

Windfalls in Didcot	510	39	
Allocated sites in Didcot			
Rest major development area			
East major development area			
Didcot	512	444	366
Unallocated windfalls in the rest of the district	118	218	112
Allocated windfalls in the rest of the district	0	46	56
Unallocated sites in the rest of the district	33	104	57
Works, Chinnor			
Cholsey			
Alton, Henley			
Wallingford			
Wallingford			
Adjoining land, Crowmarsh			
Industrial Estate, Wallingford			
<b>total</b>	<b>151</b>	<b>368</b>	
<b>Completions</b>	<b>663</b>	<b>812</b>	
<b>Completions</b>	<b>663</b>	<b>1475</b>	
Strategic Allocation (annualised)	533.3	533.3	
Relative allocation	129.7	408.4	



**South Oxfordshire**  
District Council

Listening Learning Leading

**Authority Monitoring Report**  
**2022/23**

**Published January 2025**

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# 1.Introduction

## Purpose of monitoring

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

## Requirement to monitor

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

Table 1: National Monitoring requirements

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

## South Oxfordshire District Council monitoring report

- 1.5. This Monitoring Report covers the period from 1 April 2022 to 31 March 2023, however information prior to and beyond this period will be included and identified. It has a number of purposes which include monitoring the progress of Local Plans and Supplementary Planning Documents. The Town and Country Planning Regulation 2012 provides full details on the information that should be contained in the Authority Monitoring Report<sup>1</sup>.
- 1.6. The South Oxfordshire Local Plan 2035 was adopted at a meeting of Full Council on 10 December 2020<sup>2</sup>. It forms part of the development plan for the district and replaces the South Oxfordshire Local Plan 2011 and Core Strategy (2012). This report will focus on the policies of the Local Plan 2035.

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

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

## Context

- 1.7. South Oxfordshire is a beautiful and prosperous place to live, with picturesque towns and villages, a buoyant and successful economy and attractive landscapes, with the River Thames flowing through 47 miles of the district and two National Landscapes (formerly Areas of Outstanding Natural Beauty (AONB)), the North Wessex Downs and the Chilterns. There are four thriving towns, Thame, Wallingford, Henley-on-Thames and Didcot as well as numerous attractive villages. The district also includes part of the Science Vale, an internationally significant location for innovation, science-based research and business.
- 1.8. South Oxfordshire is in close vicinity to Oxford and Reading, which provide major hubs for employment, retail and leisure activities.
- 1.9. The district also benefits from its connectivity to other centres of employment, with access via the A34, M4 and M40 to London, Birmingham and Swindon and frequent trains from Didcot to London Paddington and the South West.

## Science Vale

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

## Didcot Garden Town

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





Figure 1: New housing on the Great Western Park development on the edge of Didcot



Figure 2: Didcot Town Centre

- 1.12. The vision for Didcot Garden Town is to deliver a highly sustainable and economically viable location, where the very best of town and country living are brought together. The council's aim is to provide affordable, attractive homes and living spaces, within a vibrant community. The Didcot Garden Town Delivery Plan was first published in October 2017 and updated in 2022. The updated plan is available on the council website<sup>3</sup>. An Advisory Board, which meets quarterly has been formed along with three Sounding Boards which represent community, business and neighbouring parishes<sup>4</sup>.
- 1.13. In June 2020, £218 million of Housing Infrastructure Funding (HIF) was agreed that will support development in and around Didcot<sup>5</sup>. The funding will support the development of new homes and will improve transport links including walking and cycling routes. The lack of suitable crossings over the railway line and river coupled with the success of the Science Vale area has

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<sup>3</sup> <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/>

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

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

resulted in heavy congestion. HIF will support delivery of projects which include:

- A4130 widening from A34 Milton Interchange towards Didcot
- A new 'Science Bridge' over the A4130, Great Western Railway Line and Milton Road into the former Didcot A Power Station site
- A new Culham to Didcot river crossing between the A415 and A4130
- A Clifton Hampden Bypass
- Associated active travel measures

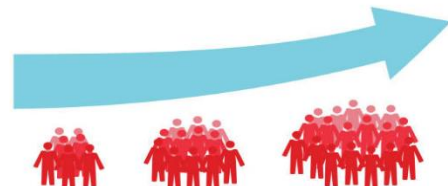
1.14. A planning application for the HIF projects was submitted to Oxfordshire Council in November 2021 (P21/S4797/CM). A subsequent planning application was submitted in November 2022 (P22/S4168/CM). This application was considered by Oxfordshire County Council at its July 2023 planning committee. In July 2023, the Secretary of State for Levelling Up, Housing and Communities called in the planning application for the HIF1 Didcot and surrounding areas major infrastructure project, following the county council's planning and regulation committee's vote to refuse the application. A conjoined planning and Orders (compulsory purchase order, side roads order and bridge scheme) public inquiry took place between February and May 2024. Following the inquiry, on 11 December 2024 the Secretaries of State for Transport and for Levelling Up, Housing and Communities granted approval.

1.15. During 2022/23, the Didcot Local Cycling and Walking Infrastructure Plan (LCWIP)<sup>6</sup> was in progress, this was then adopted in 2023. Further LCWIPs are being prepared in 2024/2025 for Thame and Wallingford.

## Key statistics

1.16. Following the 2021 Census, here is a quick comparison between 2011 and 2021 to demonstrate how the district has changed. The census 2021 took place during the coronavirus (COVID-19) pandemic.

1.17. The population in the district has risen 11% from 134,300 people in 2011 to around 149,100 in 2021. This is significantly above the trend for the South-East region which saw 7.5% growth<sup>7</sup>.



<sup>6</sup> Available from <https://www.southandvale.gov.uk/app/uploads/2024/12/LNP13-Didcot-Local-Cycling-and-Walking-Infrastructure-Plan-LCWIP.pdf>

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



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

1.19. With regard to households, in 2021 it was estimated that there are now 61,500 households in the district compared with 54,104 in 2011<sup>8</sup>, an increase of 13.7%.



1.20. The number of people with level 4 qualifications and above in our district has increased. In 2021 in the district this was 40,900 or 49.8% of the total population. This compares to 35,900 or 44.7% of the total population in 2011.<sup>9</sup>

## 2.Planning Framework

### Development Plan

2.1. The South Oxfordshire Development Plan is the starting point in making decisions on planning applications. All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the monitoring year 2022/23 comprises:

- The South Oxfordshire Local Plan 2011-2035

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

<sup>9</sup> Available from [https://www.nomisweb.co.uk/reports/lmp/la/1946157325/subreports/quals\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157325/subreports/quals_time_series/report.aspx?)

- ‘Made’ (adopted) Neighbourhood Development Plans prepared by Local Communities
  - Any Development Planning Documents relating to minerals and waste prepared by Oxfordshire County Council
- 2.2. In March 2021 South Oxfordshire and Vale of White Horse Councils agreed to develop a Joint Local Plan for the area and a Joint Local Development Scheme (LDS) setting out the timetable for producing new planning documents was also approved. The Local Development Scheme (LDS) sets out the timetable for the production of the council’s Development Plan Documents (DPDs), the operational and decision-making structures for the Joint Local Plan 2041. It includes key production dates and public consultation stages<sup>10</sup>.
- 2.3. The LDS provides information regarding the Joint Local Plan 2041 and other related documents. Updates were made to the LDS in December 2022. This was to remove references to the preparation of the Oxfordshire Plan 2050 and also the Ox-Cam Arc Spatial Framework. The LDS timetable has also been extended by 11 months. This is to allow time for the districts to prepare additional evidence on housing and employment need, following the end of the preparation of joint evidence for the Oxfordshire Plan 2050 which would have been used to inform the Joint Local Plan. The new LDS also included other updates such as new made Neighbourhood Plans or progress on Neighbourhood Plans, and the adoption of the South Oxfordshire Developer Contributions SPD and Joint Design Guide SPD.
- 2.4. Table 2 sets out the timetable for each these documents and the progress that has been made (as of December 2022). An updated LDS has been published since the end of the 2022/23 monitoring year and will be included in the next Monitoring Report.

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

Table 2: Progress of Documents in the Local Development Scheme

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

## The Joint Local Plan 2041

- 2.5. South Oxfordshire and Vale of White Horse District Councils are working together to prepare a new Joint Local Plan. Preparing a Joint Plan will help to reduce costs to the councils and also help the councils meet their shared ambitious targets for making the two districts carbon neutral.
- 2.6. The new Joint Local Plan will set out a vision for South Oxfordshire and the Vale of White Horse up to the year 2041. It will identify how and where new housing and employment development should take place, along with identifying the infrastructure needed to support them. It will also set out policies that will guide how development takes place.

- 2.7. Once adopted the Joint Local Plan 2041 will replace the South Oxfordshire Local Plan 2035 which is currently used to guide decisions on planning development in the district.
- 2.8. Decisions on the Joint Local Plan contents, up to and including its adoption, are made by the two local planning authorities through their own decision-making structures<sup>11</sup>. Two other governance bodies, the Joint Local Plan Steering Group (an informal councillor group providing policy ideas and political steer on the Joint Local Plan) and All Councillor Joint Roundtable Meetings (providing wider informal councillor input to the plan preparation) have been set up to ensure the Joint Local Plan progresses through these formal processes without undue delay.
- 2.9. The council's updated Local Development Scheme (August 2024) expects that the Joint Local Plan will undergo an examination in public in April 2025, and for the plan to be adopted in December 2025. The councils undertook the first consultation on our Joint Local Plan (Issues Consultation (Regulation 18)), in May-June 2022. We followed this with a consultation on a 'Preferred Options' Draft Plan (Regulation 18) in January / February 2024.

## Joint Local Plan Issues Consultation

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



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

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

2.11. A number of other documents were consulted on alongside the Joint Local Plan issues paper. These were;

- Sustainability Appraisal (SA) Screening and Scoping Report
- Habitats Regulations Assessment (HRA) Scoping Report
- Draft Settlement Assessment Methodology
- Duty to Cooperate Scoping Document



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

## Joint Statement of Community Involvement

2.13. South Oxfordshire and Vale of White Horse district councils have also adopted a joint Statement of Community Involvement (SCI) to cover both districts. Public consultation on the Statement of Community Involvement took place for six weeks between September and October 2021. It was then adopted by South Oxfordshire's Cabinet on 2 December 2021 and Vale of White Horse's Cabinet on 3 December 2021. The SCI is a code of practice that sets out how and when we will involve different groups, organisations and our communities when we produce our planning documents, including our Local Plan. In December 2022 the Joint SCI was republished. The amendments made to the SCI were all factual corrections. These included updating the information relating to CIL following amendments to the regulations, the removal of references to the Oxfordshire Plan 2050 and any references to working practices during the COVID 19 pandemic<sup>13</sup>.

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

## Sustainability Appraisal Significant Effect Indicators

- 2.14. The role of a Sustainability Appraisal (SA), incorporating the Strategic Environmental Assessment (SEA), is to assess whether a Plan has integrated the principles of sustainable development and if there are likely to be any significant effects as a result of the Plan's policies. If the sustainability appraisal predicts any likely significant effects, it is essential that these effects are monitored to determine whether the implementation of a policy is causing the undue effect(s), and if so, whether the policy should be reviewed.
- 2.15. A Sustainability Appraisal was prepared as part of the evidence base for the South Oxfordshire Local Plan 2035<sup>14</sup>. The indicators in the plan (reported in this AMR) cover the requirements for monitoring set out in the SEA directive, although reporting on soils may be indicated once the sites are further advanced.
- 2.16. A Sustainability Appraisal is also integral to the preparation and development of the Joint Local Plan 2041. A Sustainability Appraisal (SA) Screening and Scoping Report was included in the consultation on the Joint Local Plan Issues Consultation in May/June 2022. The report considers whether a sustainability report is needed (screening) and concludes that the Joint Local Plan is likely to have significant environmental effects. Therefore, a sustainability appraisal is needed.
- 2.17. The document defines the scope of the sustainability appraisal by examining ten topic areas. It considers the relevant plans, policies, and programmes that contain policies, targets or aspirations for that area. Each chapter undertakes an assessment of baseline information to determine current performance under each topic. From these topic-based assessments, identified key sustainability challenges facing the districts were identified. These key challenges informed the 20 sustainability objectives that will support the preparation of our Joint Local Plan. The final chapters of the report set out the 'sustainability appraisal framework' that explains how the councils will assess the emerging policies and options in the Joint Local Plan.

## Neighbourhood Plans

- 2.18. Under the Localism Act 2011, communities have been given the power to directly influence land use by preparing either a Neighbourhood Development Plan (NDP), Neighbourhood Development Order (NDO) and/or a Community Right to Build Order. It is a requirement of the AMR to include details of the

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<sup>14</sup> 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/>



progress and 'made' Neighbourhood Development Plans and Neighbourhood Development Orders. This information is set out in Section 3 of this report.

