

Housing Land Supply Statement for the Vale of White Horse

November 2022



Table of Contents

1. Introduction.....	2
2. National and Local Policy, and relevant case law.....	3
National Policy and Guidance – Housing Requirement	3
National Policy and Guidance – Housing Supply	4
Local Policy	5
Relevant case law.....	6
3. Calculating the Five-Year Housing Land Requirement.....	9
Annual Housing Requirement.....	9
Shortfall or Over Delivery.....	9
Housing Delivery Test.....	10
Buffer	10
Total Five-Year Housing Requirement.....	11
4. Deliverability of Sites	12
Category A sites	12
Category B sites	13
Windfalls	14
Student Accommodation.....	23
Residential Institutions.....	23
Permitted Development	24
Supply of deliverable sites	25
5. Five-Year Land Supply position.....	26

Appendices:

A - Category A Site Trajectories

B - Category B Site Trajectories

C - Category B Site Pro-formas

D- Average lead in time analysis

E - Average build out rate analysis

F - Communal accommodation occupancy rates

1. INTRODUCTION

- 1.1. This Statement sets out the Vale of White Horse District Council's (the council) housing land supply position and housing trajectory.
- 1.2. This Statement explains the council's approach to calculating the five-year housing land supply, provides an assessment of deliverable land within the district and establishes the council's five-year housing land supply position.
- 1.3. This Statement covers the period between 1 April 2022 and 31 March 2027. This Statement provides a year by year, and site by site trajectory of the expected housing supply in the district between 1 April 2022 and 31 March 2027.
- 1.4. **The council can demonstrate a 6.29 years' supply of housing land.**
- 1.5. The National Planning Policy Framework (2021) (the NPPF) gives some optional mechanisms for councils to confirm their land supply statement with the Secretary of State in a recently adopted plan, or subsequently through an Annual Position Statement confirmed by the Planning Inspectorate¹. Like most councils, the council chose not to take these options, because of the timescales for the confirmation process. Instead, we follow the standard process of producing and publishing a housing land supply statement annually.

¹ NPPF, Paragraph 75

2. NATIONAL AND LOCAL POLICY, AND RELEVANT CASE LAW

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

National Policy and Guidance – Housing Requirement

- 2.2. The NPPF states that councils should “*identify and update annually a supply of specific deliverable sites to provide a minimum of five years’ worth of housing*”². This will be measured against the housing targets set out in the local plan, unless the local plan policies are more than five years old. In these circumstances, the council should measure its supply against the local housing need, calculated using the standard method as set out in the national planning practice guidance (PPG)³.
- 2.3. Paragraph 74 of the NPPF goes on to state that the housing requirement for housing land supply should also include an additional “buffer”, depending on the local circumstances:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an Annual Position Statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years⁴, to improve the prospect of achieving the planned supply.
- 2.4. The 10% buffer is only applied when seeking to ‘confirm’ the housing land supply position through the Local Plan examination or an Annual Position Statement. In the Vale of White Horse we are not seeking to do this, nor has our housing delivery test result shown “significant under delivery”. Therefore, we apply a 5% buffer to our requirement.
- 2.5. The PPG provides guidance on how to consider past under delivery in calculating the five-year housing requirement. The PPG states for under delivery that:

“The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5-year period (the Sedgefield approach), then the appropriate buffer should be applied. If a

² NPPF, Paragraph 74

³ NPPF, Paragraph 74

⁴ A result below 85% on the Housing Delivery Test. NPPF, Footnote 39

strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”⁵

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

National Policy and Guidance – Housing Supply

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

- 2.8. The NPPF’s glossary defines a deliverable housing site as follows:

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

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”⁶*

- 2.9. We provide a database of the “Category A” sites in Appendix A.

⁵ PPG, Paragraph: 031 Reference ID: 68-031-20190722

⁶ NPPF, Annex 2, Glossary

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

Such evidence, to demonstrate deliverability, may include:

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

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

Local Policy

- 2.12. The Vale of White Horse Local Plan 2031 consists of the Local Plan 2031 Part 1: Strategic Sites and Policies (Part 1 plan) which the Council adopted in December 2016, and the Local Plan 2031 Part 2: Detailed Policies and Additional Sites (Part 2 plan) which the Council adopted in October 2019⁷.
- 2.13. Core Policy 4a: Meeting our Housing Needs in the Local Plan Part 2 sets out the district’s housing requirement of 22,760, which includes 2,200 dwellings to meet the Vale of White Horse’s agreed quantum of Oxford’s unmet housing need. The 2,200 dwellings for Oxford City are to be provided between 2019-2031 for supply purposes.
- 2.14. Core Policy 5: Housing Supply Ringfence in the Part 1 plan sets out the Council’s approach to determining its 5-year housing land supply.

⁷ www.whitehorsedc.gov.uk/localplan2031

Local Plan Part 1: 5-Year Review

- 2.15. On 3 December 2021, the Council's Cabinet approved a Regulation 10a review (five-year review) for the Local Plan Part 1. This is because the Local Plan Part 1 became 5 years old in December 2021, and the Council needed to undertake a review of the policies within it to determine their continued fitness for purpose – to account for their consistency with national policy, current evidence and any changes in local circumstances.
- 2.16. Our review concluded that the housing requirement identified in Core Policy 4 of the Local Plan 1 requires updating. Therefore, for monitoring and housing land supply purposes, in accordance with Paragraph 74 of the NPPF, the housing requirement is calculated using Government's calculation of local housing needs (the standard method). This is currently a housing need of 661dpa.
- 2.17. This process also concluded that the standard method figure should be supplemented with the 183dpa between 2019 and 2031 to accommodate unmet housing need from Oxford in accordance with Core Policy 4a of the Local Plan Part 2. This leaves a total annual housing need, for five year land supply purposes, of 844 dwellings per annum.
- 2.18. The review also assessed Core Policy 5: Housing Supply Ringfence. We concluded that Core Policy 5 is connected to the housing requirement in Core Policy 4 and as such requires updating also. There is no mechanism for applying a shortfall or ringfence to the standard method calculation. Core Policy 5 will therefore no longer be used for monitoring purposes.
- 2.19. You can read more information about the Council's review of its Local Plan Part 1 on our website at www.whitehorsedc.gov.uk/localplan2031

Relevant case law

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

ST. MODWEN⁸

- 2.21. In his decision, Lord Justice Lindblom addressed what constituted a “deliverable site”. He rejected the argument presented by the appellant that the council should assess “*what would probably be delivered*” on the site, and that there is a distinction between the NPPF’s test of “deliverability” and the “probability of delivery”⁹. He went on to state that “*the fact that a site is capable of being delivered within five years does not mean that it necessarily will be*”¹⁰

⁸ St. Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643 (20 October 2017)

⁹ Idem, Paragraphs 31 and 32

¹⁰ Idem, Paragraph 35

2.22. Furthermore, he stated:

“[each of the considerations] goes to a site’s capability of being delivered within five years; not to the certainty [...] or probability that it actually will be...
Sites may be included in the five-year supply if the likelihood of housing being delivered on them is no greater than a ‘realistic prospect’...
this does not mean that for a site properly to be regarded as ‘deliverable’, it must necessarily be certain or probable that housing will be in fact delivered upon it”
(Lindblom L J’s Emphasis) (Our Emphasis)

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

EAST BERGHOLT¹¹

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

2.25. Lindblom L J states that the following:

50. [Paragraph 47 of the NPPF (2012) is not prescriptive. It does not lay down any fixed method for applying the test of “deliverability”, to be used in every case. A “realistic prospect” is not equated to any specific level of likelihood. Nor are there any criteria for deciding this question beyond what is said about the treatment of “[sites] with planning permission” in footnote 11. Subject to that, and to the further relevant guidance in the PPG, the policy leaves the assessment of a “realistic prospect” to the decision-maker’s own planning judgment, which the court will only undo on conventional public law grounds. It is not for the court to stipulate how firm a “prospect” must be if it is to be “realistic”.
51. The policy does not prevent a decision-maker reasonably taking the view, as a matter of planning judgment, that a particular site or sites on which it was not certain or confident that development would occur within five years should be excluded from the five-year supply of housing land. It does not

¹¹ R. (on the application of East Bergholt Parish Council) v Babergh District Council et al., [2019], EWCA Civ 2200.

state, for example, that sites without planning permission, but with a resolution to grant subject to a section 106 planning obligation being entered into, should always, or usually, be included in the supply, or that such sites should be included if they have been allocated for housing in the development plan. The same may also be said of the subsequent revisions of the policy in 2018 and in 2019 – in which the definition of a "deliverable" site has been somewhat expanded. Put simply, the degree of confidence required in the "deliverability" of sites is for the decision-maker to decide, within the bounds of reasonable planning judgment.

