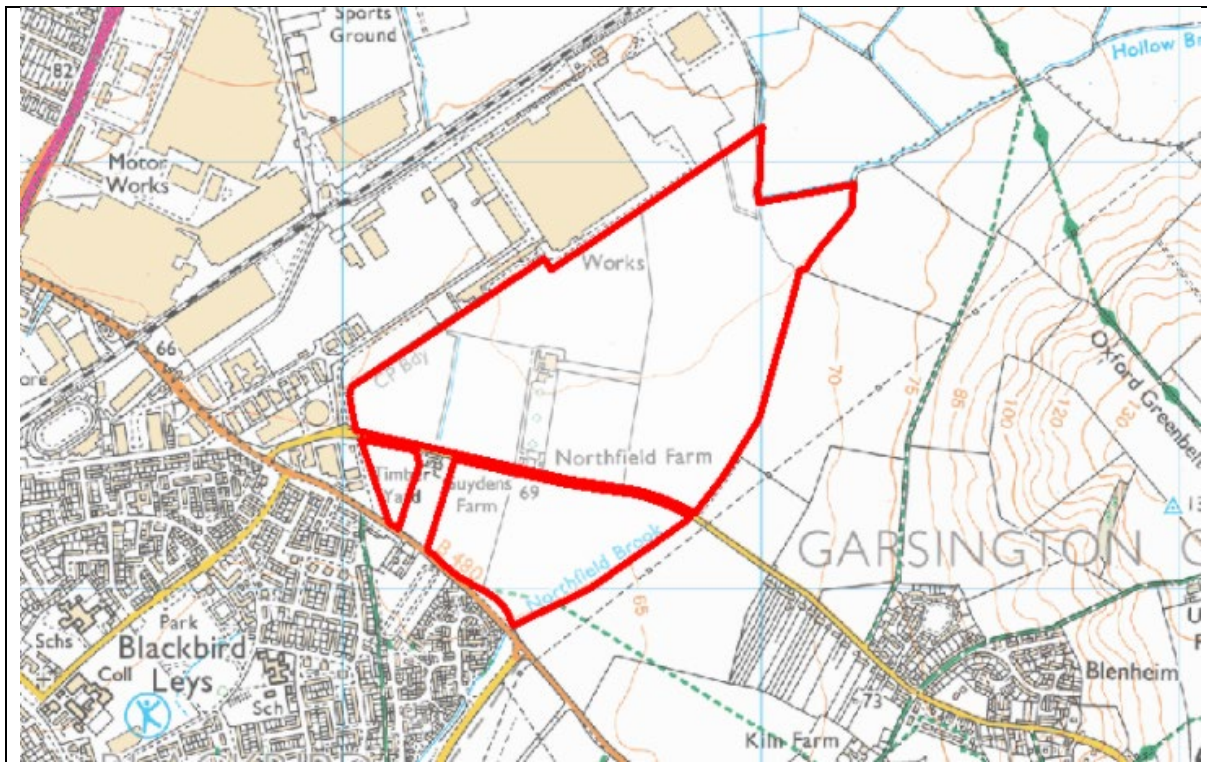
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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
100	250	300	300	300	300	300	300	300	300

Final 5-year total	0
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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. The emerging Joint Local Plan carries forward this allocation.

Pre-application advice has been sought and a Planning Performance Agreement is being prepared.

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. Oxfordshire County Council are not currently progressing a masterplan on this site, and so this is presenting a challenge to delivery in the short term.

5. Infrastructure dependencies and enablers

Policy STRAT12 of the Local Plan expects the site to deliver:

- Affordable housing contributions
- Primary school contribution, likely a new three form entry 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

Sites around the edge of Oxford are also likely to be constrained by the capacity of Oxford Sewage Treatment Works (STW). Thames Water has advised that the capacity works are likely to be completed during their next asset management plan (AMP) period (2025-2030).

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. A design review panel process is also underway.

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 has taken place through the design review panel process.

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

An outline application is expected to be submitted by February 2025.

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. An outline application is expected to be submitted in early 2025, following significant engagement through the pre-application and design process.

The site promoter has advised that following the submission of the outline application they expect site works to commence in March 2027 with the first occupations in September 2028. The site promoter expects there to be up to 4

outlets on site at its peak, with delivery stepping up from 30 units, representing half a years delivery, in 2028/29 to 120 per annum from 2031/32.

Average lead in times for site of this size in the district show that it takes approximately 6.4 years from the submission of an outline application to the first completion. If we were to rely on the site average information and an outline application is made in early 2025, then we would expect to see the first completion in the 2030/31 monitoring year. There has been significant engagement undertaken by the site promoters with relevant stakeholders, with pre-application advice sought and a design review panel employed to assist with preparing the planning application. These actions are likely to speed up the planning application process, and the site will likely come forward quicker than our averages indicate. However, as there has of yet been no application submitted and there are a number of steps needed to be undertaken prior to completions being seen on this site, including a solution to sewage treatment capacity in the area. We do not consider there to be the clear evidence required to demonstrate a realistic prospect of delivery in the 5-year period. We have therefore projected that delivery will commence in 2030/31, aligning to the tail end of Thames Water's next AMP period.

In regard to the build out rate for the site, the average for sites of this size in the district is 157 homes per annum. The 120 homes per annum anticipated by the site promoter is lower than the average, particularly when 4 outlets are expected on the site. However, this may be due to the site characteristics or other factors. At this point we consider it appropriate to rely on the site promoter's proposed build out rate, until we are able to assess more detail through a planning application or further information is available. We have therefore anticipated 60 dwellings in the 2029/30, the first year of build out. The site promoter had anticipated 30 in the first year, but this was due to it representing half a years delivery with the first home expected in September 2028. We have assumed a full years delivery in 2023/31, we then step up to 90 in 2031/32 with 120 homes being delivered per annum until the site is completed.

8. Signatures

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

Date

29 October 2024

Name / signature

Ben Duffy
Senior Planning Officer

On behalf of **XXX**, I consider this to be a realist assessment of the trajectory for this site

Date

31 October 2024

Name / signature

Ben Cook
Planning Associate Director
Stantec

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
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
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	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 30

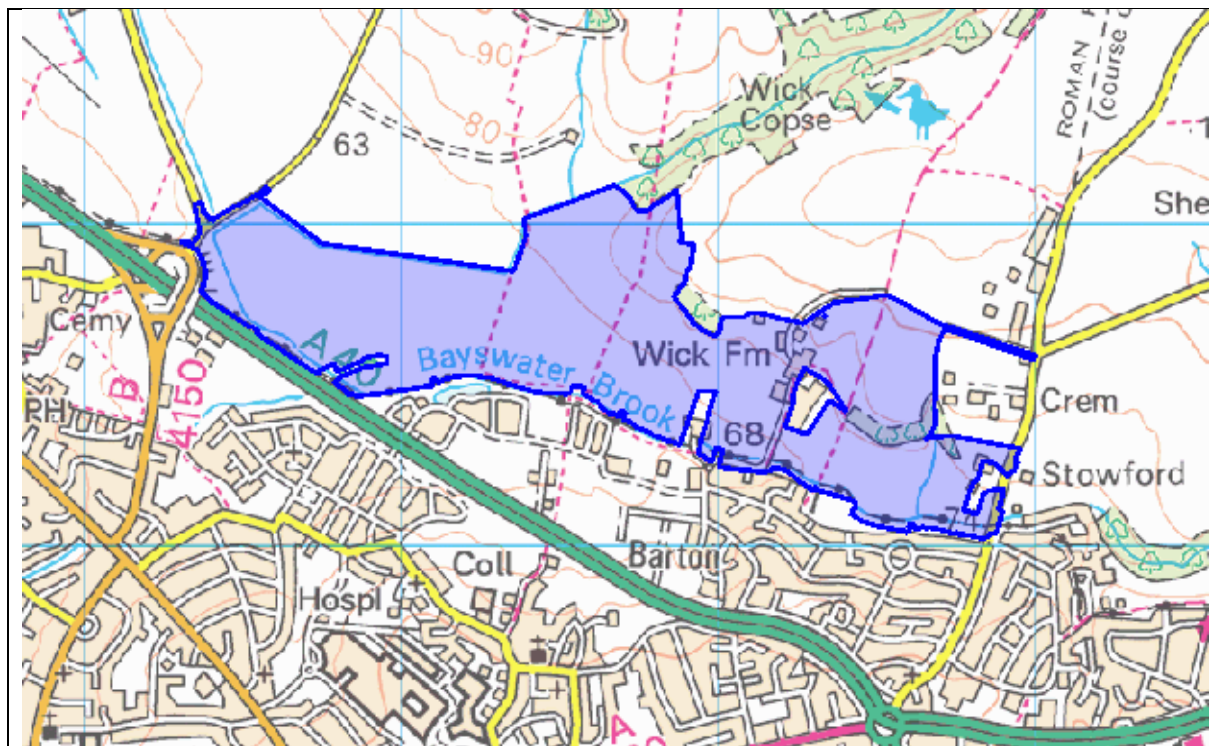
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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	60
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
90	120	120	120	120	120	120	120	120	120

Final 5-year total 0

Site name	Land North of Bayswater Brook
Land supply reference	1895

Total units in 5-year period	Figure to be added
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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 dwelling equivalent)	22/12/2022	n/a

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.

The hybrid planning application, P22/S4618/O, went to planning committee on the 9 October 2024. The committee resolved to grant planning permission subject to the signing of an S106 agreement.

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

The site is due to go to planning committee in October with an Officer recommendation for approval. All planning issues have been addressed subject to the signing of a legal agreement.

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 1-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.

Healthcare provision

The NHS has identified necessary contributions to health care provision.

6. Questions to the site promoter and site promoter comments

Securing outline permission

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

S106 discussions and drafting has been undertaken concurrently with the application. We have been advised by Council Officers that, as a result, it is expected that the S106 can be completed and signed within 1-2 months following a resolution to grant planning permission.

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?

There are a number of agreed pre-commencement conditions. Work will commence on discharging these following a grant of planning permission.

Post outline permission

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)

There will be multiple reserved matters applications for this site, but the detail of the phasing is to be secured by condition.

The expectation is that the first reserved matters application will be submitted within a year following the grant of planning permission, but this is dependent on the process of discharging any pre-reserved matters conditions.

The reserved matters applications would be submitted to allow for the delivery trajectory provided in in box 9b below.

Construction and delivery

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

Should planning permission be granted before the end of 2024, construction is expected to commence in 2025/2026.

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

2026

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

It is expected that there will be two outlets on site at the same time, in different phases.

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

Please see housing trajectory provided in 9b below.

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

Delivery of homes dependent on planning permission being granted and timescales dependent on when a decision is issued.

7. Officer conclusion on deliverability

This site is allocated in the South Oxfordshire Local Plan 2035 for development of around 1,100 homes. Subsequently a hybrid planning application has been submitted for 1,450 homes and a 120 unit assisted living scheme. Alongside the hybrid application, there is also a full application for the site access which straddles the authority boundaries of South Oxfordshire and Oxford City. The hybrid application went to South Oxfordshire's planning committee on the 9 October 2024, where it was resolved to grant permission subject to the signing of the S106. Also on the agenda for this meeting was the related full application for access, which has an officer recommendation to approve. However, there was not time to consider this application and it will go to future planning committee meeting. The full application for access is due to go to Oxford City's planning committee on the 15 October 2024.

The remaining task to be completed prior to planning permission being granted for the hybrid application is the signing of the S106 legal agreement. As the developer has advised, work has been undertaken on the legal agreement concurrently with the planning application and the developer expectation is that it can be completed by the end of 2024. The developer has advised that following the grant of planning permission they expect to get to work on discharging the pre-commencement conditions, with the first reserved matters expected to be submitted around a year after permission granted. We could therefore expect the reserved matters to be submitted towards the end of 2025, early 2026. The developer then expects the first homes to be completed in 2026/27, delivery ramping up from 56 in 2026/27 to 150 in 2027/28 and 200 in 2028/29.

We can compare the developer proposed trajectory against the average site lead in times and build out rates for similar sites in the district. If permission is granted by the end of 2024, as has been stated to be realistic, the developer has indicated they expect to submit a reserved matters application around a year after permission being granted, so towards the end of 2025 or early 2026. On average

for sites of this size, a reserved matters application takes 11 months to be agreed. This would take us to the end of 2026. The developer then expects 56 homes to be completed by the end of March 2027. Work on site is likely to have begun already by this point with the highways work and the construction of the access. We consider that this is realistic and achievable. However, to take account of some uncertainties in the timescales we consider it prudent to push back the first delivery of homes to 2027/28.

The average build out rate for sites of similar sizes in the district is 157 homes per annum. Though sites such as Great Western Park in Didcot have delivered significantly above this at times. The developer has indicated that they expect to deliver 150 homes in 2027/28 and then 200 homes in 2028/29. These delivery rates are supported by the developer's expectation that there will be 2 sales outlets on site at the same time. Taking this information into account alongside the average build out rate data, we consider the proposed build out rates to be realistic. We have therefore assumed delivery of 150 homes in 2027/28 and 200 homes in 2028/29.

Our assessment is that there is clear evidence there is a realistic prospect of 350 homes being 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

Name / signature

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

Date

24 September 2024

Name / signature

James Willey
Associate Planner
Pegasus Group on behalf Dorchester Living

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	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	145	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
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	56	150	200	200	153
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
247	200	203	161	0	0	0	0	0	0

Site promoter's 5-year total 406

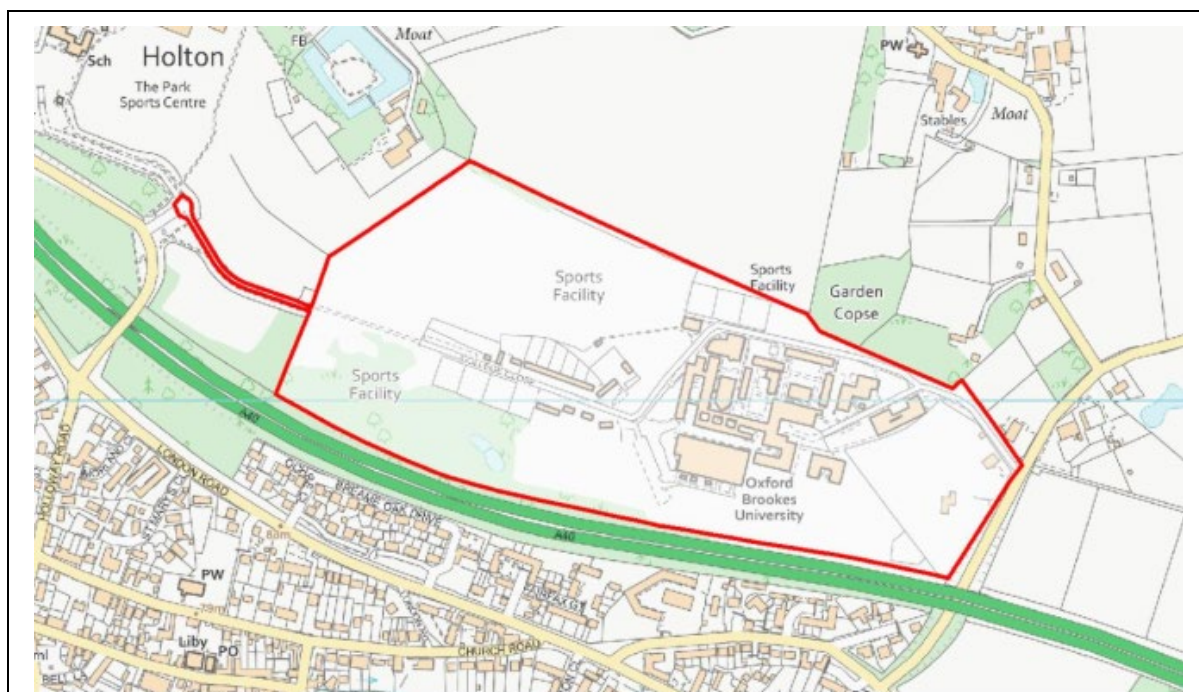
9c. Council's final trajectory for the site

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	150	200	200	153
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
247	200	203	200	160	0	0	0	0	0

Final 5-year total	300
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Site name	Land at Wheatley Campus
Land supply reference	1418

Total units in 5 year period	135
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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	Refused
P23/S1407/RM	Reserved Matters	447	19/04/2023	N/A
P24/S1030/FUL	Full Application	Access	26/03/2024	N/A






Assessment of deliverability

1. Current planning status

The site is allocated in the South Oxfordshire Local Plan 2035 for 500 homes, through policy STRAT14. Outline planning permission was granted in April 2020. Subsequently a reserved matters application was submitted in April 2023 for 447 homes, which is currently under consideration. Alongside the reserved matters application a separate outline application was made, P22/S3975/O, with a revised plan for the site which was refused in April 2024.