## Community Infrastructure Levy

- 2.19. The Community Infrastructure Levy (CIL) is a charge that the local planning authority may choose to levy on new developments to help fund the infrastructure needed to support growth in the area. The CIL Charging Schedule was examined and came into effect in 2016. A review of the CIL Charging Schedule has been carried out and was adopted in December 2022 (see Table 2 above), the new charging schedule was implemented on 3 January 2023.
- 2.20. During the 2022/23 fiscal year, £8,793,173 has been received from CIL receipts. In accordance with CIL regulation 59A or 59B, £2,182,092 has been transferred to town and parish councils. In accordance with CIL regulation 61, the amount of CIL spent on administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation was £454,744 and 5.17% received.
- 2.21. The total CIL receipts from 2022/23 retained at the end of the reported year was £6,179,679. Further information can be found in the council's Infrastructure Funding Statement<sup>15</sup>.

## Other documents

- 2.22. Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPG) provide the option for further detail and clarity to be published in regard to Local Plan policies. They can also provide further guidance on particular issues or regarding the development of specific sites.
- 2.23. As SPDs provide further detail to Local Plan policies, it is not necessarily a requirement for SPDs to be monitored, unless a local planning authority wishes to monitor the effectiveness of an SPD.
- 2.24. As of December 2022, the council has the following adopted SPDs/SPGs, with none of them identifying specific monitoring requirements to be covered in this document:
- *Section 106 Planning Obligations SPD*: This document was adopted in November 2022 and identifies how the council will use its powers as the

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

Local Planning Authority to ensure new development contributes to infrastructure alongside the Community Infrastructure Levy.

- *Joint Design Guide SPD*: This document was adopted in June 2022 and sets out design principles to guide future development and encourage a design-led approach to development for both South Oxfordshire and Vale of White Horse district councils.
- *Didcot Town Centre SPD*: This document was adopted in May 2009 and provided planning guidance to aid the development of the Didcot Town Centre. It set out the council's vision and strategic development principles for the expansion of the town centre. New and updated policies for Didcot Garden Town are also included in the South Oxfordshire Local Plan 2035.
- *Affordable Housing SPG*: This document was adopted in September 2004 and provided planning guidance on the delivery of affordable housing. A joint Affordable Housing Guidance Paper was published in March 2023<sup>16</sup>, it brings together all existing council guidance relevant to the delivery of affordable housing in South Oxfordshire and signposts to published policy and guidance.
- *Vauxhall Barracks Development Brief SPG*: This document was adopted in February 2004 and informs the preparation and submission of Planning Applications on land known as Vauxhall Barracks, Didcot.
- *South Oxfordshire Landscape Assessment SPG*: This document was adopted in July 2003 and provided a District-wide landscape assessment that sets out individual Character Areas.
- Various *Conservation Area Appraisals SPDs* as listed in the LDS and available on the conservation webpages<sup>17</sup>.

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

<sup>17</sup> <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/designated-conservation-areas-character-appraisals-management-plans-and-maps/>

## 3. Neighbourhood Plans

### Introduction

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

### South Oxfordshire District Council's approach

- 3.4. The council takes a proactive and positive approach to neighbourhood planning, providing advice and support to those communities interested in producing Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Build Orders. Full details of the advice and support available can be found on the council's website<sup>18</sup>.

### Progress of Neighbourhood Plans

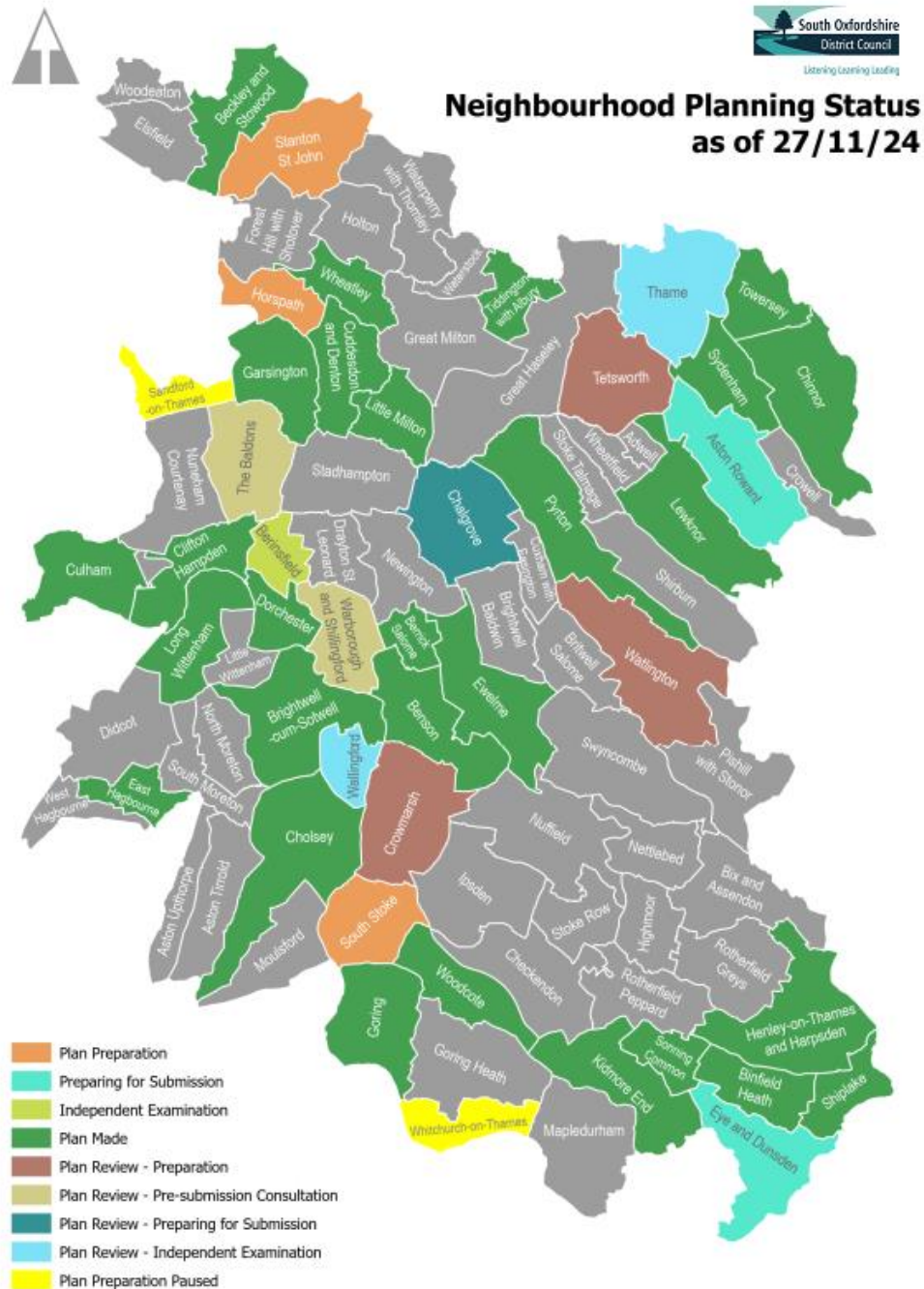
- 3.5. As of December 2024, South Oxfordshire has 36 made Neighbourhood Plans, with 8 new plans currently being prepared and 7 made plans under review. During 2022/23, 7 Neighbourhood Plans were made. Another 12 have been made since April 2023.

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

3.6. The map in Figure 3 and Table 3 show the progress of the Neighbourhood Plans in South Oxfordshire. The full progress of Neighbourhood Plans in South Oxfordshire and an interactive version of the map can be found on the council's website and are regularly updated<sup>19</sup>.

Figure 3: Map of Neighbourhood Plans in South Oxfordshire, November 2024



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South Oxfordshire District Council OS AC0000814259

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

Table 3: Progress of Neighbourhood Plans as of December 2024

Area	Version of plan	Preparation / review started	Plan submitted	Referendum	Plan made
Aston Rowant	Original	Oct-16	-	-	-
The Baldons	Original	Mar-16	Jan-18	04-Oct-18	Oct-18
	Review	Sep-24	-	-	-
Beckley and Stowood	Original	Mar-16	Dec-22	05-Sep-24	Oct-24
Benson	Original	Jan-13	Dec-17	Jun-18	Aug-18
	Review	Feb-22	Oct-22	N/A	Mar-18
Berinsfield	Original	Jan-23	Jul-24	06-Feb-25	-
Berrick Salome	Original	Jun-17	Mar-19	24-Oct-19	Dec-19
Binfield Heath	Original	Apr-21	Oct-23	05-Sep-24	Oct-24
Brightwell-cum-Sotwell	Original	Apr-15	Feb-17	Sep-17	Oct-17
	Review	Apr-22	Nov-22	N/A	Oct-23
Chalgrove	Original	Aug-12	Jan-18	22-Nov-18	Dec-18
	Review	Dec-23	-	-	-
Chinnor	Original	Jun-15	Jan-17	Sep-17	Oct-17
	Review	Apr-18	Aug-19	May-21	May-21
	Review II	May-23	Sep-23	N/A	Nov-23
Cholsey	Original	Aug-16	-	Mar-19	Apr-19
	Review	Mar-22	Jul-22	N/A	Oct-22
Clifton Hampden	Original	Jul-14	Jan-23	05-Sep-24	Oct-24
Crowmarsh	Original	Jun-16	Sep-20	02-Sep-21	Oct-21
	Review	Sep-24	-	-	-
Cuddesdon and Denton	Original	Aug-17	Feb-20	06-May-21	May-21
Culham	Original	Jun-20	Jul-22	04-May-23	Jun-23
Dorchester on Thames	Original	Jan-13	Sep-17	15-Mar-18	Apr-18
East Hagbourne	Original	Mar-16	Sep-18	Mar-19	Apr-19
	Review	Dec-22	Aug-23	N/A	Feb-24
Ewelme	Original	May-17	Sep-20	06-May-21	May-21
Eye and Dunsden	Original	Jan-20	-	-	-
Garsington	Original	Mar-17	Feb-23	05-Sep-24	Oct-24
Goring	Original	Oct-15	Apr-18	04-Jul-19	Jul-19
Henley and Harpsden	Original	Jun-13	Dec-15	Mar-16	Apr-16
	Review	May-21	Dec-21	24-Nov-22	Dec-22
Horspath	Original	May-16	-	-	-

Area	Version of plan	Preparation / review started	Plan submitted	Referendum	Plan made
Kidmore End	Original	Oct-17	Jul-21	28-Jul-22	Sep-22
Lewknor	Original	Sep-17	Mar-23	23-Nov-23	Dec-23
Little Milton	Original	Jun-16	Apr-18	22-Nov-18	Dec-18
Long Wittenham	Original	Sep-14	Feb-17	Sep-17	Oct-17
	Review	Oct-18	Jan-22	28-Jul-22	Sep-22
Pyrton	Original	Apr-15	Feb-18	14-Mar-19	Apr-19
Sandford-on-Thames	Original	Jul-16	-	-	-
Shiplake	Original	Apr-17	Sep-21	28-Jul-22	Sep-22
Sonning Common	Original	Oct-13	Jan-16	Sep-16	Oct-16
	Review	Jan-20	Dec-21	23-Feb-23	Mar-23
South Stoke	Original	Dec-20	-	-	-
Stanton St John	Original	Mar-17	-	-	-
Sydenham	Original	Jan-18	Jul-19	06-May-21	May-21
Tetsworth	Original	Jul-16	Jan-20	06-May-21	May-21
Thame	Original	Nov-12	Dec-12	02-May-13	Jul-13
	Review	Jun-21	May-24	06-Feb-25	-
Tiddlington with Albury	Original	Nov-16	Jul-22	04-May-23	Jun-23
Towersey	Original	Jun-16	Mar-23	23-Nov-23	Dec-23
Wallingford	Original	Mar-15	Feb-20	06-May-21	May-21
	Review	Jan-24	May-24	06-Feb-25	
Warborough and Shillingford	Original	Nov-15	Jan-18	04-Oct-18	Oct-18
	Review	Nov-24	-	-	-
Watlington	Original	Sep-12	Oct-17	28-Jun-18	Aug-18
	Review	Apr-22	-	-	-
Wheatley	Original	Mar-16	Sep-19	May-21	May-21
	Review	Jan-22	Nov-22	23-Nov-23	Dec-23
Whitchurch-on-Thames	Original	May-16	-	-	-
Woodcote	Original	-	-	Apr-14	May-14
	Review	Feb-17	Nov-21	01-Sep-22	Oct-22

[Continued from previous page, Table 3: Progress of Neighbourhood Plans as of December 2024]

# 4. Duty to Cooperate

## Introduction

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

## South Oxfordshire District Council neighbouring authorities and prescribed bodies

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

### Neighbouring and key nearby authorities:

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

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

- The Environment Agency
- Historic England
- Natural England
- National Highways
- The Civil Aviation Authority

- Homes England
- Integrated Care System (South Oxfordshire falls within the Berkshire, Oxfordshire and, Buckinghamshire Integrated Care Board)/NHS England
- Office of Rail and Road
- Oxfordshire County Council
- Local Enterprise Partnership
- Local Nature Partnership

## Key stages of the Duty to Cooperate

4.5. The council was required to demonstrate as part of the South Oxfordshire Local Plan 2035 examination in 2020 that we had fully complied with the duty to cooperate, and that we had worked actively and constructively with our neighbouring authorities and the County Council, other prescribed bodies, and service and infrastructure providers during the preparation of the Plan. Activities included, for example, meetings, the preparation of joint evidence, the exchange of written correspondence and the production of statements of common ground.