[...]

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

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

3. CALCULATING THE FIVE-YEAR HOUSING LAND REQUIREMENT

3.1. This chapter sets out how the council has calculated its five-year housing requirement. This involves consideration of the following:

- the housing requirement as determined by the standard method and the addition of the Oxford's housing needs as set out by Core Policy 4a of the Local Plan 2031: Part 2.
- shortfall, and
- adding an appropriate buffer.

Annual Housing Requirement

3.2. Table 1 sets out the housing requirement for each year in the five-year period, which we have derived from the standard method (661dpa) plus Core Policy 4a's requirement for Oxford's housing needs (183dpa), making a total of 844 dpa.

Table 1: Annual housing requirement for 2022 to 2027						
Year	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Housing requirement (dwellings)	844	844	844	844	844	4,220

Shortfall or Over Delivery

3.3. The PPG states that "*The affordability adjustment [of the standard method] is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately.*"¹²

3.4. Therefore, against the standard method component of the housing requirement, we are not required to assess whether a shortfall has accrued.

3.5. However, as the Oxford housing need is not derived from the standard method, we will consider if a shortfall has accrued against this element since 1 April 2019 (the period from which Local Plan Part 2 Core Policy 4a states this requirement applies from).

3.6. Table 2 identifies this component of the housing requirement for each year 1 April 2019 to now against the number of housing completions each year. It shows that there is no shortfall against the requirement for Oxford's needs.

¹² PPG Paragraph: 011 Reference ID: 2a-011-20190220

Even if the standard method and Oxford's needs are added together for this period, there is still no shortfall.

Table 2: Housing completions against Oxford's need			
Year	Requirement	Completions	Shortfall / surplus
2019/20	183	1,601	+1,418
2020/21	183	1,108	+925
2021/22	183	1,213	+1,030
Total	549	3,922	+3,373

Table 3: Housing completions against Oxford's need and standard method			
Year	Requirement	Completions	Shortfall / surplus
2019/20	844	1,601	+757
2020/21	844	1,108	+264
2021/22	844	1,213	+369
Total	2,532	3,922	+1,390

Housing Delivery Test

- 3.7. The Housing Delivery Test¹³ is an annual measurement of housing delivery over the last three financial years in the area of relevant plan-making authorities. The Government intends to publish the results annually in November. Government published the 2021 results in January 2022, with the Vale of White Horse's result being 195%.
- 3.8. As the Housing Delivery Test Measurement Rulebook¹⁴ explains, for areas with an up-to-date adopted housing requirement, the housing requirement used for the purposes of the test will be whichever is the **lower** of the adopted housing requirement or the minimum local annual housing need figure¹⁵. For the Vale of White Horse, government assesses us against the standard method figure as it is lower than the adopted housing requirement in the Local Plan.

Buffer

- 3.9. As explained in paragraph 2.4 above, the NPPF¹⁶ states that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of either 5%, 10% or 20%. Footnote 39 states

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

¹⁴ Available from

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

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

¹⁶ NPPF, Paragraph 74

that significant under delivery will be determined by the Housing Delivery Test.

- 3.10. As demonstrated by the Housing Delivery Test, the Council has not under delivered over the three previous years and thus the appropriate buffer to be applied is 5%. This will ensure choice and competition in the market for housing. A 10% buffer is not appropriate as the Council is not seeking to confirm its housing land supply position.

Total Five-Year Housing Requirement

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

Table 4: Five-year housing requirement			
			Note
A	Standard method calculation from 2022 – 2027 + Oxford's unmet needs from Core Policy 4a of the Local Plan Part 2	4,220	See Table 1
B	Shortfall	0	See Table 2
C	5-year requirement	4,220	A + B
D	5-year requirement with 5% buffer	4,431	C + 5%

4. DELIVERABILITY OF SITES

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

Category A sites

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

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

- 4.3. Therefore, any Category A sites are automatically included in our housing land supply assessment for the next five years, unless there is clear evidence homes will not be delivered. The sites are listed in Appendix A.
- 4.4. For major sites (ten or more dwellings) with detailed permission, we have applied average lead-in times and build-out rates from developments in the Vale of White Horse (as shown in Appendix D). This helps us determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5 year supply.
- 4.5. For minor sites (one to nine dwellings) with permission, we assume delivery will take place over the next three years. This is a reasonable timeframe for the delivery of minor sites, considering the standard condition that the council applies to all sites, requiring work to commence within three years.
- 4.6. **We expect 2,367 homes to be delivered on Category A sites during the five-year period.**

Category B sites

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

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

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

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

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

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

¹⁷ NPPF, Annex 2: Glossary

- 4.11. All the evidence for our Category B sites is presented in detailed pro-formas in Appendix C. These pro-formas show what information we presented to the site promoters, as well as how this changed following feedback.
- 4.12. **We expect 2,819 homes to be delivered on Category B sites during the five-year period.**

Windfalls

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

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

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

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

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

¹⁸ NPPF, Paragraph 71

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

assess the Vale of White Horse's historic windfall rates and consider those trends which will continue to be a reliable source in the future.

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

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

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

STEP ONE: WINDFALL OVERVIEW

4.18. Our first step in the windfall analysis is to review the total number of windfall completions each year in the district as a proportion of total completions. This shows that windfall completions have ranged from between 44% and 100% of total completions.

4.19. The status of the development plan, the age of the plan, and housing land supply can influence the number of windfall units, so we have shown the status of all three in table 5.

Table 5: All net windfall completions 2011/12 to 2020/21

Year	Total Net Windfall Completions	Total Completions	Windfall as a %	Five year land supply - Yes or No?	Status of development plan
2011/12	346	346	100%	No data	2011 Local Plan out of date
2012/13	270	270	100%	No data	
2013/14	562	578	97%	No data	
2014/15	680	739	95%	No	
2015/16	980	1,132	85%	No / Yes*	Local Plan 2031 Part 1
2016/17	1,254	1,609	78%	Yes	
2017/18	1,006	1,573	64%	Yes	
2018/19	599	1,258	48%	Yes	
2019/20	705	1,601	44%	Yes	Local Plan 2031: Parts 1 and 2
2020/21	517	1,108	47%	Yes	

**Land supply restored at point of adoption of Local Plan in December 2016*

STEP TWO: MAJOR WINDFALL OVERVIEW

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

Table 6: Split between major Brownfield and Greenfield sites – net windfall completions

Year	Brownfield Land	Greenfield Land	Total
2011/12	227	15	242
2012/13	95	85	180
2013/14	95	118	213
2014/15	268	323	591
2015/16	159	616	775
2016/17	264	549	813
2017/18	292	538	830
2018/19	173	249	422
2019/20	349	220	569
2020/21	234	184	418
Total	2,156	2,897	5,053
Average per year	216	290	505

- 4.21. Our analysis shows that both Brownfield land and Greenfield land provided a consistent supply of windfalls throughout the assessment period, contributing an average of 216 Brownfield and 290 Greenfield dwellings a year between 2011/12 to 2020/21.

- 4.22. As such, we have carried forward both Greenfield and Brownfield sources of windfall in the assessment.

STEP THREE: REVIEW OF PREVIOUS USE FOR MAJOR WINDFALLS

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

Table 7: Net major windfall completions 2011/12 to 2020/21, Brownfield sites by previous land use							
Year	Commercial	Garden	Industrial	Office	Retail	Residential	Other
11/12	0	0	9	10	0	0	194
12/13	0	0	0	0	0	11	84
13/14	0	21	1	24	0	10	289
14/15	0	2	39	10	0	10	191
15/16	0	18	31	0	0	121	52
16/17	0	84	0	0	0	135	37
17/18	0	0	0	10	0	47	137
18/19	11	0	0	32	0	7	112
19/20	0	7	0	14	154	49	112
20/21	0	6	0	0	20	22	172
Average per year	1	14	8	10	17	41	138

- 4.25. Table 7 shows that there has been consistent windfall development from the 'other' (e.g. Garden Centres, Police Station, Community Centre) and 'residential' previous land uses. We have therefore analysed this source of supply in more detail in step four below. These are shown in green on the table.
- 4.26. The table above also shows that there has been inconsistent windfall completions on land previously used for: industrial, office, residential, and retail. We have removed these as a source of supply from the windfall

assessment due to inconsistent delivery. These are shown in red / pink on the table.