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 live reserved matters application (P23/S1407/RM)

Air Quality Officer (2 August 2024)

No objection

No comments received yet on amended plans but previously consultation response indicated no objection.


Conservation Officer (23 July 2024)

Holding objection

Further information on the appearance of aspects of the sports provision to ensure the siting is suitable is needed. Likewise, the changed to the

proposed materials has not responded to previous concern and further fails to respond to local character.

 **Contaminated Land Officer (29 July 2024)**

 No objection subject to conditions

 **Drainage Engineer (13 August 2024)**

Holding objection

Comments on amendments not yet received. Previous comments highlighted that further testing is required in regard to infiltration rates to ensure basins operate effectively.

 **Environmental Health Officer (noise) (25 October 2024)**

No objection

 **Forestry Officer (20 August 2024)**

Holding objection

Comments on amendments not yet received but previously an objection based on 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.

 **Historic England (17 July 2024)**

No advice to be provided in this case.

 **Landscape Architect (18 July 2024)**

Holding objection

Whilst there are some landscape improvements in terms of additional street tree planting, the reinstatement of garden tree planting and the addition of a LAP, there are adverse changes to the southern boundary due to the removal of mounding, leaving a 5m high acoustic fence visible and limited space for screening in places; this is not a satisfactory solution in landscape terms.

There is a lack of detailed landscape information which is required to ensure that the proposals are achievable and to assess the impact of services in relation to trees.

 **Housing Development (1 August 2024)**

Objection

Significant number of units are flats, 2 bed units should be provided as houses as much as possible. Dwellings are too small. Significant number of flats on 2nd floor or above, which means that housing providers are less likely to bid for them.

 **Leisure Development (31 July 2024)**

Some minor clarifications/amendments required.

 **Oxfordshire County Council Highways (16 August 2024)**


Holding objection

No comments yet received on amended plans but previous objection – further information is required regarding the detailed design of the streets and footways.

 **Oxfordshire County Council Lead Local Flood Authority (16 August 2024)**

Holding objection

No comments yet received on amended plans but previously holding objection subject to amended CV values and correctly labelled infiltration basin.

 **Urban Design (6 September 2024)**

Holding objection

No comments yet received on amended plans but previous objection – some areas of the design and layout require considerable revision including parking and apartment design.

 **Countryside Officer (1 October 2024)**

No objection to the layout. Public access to GCN ponds is undesirable, but ultimately would not justify refusal of planning permission. Mitigations, in terms of defensive landscaping and appropriate ongoing management can be secured with further details.

 **Sport England (26 July 2024)**

Holding Objection

Comments on amendments not yet received. Previous comments stated that repositioning of the two football pitches is required to avoid damage to the cricket wicket. Details of drainage to the playing fields are also required. The location of the two nets need to ensure they do not conflict with the outfield. The internal doors to the changing rooms should be rehung to avoid line of sight into the changing rooms. Once revised drawings addressing these issues have been provided, we will be in a position support the discharge of reserved matters.

 **Waste Management Officer (4 October 2024)**

Holding Objection

The proposed collection points for terrace properties on the new plan are directly in front of parking spaces blocking access into or out of the spaces, this isn't acceptable

Comments relating to the live full application (P24/S1030/FUL) for site access

 **Landscape Officer (19 August 2024)**

Holding Objection

I am concerned about the adverse visual and landscape impact resulting from the wide extent of hard surfaced road and paths now proposed, within this area of parkland character landscape. I recommend that measures to reduce this impact are considered. If it is not possible to reduce the extent of the paths, this could be achieved by separating the road and paths by grass verges with trees.

Sections should be submitted to reflect the revised proposals, these should indicate the depth of the swale and gradient of the side slopes, which should be no steeper than 1 in 3.

Details of the proposed planting, including species, size, density and number of plants, planting method and long term maintenance and management proposals are required. Full details of fencing and gates will also be required, and also of lighting proposals. These could all be subject to conditions

 **Ecology Team (15 April 2024)**

No objection subject to conditions

 **Drainage Officer (8 April 2024)**

No objection subject to conditions

 **Oxfordshire County Council – Transport (2 September 2024)**


Holding objection

- Concern over plans for roundabout. Further information and changes are required.
- A tiger crossing should be provided rather than a buildout on road.
- A long section has not been provided and will be required to ensure compliance with the Equalities Act 2010.


 **Oxfordshire County Council – Lead Local Flood Authority(2 September 2024)**

Holding objection

Please provide hydraulic calculations to show that the increase in cross sectional area of the swales is sufficient to prevent flooding.

 **Oxfordshire County Council – Archaeology (2 September 2024)**

No objection.

 **Forestry Officer (19 September 2024)**

Objection

From an arboricultural perspective, the application should be refused, as the development risks the deterioration and loss of a veteran tree, contrary to Policy ENV1 (Landscape and Countryside), Policy DES1 (Delivering High Quality Development), Policy DES2 (Enhancing Local Character) of the adopted SODC local plan, NPPF 186c, BS3998 and BS5837.

3. Site viability

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

4. Ownership constraints

An application for the western access has been submitted and is under determination (P24/S1030/FUL). There are issues regarding this access not being able to suitably accommodate the preferred drainage and tree protection. Applicant has advised that the red line boundary cannot be amended to address this as it is with the Department for Education for agreement that the land can be released from education use.

5. Infrastructure dependencies and enablers

The western access is dependent on agreement from the Department for Education that the land can be released from education use, and that the details submitted are acceptable and planning permission can be granted. A second outline application was submitted to provide an alternative western access but that was refused on highway grounds.

There are technical matters identified in box 2 that are still to be addressed, 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

Oxford Brookes University website states:

“Oxford Brookes is in the process of moving all remaining activity from the Wheatley Campus and will formally leave the site by November 2024. All courses previously taught at the Wheatley Campus are moving to brand new, purpose-built facilities on the Headington Campus as part of the University's estates investment plan.”

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 technical comments made on your applications listed in Box 2 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. What do you think are the key issues that need to be resolved before the Section 106 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?

Crest Nicholson would like to bring forward the much needed delivery of new homes on this site, however we do not believe it is realistic given the challenges faced within the reserved matters application including the consultee responses. We are working hard to resolve all issues however we do not see a solution in the foreseeable questioning the delivery of the next 5 years. We would appreciate the support from the policy team with resolving issues with SODC and OCC.

8. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035, with an outline application for up to 500 dwellings approved in April 2020. A reserved matters application was subsequently submitted in April 2023. In order to address the requirements of condition 6 of the outline application, a full application for the western access to the site was submitted in April 2024.

There have been a number of revisions to the development proposals under consideration as part of the reserved matters application, with the most recent being submitted in September 2024. At the time of writing not all of the technical consultees with outstanding objections had provided comments on the revised plans, so it is not possible to confirm whether these have addressed the concerns. However, the ongoing dialogue and preparation of revised plans shows the intention of bringing the site forward in a timely manner.

The main issue with the site is the access. The full application which has been submitted to agree the details regarding the western access has issues from an arboricultural perspective. It is likely that all other issues can be overcome. If the

arboricultural issue cannot be overcome, it will need to be weighed in the planning balance against the benefits of the provision of new homes, considering the site is allocated for development in the South Oxfordshire Local Plan. Discussions with the case officer have indicated that a decision is expected by the end of the year. Without predetermining the case officer's decision on these applications, there is a realistic prospect that these applications will be approved.

The developer has not provided any relevant information regarding the expected delivery timeframe. In response to our request for delivery information on the site, they have advised that they are working hard to resolve the issues with the planning applications, though have raised concerns about finding resolutions. We consider this to be a pessimistic view, taking into account the site is allocated in the Local Plan and has outline permission with progress being made on the reserved matters application and application for access. Since the granting of outline permission in April 2020, work has been underway to relocate the student uses on the site which has now been complete. A housebuilder is now on board to deliver the site and continue the progress that has been made.

We have addressed what we consider to be the main issue above, and consider there to be a realistic prospect that the site will be granted permission in the near future, though we highlight again we are not predetermining the decision on the application. Therefore, we will rely on average lead in times in the district to develop the trajectory. Considering the case officers' expectation that a decision will be made by the end of the year, to build in some flexibility we have assumed that a decision is made by the end of the 2024/25 monitoring year. Our average lead in times for a site of this size indicate that the first completion would come 1.3 years after the RM is agreed. This would place the first completions July/August 2026. The average build out rate for a site of this size is 54 homes per annum. Building in some extra flexibility we have therefore assumed half a years build out rate for 2026/27, of 27 homes, with 54 homes projected to be delivered for the following years. This leads to projection of 135 homes being delivered in the 5-year period.

We consider there to be clear evidence of a realistic prospect that 135 homes will be delivered in the 5-year period. This considers the evidence that the site is a strategic allocation, significant progress has been made on the planning process with outline permission granted and reserved matters application and full application under consideration, as well as case officer information that a decision on the applications is likely to be made by the end of 2024.

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 October 2024
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Name / signature	Ben Duffy Senior Planning Officer
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Comments on behalf of Oxford Brookes University and Crest Nicholson,

Date	19 September 2024
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Name / signature	David Bainbridge Director, Savills
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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	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	27	54	54	54	54
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
54	54	54	42	0	0	0	0	0	0

Council's initial 5-year total 135

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	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 0

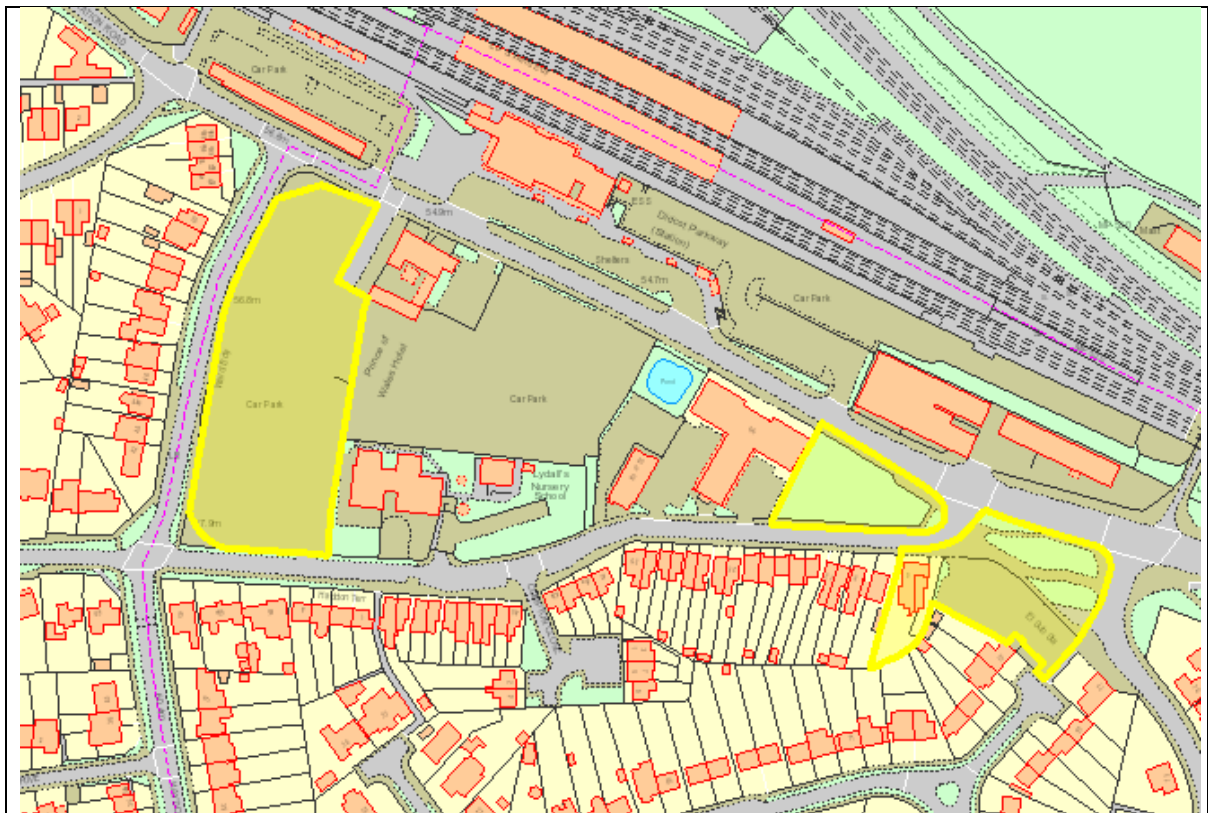
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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	27	54	54	54	54
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
54	54	54	42	0	0	0	0	0	0

Final 5-year total	135
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Site name	Didcot Gateway
Land supply reference	1010

Total units in 5-year period	144
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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






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, August 2023 and January 2024 to try to address objections raised by consultees and concerns raised by the case officer.

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)

No objection


Local Highways Authority (16/07/24)

No objection subject to contributions

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 and site promoter are not aware of any land ownership constraints affecting this site.

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

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 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. 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 have worked with officers to address outstanding comments and are now working with officers to agree final matters in respect of S106 to allow the application to progress to planning committee.

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

The project team have been reviewing the S106 obligations as requested by consultees and have discussed these with officers. Final minor details are currently being agreed to allow the application to progress to planning committee.

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?

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.

5. 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.

6. 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.

7. 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.

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

See trajectory

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

7. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035. In February 2022 an outline application for 144 homes was submitted. There are no outstanding objections to the proposals from specialist officers or statutory consultees, with work progressing on the legal agreement prior to the application going to planning committee. As Homes England have advised, the final minor details are being agreed.

Homes England have confirmed that the project team are looking at what work is required to discharge the pre-commencement conditions and are looking at opportunities to progress this work as soon as possible. Once planning permission has been granted the site will be marketed to development partners and it will be sold as one site. They have considered our initial proposed housing trajectory and consider this to be appropriate.

The initial trajectory was based upon last year's trajectory cross checked with site average lead in times. On average for sites of this size, we would expect it to take 3.9 years from the submission of an outline application to the first homes being delivered. With the outline application being submitted in February 2022 we would therefore expect the first homes to be delivered towards the end of 2025/26. However, this site is a previously developed site which has added some additional complexities to redevelop it in comparison to what we might see on a greenfield site. This is shown than the longer than average time it has taken to agree the outline permission, with the average being 1.5 years from submission of outline application to planning approval. Given the most up to date information provided by the case officer for the site and the site promoter, we can reasonably assume that permission will be granted by the end of 2024/25, taking the amount of time for outline approval to around 3 years. It is important to note though that the outline application has provided details for the access to the site and in addition, provided parameter plans for land uses and building heights. This will remove the need to address these aspects in the reserved matters application.

Following the outline approval, it then takes on average 1.1 years to the approval of reserved matters, and a further 1.3 years to first completions. We would therefore expect the first completions in mid-2027/28. Taking this into account we have pushed back the trajectory to represent this. With 50 homes completed in 2027/28, representing around half a year's build out, and 94 homes being completed in 2028/29. The proposed development is for flats and so it is likely that the homes will be completed at around the same time, or in significant batches. This supports the higher than average build out rate seen in 2028/29 of 94 homes.

Another consideration for considering this site is that it is being brought forward by Homes England, a government agency whose mission is to accelerate “the pace of house building and regeneration across the country”.

We consider that there is clear evidence that there is a realistic prospect the site will deliver homes as projected, provided 144 homes 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	16 August 2024
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Name / signature	Ben Duffy Senior Planning Officer
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On behalf of Homes England, I consider this to be a realist assessment of the trajectory for this site.