4.6. The evidence submitted to demonstrate the council's fulfilment of the duty to cooperate is available from Section 6 of the council's Local Plan 2035 Examination Library<sup>20</sup>. The Inspector's report (paragraph 18 & 19)<sup>21</sup> sets out the Inspector's findings in relation to the Duty to Cooperate for the Local Plan 2035 and concludes:

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

4.7. As highlighted in previous reports, on 14 February 2018 South Oxfordshire District Council formally signed up to the Oxfordshire Growth Deal<sup>22</sup>. Throughout the period since there has been regular engagement with other Oxfordshire authorities through the Future Oxfordshire Partnership Officer Groups. A joint vision, the Oxfordshire Strategic Vision<sup>23</sup>, was adopted by all the Oxfordshire authorities in 2021, including South Oxfordshire in May 2021.

4.8. Work had also begun on producing a Joint Statutory Spatial Plan, the Oxfordshire Plan 2050. In August 2022 it was decided to end work on the

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

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

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

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



Oxfordshire 2050 Plan. This was because the councils were unable to reach agreement on the approach to planning for future housing needs within the framework of the Oxfordshire Plan. The councils agreed that Local Plans for the City and Districts will now provide the framework for the long term planning of Oxfordshire<sup>24</sup>. The councils will continue to cooperate with each other and with other key bodies as they prepare their Local Plans. The managers of the Oxfordshire councils planning policy teams will continue to meet at least quarterly to discuss duty to cooperate matters. The councils will also meet regularly through the joint committee of the Future Oxfordshire Partnership. Some work undertaken by the districts for the Oxfordshire Plan 2050 will now be incorporated into the Joint Local Plan.

- 4.9. The Joint Local Plan Issues Consultation in May 2022 included a Duty to Cooperate Scoping document<sup>25</sup>. This set out the strategic planning matters that are driven by larger than local issues – those that are likely to have an impact beyond the immediate Local Plan area. A strategic matter is defined as *‘sustainable development or use of land that has or would have a significant impact on at least two planning areas, including, in particular, that in connection with strategic infrastructure.’* Our Duty to Cooperate Scoping document identifies the strategic matters relevant to the districts. These matters will be further refined as the plan progresses.
- 4.10. In addition to working with the Oxfordshire authorities, council officers have met at least twice a year with Swindon Borough Council and Oxfordshire County Council to discuss cross-boundary issues. The council has also met with Wokingham District Council and West Berkshire District Council. The council has recently responded to Buckinghamshire Council’s consultations on their Duty to Cooperate Issues Scoping, Habitat Regulations Assessment (HRA) and Sustainability Appraisal Scoping Report.
- 4.11. The council has also attended forums with Water Resources South East and Thames Water regarding preparation of the Water Resources South East Regional Plan.
- 4.12. In addition to these key actions, the council engages with all the neighbouring authorities and prescribed bodies listed above when undertaking consultations.
- 4.13. Outside of the period of this AMR (covering the period 1 April 2022 to 31 March 2023), in December 2024, the council submitted its Joint Local Plan for examination. The examination in public for the Joint Local Plan will likely take place in 2025.

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

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

# 5. South Oxfordshire Local Plan 2035 Strategy

## Introduction

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

## STRAT1: The Overall Strategy

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

## STRAT2: South Oxfordshire Housing and Employment Requirements

- 5.2. This policy sets out the minimum requirements for new homes and employment land over the plan period.
- 5.3. The housing requirement includes the number of homes required to meet the housing need for South Oxfordshire and an additional number to address a proportion of Oxford's unmet housing need. The housing requirement is given as an annual number with a stepped increase later in the plan period. The overall housing delivery trajectory for the plan period is shown in Appendix A.
- 5.4. Table 4 shows the annual number of net new homes completed in the district. Housing delivery was below the annual requirement at the beginning of the plan period but has been stronger since 2017/18. There was a decrease in 2020/21 and 2021/22 due to the effects of the Covid-19 pandemic. Delivery returned to a higher level in 2022/23. There is currently a cumulative shortfall which is reducing in size.

Table 4: Annual housing completions 2011-2023

Year	Completed homes	Annual requirement
2011/12	508	900
2012/13	475	900
2013/14	484	900
2014/15	596	900
2015/16	612	900
2016/17	718	900
2017/18	935	900
2018/19	1,369	900
2019/20	1,481	900
2020/21	869	900
2021/22	977	900
2022/23	1,359	900
<b>Total</b>	<b>10,383</b>	<b>10,800</b>

5.5. While the Local Plan doesn't identify a specific requirement or supply for Oxford, the strategic site allocations on the edge of the City are those with the strongest relationship to Oxford. These sites; Grenoble Road, Northfield, and Land North of Bayswater Brook, are intended to deliver housing later in the plan period. Table 5 shows the number of completions at these sites from 2021.

5.6. While there have been no completions on these sites to date, in December 2022 the promoters of Land North of Bayswater Brook submitted a hybrid planning application for 1,450 homes (P22/S4618/O). In October 2024, the planning committee resolved to grant planning permission subject to the signing of an S106 agreement. Our most recent trajectory for this site anticipates the first homes to be completed on site during 2027/28.

Table 5: Strategic sites near Oxford, annual housing completions 2021-2023

Year	Grenoble Road	Northfield	Land North of Bayswater Brook	Total
2021/22	0	0	0	0
2022/23	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

5.7. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 47).

## **STRAT3: Didcot Garden Town**

- 5.8. Policy STRAT3 ensures that development that comes forward in the Didcot Garden Town masterplan area is in accordance with the Garden Town principles. During 2022/23 there were no applications approved on major development sites contrary to this policy.

## **STRAT4: Strategic Development**

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

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

Table 6: Progress of strategic infrastructure projects 2022/23

Scheme	Status
Oxford to Cambridge Arc	See AMR update for TRANS1a (on page 51) for detail
Science Vale Cycle Network (SVCN) Improvements	Oxfordshire County Council's Strategic Active Travel Network in development
Didcot Station Car Park Expansion	Previously completed
Watlington Relief Road	In progress
Benson Relief Road	In progress
Didcot Garden Town: study work on Central Didcot Transport Corridor Improvements	In progress
Jubilee Way Roundabout Improvements	In progress, within scope of Didcot Garden Town project
Golden Balls Roundabout options/feasibility and A4074 capacity improvements	Due to commence
Thame to Haddenham cycle route	In progress
HIF1 schemes (Widening of the A4130, Didcot Science Bridge, Didcot to Culham river crossing, and Clifton Hampden bypass)	Planning application submitted and under consideration [December 2024, HIF1 granted planning permission]
Benson to Wallingford cycle route minor improvements	Anticipated inclusion in Oxfordshire's Strategic Active Travel Network (SATN)
Premium cycle route between Didcot, Crowmarsh Gifford and Wallingford	Anticipated inclusion in SATN
Improvements to cycle routes to rail stations	Anticipated inclusion in SATN
New cycle route between Berinsfield and Oxford	Anticipated inclusion in SATN
Intra-urban cycling routes	Anticipated Local Cycling and Walking Infrastructure Plans (LCWIP) prepared by Oxfordshire County Council, Didcot LCWIP in progress

## STRAT5: Residential Densities

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

5.11. Table 7 gives the average density (in dwellings per hectare, dph) for the major<sup>27</sup> permissions granted in 2022/23, divided by location. The policy expects a density of more than 45dph for sites with good accessibility to town centres but allows exceptions where there are clearly justified reasons. The data show large variations between areas, which suggests that the proposed densities are responding to the context and features of each site in line with the policy.

Table 7: Average density of major housing permissions by parish 2022/23

Parish	Average density	No. of permissions
Benson	22.4	1
Brightwell-cum-Sotwell	16.3	1
Chinnor	30.9	1
Didcot	44.1	5
East Hagbourne	21.1	1
Goring	7.8	1
Harpsden	16.3	2
Thame	9.6	1
Wallingford	37.1	2
Wheatley	80.0	1
<b>Average   Total</b>	<b>32.2</b>	<b>16</b>

5.12. Table 8 gives the average density (in dph) for the major permissions on strategic sites granted in 2022/23. Strategic sites are not given a specific target density in this policy.

Table 8: Average density of major housing permissions by strategic site 2022/23

Site	Average density	No. of permissions
Didcot North East	21.8	4
<b>Average   Total</b>	<b>21.8</b>	<b>4</b>

## STRAT6: Green Belt

5.13. During 2022/23 there were 181 planning permissions granted that were located in the Green Belt. Table 9 provides the type of applications approved. It shows that the vast majority of permissions that were approved in the Green Belt were for household development, so are likely to be relatively minor changes to existing homes. None of the permissions in 2022/23 were for major residential development.

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

Table 9: Green Belt Permissions 2022/23

Type of Planning Application	No approved
Full Application	55
Householder	117
Reserved Matters	1
Section 73 <sup>28</sup>	8
<b>Total</b>	<b>181</b>

## Strategic housing sites

5.14. Policies STRAT7 to STRAT14 allocate land for strategic housing and employment development in the district. The following section describes the progress site promoters / developers have made in delivering these sites. Table 10 below identifies this progress across all 7 of these sites.

5.15. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 47).

Table 10: Housing delivery at strategic sites 2011-23

Site	Permitted homes	Completed homes	Estimated delivery in plan period
STRAT7: Land at Chalgrove Airfield	0	0	Permit 3,000; Deliver 1,161
STRAT9: Land Adjacent to Culham Science Centre	0	0	Permit 3,500; Deliver 1,419
STRAT10i: Land at Berinsfield Garden Village	0	0	Permit 1,700; Deliver 500
STRAT11: Land South of Grenoble Road	0	0	Permit 3,000; Deliver 525
STRAT12: Land at Northfield	0	0	Permit 1,800; Deliver 825
STRAT13: Land North of Bayswater Brook	0	0	Permit 1,513; Deliver 1038
STRAT14: Land at Wheatley Campus, Oxford Brookes	487	0	500

## STRAT7: Land at Chalgrove Airfield

5.16. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. An Outline application including a masterplan was submitted in June 2020 and withdrawn in May

<sup>28</sup> Section 73 of the Town and Country Planning Act (1990) – applications to vary, amend or remove a condition attached to a planning permission.

2021. Pre-application engagement for future applications is continuing on this site.

- 5.17. The policy aims to permit approximately 3,000 homes and deliver a minimum of 2,105 in the plan period which runs to 2035. Table 10 shows that no homes have been permitted or delivered on this site yet.
- 5.18. The policy aims to permit and deliver 3 pitches for Gypsies and Travellers on the Chalgrove Airfield site during the plan period. No Gypsies and Traveller pitches have been permitted or delivered on this site yet.

### **STRAT8: Culham Science Centre**

- 5.19. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 49).

### **STRAT9: Land Adjacent to Culham Science Centre**

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

### **STRAT10: Berinsfield Garden Village**

- 5.23. In 2022/23, there were no permissions granted that were contrary to Policy STRAT10: Berinsfield Garden Village.

### **STRAT10i: Land at Berinsfield Garden Village**

- 5.24. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The development of proposals and pre-application engagement for this site are at an early stage and no masterplan has been agreed yet.



- 5.25. The policy aims to permit and deliver around 1,700 homes in the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.
- 5.26. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 49).

### **STRAT10ii: Berinsfield Local Green Space**

- 5.27. In 2022/23, there were no permissions granted that were on the land allocated as Berinsfield Local Green Space.

### **STRAT11: Land South of Grenoble Road**

- 5.28. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The development of proposals and pre-application engagement for this site are at an early stage and no masterplan has been agreed yet.
- 5.29. The policy aims to permit approximately 3,000 homes and deliver approximately 2,480 homes in the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.
- 5.30. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 24 (page 49).

### **STRAT12: Land at Northfield**

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

### **STRAT13: Land North of Bayswater Brook**

- 5.33. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. An Outline planning application including a masterplan was submitted in December 2022 for 1,450 homes (Ref: P22/S4618/O).

- 5.34. The policy aims to permit and deliver approximately 1,100 homes within the plan period. Table 10 (above) shows that no homes have been permitted or delivered on this site yet.

### **STRAT14: Land at Wheatley Campus, Oxford Brookes**

- 5.35. The policy aims to permit and deliver approximately 500 homes. Table 10 (above) shows that up to 487 net homes have outline permission on this site (planning reference P17/S4254/O), with none delivered as of 31 March 2023. A reserved matters application (planning reference P23/S1407/RM) was submitted in April 2023.

## **6.Settlements and Housing**

### **Policy HEN1: The Strategy for Henley-on-Thames**

- 6.1. This policy sets out the strategy for Henley-on-Thames, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 22 (page 48), and Retail Figure 8 (page 68).

### **Policy TH1: The Strategy for Thame**

- 6.2. This policy sets out the strategy for Thame, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 22 (page 48), and Retail Figure 8 (page 68).