STEP FOUR – MAJOR WINDFALL ANALYSIS BY SITE SIZE

- 4.27. Next, we looked at the size of developments contributing to the past levels of windfall within the ‘other’ source of supply that we carried forward from step three. We could then identify how consistent the supply was from the size ranges. The size groups were:
- Between 10 and 50 dwellings
 - Between 51 and 100 dwellings
 - Between 101 and 250 dwellings
- 4.28. We did not see any minor windfall developments taking place on “other” previous land uses, so we have assessed this source of supply under step five below.
- 4.29. Table 8 shows the windfall completions from the “residential” and “other” sources for sites of between 10 and 50 dwellings. This shows that windfall completions on residential and other land uses were 23 and 40 dpa respectively. Therefore this provides a reliable supply and we have taken this forward as part of our assessment.

Table 8: Net major windfall completions on sites of between 10 and 50 dwellings, carried forward from step 3 (from “other” and “residential” previous land use categories)

Year	Other	Residential
2011/12	0	0
2012/13	24	11
2013/14	41	10
2014/15	21	10
2015/16	0	18
2016/17	9	95
2017/18	77	47
2018/19	50	7
2019/20	69	12
2020/21	111	22
Total	402	232
Average per year	40	23

- 4.30. Table 9 shows the windfall completions from the “residential” and “other” sources for sites of between 51 and 100 dwellings. This shows that windfall completions on residential and other land uses have been inconsistent, and we have therefore discounted them from further analysis.

Table 9: Net major windfall completions on sites of between 51 and 100 dwellings, carried forward from step 3 (from “other” and “residential” previous land use categories)

Year	Other	Residential
2011/12	0	0
2012/13	0	0
2013/14	20	0
2014/15	97	0
2015/16	42	103
2016/17	25	40
2017/18	46	0
2018/19	3	0
2019/20	0	37
2020/21	0	0
Total	233	180
Average per year	23	18

- 4.31. Table 10 shows the windfall completions from the “residential” and “other” sources for sites of between 101 and 250 dwellings. Delivery on previously “residential” land has been inconsistent, and we have therefore discounted this element from the assessment. However windfall completions on “other” land uses have been consistent.
- 4.32. Many of these higher contributions from sites of 250 or more are from when the Council was reliant upon its out-of-date Local Plan 2011, or did not have a five-year housing land supply. During that time, national policies required the Council to be more permissive of speculative development. Now that the Council has an up-to-date Local Plan, compliant with national policy, it is unlikely development of this scale will occur as windfall in the future. We have therefore discounted this windfall source from the assessment.

Table 10: Net major windfall completions on sites of between 101 and 250 dwellings, carried forward from step 3 (from “other” and “residential” previous land use categories)

Year	Other	Residential
2011/12	194	0
2012/13	60	0
2013/14	228	0
2014/15	73	0
2015/16	10	0
2016/17	3	0
2017/18	14	0
2018/19	59	0
2019/20	43	0
2020/21	61	0
Total	745	0
Average	75	0

- 4.33. Table 11 shows a summary of the windfall supply sources that we have carried forward from step four, and those that have been removed.

Table 11: Major windfall sites completions step four summary

Year	Commercial	Garden	Industrial	Office	Retail	Residential	Other
10-50 dwellings	Exc	Exc	Exc	Exc	Exc	Inc	Inc
51-100 dwellings	Exc	Exc	Exc	Exc	Exc	Exc	Exc
101-250 dwellings	Exc	Exc	Exc	Exc	Exc	Exc	Exc

- 4.34. Table 12 shows the windfall completions from “residential” and “other” previous land uses we have taken forward. It shows that these have delivered an average of 63 dwellings (40 + 23) per year. We consider this to be a consistent source of supply, and we have included it in our windfall allowance.

Table 12: Net major windfall completions on sites of between 51 and 100 dwellings, carried forward from step 3 (from “other” and “residential” previous land use categories)

Year	Other (10-50 dwellings)	Residential (10-50 dwellings)
2011/12	0	0
2012/13	24	11
2013/14	41	10
2014/15	21	10
2015/16	0	18
2016/17	9	95
2017/18	77	47
2018/19	50	7
2019/20	69	12
2020/21	111	22
Total	402	232
Average per year	40	23

STEP FIVE: MINOR WINDFALL ANALYSIS

- 4.35. Finally, we examined windfall completions on sites of nine or fewer dwellings. Table 13 shows completions on minor sites between 2011/12 and 2020/21, the two-year rolling average of completions, and the average when the two highest and two lowest outliers are removed.
- 4.36. This shows that the averages are between 118 and 160 dwellings; the mean is 160 completions on small windfall sites, the two year rolling average is 118 dwellings, and when outliers are removed, the average is 132 dwellings. Therefore, as 132 is the middle of the three measures, we will include 132 dwellings per annum in our windfall allowance.

Table 13: Windfall completions on minor sites			
Year	Total	2 year rolling average	Outliers removed
2011/12	104		104
2012/13	90	97	Removed
2013/14	99	95	99
2014/15	89	94	Removed
2015/16	185	137	Removed
2016/17	441	313	Removed
2017/18	176	309	176
2018/19	177	177	177
2019/20	136	157	136
2020/21	99	118	99
Total	1596		79
Average per year	160		132

STEP SIX: TOTAL WINDFALL ALLOWANCE

- 4.37. Steps one to five above show that a major windfall allowance of 63 dwellings per annum should be included. Furthermore, a minor windfall allowance of 132dpa should be included. This totals a windfall allowance of 195 dwellings per year.
- 4.38. We have only included the windfall allowance for years four and five of the five-year period. This avoids double counting of any extant permissions as shown in Appendix A. Any applications we received in or prior to year 1 of the assessment period are likely to be built out in years 1 to 3.
- 4.39. Table 14 shows the windfall allowance across the five-year period and the sources of that supply.

Table 14: Windfall allowance totals					
Site size	Year 1	Year 2	Year 3	Year 4	Year 5
Major windfall allowance	0	0	0	63	63
Minor windfall allowance	0	0	0	132	132
Total windfall allowance	0	0	0	195	195
	Excluded	Excluded	Excluded	Included	Included

- 4.40. **We expect 390 homes to be delivered on windfall sites during the five-year period.**

Student Accommodation

- 4.41. The PPG advises that all student accommodation can be included towards meeting the housing requirement, based on the amount of accommodation it releases in the housing market.²⁰
- 4.42. The calculation for this is based on the average number of students living in a student-only household, using the published 2011 Census data²¹ (as shown in Appendix F). For the Vale of White Horse the average number of students living in a student-only household is 1.7 (rounded to 1 decimal place). This means that for every 17 student units proposed this would contribute 10 dwellings towards our housing land supply. When ONS publish this dataset for the 2021 Census, we will update this figure for the Vale of White Horse in the next position statement.
- 4.43. The Housing Delivery Test uses the national average for the number of students living in student-only households. This may cause a slight difference in completion figures if compared against our more locally accurate figure for the Vale of White Horse.

Residential Institutions

- 4.44. The PPG states that local planning authorities will need to count housing provided for older people including residential institutions in use class C2 against their housing requirement, based on the amount of accommodation released in the housing market²².
- 4.45. For residential institutions, the calculation is based on the average number of adults living in a household²³, using the published 2011 Census data²⁴ (as shown in Appendix F). For the Vale of White Horse the average number of adults living in a household is 1.9 (rounded to 1 decimal place). When ONS publish this dataset for the 2021 census, we will update this figure for the Vale of White Horse in the next position statement.

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

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

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

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

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

²⁴ 2011 Census - Age of Household Reference Person (HRP) by number of adults in household
www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel

- 4.46. The Housing Delivery Test uses the national average for the number of adults living in households. This may cause a slight difference in completion figures if compared against our more locally accurate figure for the Vale of White Horse.

Permitted Development

- 4.47. Permitted development rights are a national grant of planning permission under the General Permitted Development Order²⁵ which allows certain building works and changes of use to be carried out without having to make a planning application.
- 4.48. Whilst in general there is no requirement for the developer to contact the Local Planning Authority to use permitted development rights, if the development involves the change of use, permitted development rights do require the developer to notify the local planning authority.
- 4.49. In some cases, a developer may need to seek Prior Approval which means local planning authority will need to approve that specified elements of the development are acceptable before work can proceed. The matters for Prior Approval vary depending on the type of development and these are set out in full in the relevant Parts in Schedule 2 to the General Permitted Development Order.
- 4.50. Where a permitted development is a change of use, under the regulations change of use must occur within three years of the Prior Approval being granted. It is therefore included in the housing supply and assumed to be deliverable. Other forms of Prior Approvals will be included, as they in essence have full permission, as long as there is no evidence to say that they will not come forward.