Date	24 September 2024
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Name / signature	Emily Everitt Planning Associate, Stantec
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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	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	100	44	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	56	0	0	0	0	0	0	0	0

Council's initial 5-year total 144

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	100	44	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 144

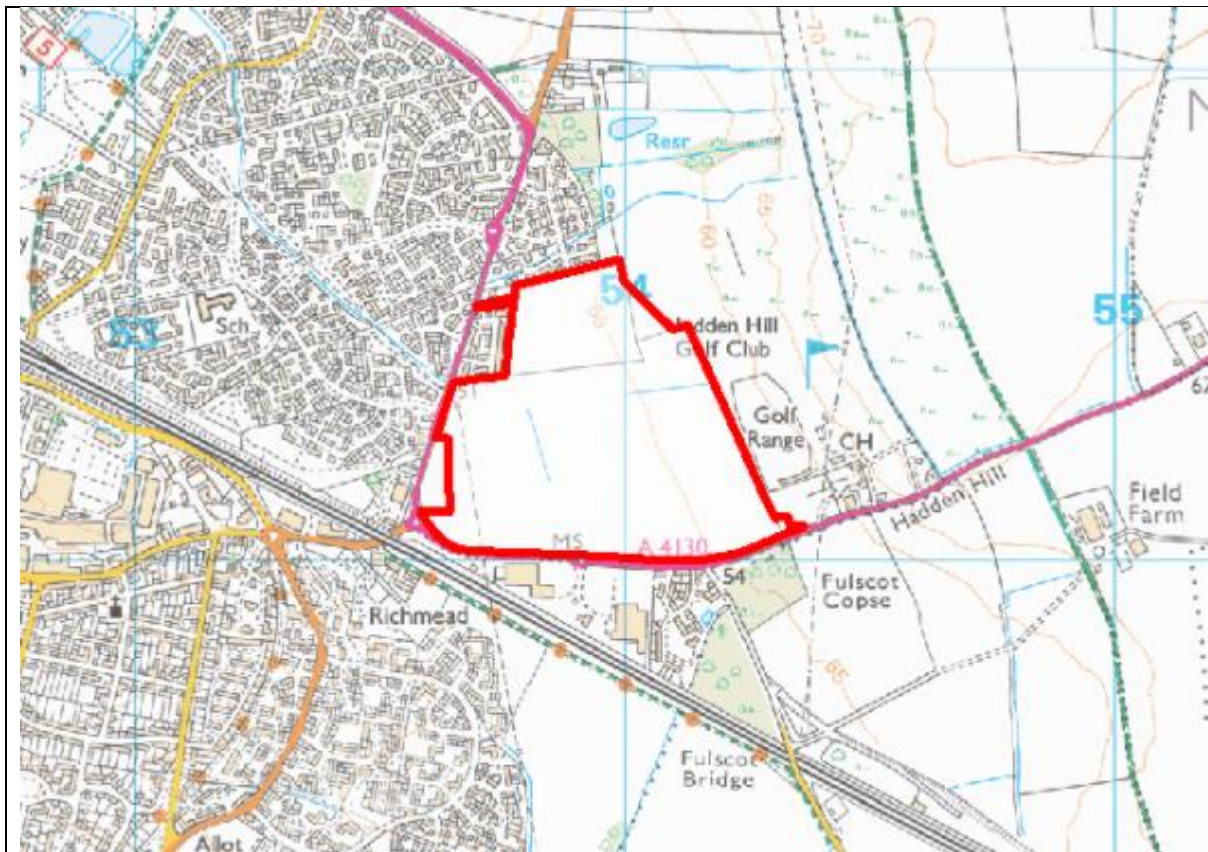
9c. Council's final trajectory for the site

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	50	94	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	56	0	0	0	0	0	0	0	0

Final 5-year total	144
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Site name	Ladygrove East
Land supply reference	1011

Total units in 5 year period	155
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Site status	Outline Permission
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Total units allocated for development	642
Total units with outline consent	750
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	22/04/2024

Assessment of deliverability

1. Current planning status

The site is allocated in the South Oxfordshire Local Plan 2035 for 642 homes. In April 2024 outline permission was granted for 750 homes.

An application for the discharge of condition 8, a site wide design code, was submitted in May 2024 and later rejected in July 2024. No further applications are currently under consideration for the site, although initial pre-application dialogue is underway.

2. Technical consultee comments

There are no applications currently 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

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.

A S106 Agreement has been completed as part of the outline decision.

6. Site promoter comments

1. 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)

Bloor homes has submitted an initial pre-application enquiry which is currently subject of engagement with SODC and OCC. Subject to ongoing dialogue, a submission is anticipated in February 2025

2. What measures are being taken to ensure that the pre-commencement conditions can be satisfied?

Bloor Homes has engaged in Design Code and pre-application dialogue with a view to making formal reserved matters applications. Work on all pre-commencement conditions has started and is envisaged to fit in alongside the reserved matters processes.

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

Targeted for 2025 and subject to timescales associated with design code and reserved matters progression.

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

Targeted for 2026 and subject to timescales associated with design code and reserved matters progression.

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

A single sales outlet is envisaged with the first phase of development. Later phases may give rise to additional outlets.

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

Likely to be 75 dwellings per annum, under a single outlet – please see trajectory below.

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

7. Officer conclusion on deliverability

The site was granted outline permission for 750 homes in April 2024. Subsequently a discharge of condition application was made in respect of the required design code, with the application being rejected. As advised by the developer, pre-application advice is currently being sought in respect of this as well as other matters.

Submission of a reserved matters application is anticipated in February 2025, with construction commencing later that year and the first homes delivered in 2026. On average, for sites of this size in the district it takes 2.7 years from outline permission being granted to the first homes being built. With the site being granted outline permission in April 2024, we could therefore expect the first homes to be delivered by the end of 2026, early 2027. This is broadly in line with the developers' expectations.

The developer has provided their anticipated build out trajectory which anticipates 155 dwellings being delivered in the 5-year period. This is a reduction on the Council's initial trajectory which anticipated 375 dwellings delivered in the 5-year period. The initial trajectory was based upon average lead in times and build out rates for the district. The 2023 build out rate indicated 150 homes would be delivered on a site of this size per annum. As the developer has indicated that there is likely to be only one sales outlet on site for the initial build out period, we consider the developer's build out to be reasonable and have used their anticipated trajectory.

The site has outline permission, with the developer providing their delivery intentions and build out rates. There is clear evidence that this site has a realistic prospect of delivering the 155 homes anticipated 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

19 September 2024

Name / signature

Ben Duffy, Senior Planning Officer

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

Date

17 September 2024

Name / signature

James Yeoman
Director (Savills on behalf of Bloor Homes)

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
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 375

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	30	50	75	75	75
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
75	75	75	75	75	70	0	0	0	0

Site promoter's 5-year total 155

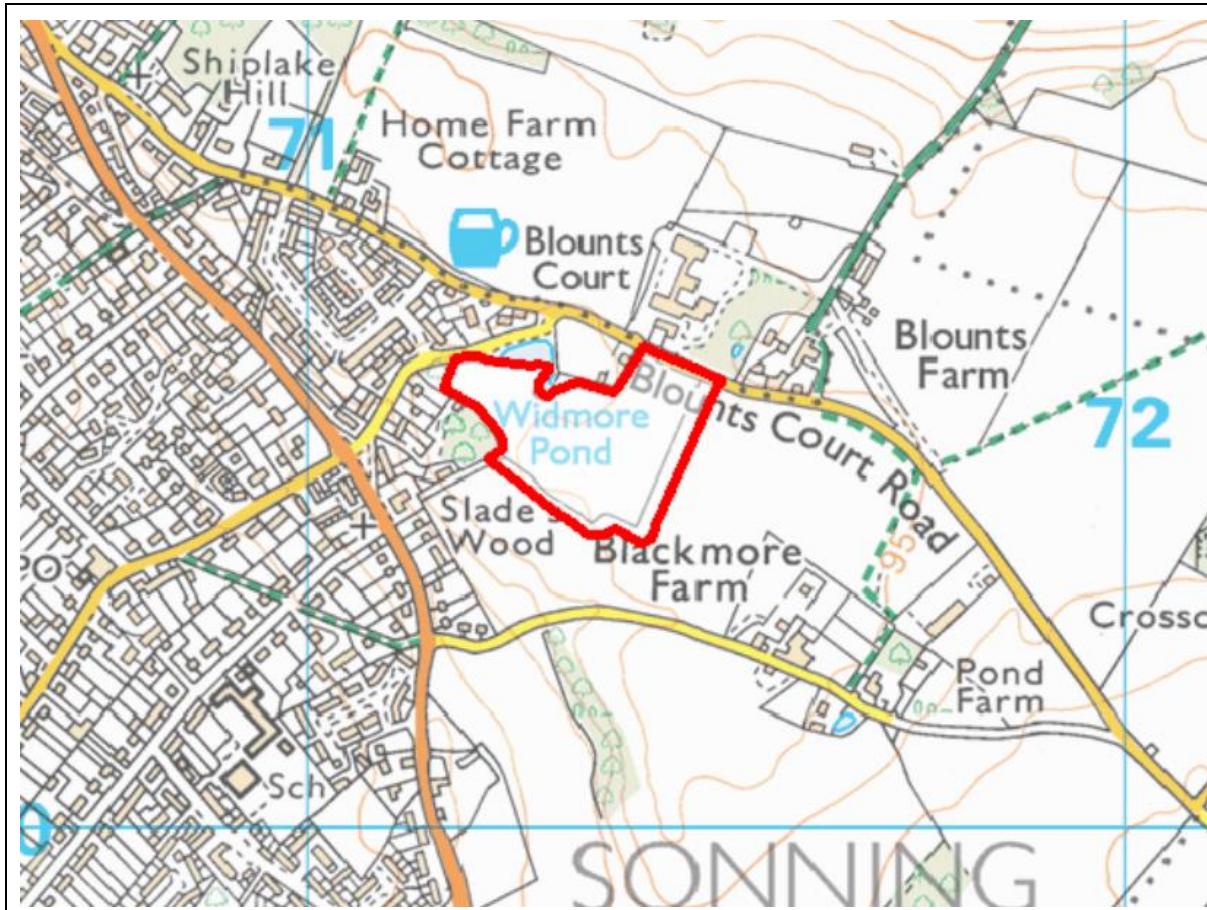
9c. Council's final trajectory for the site

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	30	50	75	75	75
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
75	75	75	75	75	70	0	0	0	0

Final 5-year total	155
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Site name	Little Sparrows, Sonning Common
Land supply reference	2453

Total units in 5 year period	133
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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
P24/S0960/RM	Reserved Matters	60	20/03/24	10/10/2024

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. Construction is underway.

An application for Reserved Matters was submitted in March 2024 for the remaining 60 units, approved in October 2024.

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

Planning permission was granted for P24/S0960/RM on the 10 October 2024. 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. The site is owned by the applicant, Senior Living (Sonning Common) Limited. This is delivery and operational company within Inspired Villages.

5. Infrastructure dependencies and enablers

N/A

6. Site promoter comments

1. 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?

N/A

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

Construction work on Phase 1 commenced November 2023

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

Occupations could commence from June 2025 however under S106 wording, the units in Phase 1 currently cannot be occupied until all communal facilities delivered (Nov 2025)

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

One sales outlet in Phase 1

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

2025 - 73 C2 Units

2027+ - 60 C2 Units

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

7. Officer conclusion on deliverability

The site was granted hybrid planning permission 133 units in June 2021. The permission gave detailed permission for 73 assisted living units in a 'village core', with 60 assisted living units given outline permission. The site is currently under construction, though no units have been delivered as of yet. The 73 assisted living units with detailed permission are assumed to be deliverable in accordance with part 'a' of the definition of deliverable.

The 60 assisted units that were granted outline permission have subsequently had a reserved matters application submitted and agreed in October 2024. However, at

the base date of this housing supply statement (1 April 2024), the site was considered a category 'b' site according to the NPPF definition of deliverable. The developer has provided a response indicating that they agree with the initial trajectory proposed, which we based upon average lead in times for sites of this size in the district and site-specific information.

We anticipate the 73 assisted living units that form the village core to be delivered in the same year, 2025/26, as this is one building. The developer has confirmed this is correct. In respect of the 60 assisted living units covered by the reserved matters permission, P24/S0960/RM, these will be a mix of apartment blocks and cottages. Again, these are likely to be delivered at the same time due to the nature of the development being for specialist need and due to the development containing apartment blocks. This has been confirmed by the developer. Average lead in times for sites of this size in district show that on average it takes 1.2 years from reserved matters being permitted to the first home being completed. This would lead us to assume completions from start of 2026. We have allowed a longer lead in time though to account for the development likely to make the units available either at the same time or within a short timeframe of each other. We have assumed all units will be delivered in 2027/28, giving around a 2.5-year lead in time.

The average build out rate for sites of this size is 38 homes per annum, we therefore expected 38 homes in 2026/27 and the remaining 22 homes to be delivered in 2027/27. As all the units being delivered on the site are self-contained residential units, we have not applied a ratio as would be applied to communal accommodation.

We consider there to be clear evidence of a realistic prospect that the 60 units considered under part 'b' of the definition of deliverable will be delivered in the 5-year period. This is alongside the 73 units considered under part 'a' of the definition of deliverable, which are currently under construction.

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 November 2024
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Name / signature	Ben Duffy Senior Planning Officer
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On behalf of Inspired Villages, I consider this to be a realist assessment of the trajectory for this site

Date	21 November 2024
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Name / signature	Avneesh Bains Senior Planning (DLP Planning Limited)
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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	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

Council's initial 5-year total 133

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

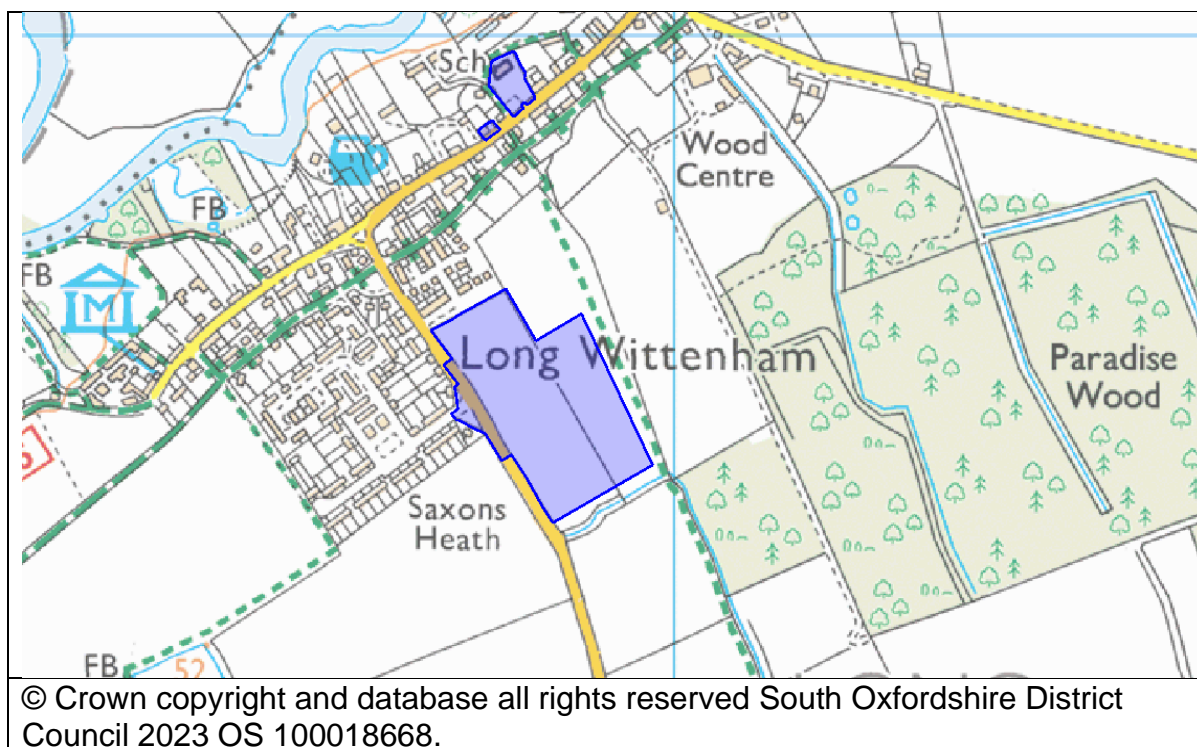
9c. Council's final trajectory for the site

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	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

Final 5-year total	133
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Site name	Community Hub, Didcot Rd Long Wittenham
Land supply reference	2656

Total units in 5 year period	43
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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 key consultee yet to respond

The site has delegated approval, subject to the signing of the S106 approval. There are no other outstanding issues on the application.

3. Site viability

The site has had issues regarding viability. These have been resolved through an appropriate viability assessment and discussions between the Council and Applicant.

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

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

3. When do you think construction work will commence, and are there any obstacles to starting construction?
4. When do you think the first dwelling will be completed?
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
6. How many homes a year do you think this site will deliver?
7. Are there any other comments you would like to raise?