### **Policy WAL1: The Strategy for Wallingford**

- 6.3. This policy sets out the strategy for Wallingford, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 22 (page 48), and Retail Figure 8 (page 68).

### **Policy H2: New Housing in Didcot**

- 6.4. This policy gives the expected housing provision from the sites allocated for residential development around Didcot. Table 11 shows the number of homes permitted and completed at these sites as of 31 March 2023. The Plan requires the delivery of at least 6,500 homes at Didcot over the plan period. The table shows good progress is being made with 4,960 homes permitted. Three reserved matters application have since been approved during 2023/24 for 377 homes at Didcot North East (P22/S2401/RM, P23/S2883/RM, P22/S4011/RM).

Table 11: Housing delivery at allocated sites in Didcot 2011-23

Site	Permitted homes	Completed homes	Requirement in plan period
Ladygrove East (saved from the Local Plan 2011) (H2a)	0	0	642
Didcot North East (saved from the Core Strategy) (H2b)	2,116	425	2,030
Great Western Park (saved from the Local Plan 2011) (H2c)	2,604	2,604	2,587
Vauxhall Barracks (saved from the Core Strategy) (H2d)	0	0	300
Orchard Centre Phase II remaining site (saved from Core Strategy) (H2e)	0	0	300
New: Didcot Gateway (H2f)	0	0	300
New: Hadden Hill (H2g)	74	74	74
New: Land south of A4130 (H2h)	166	166	166
<b>Total</b>	<b>4,960</b>	<b>3,269</b>	<b>6,399</b>

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

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

- 6.5. This policy gives the minimum housing requirements for the Market Towns of Henley-on-Thames, Thame and Wallingford. The policy supports the Neighbourhood Development Plans in these towns to meet the requirements. Table 12 shows the number of homes permitted and completed at these settlements between 1 April 2011 and 31 March 2023. The table shows that progress is being made towards completing the housing allocations identified in the Local Plan.

Table 12: Housing delivery at Market Towns and Larger Villages 2011-23

Town/Parish	Permitted homes	Completed homes	Requirement in plan period
Henley-on-Thames	634	512	1,285
Thame	1,225	1,007	1,518
Wallingford	1,481	548	1,070
Nettlebed	36	20	46
Sonning Common	392	238	377
Woodcote	83	76	225

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

## Policy H4: Housing in the Larger Villages

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

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

6.7. This policy gives the housing requirement for the allocated site at Land to the West of Priest Close, Nettlebed. Table 13 shows that no homes have yet been permitted at this site as of 31 March 2023.

*Table 13: Housing delivery at allocated sites in Nettlebed 2011-23*

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

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

## Policy H6: Joyce Grove, Nettlebed

6.8. This policy gives the housing requirement for the allocated site at Joyce Grove, Nettlebed. Table 13 (above) shows the number of homes permitted at this site as of 31 March 2023.

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

6.9. This policy gives the housing requirement for the allocated site at Land to the South and West of Nettlebed Service Station. Table 13 (above) shows that no homes were permitted or completed at this site as of 31 March 2023.

## Policy H8: Housing in the Smaller Villages

6.10. This policy supports Neighbourhood Development Plan-led development at the Smaller Villages and has no defined requirement for housing. Table 14 shows the number of homes permitted and completed at Smaller Villages as of 31 March 2022. Some of the villages have significantly higher numbers of permitted homes than others, such as Harpsden, Holton and Lower Shiplake. These villages are closer to Market Towns or Larger Villages and much of the permitted growth is on sites allocated for housing in the Local Plan or Neighbourhood Development Plans.

Table 14: Housing delivery at Smaller Villages 2011-23

Settlement	Permitted homes	Completed homes
Aston Rowant	4	2
Aston Tirrold	21	15
Aston Upthorpe	4	4
Beckley	19	14
Berrick Salome	8	5
Binfield Heath	20	18
Brightwell Baldwin	0	0
Brightwell-cum-Sotwell	66	43
Britwell Salome	3	1
Burcot	9	5
Cane End	1	1
Chalkhouse Green	0	0
Checkendon	17	12
Chiselhampton	2	2
Clifton Hampden	2	2
Copcourt	1	1
Cuddesdon	1	1
Culham	6	5
Cuxham	1	1
Didcot	0	0
Dorchester-On-Thames	30	10
Drayton St Leonard	0	0
Easington	0	0
East Hagbourne	86	15
Ewelme	14	5
Forest Hill	3	2
Gallowstree Common	11	11
Garsington	60	58
Great Haseley	10	10
Great Milton	7	6
Greys Green	0	0
Harpsden	206	185
Highmoor Cross	4	3

<b>Settlement</b>	<b>Permitted homes</b>	<b>Completed homes</b>
Holton	520	27
Hook End	0	0
Horspath	27	12
Howe Wood	1	1
Ipsden	1	1
Kidmore End	3	3
Kingston Blount	-1	-1
Kingston Stert	0	0
Lewknor	29	29
Little Milton	2	1
Littleworth	4	0
Long Wittenham	42	40
Lower Shiplake	165	20
Marsh Baldon	12	12
Mile End Hill	0	0
Milton Common (in the parish of Great Haseley)	0	0
Moulsford	3	3
Neals Shaw	0	0
Newington	1	1
North Moreton	12	12
North Weston	4	4
Nuffield	5	5
Nuneham Courtenay	14	14
Peppard Common	13	4
Playhatch	1	1
Rok Marsh	0	0
Roke	0	0
Rotherfield Peppard	30	27
Sandford-on-Thames	10	10
Sandhills	50	50
Shillingford	2	2
Shiplake	2	2
Shiplake Bottom	5	5
Shiplake Cross	1	1
Shotover	2	2
Slade End	0	0
Sonning Common	3	3
South Moreton	3	3
South Stoke	18	16
South Weston	1	1

Settlement	Permitted homes	Completed homes
Stadhampton	101	78
Stanton St John	4	4
Stoke Row	17	14
Stoke Row West	9	9
Sydenham	7	5
Tetsworth	52	49
Tiddington	7	7
Tokers Green	5	5
Towersey	13	12
Warborough	31	33
Whitchurch-on-Thames	4	5
<b>Total</b>	<b>1,851</b>	<b>969</b>

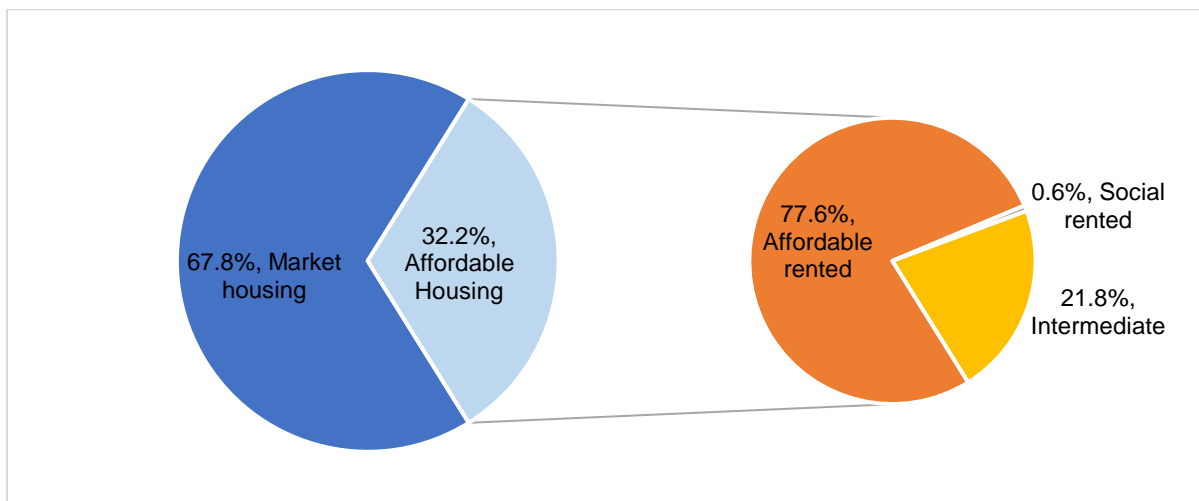
[Continued from previous pages, Table 14: Housing delivery at Smaller Villages 2011-23]

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

## Policy H9: Affordable Housing

6.11. This policy sets out the proportion of affordable and market homes that should be sought on major developments and the proportions of the different forms of affordable housing within that. The target amounts are 40% affordable homes (50% on sites adjacent to Oxford), composed of 40% affordable rented, 35% social rented and 25% intermediate housing. The policy allows alternative mixes to be considered where these levels would be unviable. Figure 4 shows that permissions granted for major development in 2022/23 allowed an approximately 70:30 split between market and affordable housing, and an 80:20 split within affordable housing with very little social rented housing.

Figure 4: Tenure split of major housing permissions 2022/23





## Policy H10: Exception Sites and Entry Level Housing Schemes

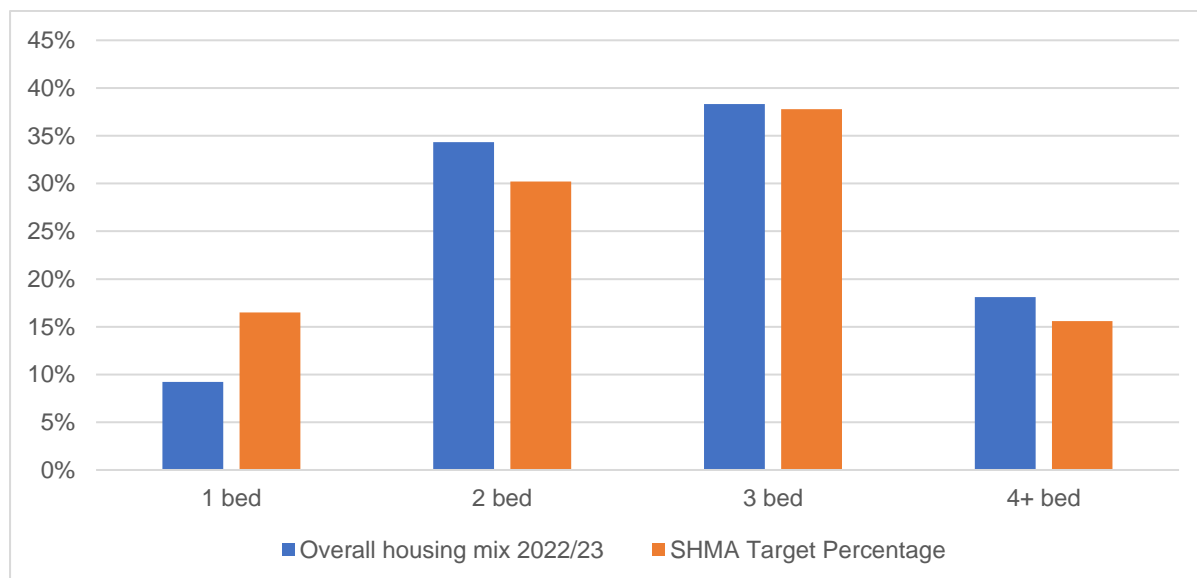
6.12. During 2022/23, there was one permission granted for a Rural Exception Site. The site was located at Dorchester-on-Thames (planning reference P21/S1938/FUL) providing three homes, of which two were for affordable housing. It was determined that the proposals met the tests of this policy and the development is considered to be a Rural Exception Site.

## Policy H11: Housing Mix

6.13. This policy seeks a mix of dwelling types and sizes to meet the needs of current and future households on all new residential developments. The mix of dwelling sizes permitted should be measured against the latest evidence of this type. During 2022/23, this was the Oxfordshire SHMA 2014<sup>29</sup>. The council has prepared a Joint Housing Needs Assessment as part of the development of the Joint Local Plan 2041<sup>30</sup>, which was published in 2024.

6.14. Figure 5 shows that the overall mix of dwelling sizes permitted in 2022/23 was broadly in line with the SHMA target levels, with slightly more 2-beds and slightly fewer 1-beds.