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

Supply of deliverable sites

- 4.51. Table 15 provides the breakdown of deliverable sites for the period 2021 to 2026.

Table 15: Supply of deliverable sites	
Housing supply components	Housing supply 2022-2027
Category A sites	2,367
Category B sites	2,819
Windfall allowance <i>(Only applying in years 2025/26 and 2026/27)</i>	390
Total	5,576

5. FIVE-YEAR LAND SUPPLY POSITION

- 5.1. The Council's five-year housing land supply position, as shown in Table 16, is 6.29 years.

Table 16: Five-year housing land supply calculation			
Step		Result	Notes
A	5 Year Housing Requirement	4,431	See Table 3
B	Housing supply	5,576	See Table 15
C	Number of years' deliverable supply	6.29	(B / A) x 5
D	Over / under supply	+ 1,145	B - A

Appendix A: Category A Sites’ Trajectories

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
1603	(modern) Barns to the south of Priors Court/Manor Farm, Church Street, West Hanney, Wantage, OX12 0LW	P21/V2022/FUL	17 November 2021	1	Minor	
1622	1 Sugworth Crescent, Radley, Abingdon, OX14 2JR	P21/V3119/FUL	21 January 2022	1	Minor	
1557	1 West St Helen Street, Abingdon, OX14 5BL	P21/V1069/LDP	07 June 2021	2	Minor	
842	10 Halls Close, Drayton, Abingdon, OX14 4LU	P15/V2077/O;				
1457	119 The Causeway, Steventon, Abingdon, OX13 6SJ	P17/V1225/RM	02 November 2016; 19 April 2018	22	Major	
1285	1-2 Market Place Wantage OX12 8AB	P20/V1544/FUL	06 November 2020	1	Minor	
1039	121 Pinnocks Way, Botley, Oxford, Oxfordshire, OX2 9DE	P19/V0123/FUL	16 May 2019	1	Minor	
1395	123 Whitecross, Wootton, Abingdon, OX13 6BP	P17/V1698/FUL	25 September 2017	3	Minor	
1468	131 Netherton Road, Appleton, Abingdon, OX13 5QW	P20/V0196/FUL	01 April 2020	1	Minor	
1379	13-17 London Street, Faringdon, SN7 7AE	P20/V1811/FUL	06 October 2020	1	Minor	
1590	136 Oxford Road, Abingdon, OX14 2AG	P19/V1340/FUL	04 June 2020	7	Minor	
1586	14 Market Place, Abingdon, OX14 3HA	P22/V0046/FUL	21 March 2022	1	Minor	
1369	15 Cumnor Hill, Oxford, OX2 9EY	P21/V3435/FUL	29 March 2022	4	Minor	
1578	16 Newbury Street, Wantage, OX12 8DA	P18/V1886/FUL	04 January 2021	8	Minor	
1489	17 Bow Bank, Longworth, Abingdon, OX13 5ER	P20/V1982/FUL	22 October 2021	1	Minor	
1469	18 Market Place, Faringdon, SN7 7HP	P20/V2385/FUL	08 January 2021	2	Minor	
1424	187 The Avenue, Kennington, Oxford, OX1 5RN	P20/V1834/FUL	11 November 2020	1	Minor	
1350	2 Chilton Close Abingdon OX14 2AP	P20/V0896/FUL	18 June 2020	3	Minor	
1528	2 Gloucester Street, Faringdon, SN7 7HY	P19/V2199/FUL	02 January 2020	1	Minor	
1347	2 New Manor Farm Cottages Longworth Road Charney Bassett Wantage OX12 0ET	P20/V3239/FUL	15 April 2021	4	Minor	
72	20 Appleford Road, Sutton Courtenay, Abingdon, OX14 4NQ	P19/V0461/FUL	16 January 2020	1	Minor	
1295	20 Gloucester Street Faringdon Oxon SN7 7HY	P12/V2306/FUL	20 December 2012	0	Minor	
1526	20 Loder Road, Harwell, Didcot, OX11 0HR	P19/V0592/FUL	04 July 2019	1	Minor	
1384	208 Steventon Road, Drayton, Abingdon, OX13 6RN	P20/V3190/FUL	17 September 2021	1	Minor	
		P19/V2428/FUL	08 October 2020	1	Minor	

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
1181	34 Pinnocks Way Oxford OX2 9DG	P18/V1864/FUL	12 December 2018	1	Minor	
1392	3-7 Marlborough Street, Faringdon, SN7 7JE	P20/V0013/FUL	11 September 2020	5	Minor	
1008	38A Bagley Wood Road, Kennington, OXFORD, OX1 5LY	P17/V1775/FUL	16 August 2017	2	Minor	
1111	4 Newbury Street WANTAGE OX12 8BS	P17/V0969/FUL	28 June 2017	3	Minor	
1571	4 Stanley Close, North Hinksey, Oxford, OX2 0LB	P21/V1902/LDP	23 August 2021	0	Minor	
644	42 Market Place Wantage OX12 8AW	P19/V0688/FUL	24 May 2019	6	Minor	
1516	48 Charlton Road, Wantage, OX12 8HG	P20/V3186/FUL	18 March 2021	1	Minor	
1105	49 Hutchcomb Road, North Hinksey, Oxford, Oxfordshire OX2 9HL	P17/V2734/FUL	02 March 2018	1	Minor	
1441	5 & 6, Mill Lane, Sutton Courtenay, ABINGDON, OX14 4BE	P20/V1310/FUL	25 September 2020	0	Minor	
419	5 Hids Copse Road, Cumnor Hill, OX2 9JJ	P19/V1081/FUL	30 September 2019	0	Minor	
1087	5 Lechlade Road, FARINGDON, SN7 8AL	P17/V1310/O; P20/V3172/RM	08 February 2018; 02 August 2021	14	Major	
1371	5 Toynbee Close, North Hinksey, Oxford, OX2 9HW	P19/V1512/FUL	15 September 2020	4	Minor	
1296	52 Berry Croft Abingdon OX14 1JN	P19/V0622/FUL	23 August 2019	1	Minor	
1533	52 Gainsborough Green, Abingdon, OX14 5JN	P21/V0270/FUL	20 May 2021	1	Minor	
1505	53 Welford Gardens, Abingdon, OX14 2BH	P20/V3102/O	29 January 2021	1	Minor	
1037	54 Hurst Rise Road, Cumnor Hill, OX2 9HQ	P16/V3097/FUL	14 September 2017	3	Minor	
1177	56 Laurel Drive Southmoor Abingdon OX13 5D	P18/V0960/FUL	08 November 2018	1	Minor	
1530	6 Sutton Road, Milton, Abingdon, OX14 4ET	P20/V3360/FUL	09 April 2021	1	Minor	
1623	62 and 64, High Street, Shrivenham, SN6 8AA	P21/V3201/FUL	07 February 2022	2	Minor	
1507	7 Abingdon Road, Drayton, Abingdon, OX14 4JB	P20/V3161/FUL	11 February 2021	1	Minor	
1135	7 Rimes CloseKingston BagpuizeABINGDON OX13 5AL	P18/V0447/FUL	25 June 2018	1	Minor	
1312	7 Woodgate Close Grove Wantage OX12 0NF	P19/V1468/FUL	12 August 2019	1	Minor	
1602	70 High Street, Cumnor, Oxford, OX2 9QD	P21/V1890/FUL	16 December 2021	1	Minor	
568	79 Besselsleigh Road, Wootton, Abingdon, OX13 6DX	P19/V1124/FUL	06 September 2019	3	Minor	
1565	8 - 10, Grove Street, Wantage, OX12 7AA	P21/V1428/FUL	24 September 2021	4	Minor	
839	82 Cumnor Hill Oxford OX2 9HU	P16/V0721/FUL	06 July 2016	7	Minor	
1608	87 High Street, Milton, Abingdon, OX14 4EJ	P21/V2423/FUL	15 November 2021	1	Minor	
1611	9 Wick Green, Grove, Wantage, OX12 0AS	P21/V2550/FUL	27 January 2022	1	Minor	