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 has been given delegated approval, with the only task outstanding now being the signing of the S106 legal agreement.

Whilst there has been some dialogue with the agent for the developer, we have not received delivery information. As work is progressing on the S106 agreement and all other planning matters have been resolved, it is clear that the intention is to bring this site forward.

Site average lead in time data for sites of this size in the district show that on average it takes 3 years from the submission of an application to the first homes being delivered. The application was submitted in March 2023 and has a delegated grant of approval subject to the S106 being signed. It takes on average 2.2 years from the submission of an application of this size to the issuing of the planning permission. This would lead to granting of permission early in the 2025/26 monitoring year. This is considered realistic taking into account the progress the site has made. It then takes on average 8 months from granting of permission to the first home being completed. This would take us to approximate the start of the 2026/27 monitoring year.

The average build out rates for sites of this size in the district is 17 homes per annum. In order to provide some flexibility in these timescales we have assumed half a years build out in 2026/27, with 17 homes per annum in the following 2 years and the final 2 homes delivered in 2029/30. This leads to 43 homes of the 45 being included in the 5-year period.

Taking into account the above, we consider there is clear evidence of a realistic prospect that this site will deliver 43 homes 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

19 November 2024

Name / signature

Ben Duffy
Senior Planning Officer

On behalf of Thomas Homes, I consider this to be a realistic assessment of the trajectory for this site

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

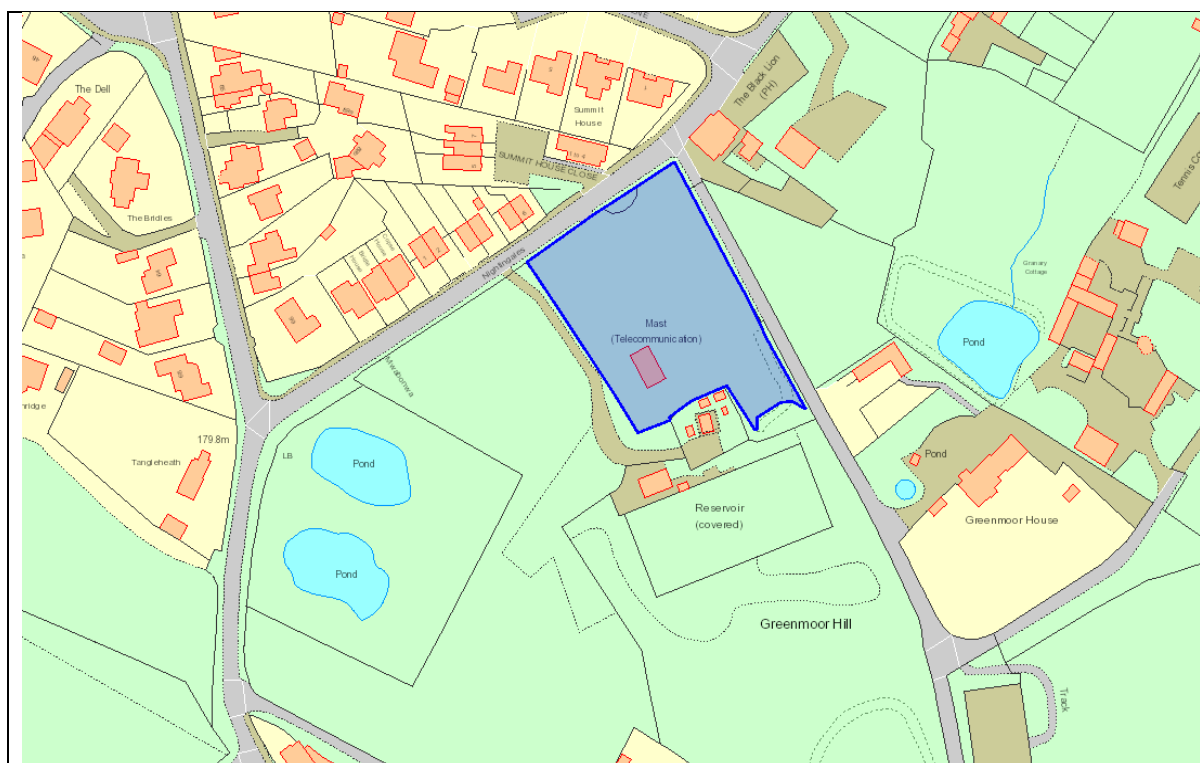
9c. Council's final trajectory for the site

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	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 43

Site name	Sue Ryder Home for Palliative Care, Joyce Grove, Nettlebed
Land supply reference	1441

Total units in 5 year period	23
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Site status	Allocation
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Total units allocated for development	20
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/S2734/FUL	Full	23	25/07/2022	TBC

Assessment of deliverability






1. Current planning status

The site is allocated for residential development of approximately 15 dwellings through the South Oxfordshire Local Plan 2035, Policy H6.

A full application for 23 homes was submitted in July 2022 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 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

Chilterns Conservation Board (16 August 2022)

The site, which comprises a series of heritage assets of importance and significance, sits within the AONB and this site is largely self-contained within its sylvan setting. We support there-use of these listed buildings in the delivery of the NPPF at 197 which establishes that “*In determining applications, local planning authorities should take account of (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*”

The AONB Management Plan 2019-2024 supports the principle proposed here.

We noted that some removal of ornamental trees is required to facilitate access to the potting shed and to a category B beech tree (arboriculture report paragraph 4.1.4). A suitable condition and the delivery of replacement planting would mitigate this loss, in this case.

Heritage Officer (22 October 2022)

Overall, I am happy to support these applications following the receipt of the amended plans dated 3/10/2022.

 **Countryside Officer (9 June 2023)**

No objection, subject to conditions

 **Drainage Officer (26 August 2022)**

No objection, subject to conditions

 **Forestry Officer (18 April 2023)**

No objection, subject to conditions

 **Environmental Protection Team (16 August 2022)**

No objection

 **Affordable Housing Team (9 September 2022)**

The application proposes a development comprising 23 dwellings. This equates to an increase of three further dwellings in relation to the extant consent P15/S0198/FUL. A financial contribution in lieu of the on-site delivery of affordable housing was secured by way of a S.106 Agreement dated 19 March 2021. The Planning statement, dated July 2022, stresses that although there is an increase in the total number of dwellings, the changes introduced in the current application are minimal. For the purposes of calculating the affordable housing contribution in accordance with Local Plan 2035 policy H9, this would increase the number of affordable dwellings required from 8 to 9.2.


Paragraphs 5.12 – 5.22 propose that given the time which has elapsed since the building was vacated, the Vacant Building Credit (VBC) should be applied. It is noted that there is an extant consent dated 1 April 2021 which remains unimplemented. The time elapsed since the extant consent was granted, and the submission of the current application, is cited as justification in the Planning Statement for the further application of the VBC. The period which has elapsed since the granting of the unimplemented extant consent, and the current application, which is similar to the extant save for an increase of three units, is not considered to be sufficient justification for the further application of the VBC, and the full 40% affordable housing contribution should apply.

 **Landscape Officer (30 September 2022)**

No objection

 **Oxfordshire County Council – Transport (28 August 2022)**


No objection

 **Oxfordshire County Council – Lead Local Flood Authority (28 August 2022)**

No objection subject to conditions

 **Oxfordshire County Council – Education (28 August 2022)**

No objection subject to S106 contributions

 **Oxfordshire County Council – Archaeology (28 August 2022)**

No objection



Oxfordshire County Council – Waste (28 August 2022)

No objection subject to S106 contributions



Waste Management Officer (4 November 2024)

No objection as informed by case officer

3. Site viability

The Council and site promoter are aware of viability concerns with the site which are being considered through the application process. An appropriate level of planning obligations will need to be agreed.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

This will be finalised once the viability issues have been addressed.

6. Site promoter comments

1. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?
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?
3. When do you think construction work will commence, and are there any obstacles to starting construction?
4. When do you think the first dwelling will be completed?
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
6. How many homes a year do you think this site will deliver?
7. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The site is allocated for residential development of approximately 15 dwellings through the South Oxfordshire Local Plan 2035, Policy H6. A full application for 23 homes was submitted in July 2022 and is currently under consideration. All issues have been resolved apart from agreement over the affordable housing contribution. Discussion over viability evidence are ongoing, though the case officer has advised that further viability evidence has been submitted recently and it is hoped that this will resolve the issue. A legal agreement will then need to be prepared and signed.

The average lead in time data for sites of this size in the district show on average it takes 3 years from the submission of a full application to the first homes being delivered. This would indicate homes might be expected in July 2025. Given the remaining work required to agree the affordable housing contribution, sign the legal agreement and then discharge pre-commencement conditions we think it is appropriate to expect a longer lead in time for this time. If we take a cautious assumption of permission being granted for the site by the end of 2025, our lead in data indicates it takes 8 months from permission to first completion on sites of this size. We would therefore expect homes to be delivered from August 2026.

The average build out rate for sites of this size in the district is 17 homes per annum. If completions were to commence in August 2026, we would expect 11 homes to be completed in the 2026/27 monitoring year, with the remaining 12 homes the following year.

We have had some communication with the agent for site, who has advised the developer was intending to respond to the request for delivery information. However, as of yet and despite multiple attempts to chase this information, we have had no response. We are therefore relying on average lead in time and build out rate data to prepare the trajectory. However, we consider the ongoing work to resolve the issue over affordable housing contribution and information provided by the case officer clear evidence of the developer's intention to bring this site forward.

Taking the above into consideration, there is clear evidence of a realistic prospect this site will deliver 23 homes 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

19 November 2024

Name / signature

Ben Duffy
Senior Planning Officer

The site promoter did not respond to this pro-forma request

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	8	15	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

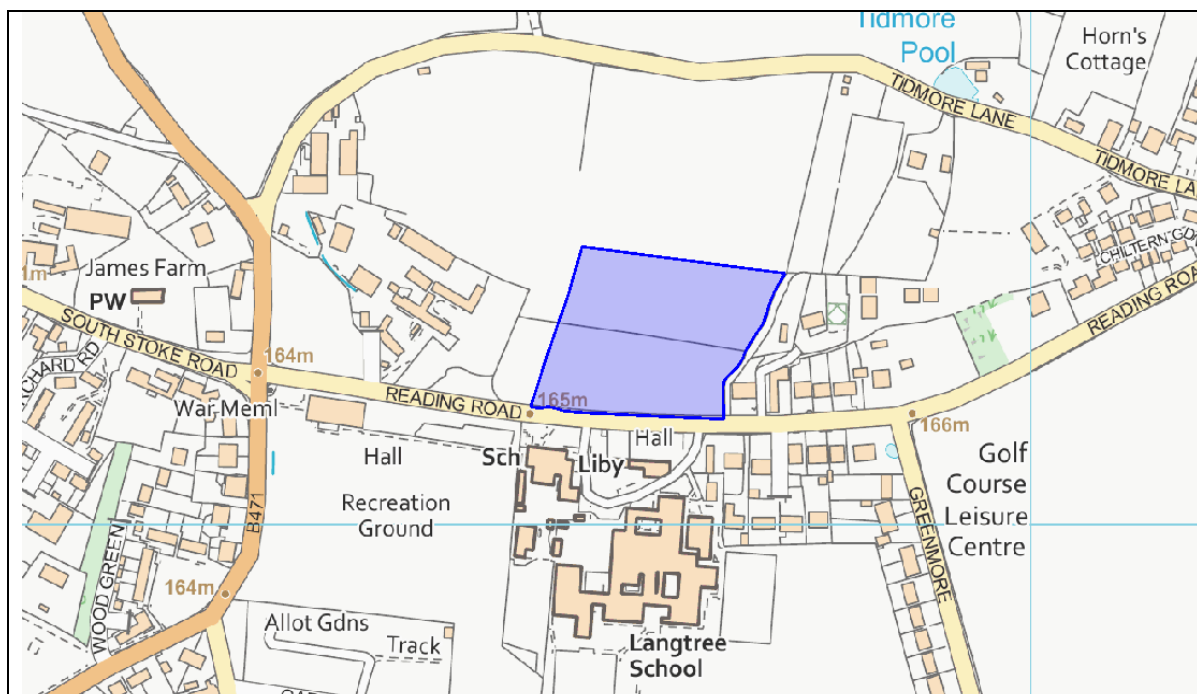
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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	11	12	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	23
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Site name	Woodcote NDP2 Site 30: Church Farm
Land supply reference	2660

Total units in 5 year period	17
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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 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

P23/S2395/O

 **Chilterns Conservation Board (6 September 2023)**

No objection

 **Conservation Officer (12 June 2024)**

I consider that the proposed development still has the potential to compromise the contribution that the setting of the heritage assets makes to their significance, eroding the character of the agricultural land without suitable mitigating measures or opportunities for enhancement as this proposal will rely on this detail being capable of agreement at RM stage.

 **South and Vale Countryside Officer (22 May 2024)**

No objection subject to conditions

 **Drainage Officer (14 May 2024)**

No objection subject to conditions

 **Forestry Officer (17 June 2024)**

It is acknowledged that landscaping is a reserved matter, however sufficient provision landscape planting of trees has not been demonstrated within the illustrative plans (particularly internally and within the development frontage) to help soften and integrate the proposed development into the site setting within the National Landscape.

 **Air Quality (7 May 2024)**

No objection

 **Contaminated Land (14 May 2024)**

No objection

 **Environmental Protection Team (10 May 2024)**

No objection

 **Affordable Housing Development Team (1 September 2023)**

It is preferable for the majority, if not all of the two-bedroom properties to be delivered as houses rather than flats as houses are considered more suitable for families needing rented accommodation and Registered Providers have advised that houses are more appropriate for shared ownership.

In line with the submitted Site Plan (drawing no. PA/03) the affordable units appear to be largely situated towards the Eastern area of the site. To avoid any concentration of affordable housing on the site, it is advised the applicant explores possibilities of greater distribution of the affordable units across the whole site.

In addition to the above, the submitted site plan shows the only provision of maisonettes across the site are proposed as affordable units. With no similar provision for market units, this clearly makes affordable housing distinguishable, contrary to Policy H9. It is advised that the applicant explores ways to avoid this issue.

 **Landscape Officer (9 September 2024)**

Holding objection

I remain concerned that previously highlighted issues are unresolved, whilst the application seeks to reserve landscaping, it should be demonstrated that the site can accommodate appropriate attenuation, open space, and play requirements. Current proposals indicate that there is insufficient space to provide these. There are a number of issues still to resolved, including:

- Space for street tree planting
- Western boundary – Planting to be a minimum of 3m wide.
- Play provision – discussions should be held with the parish council. A compromise LAP plus area with limited equipment may be an option.
- Open space provision - the attenuation basin would not form accessible, usable open space therefore this would be lacking.
- Attenuation basin design – the flood risk assessment shows uniform 1 in 3 side slopes to the entire basin and a depth of 1.5m, this would not form an attractive feature (or appropriate open space).

 **Oxfordshire County Council – Transport (4 September 2024)**

Holding objection

The applicant has informed that there is a potential gap between the highway and site boundaries and the related land is not under their control. While it is understood that the applicant is seeking to address this issue, they should be made aware that the associated S278 agreement will not be entered into until this has been fully resolved with either Land Registry or the landowner.

Amended swept paths of a refuse vehicle entering and exiting the site have been submitted as requested. However, it appears that the vehicle will encroach the footway and kerbline at a number of locations as shown below, which is not accepted. As a result, the access into the site is required to be widened/amended accordingly to address this issue and updated swept paths submitted.

 **Oxfordshire County Council – Lead Local Flood Authority (14 May 2024)**

Holding objection

The FRA, Issue 9, dated 14th August 2024, prepared by Glanville is still in the form of a descriptive document. Whilst the LLFA recognise this outlines the proposed approach to delivering a sustainable drainage solution for the site it does not contain the level of detail required to enable the LLFA to technically assess the proposal to assure compliance and functionality.

The applicant should refer to the LLFA Local Standards on the OCC LLFA website to enable them to work up a fully detailed, calculated and defined technical document to accompany the outline detail of the FRA validating the proposal, justifying chosen approach in order that the LLFA can fully assess the functionality of the scheme.