Figure 5: Overall housing mix 2022/23

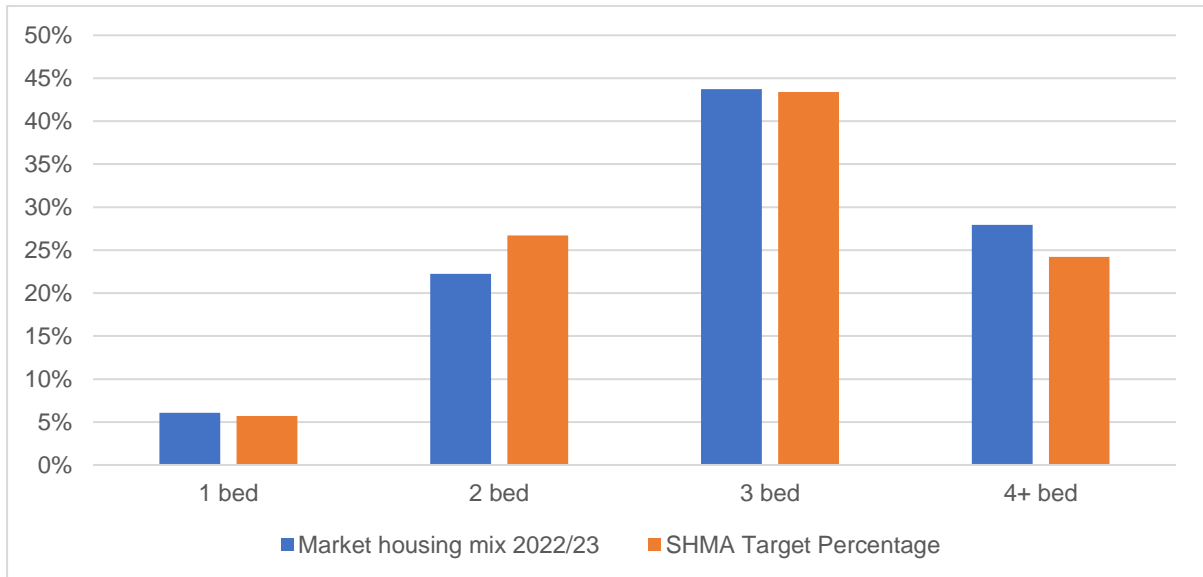


<sup>29</sup> Available from [https://data.southoxon.gov.uk/ccm/support/dynamic\\_serve.jsp?ID=1670533659&CODE=F0466A8D7F61D0D6EB661DFD1A27AEA0](https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1670533659&CODE=F0466A8D7F61D0D6EB661DFD1A27AEA0)

<sup>30</sup> Available from <https://www.southandvale.gov.uk/app/uploads/2024/09/Joint-Housing-Needs-Assessment.pdf>

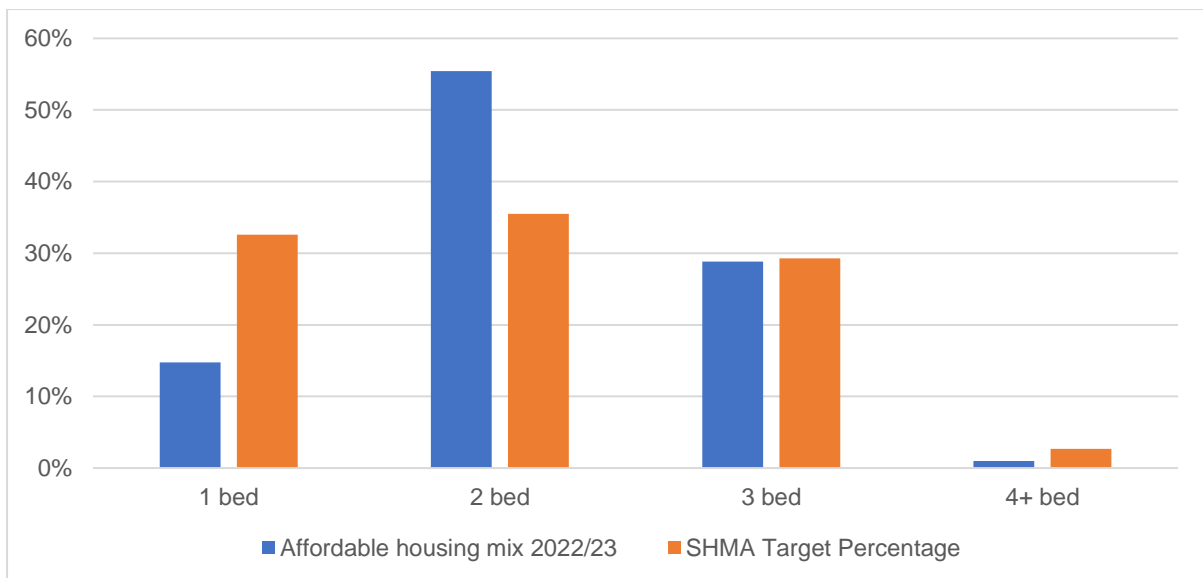
6.15. Figure 6 shows that the mix of dwelling sizes permitted for market housing in 2022/23 was broadly in line with the SHMA target levels, but with slightly more 4-beds and slightly fewer 2-beds.

Figure 6: Market housing mix 2022/23



6.16. Figure 7 shows that the mix of dwelling sizes permitted for affordable housing in 2022/23 was further from the SHMA target levels, with significantly more 2-beds, and fewer 1-beds.

Figure 7: Affordable housing mix 2022/23



## Policy H12: Self-Build and Custom-Build Housing

- 6.17. This policy supports proposals for self-build and custom-build projects and seeks 3% of the proportion of the developable plots on strategic allocations to be set aside for self-build and custom-build. As of 31 March 2023, no plots have been defined on the strategic allocation sites.
- 6.18. Under the Self-build and Custom Housebuilding Act 2015, authorities are required to keep a register of individuals and associations who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 6.19. During 2022/23, the Council was undertaking a review of its Self-Build Register to ascertain how we can improve this service and create an accurate picture of demand for self-build and custom-build housing across the districts which will in turn, help inform new policies in the Joint Local Plan. This new register will go live in the monitoring year 2023/24.
- 6.20. Table 15 shows the number of entries to the existing register and the number of self-build and custom housebuilding developments permitted. These types of development are exempt from the Community Infrastructure Levy so we have used CIL records to identify self and custom build units. The data is broken down by base year starting on the date the first entry was made on to the register up to the 30 October 2016, with subsequent years running between 31 October - 30 October the following year. The register is a live register and people are able to join or leave as they wish. The council continues to refine its approach to monitoring of permissions. For these reasons the number of entries or plots in a base year may vary from previous reports. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period.

*Table 15: Self-Build & Custom Housebuilding Register*

Year	Demand	Supply
Base Year 1; first entry on the register until 30th Oct 16	120	21
Base Year 2; 31st Oct 16 to 30th Oct 17	149	53
Base Year 3; 31st Oct 17 to 30th Oct 18	102	46
Base Year 4; 31st Oct 18 to 30th Oct 19	112	56
Base Year 5; 31st Oct 19 to 30th Oct 20	98	44
Base Year 6; 31st Oct 20 to 30th Oct 21	101	54
Base Year 7; 31st Oct 21-30th Oct 22	85	43
Base Year 8; 31st Oct 22 to 30th Oct 23	60	36

## Policy H13: Specialist Housing for Older People

- 6.21. In 2022/23 there were three applications approved for specialist housing for older people. These proposals will provide a total of 105 age-restricted homes for people aged 55 and older at Chinnor, Didcot and Wallingford. The development at Wallingford would replace an existing 35-bed nursing home (planning reference P21/S1415/FUL).
- 6.22. Table 16 shows the delivery of specialist housing for older people in the plan period so far.

Table 16: Delivery of specialist housing for older people 2011-23

Type	Net number of units by status at 31 March 2023					
	Complete	Under construction	Not started	Superseded	Expired	Total
Assisted living	-5	7	65	0	0	<b>67</b>
Extra care	226	0	47	66	0	<b>339</b>
Retirement homes	102	16	133	0	3	<b>254</b>
Sheltered apartments	23	0	0	0	0	<b>23</b>
C2 Care Home	524	68	66	0	75	<b>733</b>
Older Persons housing	1	0	0	0	0	<b>1</b>
<b>Total</b>	<b>871</b>	<b>91</b>	<b>311</b>	<b>66</b>	<b>78</b>	<b>1,417</b>

## Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople

- 6.23. This policy aims to meet the need for new permanent sites for residential use by Gypsies, Travellers and Travelling Showpeople by safeguarding and extending existing sites; and delivering new sites at the strategic allocations at Didcot North East, Land adjacent to Culham Science Centre and Chalgrove Airfield. It also sets out criteria to be met by proposals for new sites in other locations. During 2022/23, there were no permissions granted for new pitches; two permissions at Didcot North East sought a financial contribution in lieu of on-site delivery.

## Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople Sites

6.24. This policy aims to protect the supply of existing permanent sites for residential use by Gypsies, Travellers and Travelling Showpeople by controlling proposals that would result in the loss of sites. During 2022/23, there were no permissions granted that would lead to a loss of sites.

## Policy H16: Backland and Infill Development and Redevelopment

6.25. This policy limits support for development in Smaller and Other Villages to infill and the redevelopment of previously developed land. Table 17 shows the type and status of applications relating to this policy in 2022/23. There were 82 planning permissions granted in 2022/23.

*Table 17: Status and type of permissions relating to Backland and Infill Development and Redevelopment in Smaller and Other Villages 2022/23*

Application Type	Approved	Refused	Other Outcome	Total
Full Application	69	20	2	<b>91</b>
Householder	1	0	0	<b>1</b>
Outline	0	6	0	<b>6</b>
Section 73	12	0	0	<b>12</b>
<b>Total</b>	<b>82</b>	<b>26</b>	<b>2</b>	<b>110</b>

## Policy H17: Sub-division and Conversion to Multiple Occupation

6.26. This policy sets out the conditions where sub-division of dwellings and conversions to multiple occupation will be permitted. Table 18 shows the type and status of applications relating to this policy in 2022/23. There were 15 planning permissions granted in 2022/23.

*Table 18: Status and type of permissions relating to sub-divisions of houses in multiple occupation 2022/23*

Application Type	Approved	Refused	Other Outcome	Total
Full Application	13	5	1	<b>19</b>
Householder	1	1	0	<b>2</b>
Section 73	1	0	0	<b>1</b>
<b>Total</b>	<b>15</b>	<b>6</b>	<b>1</b>	<b>22</b>

## Policy H18: Replacement Dwellings

6.27. This policy sets out the conditions where the replacement of an existing dwelling located outside the built-up areas of settlements will be permitted. Table 19 shows the type and status of applications relating to this policy in 2022/23. There were 30 planning permissions granted in 2022/23.

*Table 19: Status and type of replacement housing permissions outside the built-up limits of settlements 2022/23*

Application Type	Approved	Refused	Total
Full Application	29	3	32
Section 73	1	1	2
<b>Total</b>	<b>30</b>	<b>4</b>	<b>34</b>

## Policy H19: Rural Workers' Dwellings

6.28. This policy sets out the conditions where a rural workers' dwelling in the open countryside will be permitted. Table 20 shows the type and status of applications relating to this policy in 2022/23. There were two planning permissions granted in 2022/23.

*Table 20: Status and type of rural workers' dwelling applications 2022/23*

Application Type	Approved	Refused	Total
Full Application	1	1	2
Section 73	1	0	1
<b>Total</b>	<b>2</b>	<b>1</b>	<b>3</b>

## Policy H20: Extensions to Dwellings

6.29. This policy sets out the conditions where an extension to a dwelling or ancillary building will be permitted. Table 21 shows the type and status of applications relating to this policy in 2022/23. There were 1,061 planning permissions granted in 2022/23.

*Table 21: Status and type of permissions relating to extensions to dwellings 2022/23*

Application Type	Approved	Refused	Other Outcome	Total
Full Application	31	3	2	36
Householder	1,015	37	6	1,058
Pre-Application Advice	0	0	8	8
Section 73	15	1	0	16
<b>Total</b>	<b>1,061</b>	<b>41</b>	<b>16</b>	<b>1,118</b>

## **Policy H21: Loss of Existing Residential Accommodation in Town Centres**

- 6.30. This policy generally resists the loss of existing residential accommodation in the town centres but sets out exceptional conditions where it may be permitted. There was one householder application related to this policy approved in 2022/23.

# 7. Employment

## Policy EMP1: The Amount and Distribution of New Employment Land

- 7.1. This policy sets out the land allocated for employment uses to facilitate the provision of additional office, manufacturing and distribution jobs. It gives a minimum requirement of 39.1 hectares to be provided over the plan period. Table 22 shows the amount of land with development in employment use classes (B or E) permitted and completed in the plan period so far.
- 7.2. Table 22 covers the monitoring indicators for the following employment policies:
- EMP4: Employment Land in Didcot
  - EMP5: New Employment Land at Henley-on-Thames
  - EMP6: New Employment Land at Thame
  - EMP7: New Employment Land at Wallingford
  - EMP8: New Employment Land at Crowmarsh Gifford
  - EMP9: New Employment Land at Chalgrove



Table 22: Amount of employment land permitted on strategic and allocated sites 2011-23

Location	Site	Employment land (hectares)		
		Allocated supply	Permitted	Completed
Didcot	EMP4i: Southmead Industrial Estate East and EMP4ii: Southmead Industrial Estate West	2.92	0.5	0.5
	Milton Park (Within Vale of White Horse District) <sup>31</sup>	6.5 (of 28)	6.5 (of 31.61)	6.5 (of 31.61)
Henley-on-Thames	Neighbourhood Plan site DS7: Northern Field at Highlands Farm (Site M1)	1	0	0
Thame	Sites to be identified in the Neighbourhood Development Plan (NDP)	3.5	0	0
Wallingford	Neighbourhood Plan site EE1: Land West of Hithercroft Industrial Estate (Site C)	3.1	3.08	3.08
	EMP7i: land at Hithercroft Road and Lupton Road and EMP7ii: land at the junction of Whitley Road and Lester Way	1.09	5.93	5.93
Crowmarsh Gifford	Neighbourhood Plan site CRP3: Land at Howbery Park, Benson Lane, Crowmarsh Gifford	0.28	0	0
Culham	STRAT8: Culham Science Centre and STRAT9: Land Adjacent to Culham Science Centre	7.3	13.75	5
Chalgrove	STRAT7: Land at Chalgrove Airfield	5	0.03	0
	EMP9i: Land at Monument Business Park	2.25	3.15	2.25
Berinsfield	STRAT10i: Land at Berinsfield Garden Village	5	0	0
Grenoble Road	STRAT11: Land South of Grenoble Road	10	0	0
<b>Total</b>		<b>47.94</b>	<b>32.94</b>	<b>23.26</b>

<sup>31</sup> The 6.5 hectares allocated here is included within the 28 hectares to be provided at Milton Park as identified in the Vale of White Horse Local Plan 2031 Part 1, Core Policy 6. The total amount of land at Milton Park in each category has been given in brackets.