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
1525	Andersey Farm, Grove Park Drive, Lockinge, OX12 8SG	P20/V2718/FUL	22 April 2021	5	Minor	
1485	April Cottage, 39 Stallpits Road, Shrivenham, Swindon, SN6 8BG	P20/V2125/FUL	12 February 2021	5	Minor	
1361	Arborfield Didcot Road Harwell Didcot OX11 6DH	P19/V2352/O	06 March 2020	1	Minor	
1078	Ashcroft House Lincombe Lane Boars Hill OXFORD OX1 5DX	P18/V1359/FUL	09 August 2018	0	Minor	
1529	Ashen Copse, Longworth, OX13 5HG	P20/V3269/FUL	15 April 2021	0	Minor	
1288	Bagley Croft, Oxford Architects Hinksey Hill Oxford OX1 5BS	P19/V0265/FUL	10 April 2019	1	Minor	
1624	Barcote Farm, Barcote Park, Buckland, Faringdon, SN7 8PP	P21/V3295/FUL	04 February 2022	2	Minor	
1627	Barn 1, Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P21/V3506/N4B	13 February 2022	1	Minor	
1153	Barn 2, Oldfield Farm Baulking Faringdon Oxfordshire SN7 8NR	P18/V1061/N4B	03 May 2018	1	Minor	
1626	Barn 2, Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P21/V3505/N4B	13 February 2022	1	Minor	
1613	Barn 8, Camden Farm, Radcot Road, Faringdon, SN7 8DY	P21/V2717/FUL	13 December 2021	1	Minor	
1187	Barns South of Priors Court Church Street West Hanney Wantage OX12 0LW	P18/V2245/N4B	31 August 2018	4	Minor	
1536	Beckett Cottage, 25 Park Avenue, Shrivenham, SN6 8HD	P21/V0445/FUL	16 July 2021	1	Minor	
1253	Botley Centre, West Way, Botley, Oxford	P16/V0246/FUL	16 September 2016	128	Major	
1355	Broadleaze Farm Westcot Lane Sparsholt Wantage OX12 9PZ	P19/V3176/FUL	30 January 2020	1	Minor	
1140	Broadleaze Farm Yard Longcot Road Shrivenham SN6 8HG	P18/V0622/PAR	13 July 2018	3	Minor	
875	Broome, Abingdon Road, Tubney, ABINGDON,OX13 5QQ	P18/V0986/FUL	06 August 2018	0	Minor	
1598	Broomfield, Hamels Lane, Boars Hill, Oxford, OX1 5DJ	P21/V1054/FUL	25 February 2022	0	Minor	
1126	Building to rear of Chowle Cottage Great Coxwell SN7 7L	P18/V0895/PSH	04 June 2018	1	Minor	
670	Bybrook Manor Road Wantage OX12 8NE	P15/V0886/O; P18/V2218/RM	16 September 2015; 14 November 2018	3	Minor	
1421	Cedar Glen, Harris's Lane, Longworth, Abingdon, OX13 5EH	P20/V0797/FUL	29 June 2020	0	Minor	
1549	Cherrydene, Reading Road, Harwell, OX11 0LN	P21/V0732/FUL	24 September 2021	1	Minor	
1409	Chestnuts, School Lane, Milton, Abingdon, OX14 4EQ	P20/V0501/FUL	15 May 2020	1	Minor	
1564	Chilswell Barn, Chilswell Lane, Oxford, OX1 5BN	P21/V1392/FUL	08 July 2021	1	Minor	
1601	Church Farm, Fernham Road, Longcot, Faringdon, SN7 7TG	P21/V1838/FUL	17 December 2021	1	Minor	

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
1314	Estate Yard Pusey Oxfordshire SN7 8QB	P19/V1766/FUL	13 September 2019	3	Minor	
1204	Eyrie Mallins Lane Longcot Faringdon SN7 7TE	P18/V2996/FUL	26 February 2019	1	Minor	
1407	Flat 4 Chelsie House, 104 West Way, Botley, Oxford, OX2 9JU	P20/V0482/FUL	02 June 2020	-1	Minor	
1487	Fordybrook, Ford Lane, East Hendred, Wantage, OX12 8JU	P20/V2199/FUL	07 December 2020	0	Minor	
1610	Former Baptist Church, Packhorse Lane, Marcham, Abingdon, OX13 6NT	P21/V2520/FUL	10 February 2022	1	Minor	
819	Former Hills Nurseries Netherton Road Appleton OX13 5QN	P16/V1986/FUL	07 October 2016	2	Minor	
876	Former Pic UK Limited Site, Fyfield Wick, Abingdon, OX13 5NB	P17/V0542/FUL	27 April 2017	2	Minor	
1150	Former Post Office Broad Street Uffington FARINGDON SN7 7RA	P18/V0865/FUL	29 June 2018	1	Minor	
1167	Foundry BarnMarlborough StreetFaringdonOxfordshire SN7 7JP	P18/V1807/N2A	30 August 2018	1	Minor	
1594	Fourwinds, 26 Bagley Wood Road, Kennington, Oxford, OX1 5LY	P20/V2669/FUL	14 January 2022	1	Minor	
1480	Garden House, Westbrook Street, Blewbury, Didcot, OX11 9QB	P20/V2063/FUL	18 December 2020	1	Minor	
1481	Garden House, Westbrook Street, Blewbury, Didcot, OX11 9QB	P20/V2065/FUL	02 December 2020	0	Minor	
1316	Gateways Harcourt Hill Oxford OX2 9AS	P19/V1788/FUL	23 September 2019	0	Minor	
1596	Gore Farm, Buckland Marsh, Buckland Marsh, Faringdon, SN7 8RD	P21/V0070/FUL	28 January 2022	0	Minor	
1455	Grange Cottage, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V1530/FUL	06 November 2020	2	Minor	
1362	Greenwood Way Site south of Housing along Orchid Mews	P19/V2660/FUL	25 March 2020	80	Major	
1179	Grey Fox Stables Hatford Faringdon SN7 8JE	P18/V1510/FUL	12 October 2018	-1	Minor	
1378	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	P19/V0910/FUL	30 November 2020	48	Major	
1479	Highways, Hinksey Hill, Oxford, OX1 5BD	P20/V2039/FUL	23 October 2020	0	Minor	
1617	Hitchcopse Farm, Cothill Road, Cothill, Abingdon, OX13 6QQ	P21/V3081/N4B	23 December 2021	1	Minor	
687	Hog House Fyfield Wick Abingdon OX13 5NB	P15/V2261/FUL	04 January 2016	0	Minor	
1335	Homing Lincombe Lane Boars Hill Oxford OX1 5DY	P19/V2035/FUL	06 December 2019	0	Minor	

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
1154	Lakeside All Saints Lane Sutton Courtenay ABINGDON OX14 4AG	P18/V1062/FUL	16 July 2018	0	Minor	
986	Land adj Yew Tree Barn, The Paddocks, East Hanney	P15/V1379/FUL	28 April 2017	9	Minor	
1348	Land adjacent 'Hillfurlands' Walnut Tree Hill Ashbury SN6 8LN	P19/V1678/FUL	09 January 2020	0	Minor	
1524	Land Adjacent to Matthew Arnold School, Arnold's Way, Oxford,	P20/V2700/FUL	27 April 2021	1	Minor	
1212	Land adjacent to The Nurseries London Road Blewbury OX11 9HB	P18/V2956/FUL	06 March 2019	1	Minor	
1572	Land Adjacent to Vanquish House, School Lane, Milton, OX14 4EH	P21/V2072/FUL	21 September 2021	1	Minor	
537	Land adjoining 16 Yarnells Road, North Hinksey, OXFORD	P13/V2441/O; P17/V0205/FUL	03 January 2017; 26 March 2018	1	Minor	
951	Land adjoining Dragon Hill Woolstone Road Uffington SN7 7RE	P15/V2017/O; P18/V2632/FUL	14 April 2016; 05 April 2019	1	Minor	
14	Land Adjoining Godfreys Farm, St Mary's Road, East Hendred, WANTAGE	P12/V1930/DCR	06 November 2012	3	Minor	
1023	Land adjoining no. 38 Barrow Road ShipponABINGDON OX13 6JF	P16/V3165/FUL	24 August 2017	4	Minor	
1279	Land and Buildings at 8 & 8A Church Street Wantage OX12 8BL	P18/V2345/FUL	10 July 2019	7	Minor	
598	Land at Besselsleigh Road Wootton OX13 6DX	P13/V0385/O; P16/V0290/RM	11 September 2014; 09 September 2016	64	Major	
1169	Land at Former Froud's Builders Yard Reading Road Harwell	P18/V3036/FUL	05 February 2019	1	Minor	
1548	Land at Gorse House, Little Coxwell, Oxfordshire, SN7 7LG	P21/V0681/FUL	19 July 2021	1	Minor	
853	Land at Park Farm, East Challow	P16/V0652/O; P18/V0744/RM	27 October 2016; 06 June 2018	101	Major	
1370	Land at Plot 5, Reading Road, Harwell, Didcot, OX11 0LW	P18/V1949/FUL	25 June 2020	1	Minor	
1003	Land at Pound Furlong, London Road, Blewbury, DIDCOT OX11 9PD	P17/V0334/FUL	09 June 2017	1	Minor	
1401	Land at Stockham Farm, Wantage, OX12 9BQ	P20/V0330/FUL	24 April 2020	8	Minor	
1609	Land at the rear of Buckridges, High Street, Sutton Courtenay, OX14 4AW	P21/V2440/O	19 November 2021	3	Minor	