 **Oxfordshire County Council – Education (14 May 2024)**

No objection subject to conditions

 **Oxfordshire County Council – Archaeology (14 May 2024)**

No objection subject to conditions

 **Designing Out Crime Officer (8 May 2024)**

No objection subject to conditions

 **Thames Water (22 August 2024)**

No objection subject to conditions

 **Urban Design Officer (3 September 2024)**

A few issues remain outstanding as follows:

- I can see that you have provided a rationale around open space provision in your covering letter dated 16 August 2024. Although this may be considered a detailed matter, the applicant needs to demonstrate it can accommodate the number of units proposed together with associated open space, landscaping, SuDS, access and green infrastructure in order to result in a high-quality design proposal. Whilst the masterplan at this stage is illustrative only, the parameter plans once approved will be fixed, so it is important to consider this matter at the outset of the design process.
- Space for landscaping needs to be afforded to at the outset of the design process. Provide low level planting between parking spaces every 4 to 5 spaces (this is particularly relevant on the eastern side of the site).
- In terms of materials, please check the built form section of the Joint Design Guide. A character study of the area will give you the design cues to inform your materials palette which will help reinforce the character of the area. You may find the Chilterns Building Design Guide (2nd edition 2010) useful in understanding local materials used in the area. Check the Chilterns' Conservation Board comments.
- Visualisations have not been provided. This would be needed as part of a future reserved matters application.
- The green infrastructure plan does not include the central area as open space but does consider grass verges at the edge towards the open space calculation. It would be useful to have a height and density parameter plan despite the small scale of the site.
- Whilst you mention that garden sizes are all compliant with the JDG standards, it would help to submit a traffic light plan including dimensions to demonstrate this.

 **Waste Management Officer (2 September 2024)**

As per my comments submitted on 07 May 2024 plans will need to indicate bin presentation points for plots where our waste vehicle is not shown to access, according to the swept path analysis drawing.

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 potential third party land issues relating to highways land.

5. Infrastructure dependencies and enablers

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

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. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
3. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?
4. Please provide a timetable forecasting when you will submit reserved matters application/s on this site?
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?

Unfortunately, we are not in a position to comment at this time as the officers who are dealing with the application have not managed this site and consultees coming back with different comments on the same scheme causing unnecessary delay. Once we have had some clarity from the officer we will be able to respond but at the moment the officers are not giving us comfort that I could provide you with timings going forward.

7. Officer conclusion on deliverability

The site is allocated in the Woodcote Neighbourhood Plan, an outline application has been submitted and is currently under consideration. There are a number of issues remaining to be resolved, as demonstrated by the specialist officer comments. These relate to:

- Conservation;
- Tree planting;
- Affordable Housing;
- Landscape;
- Transport;
- Flood Risk;
- Urban Design; and
- Waste Management.

The site promoter has declined to provide comment on the questions asked, as above.

Taking each issue in turn. The Conservation Officer's comments relate to a number of areas that are largely picked up in other Officer's comments as well. They have echoed the concern of the Landscape Officer in regard to the western boundary and there being an insufficient buffer. This buffer has been increased from 3m to 5m which is acceptable. Though there are still concerns regarding the level of planting in the buffer area.

There are also concerns regarding tree planting. Revised plans are required to show that there is sufficient space for tree planting and that appropriate methods are used to incorporate street trees into the development.

There are some outstanding issues for Affordable Housing, including the location and typology of homes on site. However, these do not fundamentally affect the suitability of the application and can likely be resolved through revised plans.

The Landscape Officer has raised concerns regarding tree planting (as above), planting, open space and the attenuation basin. The concerns around sufficient planting on the western buffer can be addressed with revised plans, with the buffer strip width already having been addressed by its increase in size to 5 metres. In regard to open space, the landscape officer has provided advice in how to address this, with the promoter needing to engage with the Parish Council. More work is

required in order to demonstrate that sufficient open space can be incorporated within the development, as the attenuation basin is not an acceptable form of open space. Revised plans will need to be submitted to address this. The Urban Design Officer's are also relevant to these considerations. They have commented that parameter plans need to demonstrate that there is sufficient space for the proposed uses to be delivered appropriately.

In terms of the County Council comments, revised plans are required to address transport comments relating to the swept path analysis for a refuse vehicle, with amendments required to the site access. Related to this, the Waste Management Officer has requested that bin presentation points are provided where necessary on the plans. In respect of flood risk, a revised assessment following the County Council's guidance will need to be submitted.

This illustrates that there are a number of issues with the proposals that remain to be addressed. However, the principle of the development is established and none of the issues raised are insurmountable. The site promoter has indicated in their limited comment that they will be looking to address the issues once all comments have been received.

Average lead in times for sites of this size in the district indicate that it takes 4 years from the submission of the outline to the first home being completed, with it taking 2.9 years from the outline being granted to the first completion. The application was submitted in July 2023, indicating that we might expect the first completions in mid-2027. It is reasonable to assume that the issues are addressed, as both the applicant and council are working to address them, and outline permission granted by the end of the 2024/25 financial year. Assuming this, we could therefore expect the first completions to occur towards the end of the 2027/28 financial year. The average build out rate for a site of this size is 17 homes per annum. To reflect the likely longer than average timescale to agree the outline proposals for this site, we have therefore assumed 17 homes of the 30 will be delivered in the five-year period. This will be in the final year of the period, 2028/29.

8. Signatures

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

Date

19 September 2024

Name / signature

Ben Duffy
Senior Planning Officer

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

Date

18 September 2024

Name / signature

Jack Casey
Senior Land Manager
Lone Star Land 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	0	0	17	13		
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

NB: The site promoter did not provide an annualised breakdown in their response to our information request.

Site promoter's 5-year total

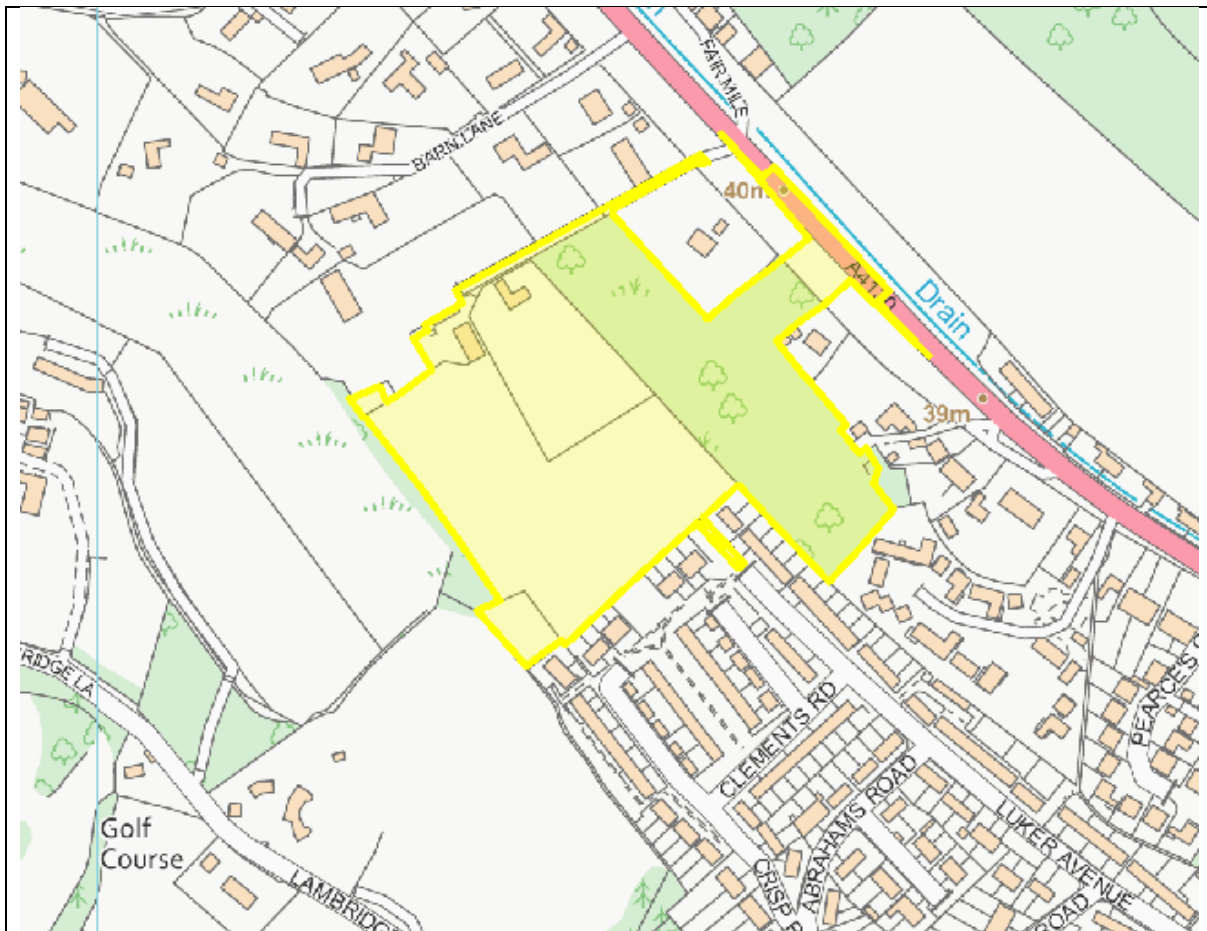
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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	13	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 17

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 Harpsden 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 strip of land needed to deliver the proposed pedestrian / cycle path to Luker Avenue is owned by SODC. The applicant and SODC are understood to have reached agreement on this. The Heads of Terms for the legal agreement are being finalised.

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 Section 106 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 need to finalise Heads of Terms for the legal agreement relating to this land before the s106 can be finalised.

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. Preparatory work has been undertaken to discharge part of the ecology requirements.

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 H2 2025.

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

Subject to no. 3 the first dwelling could be completed towards the end of 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 2028.

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

7. Officer conclusion on deliverability

This site is allocated for development in the Joint Henley and Harspden Neighbourhood Plan. A full planning application has been submitted on site and all planning matters have been agreed. Work is ongoing on agreeing the S106, though most of the issues have been resolved and it is a matter of finalising the heads of terms. The agent has confirmed work has preparatory work has started on discharging pre-commencement conditions.

On average, for sites of this size that have full planning permission it takes 1.2 years from the granting of full permission to the first home being delivered. Due to the advance nature of the planning application, with all planning issues resolved and the majority of legal matters also resolved, we have assumed that planning permission is granted by the end of 2024 / early 2025. The first homes are therefore expected to be delivered at the start of 2026/27.

The average build out rate for a site of this size in the district is 38 homes per annum. We have therefore split the delivery over the 2026/27 and 2027/28, with 35 homes expected per annum.

We consider that the site has clear evidence of a realistic prospect of delivering homes in the relevant 5-year period, and is therefore considered deliverable.

8. Signatures

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

Date	7 October 2024
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Name / signature	Ben Duffy Senior Planning Officer
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On behalf of RPS Group, I consider this to be a realistic assessment of the trajectory for this site

Date	24 th September 2024
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Name / signature	RPS on behalf of Thames Developments Group Ltd
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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	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	35	35	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	0	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

NB: The site promoter's trajectory of 71 homes does not include the net loss of 1 dwelling required to access the site, hence the total of 71 homes.

Site promoter's 5-year total 71

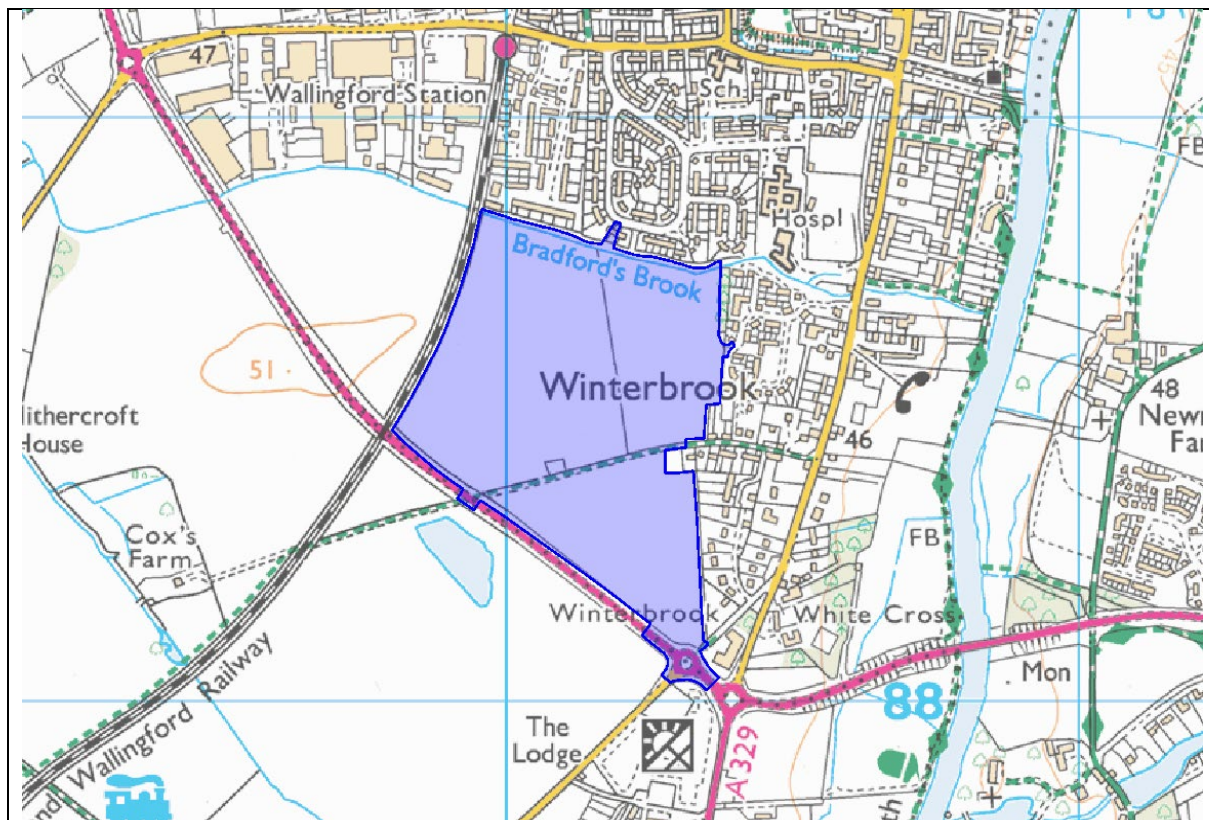
9c. Council's final trajectory for the site

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	35	35	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	Site E, Reading Road, Wallingford
Land supply reference	1676

Total units in 5 year period	336
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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 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 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

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).

6. Site promoter comments

1. When do you think construction work will commence, and are there any obstacles to starting construction?
Construction on site started in September 2022.
2. When do you think the first dwelling will be completed?
We are anticipating our first occupation in December 2024.
3. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
We have a sales and marketing suite present on site, this will be present throughout the duration of sales on the site.
4. How many homes a year do you think this site will deliver?
Approximately 72 dwellings.
5. When do you think further reserved matters application will be submitted?
We are currently engaging through pre-app with SODC to bring forward the remaining reserved matters applications.
6. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

The site has outline permission for 502 homes, with detailed permission for 228 homes granted through reserved matters application P22/S2346/RM. This leaves 274 homes granted under the outline permission without detailed permission.

The developer has provided information relating to progress on site as well as an expected delivery trajectory. They have advised that construction on site has started and the first occupation is expected by the end of the year. Following 48 completions this year the developer expects to complete 72 homes per annum. Our average build out rate for sites of this size would indicate a build out rate of 157 homes per annum, which is significantly higher. Therefore 72 homes per annum is considered to be the appropriate figure to use as the developer is best placed to understand their build out expectations. This leads to an expected delivery of 338 homes in the five year period, of which 110 would need to come from a not yet submitted reserved matters application.

In order for the delivery rate to be maintained as expected a reserved matters application would need to be submitted and agreed by mid 2027/28, which gives 3 years for the application process. The developer has advised that pre-application advice is currently being sought regarding further reserved matters applications, which should narrow any issues to be considered through the planning application process. On average for sites of this size it takes 11 months for a reserved matters application to be agreed from date of submission. It is therefore realistic to assume

that reserved matters will be submitted and agreed for further homes to be delivered on the site in 3 years' time.