## Policy EMP2: Range, Size and Mix of Employment Premises

- 7.3. This policy aims to meet the diverse need for employment across South Oxfordshire, particularly premises for Small to Medium Sized Enterprises (SME). Table 23 shows the number of permissions granted for development in employment use classes (B or E) in 2022/23 in a range of sizes suitable for SMEs.

Table 23: Permissions granted for small and medium sized employment uses in 2022/23

Size	Number of permissions
Start-up/ incubator businesses (up to 150sqm)	15
Grow-on space (up to 500sqm)	22
<b>Total</b>	<b>37</b>

## Policy EMP3: Retention of Employment Land

- 7.4. This policy aims to retain existing employment land in order to promote and grow a balanced, sustainable economy and local services. It sets out conditions where proposals for the redevelopment or change of use of employment land to non-employment uses will be permitted. Table 24 shows the balance of change in employment land from permissions granted in 2022/23, which results in a net gain of employment land, in line with the policy.

Table 24: Amount of gain or loss of employment land permitted in 2022/23

	Employment land permitted (hectares)
Gain	17.20
Loss	3.33
<b>Net Total</b>	<b>13.87</b>

## Policy EMP10: Development in Rural Areas

- 7.5. This policy supports proposals for sustainable economic growth in rural areas and specifies types of development which will be promoted or supported. Table 25 shows the type and status of applications relating to this policy in 2022/23. There were 67 planning permissions granted in 2022/23.

Table 25: Status and type of applications for employment uses in the open countryside 2022/23

Application Type	Approved	Refused	Other Outcome	Total
Agricultural Notification	3	1	9	13
Discharge of Conditions	1	0	0	1
Full Application	58	13	1	72
Pre-Application Advice	1	0	0	1
Section 73	4	0	0	4
<b>Total</b>	<b>67</b>	<b>14</b>	<b>10</b>	<b>91</b>

## Policy EMP11: Tourism

7.6. This policy encourages new development to advance the visitor economy for leisure and business purposes and specifies types of development which will be supported in different locations. Table 26 shows the type and status of applications relating to this policy in 2022/23. There were 28 planning permissions granted in 2022/23.

Table 26: Status and type of permissions granted for visitor economic developments 2022/23

Application Type	Approved	Refused	Other Outcome	Total
Advertisement	2	0	0	2
Full Application	23	4	0	27
Pre-Application Advice	1	0	1	2
Section 73	2	0	0	2
<b>Total</b>	<b>28</b>	<b>4</b>	<b>1</b>	<b>33</b>

## Policy EMP12: Caravan and Camping Sites

7.7. This policy set out the conditions where touring caravan and camping sites will be permitted. Table 27 shows the type and status of applications relating to this policy in 2022/23. There were four planning permissions granted in 2022/23.

Table 27: Status and Type of permissions granted for Caravan and Camping Sites 2022/23

<b>Application Type</b>	<b>Approved</b>
Full Application	2
Pre-Application Advice	1
Section 73	1
<b>Total</b>	<b>4</b>

## **Policy EMP13: Retention of Visitor Accommodation**

- 7.8. This policy aims to control the loss of visitor accommodation to ensure the quality, quantity and choice of accommodation on offer across the district. During 2022/23, two permissions were granted for the loss of C1 use class (hotels) floorspace, allowing a loss of eleven rooms.

## 8. Infrastructure

### Policy INF1: Infrastructure Provision

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

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

- 8.2. This policy commits the council to work with Network Rail, National Highways (formerly Highways England), the National Infrastructure Commission, Oxfordshire County Council and others to plan for, and understand the impacts of East-West Rail<sup>32</sup> and the Oxford to Cambridge Arc<sup>33</sup>. Table 28 shows the status of infrastructure projects related to these schemes.

Table 28: Progress of infrastructure within the Oxford to Cambridge Arc as of December 2024

Project	Status
Rail infrastructure and service improvements linked to East-West rail	<p>The next stage of East West Rail which will connect Oxfordshire to Bletchley/ Milton Keynes is under construction, with delivery expected in early 2025.</p> <p>The train service specification is yet to be confirmed by Department for Transport.</p> <p>The Oxfordshire Rail Corridor study (published in 2021) outlined the connectivity benefits of operating services from Milton Keynes direct to Culham and Didcot Parkway.</p>
Mitigation associated with the Oxford to Cambridge Arc	<p>The joint statutory spatial framework is not currently being progressed.</p> <p>The Oxford to Cambridge expressway project was cancelled in March 2021<sup>34</sup>.</p> <p>A new pan-regional Oxford to Cambridge Arc partnership structure is being set up<sup>35</sup>. It's not yet known what role this will have in infrastructure planning.</p>

<sup>32</sup> [eastwestrail.co.uk](http://eastwestrail.co.uk)

<sup>33</sup> [www.gov.uk/government/publications/oxford-cambridge-arc](http://www.gov.uk/government/publications/oxford-cambridge-arc)

<sup>34</sup> [www.gov.uk/government/news/oxford-to-cambridge-expressway-project-cancelled-as-transport-secretary-looks-to-alternative-plans-for-improving-transport-in-the-region](http://www.gov.uk/government/news/oxford-to-cambridge-expressway-project-cancelled-as-transport-secretary-looks-to-alternative-plans-for-improving-transport-in-the-region)

<sup>35</sup> [www.oxford-cambridge-partnership.info](http://www.oxford-cambridge-partnership.info)

## Policy TRANS1b: Supporting Strategic Transport Investment

- 8.3. Policy TRANS1b supports a variety of transport infrastructure development across the district identified in the Local Transport and Connectivity Plan (LTCP)<sup>36</sup>, formerly the Local Transport Plan (LTP4). Table 29 shows the status of infrastructure projects related to the Science Vale Strategy of the LTCP.

Table 29: Progress of transport projects identified in the LTCP

Project	Status
HIF projects	See Table 6, on page 29
Cowley Branch Line	Oxford City Council and Oxfordshire County Council have recently committed to funding to develop the full business case for this scheme. This will be undertaken (led by Network Rail) in the next 2 years, with delivery subject to funding being secured.
Improvements in the Reading area, including a proposal for a new River Thames crossing	Status is pre-SOBC (Strategic Outline Business Case) with implementation (if any) noted as long term. In October 2019, the Council agreed a motion expressing conditional opposition to the new crossing <sup>37</sup> .
Other projects	See LTCP Appendix 1, LTP4 review for Science Vale Area Strategy (pages 149-156).

## Policy TRANS2: Promoting Sustainable Transport and Accessibility

- 8.4. This policy includes a range of measures to improve accessibility and sustainability of travel, including support for active travel (walking and cycling) and public transport.
- 8.5. An indicator for this policy is monitoring of Travel Plans for developments of over 80 dwellings to ensure developments meet sustainable travel targets in Travel Plans. Monitoring of Travel Plans is the responsibility of the developer and annual reports must be returned to Oxfordshire County Council<sup>38</sup>.

<sup>36</sup> Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/ltcp>

<sup>37</sup> Available from <https://democratic.southoxon.gov.uk/mgAi.aspx?ID=10582>

<sup>38</sup> <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/travel-plans-and-statements#paragraph-9181>

- 8.6. An indicator for this policy is to monitor designated Air Quality Management Areas (AQMA). There are currently three air quality management areas (AQMA's) designated within South Oxfordshire at Henley, Wallingford and Watlington. All three are due to high NO<sub>2</sub> levels based on congestion levels in an area of narrow streets and relatively high sided buildings creating a 'street canyon' effect with pollutants unable to effectively disperse. The 2023 Annual Status Report<sup>39</sup>, covering the 2022 calendar year, states that there were:

*'No exceedances of either of the NO<sub>2</sub> objectives were identified in South Oxfordshire, with 2022 monitoring data supporting the decreasing five-year trend of NO<sub>2</sub> levels observed in previous years.'*

- 8.7. The 2024 Annual Status Report<sup>40</sup>, covering the 2023 calendar year, states that there were:

*'No exceedances of the national air quality objectives. Nitrogen dioxide levels across most monitoring sites showed a decrease compared to 2022, with all designated Air Quality Management Areas (AQMA's) have complied with annual mean NO<sub>2</sub> concentrations well below the objective limit of 40µg/m<sup>3</sup>.'*

- 8.8. An indicator for this policy is the level of cycle movements on those routes in South Oxfordshire that are monitored by the highways authority. Availability of recent data on cycle movements is limited<sup>41</sup>. Oxfordshire County Council adopted an Active Travel Strategy (ATS)<sup>42</sup> in July 2022 as a supporting strategy to the Local Transport and Connectivity Plan. The ATS includes action to increase the amount of active travel data collected and published. Additional information therefore may become available for future monitoring reports.

## **Policy TRANS3: Safeguarding of Land for Strategic Transport Schemes**

- 8.9. This policy gives a list of transport schemes where land will be safeguarded to support delivery of those schemes in future. During 2022/23, there were no permissions granted on safeguarded land.

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<sup>39</sup> <https://www.southandvale.gov.uk/app/uploads/sites/2/2023/09/SODC-VOWH-ASR-2023.pdf>

<sup>40</sup> <https://www.southandvale.gov.uk/app/uploads/sites/2/2024/10/2024-ASR.pdf>

<sup>41</sup> Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/traffic/transport-monitoring>

<sup>42</sup> Available from <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-travel-0>

## **Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans**

- 8.10. This policy requires new developments which have significant transport implications to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan. During 2022/23, there were four applications approved for developments of over 80 dwellings where this policy applied, three of these included a Travel Plan and a Transport Assessment or Statement. The application without these was a variation of a previous permission.

## **Policy TRANS5: Consideration of Development Proposals**

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

## **Policy TRANS6: Rail**

- 8.12. This policy supports development that improves rail services, access to rail services or facilities at rail stations. During 2022/23, there were three applications approved where this policy applied, two full applications and one householder application.

## **Policy TRANS7: Development Generating New Lorry Movements**

- 8.13. This policy defines where proposals for development leading to significant increases in lorry movements may be permitted. During 2022/23, there were no permissions granted where this policy applied.

## **Policy INF2: Electronic Communications**

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



## **Policy INF3: Telecommunications Technology**

- 8.15. This policy sets out criteria for prior approval (or planning permission where required) for telecommunications installations (masts, antennae etc.). During 2022/23, there was no prior approval or permission refused where this policy applied.

## **Policy INF4: Water Resources**

- 8.16. This policy aims to ensure that all development will be served by sufficient water supply, drainage and treatment capacity. During 2022/23, there were no permissions granted against Environment Agency advice on flood risk or water quality grounds<sup>43</sup>.

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<sup>43</sup> Available from <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

## 9. Environment

### Policy ENV1: Landscape and Countryside

- 9.1. This policy seeks to protect the landscape, countryside and rural areas in the district with a particular emphasis on the Chilterns and North Wessex Downs National Landscapes (NAs, formerly Areas of Outstanding Natural Beauty). During 2022/23, there were 867 applications approved where this policy applied. Table 30 shows the breakdown of application types. It shows that the majority of permissions that were approved were for household development, so are likely to be relatively minor changes to existing homes.

*Table 30: Status and type of permissions relating to Landscape and Countryside 2022/23*

Application Type	Approved	Refused	Other Outcome	Total
Advertisement	5	0	0	5
Agricultural Notification	3	1	9	13
Full Application	301	58	11	370
Householder	505	18	1	524
Listed Building Consent	1	0	0	1
Outline	5	10	3	18
Permission in Principle	0	0	1	1
Pre-Application Advice	1	0	5	6
Prior Approval	0	1	0	1
Reserved Matters	9	0	0	9
Section 73	35	1	0	36
Telecoms	2	0	0	2
<b>Total</b>	<b>867</b>	<b>89</b>	<b>30</b>	<b>986</b>

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

- 9.2. This policy aims to protect sites and habitats which have been designated due to their sensitivity and importance, such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), etc.

- 9.3. In 2023, there were 4,996.48ha of NERC S41 habitats of principal importance (priority habitats) in South Oxfordshire<sup>44</sup>. This had decreased by 87.03ha since 2022.
- 9.4. During 2022/23, there were no applications approved contrary to consultee advice on impact on SACs or SSSIs.