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
920	Land off Blackbird LaneMilton OX14 4EH	P17/V1580/RM	16 August 2017	1	Minor	
713	Land off Ford Lane Frilford OX13 5NS	P15/V0459/FUL	14 August 2015	2	Minor	
1356	Land off Oxford Road Swinford	P19/V2621/FUL	17 February 2020	0	Minor	
968	Land off School Road, West Hanney, Wantage, OX12 0LA	P15/V2887/FUL	26 August 2016	15	Major	
1024	Land off Sheepstead Road, Marcham, Abingdon	P16/V3224/FUL	11 August 2017	47	Major	
932	Land off Townsend Road, Shrivenham, SN6 8HR	P15/V0663/O; P17/V0800/RM	06 May 2016; 18 April 2018	116	Major	
1264	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	P18/V0069/O; P19/V1728/RM	09 October 2018; 16 June 2021	91	Major	
1225	Land South of Park Rd - Phase 1	[Hybrid] P17/V1082/O	12 December 2019	103	Major	
1226	Land South of Park Rd, Faringdon - Phase 2	P17/V1082/O; P21/V0984/RM	12 December 2019; 25 March 2022	277	Major	
1543	Land south of, 87 High Street, Milton, OX14 4EJ	P21/V0610/FUL	06 May 2021	1	Minor	
1618	Land to side of the Manor House, Townsend, Chilton, Didcot, OX11 0SR	P21/V3103/FUL	18 February 2022	2	Minor	
1206	Land to the east of Haugh House Church Lane Longworth ABINGDON OX13 5DX	P18/V1693/FUL	28 February 2019	1	Minor	
1377	Land to the rear of 89A-93, Eynsham Road, Botley, Oxford, OX2 9DG	P19/V0424/FUL	08 April 2020	8	Minor	
1544	Land West of Newbury Road, East Hendred, OX12 8LG	P21/V0619/FUL	25 May 2021	1	Minor	
1129	Letcombe Bowers FarmLetcombe Regis Wantage OX12 9NG	P17/V3395/FUL	20 April 2018	5	Minor	
1452	Long Thatch, 4 The Green, East Hanney, WANTAGE, OX12 0HH	P20/V1463/FUL	11 August 2020	1	Minor	
500	Lower Lodge Farm Charney Road Longworth Abingdon OX13 5HW	P18/V0939/FUL	15 March 2019	2	Minor	
1210	Lower Lodge Farm Charney Road Longworth OX13 5HW	P18/V0940/FUL	13 March 2019	1	Minor	
1398	Lowerfield Farm, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V0295/FUL	07 December 2020	4	Minor	
1318	Manor Farm Silver Lane West Challow OX12 9TJ	P19/V1821/N4A	25 September 2019	4	Minor	
1022	Mather House & Greensands, White Road & Reading Road, East Hendred, Wantage, OX12 8JE	P15/V2328/O; P19/V0301/RM	18 April 2017; 06 January 2021	75	Major	
822	Middle Green Farm Baulking Faringdon SN7 7QE	P18/V0721/FUL	23 August 2018	2	Minor	

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
560	North West of Radley	P17/V1894/O; P20/V0390/RM	24 July 2019; 05 March 2021	240	Major	
1492	Northfield Farm, Radcot Road, Faringdon, SN7 8DT	P20/V2585/N4A	30 November 2020	1	Minor	
1182	Nottingham Fee Downs Close Harwell Didcot OX11 0LP	P18/V1867/FUL	20 December 2018	0	Minor	
1563	Old School House, Baulking, SN7 7QE	P21/V1365/N4B	05 July 2021	1	Minor	
1629	Old Telephone Exchange Site, Littleworth, Faringdon, SN7 8ED	P21/V2201/O; P21/V3538/RM	29 September 2021; 25 February 2022	2	Minor	
1476	Orchard View, Appleton Road, Longworth, Abingdon, OX13 5EF	P20/V1966/FUL	05 October 2020	1	Minor	
1522	Paddock on the junction of Buckland Road, and access to The Lamb Inn Public House,	P20/V2384/FUL	30 June 2021	1	Minor	
1450	Pax Hill, Locks Lane, Wantage, OX12 9DB	P20/V1409/FUL	12 February 2021	1	Minor	
1567	Pennyhooks Farm, Pennyhooks Lane, Shrivenham, SN6 8EX	P21/V1475/N4B	13 July 2021	1	Minor	
1504	Pewit Farm, Manor Road, Wantage, OX12 8LY	P20/V3037/FUL	20 February 2021	0	Minor	
1435	Pippins, Locks Lane, Wantage, OX12 9DB	P20/V1134/O; P21/V1291/RM	20 February 2021; 01 October 2021	0	Minor	
1497	Plot 3 Pickwick, Road Running Through Fyfield Wick, Fyfield Wick, Abingdon, OX13 5NB	P20/V2787/FUL	12 January 2021	1	Minor	
1473	Plot Adjacent to 'Windrose', Tuck's Lane,, Longworth, Oxfordshire, OX13 5ET	P20/V1885/FUL	09 November 2020	1	Minor	
1394	Poplar Corner, Lower Wootton, Wootton Village, Boars Hill, Oxford, OX1 5JL	P20/V0176/FUL	02 July 2020	1	Minor	
1354	Priors Court Church Street West Hanney Wantage OX12 0LW	P19/V3143/FUL	31 January 2020	4	Minor	
1433	Ravenscourt, 11 Henwood, Wootton, Boars Hill, OX1 5JX	P20/V1092/FUL	17 December 2020	0	Minor	
1220	Riverside Court 9 West Way Botley Oxford OX2 0JB	P17/V3116/FUL	10 August 2018	10	Major	
1219	Riverside Court, 9 West Way, Botley, Oxford, OX2 0JB	P19/V0397/N1A	09 April 2019	34	Major	
1606	Rose Cottage, Gainfield, Buckland, Faringdon, SN7 8QH	P21/V2387/FUL	17 December 2021	1	Minor	
1559	Royal British Legion Hall, Wootton Village, Boars Hill, OX1 5HP	P21/V1164/FUL	13 August 2021	2	Minor	
1372	Rumseys Barn, London Road, Blewbury, Didcot, OX11 9PB	P19/V3253/FUL	29 January 2021	1	Minor	
744	Shotover Corner Cottage Shotover Corner Uffington SN7 7RJ	P15/V1580/FUL	29 October 2015	1	Minor	
	Shrivenham Hundred Business Park, Majors Road,					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
168	Sun Willow Barn, Sun Willow Farm, Leadent Drive, Childrey, Wantage, OX12 9TG	P14/V1151/PAR	02 July 2014	1	Minor	
928	Sweetmans Cottage Yarnells Hill North Hinksey Oxford OX2 9BG	P19/V1259/FUL	31 July 2019	0	Minor	
1621	Tacoma, Netherton Road, Appleton, Abingdon, OX13 5QW	P21/V3114/FUL	23 February 2022	1	Minor	
1367	Thames Barn Sunningwell Road Sunningwell Abingdon OX13 6BJ	P20/V0173/FUL	26 March 2020	2	Minor	
1310	Thatch Cottage Abingdon Road Rowstock Didcot OX11 0JW	P19/V1249/FUL	03 July 2019	1	Minor	
1308	Thatchers Barn Cleveland Farm Shrivenham Road Longcot SN7 7TW	P19/V1132/N4B	05 July 2019	1	Minor	
750	The Barn, New Parsonage Farm Sparsholt Road Childrey Wantage OX12 9PN	P15/V1900/PAR	05 October 2015	1	Minor	
1166	The Barn, Swallow NurseriesNetherton RoadAppletonAbingdon OX13 5LA	P18/V1789/N4B	30 August 2018	1	Minor	
1425	The Coach House, Upper West Field, Reading Road, Harwell, Didcot, OX11 0JJ	P20/V0900/FUL	27 May 2020	1	Minor	
1334	The Knowl 52 Stert Street Abingdon OX14 3JU	P19/V1993/FUL	09 December 2019	2	Minor	
1215	The Limes Station Road Grove OX12 7PE	P18/V1742/O; P21/V1315/RM	07 October 2019; 16 August 2021	5	Minor	
1520	The Old Boat Yard, Ferry Walk, Abingdon, OX14 5HP	P20/V1565/FUL	01 April 2021	3	Minor	
1569	The Old Forge, Main Road, Fyfield, OX13 5LN	P21/V1657/FUL	01 September 2021	1	Minor	
758	The Old Pump Station & Kennels Winaway Harwell OX11 0JQ	P15/V1101/FUL	08 October 2015	1	Minor	
1422	The Old Woodyard, School Lane, Milton, Abingdon, OX14 4EH	P20/V0816/FUL	09 June 2020	1	Minor	
1284	The Poplars Drayton Road Abingdon Oxon OX14 5HU	P18/V3012/FUL	19 June 2018	7	Minor	
1439	The Poplars, School Lane, Milton, Abingdon, OX14 4EH	P20/V1202/FUL	11 August 2020	1	Minor	
1305	The Sawmill Sugworth Lane Radley Abingdon OX14 2LL	P19/V1024/FUL	11 October 2019	2	Minor	
622	The Stables Fernham Road Uffington Faringdon SN7 7RD	P15/V0113/FUL	08 May 2015	1	Minor	
1535	The Stables, Land to east of Circourt Road, Denchworth,	P21/V0419/FUL	07 April 2021	1	Minor	
1546	The Stables, Milton Hill, Abingdon, OX14 4DP	P21/V0667/FUL	27 April 2021	1	Minor	
1276	The Studio House Thames Street Abingdon OX14 3HZ	P17/V3263/FUL	28 August 2019	1	Minor	
	The Thatched House Stanton Road Harcourt Hill Oxford OX2					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completed as of March
1178	Warehouse Ferndale Street Faringdon SN7 7BE	P18/V1228/FUL	05 October 2018	4	Minor	
1442	Wayside, Townsend Road, Shrivenham, Swindon, SN6 8HR	P20/V1324/RM	17 September 2020	2	Minor	
1616	Webbs Barn Cottage, Witney Road, Kingston Bagpuize, Abingdon, OX13 5AN	P21/V3059/FUL	13 January 2022	1	Minor	
904	Webbs Cottage Witney Road Kingston Bagpuize ABINGDON OX13 5AN	P16/V2471/FUL	08 December 2016	3	Minor	
1410	Westcot Farm, Westcot, Wantage, OX12 9QA	P20/V0526/FUL	28 January 2021	7	Minor	
885	Westview 6 Abingdon Road Rowstock DIDCOT OX11 0JW	P16/V0976/FUL	19 August 2016	4	Minor	
1588	Westwood Country Hotel, Hinksey Hill, Oxford, OX1 5BG	P21/V3544/FUL	25 March 2022	5	Minor	
1573	White Horse Stables, Goosey, Faringdon, SN7 8PA	P21/V2109/FUL	21 September 2021	1	Minor	
1320	White House 12 Frilford Road Marcham Abingdon OX13 6NS	P19/V2137/FUL	29 October 2019	1	Minor	
1436	Wicks House, North Green, West Hanney, Wantage, OX12 0LQ	P20/V1147/FUL	25 September 2020	1	Minor	
1183	Wickwood Barn, Wickwood Farm Stanford Road Faringdon Oxfordshire SN7 8EZ	P18/V1897/N4B	28 September 2018	1	Minor	
1605	Woodlands, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P21/V2129/FUL	18 February 2022	0	Minor	
1532	Workshop And Premises, 2A 2-6 High Street, Steventon, OX13 6RS	P21/V0140/FUL	30 July 2021	7	Minor	
1338	Y Worry Bessels Lea Blewbury Didcot OX11 9NW	P19/V2170/FUL	04 December 2019	0	Minor	