There is clear evidence that this site has a realistic prospect of 108 homes agreed through the outline permission, that are yet to gain detailed permission, will be delivered in the 5 year period. This is in addition to the 228 homes that currently have detailed permission being delivered. Therefore, we assume that in total 336 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	19 September 2024
Name / signature	Ben Duffy, Senior Planning Officer

On behalf of the Berkeley Group, I consider this to be a realistic assessment of the trajectory for this site

Date	18 September 2024
Name / signature	Jenny Keith Development Manager, Berkeley

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	75	150	150	127	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 502

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	48	72	72	72	72	72	72
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
22	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 336

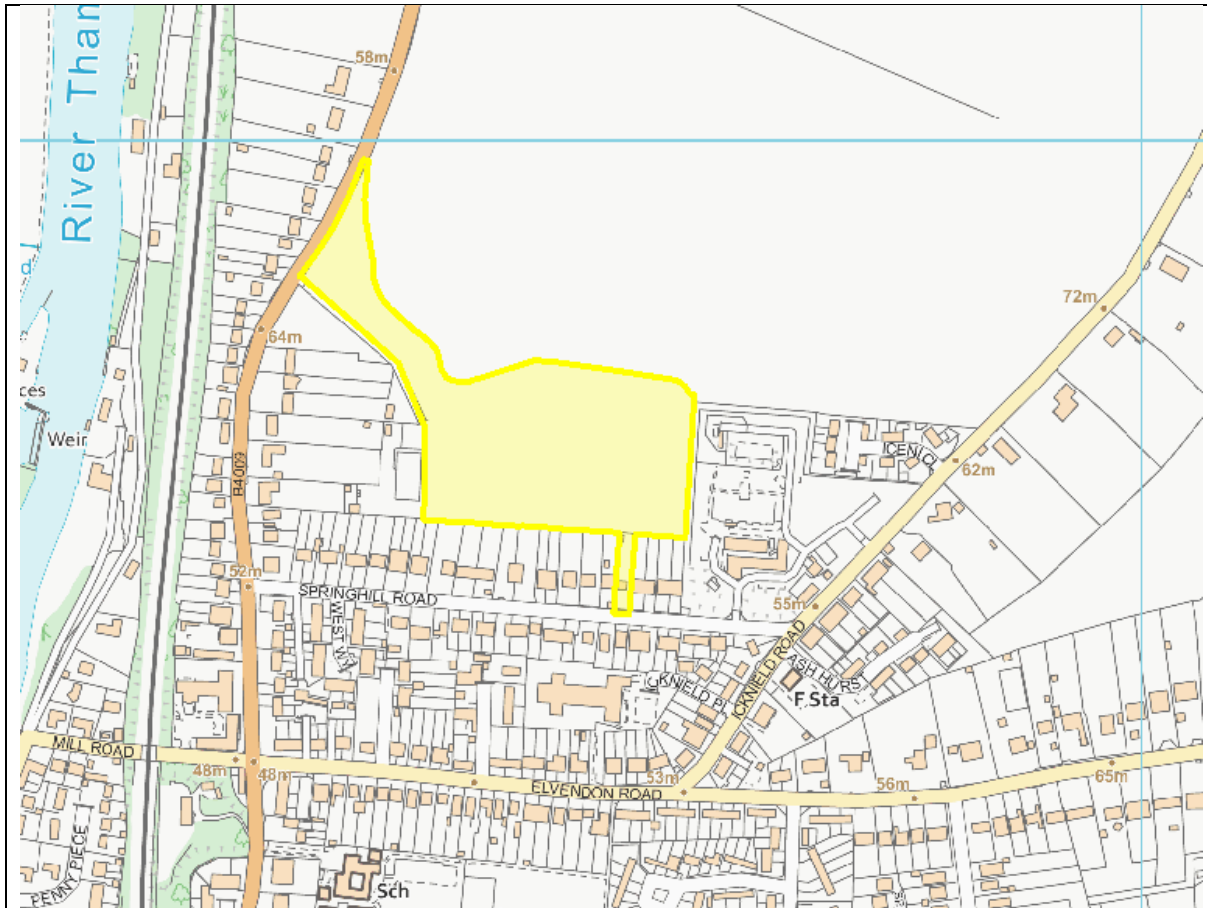
9c. Council's final trajectory for the site

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	48	72	72	72	72	72	72
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
22	0	0	0	0	0	0	0	0	0

Final 5-year total	336
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Site name	Wallingford Road, Goring-on-Thames
Land supply reference	2246

Total units in 5 year period	43
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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	44 (net 43)	10/07/2020	N/A

Assessment of deliverability






1. Current planning status

The site is allocated in the Goring Neighbourhood Plan. A full planning application for 44 homes was submitted in July 2020. The planning application went to planning committee in September 2024 and received a resolution to grant approval subject to the signing of the S106 agreement.

The application is for 44 homes, however it includes the demolition of an existing residential property and therefore the net contribution to the housing supply is 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

There are no outstanding technical issues. The planning application went to planning committee in September 2024 and received a resolution to grant approval subject to the signing of the S106 agreement.

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 S106 obligations will include:

District

40% Affordable Housing secured including tenure mix

£1,179 – street naming and numbering

£9,116 – refuse and recycling bins

£2,256 – monitoring fee

Triggers for delivery of open space and play area

Management and maintenance of Open Space and Play Area - An offer should first be made to the Parish Council for maintenance and management of these areas, with a maintenance payment and other associated fees. If the Parish Council do not take on the open space and play area then then a Management Company will be responsible.

County

£49,852 – public transport services

£233,928 – expansion of secondary school capacity

£4,134 – household waste and recycling centres

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?

Yes.

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

None.

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

None.

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?

There are 68 conditions, work has not started.

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

May 2025.

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

July 2027.

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?

44

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

7. Officer conclusion on deliverability

The site is allocated in the Goring Neighbourhood Plan. A full planning application for 44 homes was submitted in July 2020. The planning application went to planning committee in September 2024 and received a resolution to grant approval subject to the signing of the S106 agreement.

The developer has provided their delivery intentions for the site, with the aim of being on site in May 2025 and the first homes delivered in July 2027. The district wide average lead in time for a site of this size from planning permission to first completion is 0.8 years. If we make an assumption that the S106 is signed and permission granted by the end of 2024/25, first completions in July 2027 would provide over 2 years until the first completion. We recognise that the longer lead in time for this site is likely due to the work required to prepare the site as it is located on a gradient. To prepare the site significant earthworks will be required. Taking this into account the developer assumption of first completion in July 2027 is realistic and reasonable.

The developer has advised that they expect all 44 homes to be completed by July 2028, or a year from when the first home is delivered. The district wide average build out rate for a site of this size is 17 homes per annum. However, there are many examples of sites of this size in the district reaching similar build out rates.

We therefore consider the proposed build out rate to be realistic. We have assumed 36 units will be built out in 2027/28 with the remaining 7 built in 2028/29.

The progress made on this site demonstrates clear evidence of a realistic prospect of delivery as envisaged. It is therefore considered deliverable and 43 homes are included in the housing supply for the five year period. As explained above, the application is for 44 homes, however it includes the demolition of an existing residential property and therefore the net contribution to the housing supply is 43 homes.

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 November 2024

Name / signature

Ben Duffy
Senior Planning Policy Officer

On behalf of Icen Property, I consider this to be a realistic assessment of the trajectory for this site

Date

31 October 2024

Name / signature

Matthew McAdden
CEO

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	17	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 43

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	36	7	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 43

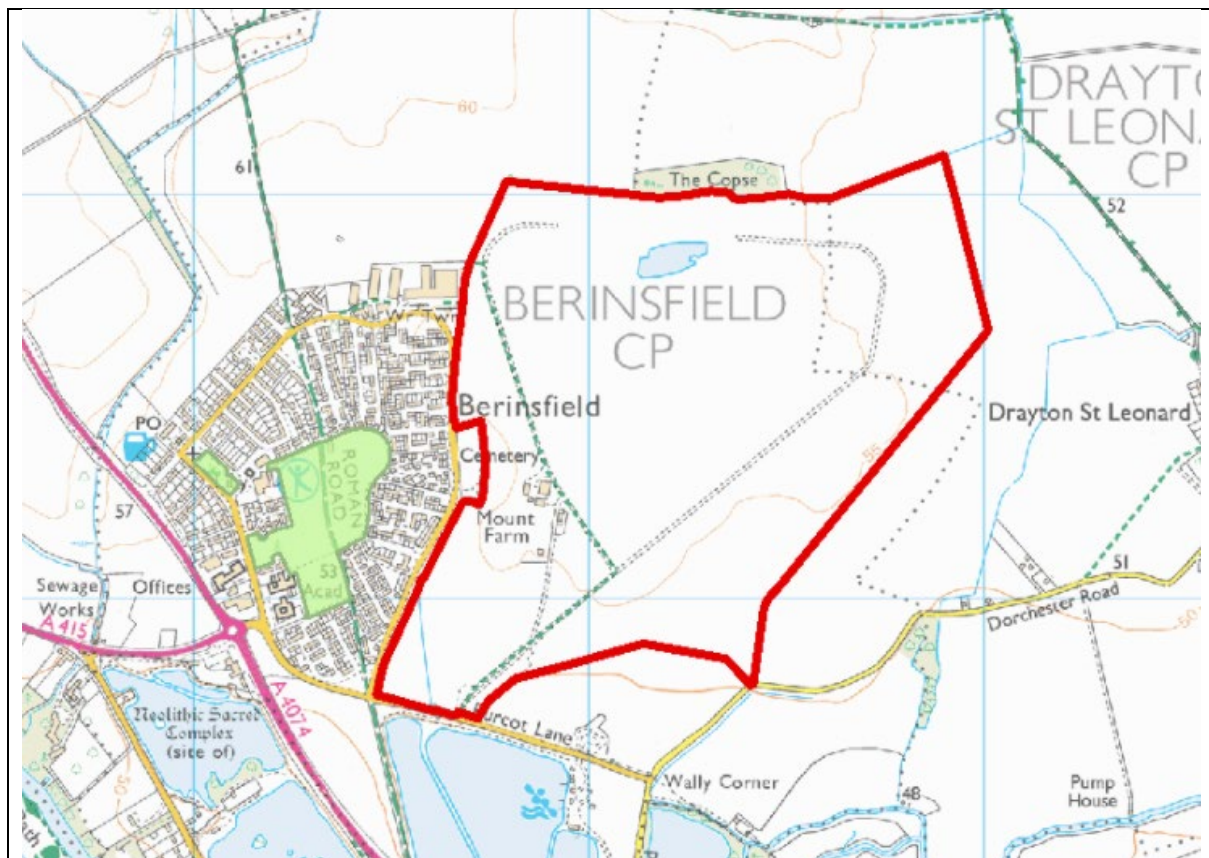
9c. Council's final trajectory for the site

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	36	7	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	43
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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	Around 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 through policy STRAT10i. The emerging Joint Local Plan carries forward this allocation.

A Planning Performance Agreement has been signed between the applicant, the District Council and the County Council. Meetings to discuss proposals for the site are ongoing.

2. Technical consultee comments

There has been no application submitted, therefore there are no technical consultee comments.

3. Site viability

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. A viability exercise is currently being undertaken to understand likely costs and to assist in defining the regeneration package. Any planning application will be accompanied by a viability assessment.

4. Ownership constraints

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

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 would be linked to delivery of this development:

- The provision of a new primary school
- The expansion of Abbey Woods Academy, or land to allow its relocation
- Contribution towards upgrading the A4074 / B4015 Golden Balls junction, the Culham-Didcot Thames River crossing, and the Clifton Hampden bypass
- Regeneration improvements such as 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 expected 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 Masterplan Framework Document (MFD) has been prepared for the site in accordance with the requirements of Policy Strat10i and was submitted to the Council in April 2024. The MFD is the first stage in the masterplanning process of Berinsfield Garden Village and has been produced to illustrate a comprehensive vision for the Site and the village as a whole, setting out key masterplanning and delivery principles to facilitate high standards of design. The masterplan contained in the MFD establishes a framework of land uses, routes, landscape and public spaces, and will inform the future planning application for the Site. It is informed by a range of technical and environmental surveys and documents including:

- *Topographical survey;*
- *Geo-physics survey;*
- *Preliminary Ground Risk Assessment;*
- *Tree Survey;*
- *Hydraulic Modelling, including a detailed channel survey of the watercourses within the vicinity of the study area; and*
- *Technical advice and input regarding Transport, Ecology, BNG, Built Heritage, Sustainability.*

Ptarmigan are currently in the process of agreeing the partnership arrangements with the Council regarding the strips of land along Fane Drive and hope to conclude these negotiations by the end of the year which will allow us to commence the preparation of the planning application early 2025.

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

As part of the preparation of the Masterplan Framework Document, we agreed a PPA and a number of technical planning meetings took place with SoDC, OCC and other key stakeholders covering topics such as: Flooding, Biodiversity, Highways, Masterplanning, Green Infrastructure, Land Use, Regeneration, Archaeology, and Stewardship.

Following submission of the MFD, SoDC and OCC jointly provided written pre-application advice which covered a range of topic areas including: Environmental Protection, Air Quality, Contaminated Land, Affordable Housing, Landscape Architect, Heritage, Urban Design, Transport, Flooding/Drainage, Forestry, Education Archaeology, and Minerals & Waste.

Pre-application discussions will continue with SoDC, OCC and other key local stakeholders as we begin to prepare the outline planning application for the site.

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

The MFD has been subject to extensive and on-going public consultation which has actively shaped the MFD. This has included Community planning weekend March/April 2023; Public exhibitions at the Berinsfield village fete in June 2023 and June 2024; Landscape and Transport workshop in October 2023; In-person public consultation in January 2024; and Quarterly attendance at the Berinsfield Garden Village Steering Group .

Further details on the engagement process followed to date are set out on pages 34 and 35 of the Masterplan Framework Document.

We also keep our website up to date, and actively respond to comments submitted. Full details of the community engagement process can be seen on <https://berinsfieldgardenvillage.com/>.

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

Subject to reaching an agreement with SoDC on partnership arrangements, we intend to submit a planning application Q1 2026. This will most likely take the form of an outline planning application with all matters reserved except Access.

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 current target timeframe is to submit a planning application Q4 2025/ Q1 2026.

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

We anticipate construction will commence in August 2028. Once planning is achieved we do not foresee any obstacles which will prevent construction starting immediately.

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

June 2029

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

We expect there to be 2-3 sales outlets on site during peak operation.

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

For a development of this size we would anticipate a progressive build out rate, starting at 75 a year at the commencement of the build out period, peaking at 150 a year by 2030/31.

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

No

7. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan for around 1,700 homes. There are currently no live planning application for development on the site, though a considerable amount of work has been done in preparation. A Masterplan Framework Document has been prepared as part of the masterplanning process, with a number of technical reports having been completed to inform this process. There has been significant engagement between the promoter, the Local Planning Authority (LPA) and the County Council. Work is currently progressing to agree arrangements for access to be provided across council owned land adjacent to Fane Drive. The developer has advised that they expect this to be completed by the end of 2024 which will allow for the preparation of the planning application.

The promoters have advised that they expect to submit an outline application, with all matters reserved except access, by Q1 2026, with construction starting on the site in August 2028 and the first housing completion in June 2029. The first completion would be approximately 3.5 years after the submission of the outline

application. If we compare this to our average lead in times for sites of this size in the district, which shows on average it takes 6.4 years from submission of an outline application to first completion, this would seem ambitious. Though we should recognise the significant amount of pre-application engagement and work undertaken, which should help to speed up the planning application progress.

If we were to rely on the district's average lead in times, we might expect to see the first completion in mid-2032/33. Taking into account the significant level of engagement with the LPA and the County Council, as well as the with the local community, we consider there is evidence to justify a departure from the average lead in times. We have therefore prepared a trajectory that anticipates the first homes being delivered in 2031/32. This is one year earlier than our average lead in times would indicate, but 2 years later than the site promoter anticipates. There is nothing to prevent the site promoter's trajectory being realised, other than progressing through the planning process and construction commencing. However, due to the sites early stage of progress in the planning process, we consider it important to build in flexibility and cautiousness to the trajectory.

The average build out rates for sites of this size in the district is 157 homes per annum. We have relied upon this in developing the build out rate for the site, which we think is supported by the site promoter's expectation of there being 2-3 sales outlets on site.