## Policy ENV3: Biodiversity

- 9.5. This policy supports development that will conserve, restore and enhance biodiversity and seeks mitigation or compensation for proposals which would result in a net loss of biodiversity. Table 31 shows the changes in the areas of sites which are recognised for their intrinsic environmental value, specifically those sites designated for their local significance. The area of Local Wildlife Sites has increased by 14.33 hectares since 2022<sup>44</sup>.

Table 31: Areas of Sites Designated for Intrinsic Environmental Value 2021-2023

Designation	Total area of sites (hectares)		
	2021	2022	2023
Local Geological Site	42.66	42.69	42.69
Local Wildlife Site	1643.97	1714.19	1728.52

## Policy ENV4: Watercourses

- 9.6. This policy aims to protect and enhance the function and setting of watercourses and their biodiversity. During 2022/23, there were no applications approved contrary to technical advice on impact on watercourses.

## Policy ENV5: Green Infrastructure in New Developments

- 9.7. This policy seeks the provision of additional Green Infrastructure and to protect or enhance existing Green Infrastructure. During 2022/23, there were no applications approved contrary to technical advice on Green Infrastructure.

## Policy ENV6: Historic Environment

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

<sup>44</sup> Thames Valley Environmental Records Centre (TVERC), Biodiversity Annual Monitoring Report 2023 South Oxfordshire Council (<https://www.tverc.org/cms/>)

- 9.9. An indicator for this policy is the number of buildings on the 'Heritage at Risk' Register<sup>45</sup>, there are currently 14 heritage sites<sup>46</sup> on the Register in South Oxfordshire, which is one less than last year. The Remains of St Nicholas's College, Wallingford Castle, Wallingford has been removed from the Register citing repair/consolidation.
- 9.10. An indicator for this policy is the number of new Conservation Area Character Appraisals. During 2022/23, there was one new Appraisal adopted for Henley-on-Thames<sup>47</sup>.

## **Policy ENV7: Listed Buildings**

- 9.11. This policy aims to preserve listed buildings and their settings and sets out circumstances where development leading to adverse effects may be permitted based on public benefits. During 2022/23, there were no applications approved contrary to technical advice. However, there were a number of applications approved there were found to have a low level or less than substantial level of harm on heritage assets. When these proposals were balanced against the public benefit provided by them, they were considered to be appropriate schemes.

## **Policy ENV8: Conservation Areas**

- 9.12. This policy aims to preserve Conservation Areas and their settings and sets out circumstances where development leading to adverse effects may be permitted based on public benefits. During 2022/23, there were six applications approved contrary to technical advice. These were found to have a low level or less than substantial level of harm on heritage assets. When these proposals were balanced against the public benefit provided by them, they were considered to be appropriate schemes.

## **Policy ENV9: Archaeology and Scheduled Monuments**

- 9.13. This policy aims to protect the site and setting of Scheduled Monuments or nationally important designated or undesignated archaeological remains. Table 32 shows the type and status of applications relating to this policy in 2022/23. There were 203 applications approved in 2022/23.

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<sup>45</sup> Available from <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

<sup>46</sup> This includes a site which crosses authority boundaries, Fawley Court and Temple Island, which had previously been omitted.

<sup>47</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/>

Table 32: Status and type of planning permissions relating to Archaeology and Scheduled Monuments 2022/23

Application Type	Approved	Refused	Other Outcome	Total
Agricultural Notification	1	0	0	1
Full Application	53	10	1	64
Householder	140	3	0	143
Listed Building Consent	1	0	0	1
Outline	3	3	1	7
Pre-Application Advice	0	0	5	5
Reserved Matters	2	0	0	2
Section 73	3	0	0	3
<b>Total</b>	<b>203</b>	<b>16</b>	<b>7</b>	<b>226</b>

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

9.14. This policy aims to protect the special historic interest, character or setting of Registered Historic Battlefields and Registered Historic Parks and Gardens. Table 33 shows the type and status of applications relating to this policy in 2022/23. There were seven applications approved in 2022/23.

Table 33: Status and type of planning permissions relating to Historic Battlefields, Registered Park and Gardens and Historic Landscapes 2022/23

Application Type	Approved	Refused	Total
Full Application	5	1	6
Householder	1	0	1
Outline	1	0	1
<b>Total</b>	<b>7</b>	<b>1</b>	<b>8</b>

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

9.15. This policy aims to protect occupiers of proposed developments from adverse effects of pollution by requiring mitigation of pollution impacts and treatment of contaminated land. During 2022/23, there were no applications approved contrary to technical advice.

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

9.16. This policy aims to protect human health, the natural environment and the amenity of neighbouring uses from adverse effects of pollution from proposed developments. During 2022/23, there were no applications approved contrary to technical advice.

## **Policy EP1: Air Quality**

9.17. The indicator for this policy (monitoring of AQMAs) is covered by policy TRANS2 at section 8.6 (page 54).

## **Policy EP2: Hazardous Substances**

9.18. This policy controls development which involves the use, movement or storage of hazardous substances, it requires sufficient risk assessment and control measures to protect users of the site, neighbouring land and the environment. During 2022/23, there were no applications approved contrary to technical advice on hazardous substances.

## **Policy EP3: Waste Collection and Recycling**

9.19. This policy sets out the requirements for recycling and refuse provision for proposed developments. The indicator for this policy is the percentage of household waste sent for re-use, recycling or composting, in 2022/23 this was 61.6%<sup>48</sup>.

## **Policy EP4: Flood Risk**

9.20. The indicator for this policy (permissions granted contrary to Environment Agency advice on flooding) is covered by policy INF4 at section 8.16 above (page 56).

## **Policy EP5: Minerals Safeguarding Areas**

9.21. This policy aims to direct development away from land that may be used for mineral extraction as identified in Oxfordshire County Council's Minerals and

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<sup>48</sup> Available from <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results>

Waste Core Strategy<sup>49</sup>. During 2022/23, there were no applications decided on safeguarded land.

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<sup>49</sup> Available from <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/core-strategy>

# 10. Design

## Policy DES1: Delivering High Quality Development

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

## Policy DES2: Enhancing Local Character

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

## Policy DES3: Design and Access Statements

- 10.3. This policy sets out that where required, planning proposals should provide a Design and Access Statement which is proportional to the proposals, it also sets out what the Design and Access Statement should contain.
- 10.4. The monitoring indicator for this policy is to ensure that all proposals for major development are accompanied with a Design and Access Statement. During 2022/23, there were 18 relevant applications that were all accompanied by an appropriate Design and Access Statement.
- 10.5. The monitoring indicator for this policy covers the monitoring indicators for the following design policies:
- DES4: Masterplans for Allocated Sites and Major Development
  - DES5: Outdoor Amenity Space
  - DES6: Residential Amenity

## Policy DES7: Efficient Use of Resources

- 10.6. This policies monitoring indicators are covered by the indicators for TRANS2 (section 8.6, page 54), EP3 (page 61) and DES9 below.



## Policy DES8: Promoting Sustainable Design

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

## Policy DES9: Renewable and Low Carbon Energy

10.8. Policy DES9 encourages the provision of renewable and low carbon energy regeneration in the district. There are a number of indicators for this policy relating to development proposals for renewable and low carbon energy generation, as well as the capacity and generation of low carbon forms of energy.

10.9. Table 34 shows the type and status of applications relating to this policy in 2022/23. There were 126 applications approved in 2022/23. It shows that about half of permissions that were approved were for household development, so are likely to be for domestic scale systems such as air-source heat pumps or rooftop solar PV.

*Table 34: Status and type of planning permissions relating to Renewable and Low Carbon Energy 2022/23*

Application Type	Approved	Refused	Other Outcome	Total
Discharge of Conditions	1	0	0	1
Full Application	57	8	2	67
Householder	60	1	1	62
Outline	2	2	0	4
Pre-Application Advice	0	0	2	2
Reserved Matters	1	0	0	1
Section 73	5	0	0	5
<b>Total</b>	<b>126</b>	<b>11</b>	<b>5</b>	<b>142</b>

10.10. Table 35 sets out statistics available on the number renewable energy facilities in the district, their capacity and actual generation over period of time<sup>50</sup>, along with total consumption<sup>51</sup> to show how this picture is changing.

Table 35: Renewable Energy Statistics for the district

Year	No of renewable energy installations	Renewable energy capacity (MW)	Renewable electricity generation (MWH)	Total electricity consumption (GWh)
2014	1,472	14.5	21,807	789
2015	1,772	38.5	41,779	777.9
2016	1,858	44.4	56,472	774.2
2017	1,936	51.8	65,301	778.8
2018	1,992	52.1	70,248	775.7
2019	2,385	53.5	62,120	759.6
2020	2,499	53.8	62,738	751.9
2021	2,730	52.6	56,195	761.6
2022	3,173	54.5	61,569	719.9
2023	4,116	58.3	66,595	-

## Policy DES10: Carbon Reduction

10.11. Policy DES10 states that new residential development should achieve at least at 40% reduction in carbon emissions compared to a 2013 building regulations compliant case, with all non-residential development proposals required to meet the BREEAM excellent standard. An energy statement should be provided with the proposals to demonstrate compliance.

10.12. The indicator to monitor the effectiveness of this policy is the number of permissions approved that were supported by an appropriate energy statement. In 2022/23 there were 242 planning approvals where policy DES10 was noted. Of these 110 were accompanied by an appropriate energy statement, or had a planning condition attached to ensure that an appropriate energy statement is submitted. The council has published an Advice Note on Policy DES10: Carbon Reduction<sup>52</sup>, which was updated in November 2022 to reflect the Interim Updates to Part L of the Buildings Regulations. The council has commissioned a professional energy consultant to review Energy Statements.

<sup>50</sup> Based on data up to 2023, available from <https://www.gov.uk/government/statistics/regional-renewable-statistics>

<sup>51</sup> Based on data up to 2022, available from <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics>

<sup>52</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/advice-note-on-policy-des10-carbon-reduction/>

10.13. Of the 132 applications approved that were not supported by an energy statement, these were largely applications to vary a condition on an existing planning application, so it was not possible to request an energy statement. Some were proposals for agricultural development where the relevant building regulations referred to in policy DES10 did not apply. In other cases, they were proposals made where a fallback planning permission was in place, which made it untenable to request adherence to the policy. This should diminish over time.

# 11. Town Centres

## Policy TC1: Retail and Services Growth

11.1. This overall policy aims to promote competitive town centre environments and to meet the retail need, to support the local economy. It sets out a requirement for 26,640sqm (net) of comparison retail floorspace and 4,500sqm<sup>53</sup> of convenience floorspace<sup>54</sup> to be provided in the district over the plan period. Table 36 shows the net change in retail space permitted in the district over the plan period.

Table 36: Amount of retail floorspace permitted 2011-23

Retail floorspace (sqm)		
Gain	Loss	Net
17,014	19,152	-2,138

## Policy TC2: Retail Hierarchy

11.2. This policy sets out a retail hierarchy of Major, Town, and Local centres in the district, supporting appropriate types and scales of development at these locations. It also requires impact assessments for large retail, leisure and office developments (greater than 500sqm floorspace) away from these centres.

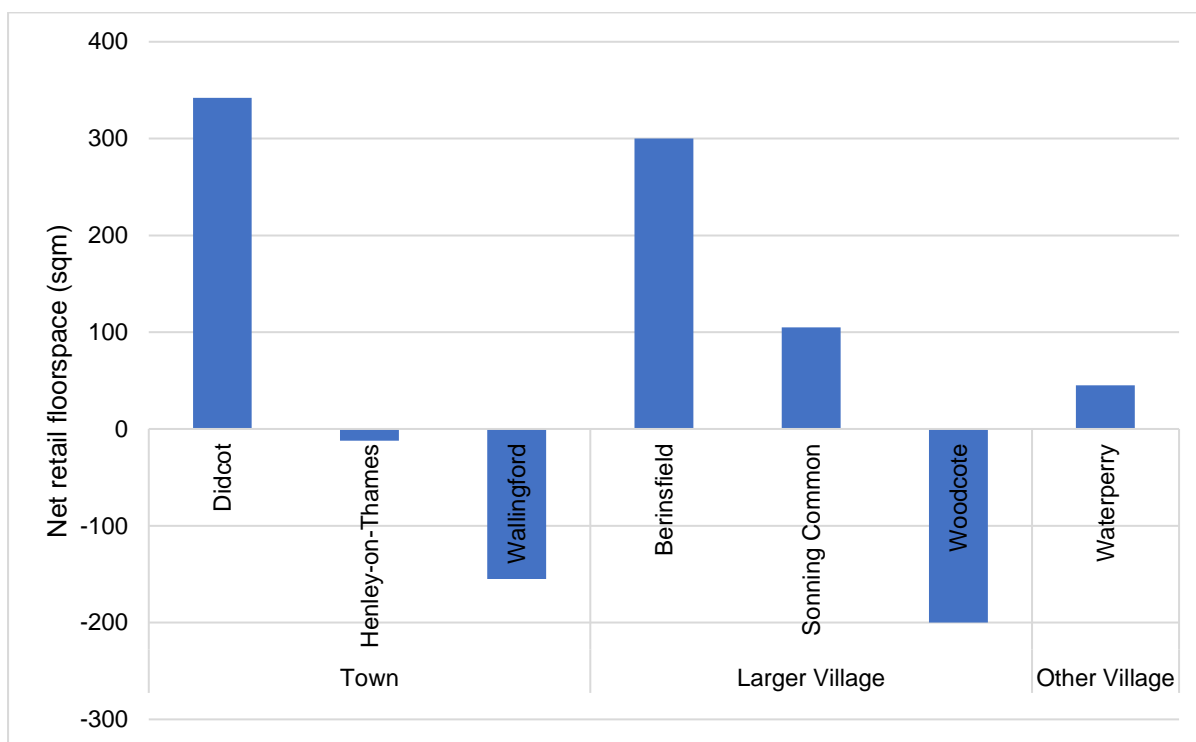
11.3. Figure 8 shows the net amount of retail floorspace permitted in 2022/23, broken down by location and settlement hierarchy.