Appendix B: Category B Sites' Trajectories

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total completions as of 31 March 2022	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
1244 1245 1248 1267 1294 1574 1599 1604	Crab Hill, North East Wantage	P13/V1764/O; various RMs	13 July 2015	1500	420			18	109	106	187	104	105	143	105	105	105	105	105	105
83	East of Sutton Courtenay (Allocation - Site 5)	N/A	N/A	200	0												6	30	44	44
1240 1241 1243 1374 1382 1385 1575	Land At Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	P12/V0299/O; various RMs	17 July 2017	2500	457			13	193	107	144	114	114	114	114	114	114	114	114	114
24 1234 1236 1235 1237	Monks Farm, Land West of Old Station Rd (Allocation - Site 15 (part))	Various Outlines & RMs	02 April 2015	885	368	3	90	90	127	49	9		6	68	68	68	68	68	68	68
1256 1255 1514 1630 1631	North of Abingdon on Thames	P17/V0050/O; various RMs	08 November 2017	1030	8						8	44	77	121	132	132	139	56	44	44

Appendix C: Category B Site Pro-formas

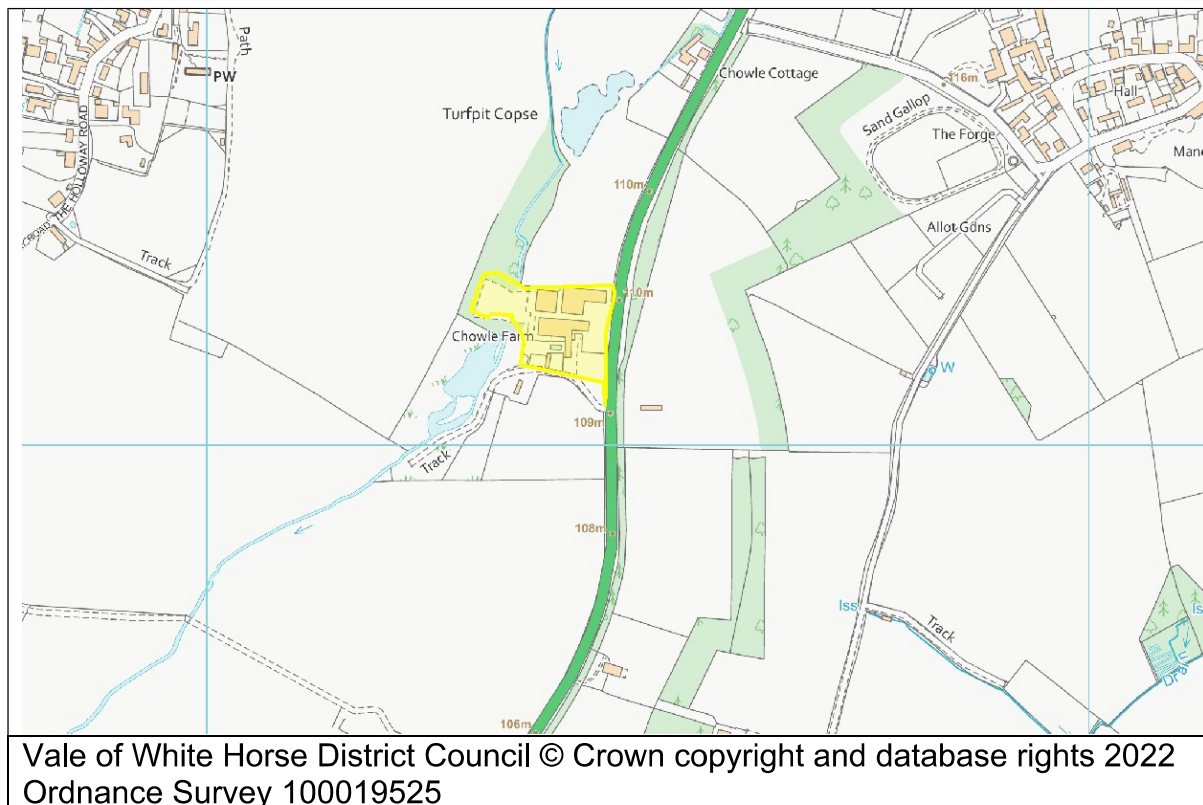
Please note: Any changes made to the pro-formas following site promoter feedback are shown in bold underlined, or bold struck-through text.

Pro-formas contents

Chowle Farm Industrial Estate	C.1
Crab Hill, North East Wantage	C.4
Dalton Barracks	C.11
East of Kingston Bagpuize with Southmoor	C.17
East of Sutton Courtenay	C.24
Land at Alma Barn	C.29
Grove Airfield	C.33
North of Shrivenham	C.38
Valley Park	C.46
Monks Farm	C.65
North of Abingdon	C.72
North of East Hanney	C.81
Northwest Grove	C.87
South East Marcham	C.93

Site name	Chowle Farm Industrial Estate Great Coxwell
Land supply reference	1048

Total units in 5-year period	0
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Site status	Resolution to grant outline permission
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Total units allocated for development	0
Total units with outline consent	18
Total units with detailed consent	0
Total completions to date	0

Outline application reference	P16/V0727/O
Outline permission date	N/A
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The Council resolved to grant outline permission for 18 new dwellings on this site, subject to the securing of the financial contributions with a S106 agreement and conditions. This was agreed at the Council's Planning Committee meeting on 12 June 2017.