We do not expect any homes 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	24 October 2024
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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	23 October 2024
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Name / signature	Elle Williams Senior Development Manager, Ptarmigan
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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	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	75	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
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	150

Site promoter's 5-year total 0

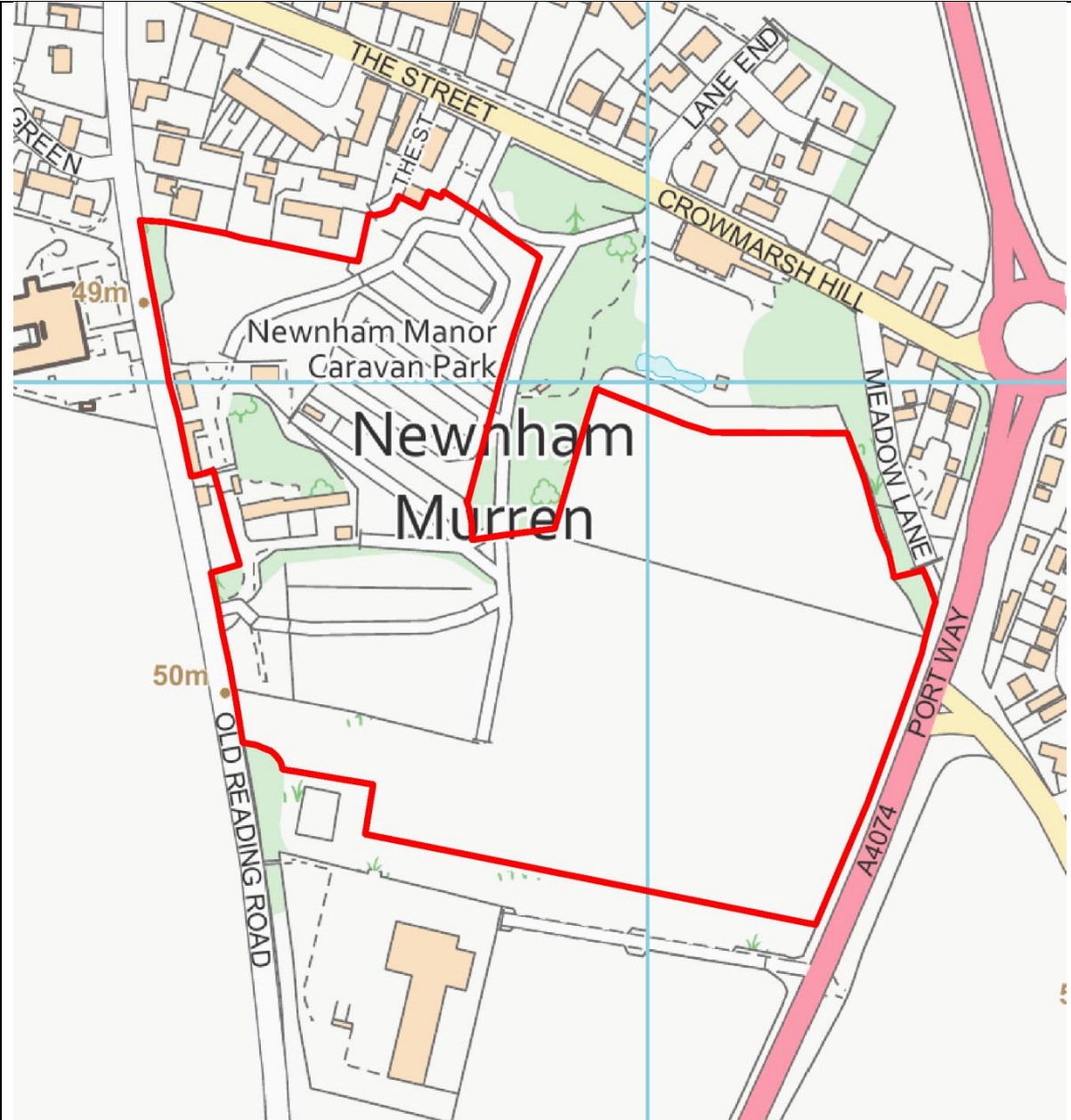
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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
78	157	157	157	157	157	157	157	157	157

Final 5-year total 0

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
Total units with detailed consent	0
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. The 100 homes are part of the detailed proposals of the hybrid application. 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 ongoing between the developer, agent, and planning officer. Pre-application advice is also being given in regards car park layout/forest school arrangement, as the Diocese of Oxfordshire would like to see this before agreeing to the S106.

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 Section 106 agreement can be signed? When do you anticipate that the S106 agreement will be signed?

Now that the layout/design for the school land reserved matters has been agreed by all stakeholders (South Oxfordshire District Council, Crowmarsh Gifford Primary School, Oxfordshire Church Diocese, Crowmarsh Parish Council, Oxfordshire Highways and Education Departments) we expect the s106 to be fully signed by the end of 2024.

Reserved matters for the school land to be submitted early 2025; this will be done as soon as the s106 is signed and planning permission issued.

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, the following pre-conditions will need to be discharged:

- *Samples of materials*
- *Landscaping*
- *Arboricultural Method Statement*
- *Wheel washing details*
- *Construction Management Plan*
- *Construction Method Statement*
- *Glazing details for dwellings facing east towards A4074*
- *External Lighting details*
- *Biodiversity enhancement plan*
- *Phased Risk Assessments*
- *Sustainable Drainage Scheme*
- *Foul Water Drainage Scheme*
- *Archaeological Written Scheme of Investigation*
- *Archaeological Evaluation and Mitigation*
- *Detail footpath design (for the footpath leading through The Stables to The Street)*

Work has yet to commence on the discharge of the above conditions, but this work is likely to commence early 2025.

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

We expect work will commence early 2026. No obstacles foreseen.

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

Autumn/Winter 2026.

5. 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.

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

- *2026/27 - 20 homes*
- *2027/28 - 44 homes*
- *2028/29 - 36 homes*

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

No

7. Officer conclusion on deliverability

A hybrid application was submitted in November 2016. The detailed part of the hybrid application includes the 100 homes proposed and public open space. The outline part of the application relates to the provision of school land.

A resolution to grant permission, subject to the signing of the legal agreement, for the development proposals was given at planning committee in December 2021. The legal agreement has proved complicated due to the provision of school land as part of the application, which has caused the delay to the application being approved. Pre-application work on the reserved matters for the outline part of the application was required, to ensure all parties were content the scheme could be delivered. This work has now concluded, and all stakeholders are content as the agent has advised. The S106 agreement is expected to be completed by the end of 2024, with the reserved matters following shortly after for the outline part of the permission.

This should mean that the 100 homes proposed as part of the development have detailed permission by the end of 2024. There are a number of pre-commencement conditions to be discharged, the agent has advised that work to discharge these will start in early 2025. They have also advised that they expect construction work to commence in early 2026 with the first dwellings completed later that year. These timescales are in accordance with the average lead in times we see for sites of this size in the district, as on average it takes 1.5 years from permission being granted to the first housing completion. If permission is granted by the end of 2024, we would therefore expect the first completed mid 2026 (or early in the 2026/27 monitoring year). The proposed trajectory provides a slightly longer lead in time than this, which we consider to be realistic.

The agent has provided an estimated build out trajectory, with 20 homes expected in 2026/27, 44 in 2027/28 and 36 in 2028/29. The average build out rate we see on sites of this size in the district is 54 homes per annum, therefore the build out rate is reasonable.

The progress on this site is clear evidence that there is a realistic prospect of the site delivering 100 homes 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	17 October 2024
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Name / signature	Ben Duffy Senior Planning Officer
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On behalf of Avant Homes Ltd, I consider this to be a realist assessment of the trajectory for this site

Date	9 October 2024
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Name / signature	Arron Twamley, Director ATP Ltd
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ATWAMLEY

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
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	27	54	19	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 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
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	20	44	36	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

Site promoter's 5-year total 100

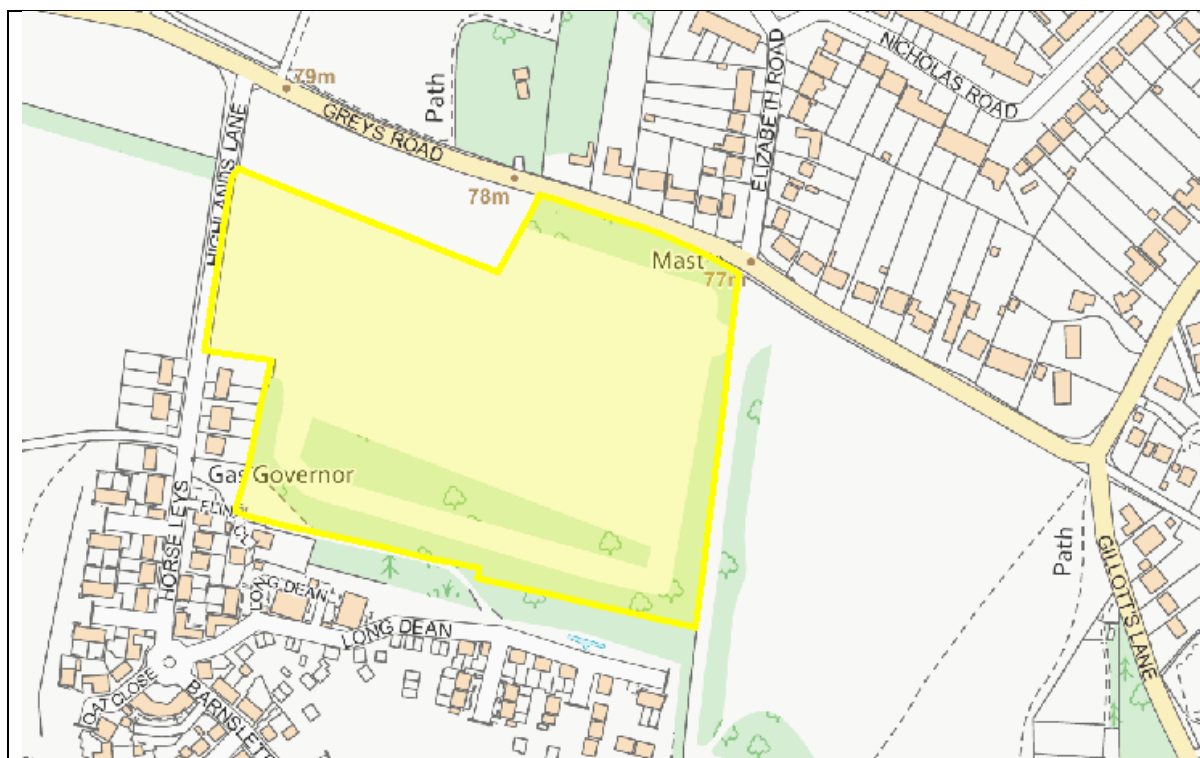
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
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	20	44	36	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

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	80
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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.

Pre-application advice was given in June 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

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

Pre-application / at allocation stage (i.e. no outline application in)

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

The following documents are in preparation to support a forthcoming hybrid planning application:

- *Air Quality Assessment*
- *Tree Survey and Arboricultural Impact Assessment*
- *Ecological Surveys and Assessment (including for BNG purposes)*
- *Archaeological Evaluation*
- *Geophysical Survey*
- *Flood Risk and Drainage Report*
- *Energy Statement*
- *Heritage Statement*
- *Landscape and Visual Impact Assessment*
- *Topographical Survey*
- *Transport Assessment*
- *Utilities Assessment*
- *Planning Statement*
- *Design and Access Statement*
- *Statement of Community Involvement*

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 advice was requested in May 2023. A meeting was held with SODC and the decision letter was issued by SODC on 22nd June 2023. This included advice received from Oxfordshire County Council Transport Development Control.*
 - *A further planning update virtual meeting with SODC was held in October 2024.*
 - *Additional advice has also been sought from the LLFA and Transport Development Control teams respectively during 2024 *note the additional engagement was undertaken by the Odyssey and SLR and we haven't received any feedback...if received.*
 - *Regular engagement has been undertaken with Henley Town Council since the Site's allocation with the Neighbourhood Plan.*
 - *Regular engagement has also been undertaken with representatives of the Chiltern Centre and Henley Community Land Trust.*
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?
- *A two-week consultation period from 10 – 23 July was held, with a project website made available that contained information on the proposals and an online feedback form.*
 - *To allow the more traditional form of gathering feedback, an in person public exhibition was held on 11 July 2023.*
 - *To advertise the exhibition and the broader consultation as widely as possible, invitation flyers were delivered on 3 July 2023 via Royal Mail to 1,207 local households and businesses. Local political and community stakeholders were sent emails notifying them of the consultation launch and events. A press release publicising the public event and consultation was also issued in advance to the Henley Standard and Henley Herald.*
 - *A consultation website has been created www.highlandspark.co.uk*
 - *Engagement with key stakeholders, including Henley Town Council and representatives of the Chiltern Centre and Henley Community Land Trust, has been undertaken during 2024.*
 - *Crest Nicholson will be undertaking a leaflet drop to 863 addresses and will issue a press release to Henley Standard and Henley Herald prior to the application submission.*
4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
- *A hybrid planning application will be submitted before the end of 2024.*

5. When do you think construction work will commence, and are there any obstacles to starting construction?
March 2026 – subject to planning. Timescales on planning determination will impact our start on site.

6. When do you think the first dwelling will be completed?
October 2026

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 anticipated

8. How many homes a year do you think this site will deliver?
Estimated:
FY26: 20
FY27: 60
FY28: 30

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

Our hybrid planning application will also include provision for 21 residential units as part of a partial re-plan to Highlands Park Phase 1 in the area left vacant by the Community Centre and Employment provision which is to be relocated to the Northern Field as per the Neighbourhood Plan allocation (DS7).

7. Officer conclusion on deliverability

The site is allocated in the Henley and Harpsden Neighbourhood Plan for approximately 110 homes, the principle of development is therefore established. Pre-application advice was provided in May 2023 with a further advice provided in October 2024. The developer has provided detail of extensive suite of technical studies undertaken to support a forthcoming hybrid planning application, expected to be submitted by the end of 2024. The developer has also engaged extensively with the local community and stakeholders, as set out in their response to question in box 7.

Following the submission of a hybrid planning application by the end of 2024, the developer expects to start construction on the site in March 2026, with the first homes being delivered in October 2026. This is just under 2 years from the submission of the application. We can compare this to our average lead in times for sites of this size in the district. For sites of this size with outline permission, on average it takes 3.9 years from the submission of an application to first completion. For full applications the average is 2.7 years. We have looked at both as the application will be a hybrid, incorporating detailed matters and those at outline. Taking into account the average lead in times in the district and the uncertainty as to what matters will be covered in detail and those in outline, we consider it

appropriate to take a cautious view, and push back the developer provided lead in time by one year. This will provide an approximately 3-year lead in time from application to first completion. It is important to note though that there is nothing to prevent the site coming forward as the developer expects, other than progressing a planning application.

The build out rate provided by the developer expects 60 homes per annum at the peak of delivery. The average build out rate for sites of this size in the district is 54 homes per annum. As these figures are very close, we consider the build out rate to be realistic, and have assumed the developers build out trajectory, but one year later than they envisaged.