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<sup>53</sup> This figure does not include the requirement arising from the strategic allocations, but only the need arising from the three market towns of Henley-on-Thames, Thame and Wallingford. Provision of convenience floorspace required within the strategic allocations is dealt with in each of the respective STRAT Policies.

<sup>54</sup> Comparison retail floorspace relates generally to more expensive products that are not considered to be daily purchases, for example televisions. Convenience retail floorspace relates to products that are purchased regularly, for example food.

Figure 8: Amount of retail development permitted by settlement hierarchy 2022/23



11.4. An indicator for this policy is the number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment. During 2022/23, there were no applications decided where this applied.

### Policy TC3: Comparison Goods Floorspace Requirements

11.5. This policy directs comparison goods retail development primarily towards Didcot Town Centre, other locations do not have an identified need for new comparison retail space and applications in these areas are considered on their individual merits. During 2022/23, there was one application decided relating to this policy, for adding a mezzanine to an existing retail unit at Hadden Hill (planning reference P22/S3629/FUL).

### Policy TC4: Convenience Floorspace Provision in the Market Towns

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

- 11.7. The Joint Henley-Harpsden Neighbourhood Development Plan<sup>55</sup> has allocated land at the Empstead Works/ Stuart Turner site for around 42 dwellings and at least 3,000sqm of town centre mixed uses including employment and 1,500sqm for a single format food store.
- 11.8. At Thame, a site is to be identified through the review of the Thame Neighbourhood Development Plan<sup>56</sup>. This was in progress during 2022/23 and was submitted for examination in 2024. It includes allocated land at the Cattle Market site for mixed uses including 1,500sqm net convenience retail floorspace.
- 11.9. At Wallingford, the need has been met by completion of the Lidl food store (P17/S3651/FUL) at Lupton Road on the Hithercroft Industrial Estate with a net floor area of 2,125sqm.

## **Policy TC5: Primary Shopping Areas**

- 11.10. This policy aims to support the vitality of the primary shopping areas by setting out criteria for proposals for loss of existing E class uses within these areas and requiring impact assessments for large developments of that kind outside these areas. During 2022/23, there were two permissions granted resulting in loss of retail floorspace in Primary Shopping Areas, the new uses were a restaurant/takeaway and mixed retail/residential.

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<sup>55</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/henley-and-harpsden-joint-neighbourhood-plan/>

<sup>56</sup> Available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/thame-neighbourhood-plan/>

## 12. Community Facilities

### Policy CF1: Safeguarding Community Facilities

12.1. This policy seeks to ensure that essential community facilities are not lost through change of use or redevelopment. The indicator to monitor this policy therefore relates to the number of essential community facilities lost in the district. In 2022/23 there were four development proposals approved where Policy CF1 was engaged due to the potential loss of essential community facilities. Information on these permissions is given in Table 37 below.

*Table 37: Loss of Community Facilities*

Planning Reference	Facility	Officer Reasoning
P21/S4923/FUL	Cholsey Free Church, Cholsey	The Free Church has been vacant for 2 years and it is not the only place of worship within Cholsey.
P21/S4522/FUL	PRoW near Haywards Close, Henley on Thames	The proposed replacement footpath would be an acceptable alternative to the existing route.
P22/S4625/FUL	Village Inn, Berinsfield	A viability assessment has concluded that the public house was no longer economically viable.
P22/S1353/FUL	Village Inn, Berinsfield	A viability assessment has concluded that the public house was no longer economically viable.

### Policy CF2: Provision of Community Facilities and Services

12.2. Whereas Policy CF1 seeks to restrict the loss of essential community facilities, policy CF2 looks to encourage the provision of new community facilities and services or the improvement of current facilities and services. In 2022/23 there were 14 planning approvals for new or improved facilities and services. Table 38 sets out the details of these approvals.

Table 38: Provision of Community Facilities and Services

Planning Reference	Location	Type of proposal	Details
P22/S4353/FUL	Henley-on-Thames	New	Change of use from class E to a sui generis drinking establishment
P22/S4606/FUL	Folly Field Recreation Ground, Woodcote	Improvement	Increase size of existing basketball court
P22/S1895/FUL	The Bull, Great Milton	Improvement	Erection of outdoor bar in pub garden
P22/S3190/FUL	Edmonds Park, Didcot	New	New outdoor splash park
P21/S5075/FUL	Little Milton	Improvement	Extend temporary permission for sculpture park
P21/S5332/FUL	The Cherry Tree Inn, Stoke Row	Improvement	Outdoor marquee and pizza oven in pub garden
P21/S4785/FUL	The Plowden Arms, Shiplake Cross	Improvement	Internal and external refurbishment
P22/S1979/FUL	The Carriers Arms, Watlington	Improvement	Change of use from staff flat to serving space
P22/S2954/FUL	Peppard Common	New	Erection of community workshop
P22/S0687/FUL	The Bell, Crowmarsh	Improvement	Internal and external refurbishment
P21/S3252/FUL	Henley-on-Thames	Improvement	Installation of an accessible boat mooring
P22/S1511/FUL	Emmer Green	New	Erection of a children's day nursery
P22/S3480/FUL	Shiplake Cross	Improvement	Extensions to community hall
P21/S4715/FUL	Badgemore	Improvement	Extensions and alterations to clubhouse building

### Policy CF3: New Open Space, Sport and Recreation Facilities

12.3. Policy CF3 encourages the provision of new open space, sport and recreation facilities. During 2022/23, there were five relevant applications approved with the details set out in Table 39.



Table 39: New Open Space, Sport and Recreation Facilities

Planning Reference	Location	Type	Details
P22/S3190/FUL	Edmonds Park, Didcot	Recreation facility	New outdoor splash park
P22/S1778/FUL	Chilworth House School, Wheatley	Improved facility	Replacement Multi Use Games Area (MUGA)
P22/S1959/FUL	Watlington Recreation Ground	Improved facility	Replacement Multi Use Games Area (MUGA)
P21/S5210/FUL	Garsington Primary School	Sports facility	New Multi Use games Area (MUGA)
P22/S0970/FUL	Manor Farm, West Hagbourne	Sports facility	New equestrian riding arena

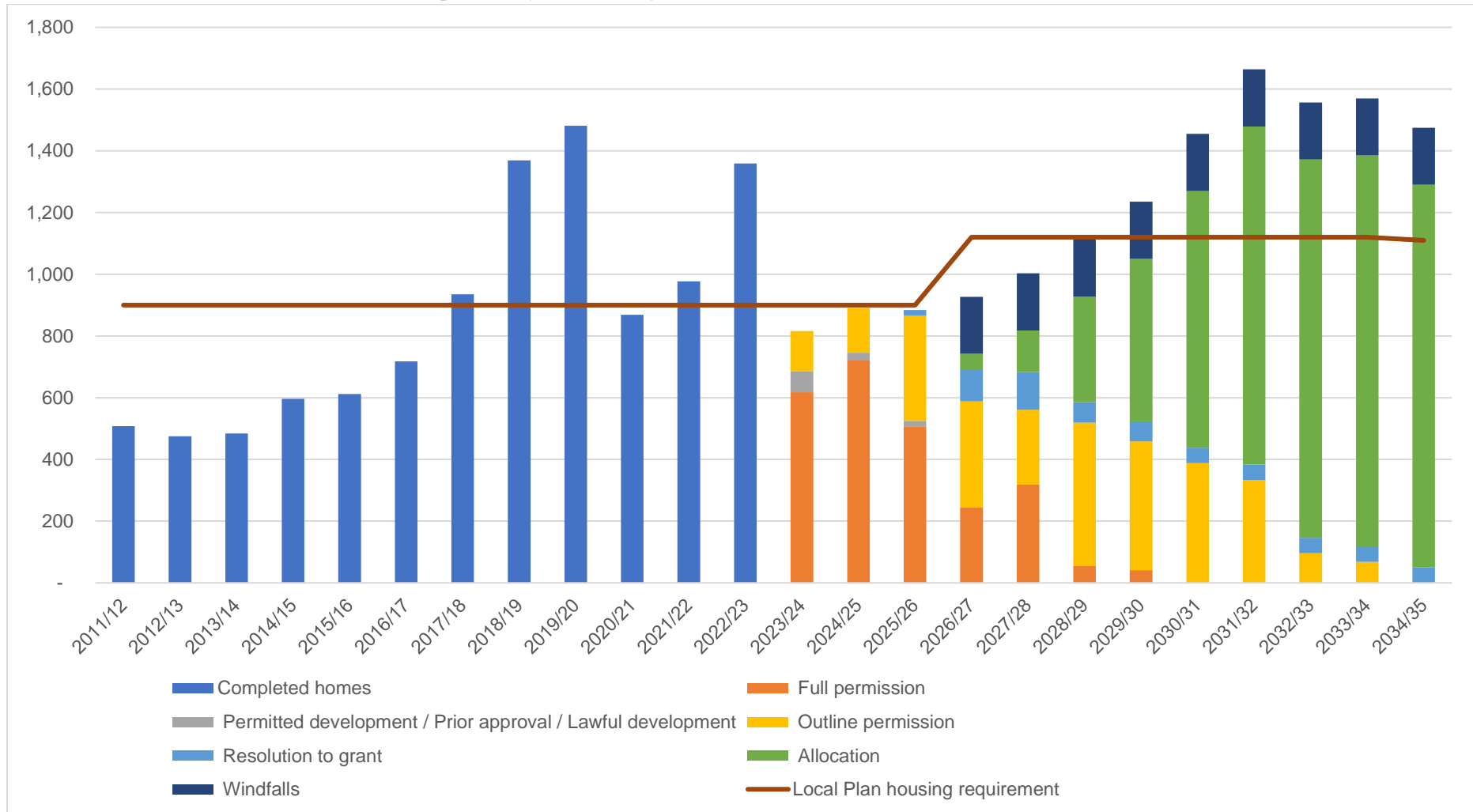
## Policy CF4: Existing Open Space, Sport and Recreation Facilities

12.4. Policy CF4 seeks to protect, maintain and enhance existing open space, sport and recreation facilities. The indicator for this policy measures the number of planning permissions that would lead to the loss of open space, sport and recreation facilities. During 2022/23 there was one permission granted (P22/S0003/RM) that would likely lead to the loss of informal open space. This permission is for a development of 20 homes at Goring on a flat pasture greenfield site, the site will retain approx. 1.3ha of public open space. This site had outline permission (P19/S2923/O) and was allocated as part of the Goring Neighbourhood Plan and so had been earmarked for development.

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

12.5. Policy CF5 ensures new residential development will deliver or contribute towards the provision of open space, sport and recreation facilities. In 2022/23, there were nine applications that led to the provision of open space, sport and recreation facilities as part of new residential development.

## Appendix A: Housing trajectory<sup>57</sup>



<sup>57</sup> Housing permissions and completions up to date as of 1 April 2023.

Year	Completed homes	Full permission	Permitted development / Prior approval / Lawful development	Outline permission	Resolution to grant	Allocation	Windfalls	Local Plan housing requirement
2011/12	508	0	0	0	0	0	0	900
2012/13	475	0	0	0	0	0	0	900
2013/14	484	0	0	0	0	0	0	900
2014/15	596	0	0	0	0	0	0	900
2015/16	612	0	0	0	0	0	0	900
2016/17	718	0	0	0	0	0	0	900
2017/18	935	0	0	0	0	0	0	900
2018/19	1,369	0	0	0	0	0	0	900
2019/20	1,481	0	0	0	0	0	0	900
2020/21	869	0	0	0	0	0	0	900
2021/22	977	0	0	0	0	0	0	900
2022/23	1,359	0	0	0	0	0	0	900
2023/24	0	618	67	131	0	0	0	900
2024/25	0	723	23	145	0	0	0	900
2025/26	0	507	18	340	19	0	0	900
2026/27	0	244	0	344	104	50	185	1,120
2027/28	0	318	0	243	122	135	185	1,120
2028/29	0	54	0	465	67	342	185	1,120
2029/30	0	41	0	418	64	527	185	1,120
2030/31	0	0	0	388	50	832	185	1,120
2031/32	0	0	0	333	50	1,096	185	1,120
2032/33	0	0	0	96	50	1,226	185	1,120
2033/34	0	0	0	68	50	1,267	185	1,120
2034/35	0	0	0	0	50	1,240	185	1,110

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