We consider there to be clear evidence of a realistic prospect the site will deliver 80 homes 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

11 November 2024

Name / signature

Ben Duffy
Senior Planning Officer

On behalf of Crest Nicolson, I consider this to be a realist assessment of the trajectory for this site

Date

08/11/24

Name / signature

Emma Walton
Head of Planning

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 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
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	20	60	30	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 110

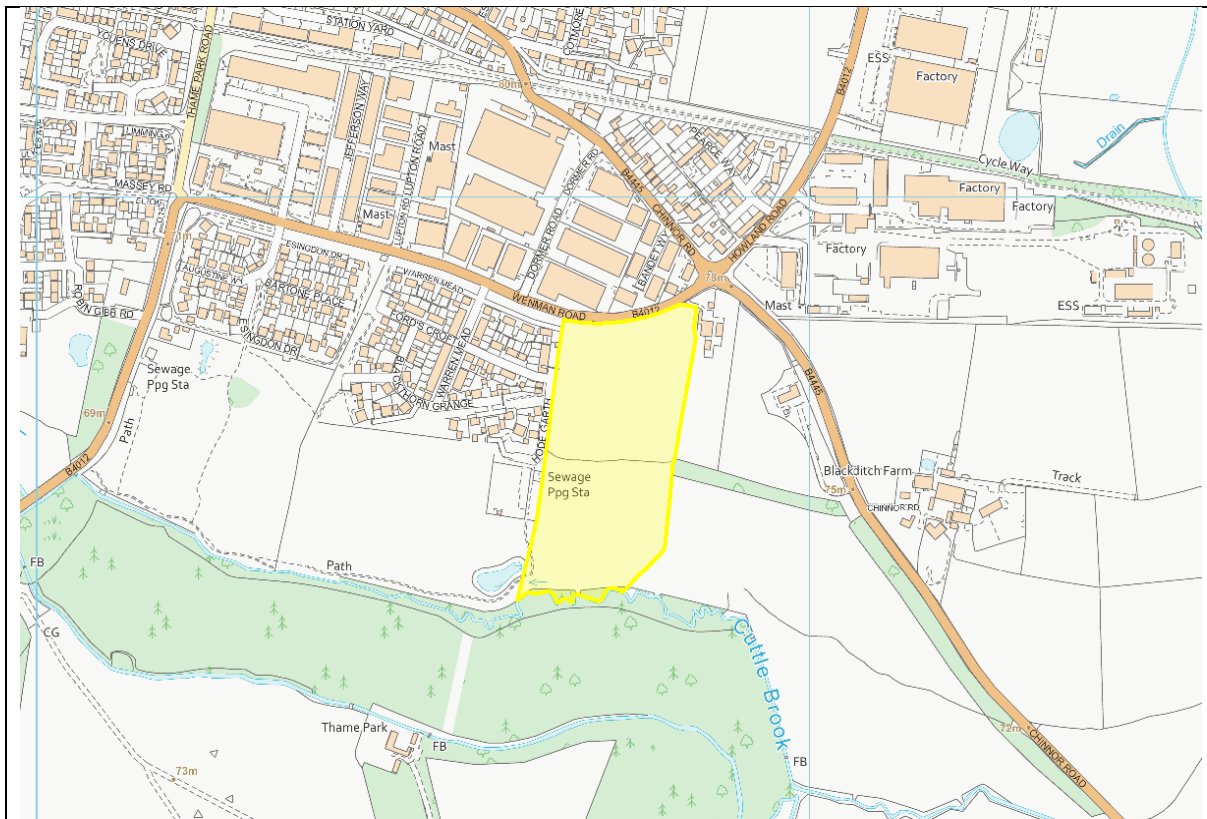
9c. Council's final trajectory for the site

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	20	60	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

Final 5-year total	80
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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	16/05/2024

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 and approved in May 2024.

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

There are no outstanding issues and planning permissions have been granted.

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. 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?
2. When do you think construction work will commence, and are there any obstacles to starting construction?
3. When do you think the first dwelling will be completed?
4. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
5. How many homes a year do you think this site will deliver?

We anticipate all 57 units being completed in 2025/26.

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

8. Officer conclusion on deliverability

The site gained detailed permission in May 2024, which means that the site would now fall under part A of the definition of deliverable and should be considered deliverable unless there is clear evidence that homes will not be delivered within 5 years. However, at the 1 April 2024 base date, the site did not have detailed permission and therefore fell under Part B of the definition of deliverable. Therefore, we need to demonstrate there is clear evidence there is a realistic prospect that homes will be delivered on the site within 5 years.

The site now has detailed permission and the majority of the pre-commencement conditions have now been discharged. The developer, Bellway Homes, have advised that they expect all 57 units to be completed in 2025/26. We consider this to demonstrate clear evidence that the site has a realistic prospect of delivering 57 homes in the five-year period. We have used the developer trajectory for the build out rate of the site due to the advance progress of the site and the developer being best placed to understand the delivery programme.

9. Signatures

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

Date

17 October 2024

Name / signature

Ben Duffy
Senior Planning Officer

On behalf of Bellway Homes, I consider this to be a realistic assessment of the trajectory for this site

Date

2 October 2024

Name / signature

Chris Weir
Senior Technical 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	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 57

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	57	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

Site promoter's 5-year total 57

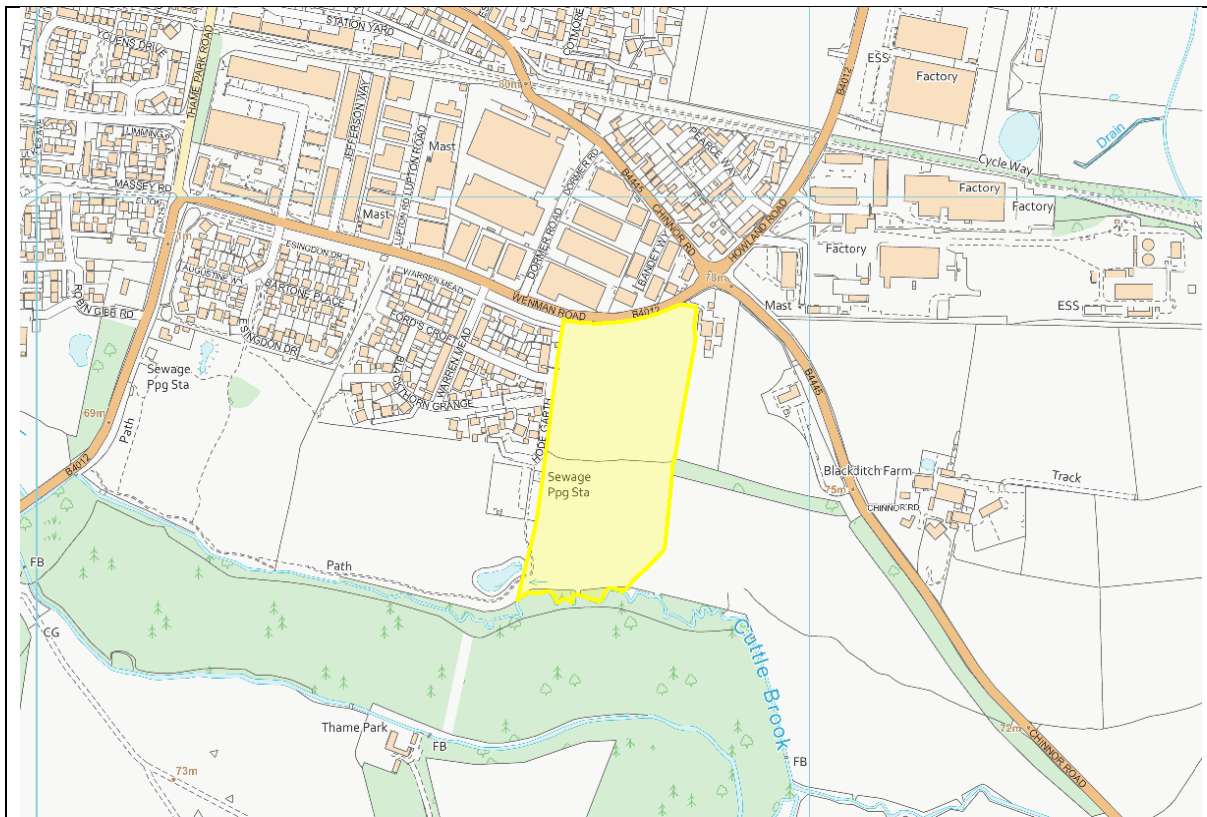
9c. Council's final trajectory for the site

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	57	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	57
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Site name	Miss Tombs' Field
Land supply reference	2938

Total units in 5 year period	63
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Site status	Neighbourhood Plan allocation
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Total units allocated for development	55
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
P24/S2783/FUL	Hybrid	63	2/09/2024	N/A

Assessment of deliverability





1. Current planning status




The site is allocated in the Wheatley Neighbourhood Plan Review, through policy WHE15: Miss Tombs' Field.

Pre-application advice has been sought and a screening opinion given in August 2024 confirming that an environmental statement will not be required. A hybrid application, with detailed permission being sought for the residential aspect, has been submitted for the development in September 2024.

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 key consultee yet to respond

-  **Oxfordshire County Council – Archaeology (20 September 2024)**
Holding objection
A geophysical is required to allow an appropriate assessment of impact.
-  **Heritage Officer (30 September 2024)**
No objection subject to condition
A methodology should be agreed for construction adjacent to the milestone or the widening/significant earth displacement should be avoided in this location.
-  **Ecology Team (7 October 2024)**
Holding objection

Further surveys are required in relation to species as well as a revised BNG calculation.



Air Quality (1 October 2024)

No objection subject to conditions



Contaminated Land (1 October 2024)

No objection subject to conditions



Affordable Housing Team (24 September 2024)

Holding objection

Revised mix of affordable tenures and house sizes should be submitted. Amendments to the distribution of affordable housing across the site should also be made, to avoid clustering.



Designing Out Crime Officer (2 October 2024)

Holding objection

Windows should be added to some side elevations of properties to ensure natural surveillance. Defensible space design should be added to a number of residential plots. Amendments recommended to the Public Open Space and a lighting scheme requested.



Thames Water (10 October 2024)

No objection subject to conditions



Waste Management Officer (4 October 2024)

Holding objection

Amendments are required to some of the bin collection points to ensure they are within 25m of where the refuse vehicle would collect from.

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

Wheatley Neighbourhood Plan Policy sets out that the site is required to deliver a wildlife corridor and 1.7 hectares of open space.

6. Site promoter comments

1. What do you think are the key issues to be considered through the planning application process?
The technical work supporting the application does not identify any constraints that would preclude development coming forward.
2. Are there any impediments to the site coming forward?
None known
3. When do you think construction work will commence, and are there any obstacles to starting construction?
Subject to planning, it is hoped development would commence in Autumn/Winter 2025
4. When do you think the first dwelling will be completed?
Subject to planning, it is hoped completion of the first unit would be winter 2026
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
Lagan Homes will be the only developer on site
6. How many homes a year do you think this site will deliver?
40 dwellings in year 1 and 23 in year 2
7. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

This site is allocated in the Wheatley Neighbourhood Plan and a hybrid application for residential and commercial uses was submitted in September 2024. The residential uses proposed on the site are covered by the detailed aspect of the hybrid application.

Comments on the submitted plans have been received from a number of technical stakeholder consultees, though at the time of writing not all had been received. There are a number of requests for further information from the consultees and there is likely to be a need for a revision of the plans. However, there are no objections that are likely to be unresolvable at this point.

The developer has responded to the request for information advising that they are not aware of any impediments to the site coming forward. Subject to planning, they anticipate construction work commencing by Winter 2025, with the first completion in Winter 2026. They expect 40 completions in 2026/27 and 23 in 2027/28.

Site average lead in times for full applications of this size in the district indicate it takes 3.3 years from the submission of the application to the first completion. As the application was submitted in September 2024, based on average lead in times we would expect the first completion to come towards the end of the 2027/28 monitoring year. The average build out rate for sites of this size in the district is 38

homes per annum, therefore the build out rate provided by the developer is broadly consistent.

The site is allocated for development and therefore the principle of the development is established. The developer has provided delivery information that would bring homes forward more promptly than our average lead in times would indicate. However, average lead in times are just that and developers are often best placed to understand their own delivery schedules. As the application is early on in the planning process there are a number of issues to be resolved, as indicated by the technical consultee responses. We consider it prudent to build some cautiousness into the delivery trajectory and push back the developer trajectory by one year. However, it is important to note that subject to planning issues being agreed there is nothing to prevent this site coming forward earlier.

We consider that there is clear evidence of the site having a realistic prospect of delivering 63 residential units 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	22 October 2024
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Name / signature	Ben Duffy Senior Planning Officer
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On behalf of Lagan Homes, I consider this to be a realistic assessment of the trajectory for this site

Date	18/10/24
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Name / signature	Paul Derry
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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	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	35	20	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 35

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	40	23	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 63

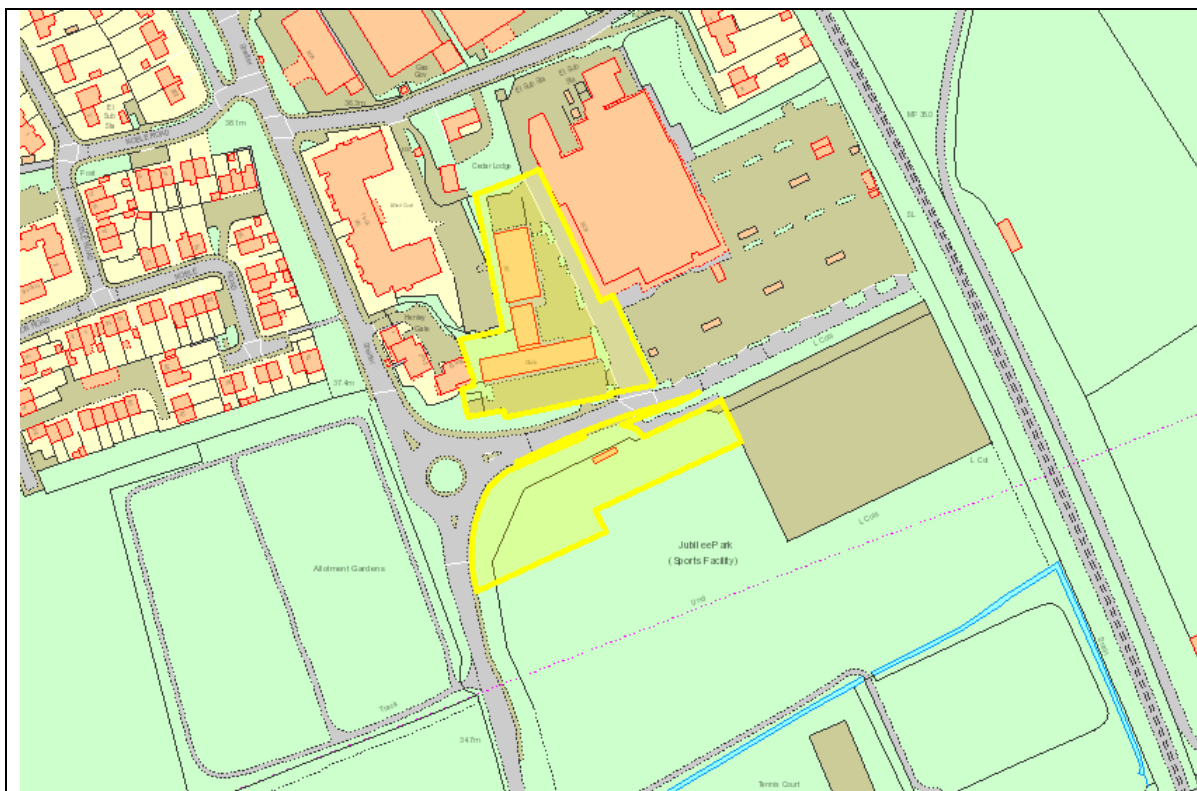
9c. Council's final trajectory for the site

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	40	23	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	63
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Site name	357 Reading Road, Henley-on-Thames
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 site is allocated in the Joint Henley and Harspden Neighbourhood Plan for around 50 homes.

An outline application was submitted in December 2022 for 56 homes, under planning reference P22/S4620/O, which 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

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 (04/05/2023)**

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 (04/05/2023)**

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

 **OCC Education (04/05/2023)**

No objection

 **Archaeology (04/05/2023)**

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?
No, We cannot sell the land without outline planning.
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?
We are dependent on SODC to grant outline permission.
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.

When we have answers to the questions. I agree that the amount of work for an outline scheme is excessive and makes the idea of an outline in principle voided.

4. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
None there is sufficient information to determine the application. We would not have submitted it unless we considered it to be sufficient and we have repeatedly said it to the officer.

5. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?
Will there be a S106?
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?
No idea it is in the hands of the Council and the length of time they spend on detailed matters.
8. When do you think the first dwelling will be completed?
See 7 plus one year.
9. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
not applicable until we have permission.
10. How many homes a year do you think this site will deliver?
Who knows
11. Are there any other comments you would like to raise?
none that will be helpful

7. Officer conclusion on deliverability

The site is an allocated site in the Join Henley and Harpsden Neighbourhood Plan, therefore the principle of development is established. An outline application for 56 homes was submitted in December 2022 and is currently under consideration.

A number of issues have been raised through technical consultee comments. The agent for the site has advised that they are working to address these comments, but they feel the level of information requested is unreasonable. Limited detail has been provided in the agent's response and no estimated trajectory for the site. The landowners will be selling the site to a developer once outline permission has been granted.

The majority of technical consultee comments were submitted in April/May 2023. As of yet there has been no amendments to plan or further information submitted. In addition, the lack of detailed information provided by the agent has led us to the conclusion that there is not the necessary clear evidence to show there is a realistic chance this site will deliver homes in the 5-year period. We therefore expect no homes to come forward 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	22 October 2024
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Name / signature	Ben Duffy Senior Planning Officer
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On behalf of Boddingtons Planning acting for Henley Town Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	2 October 2024
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Name / signature	Neil Boddington Boddington Planning
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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	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	56	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
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

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
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	56	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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