A further outline application was submitted on the site in June 2018 (application reference P18/V1443/O) for demolition of existing buildings used for class B1, B8 and ancillary purposes and erection of 10 dwellings and 10 office units (Class B1a). Unlike the site area for P16/V0727/O, the proposal under P18/V1443/O did not include Chowle Farmhouse and its curtilage within the proposed development site. This application was refused on 30th August 2019. Reasons for the refusal included: unacceptable site-wide layout and design strategy, access and connectivity, noise, landscape and visual grounds and no section 106 agreement.

The site is not allocated in a development plan. It is located within Sub-Area C in the Great Coxwell Neighbourhood Plan.

2. Progress towards a planning application

See above.

3. Site promoter's progress with other site assessment work

As part of the P16/V0727/O outline permission the site promoters submitted the following:

- Acoustic Assessment
- Air Quality Statement
- Contamination Report
- Baseline Ecological Survey
- Visual Appraisal
- Badger Survey
- Flood Risk Assessment
- Greater Crested Newt Survey
- Landscape and Visual Impact Assessment
- Otter Survey
- Transport Statement

Through the later application (P18/V1443/O) concerns were raised that some of the above surveys and assessments had been resubmitted and as such they had not been updated to reflect the new proposed layout.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

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

7. Site promoter comments

No response.

Date assessment shared with site promoter	21 September 2022
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Date response received	No response
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8. Officer conclusion on deliverability

Whilst the site has resolution to grant permission from Planning Committee, given on the 12 July 2017, there has been no significant progress made since this date. Another application has also been submitted and refused. Therefore, we do not consider there to be the clear evidence required that housing completions will begin on site within 5 years.

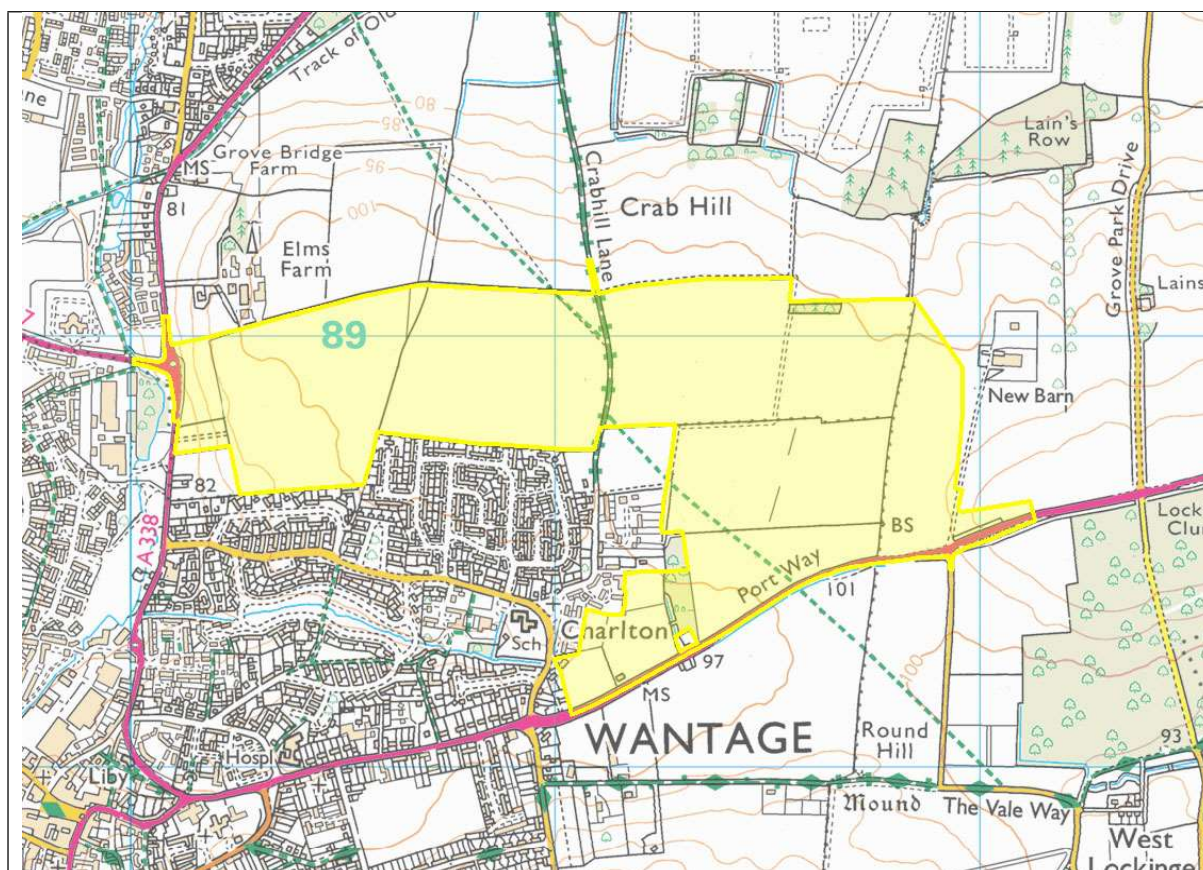
We have had no response from site promoters and therefore concluded the site is unlikely to come forward in the 5 year period. We have therefore removed the trajectory.

Council's Final Trajectory

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

Site name	Crab Hill, North East Wantage
Land supply reference	1244

Total units in 5-year period	563
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Ordnance Survey 100019525

Site status	Outline Consent (part) Detailed Consent (part) Under construction (part)
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Total units allocated for development	1500
Total units with outline consent	1500
Total units with detailed consent	504
Total completions to date	420

Please see accompanying strategic site breakdown table for Crab Hill to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

This site benefits from an allocation in the Vale of White Horse Local Plan 2031. Outline permission was granted in July 2015 for 1,500 homes. A number of reserved matters applications have been submitted and permitted since, and work has commenced on site with 420 homes delivered up to 1 April 2022.

The 'Phase 1A' and 'South East A' parcels of development have now been completed. Phase 'Central West' has nearly completed, with the remaining development on the parcel relating to the construction of 72 bed care home expected to complete in ~~2022/23~~ 2024/25. The additional units from the care home are not included the 1500 dwellings indicated by the outline permission, these units are additional. The housing contribution from the Care Home is in addition to the 1500 dwellings granted under the outline consent, as is the one additional home provided through agricultural building conversion (P19/V1847/FUL). There are 218 dwellings remaining to be constructed on the 'Central west', 'Centre East', and the 'Phase 1B' parcels of development. There is also one home to be contributed through the proposed conversion of an agricultural building on the site which is currently under construction.

2. Progress towards a planning application

There is currently detailed permission for 793 homes on the site, with a detailed application under consideration for a further 145 homes (P22/V1910/RM). The approved phasing plan for the site, attached as an appendix to the planning statement submitted to support P22/V1910/RM, provides an indicative build out trajectory for the phases. The application P22/V1910/RM represents the 'North East' parcel of land. The application is currently being consulted upon and as of the 13 September 2022 there are only relatively minor objections relating to affordable housing and refuse. It is expected that these will be resolved in a timely fashion.

Pre-application discussions on the proposals for the Central phase of the site for 115 dwellings, as labelled in the phasing plan, have concluded and a detailed application is expected to be submitted before November 2022.

3. Site promoter's progress with other site assessment work

Detailed site assessment work has been submitted and agreed as part of the outline consent and subsequent reserved matters applications. As part of the outline application the following was submitted

- An Environmental Statement
- Design and Access Statement
- Transport Assessment
- Archaeological Evaluation report
- Statement of Community Involvement

More detailed evidence relating to site wide design guidance and master planning has been approved and design aspects have been submitted as part of each phase of the development that has been agreed.

4. Site viability

The Council is not aware of any viability issues affecting the continued delivery of this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

One of the key pieces of highways infrastructure is the Wantage Eastern Link Road (WELR). This is a road that will the East and North of Wantage bypassing the Town centre, as well as provide access for the new homes provided on this development. The project has been split into three phases with the first two phases under construction and nearing conclusion. These are being funded and delivered by the developer. The third phase will be constructed by Oxfordshire County Council with work expected to commence in 2022 and complete in 2023.

The original application was accompanied by a S106 legal agreement which secured affordable housing and financial contributions for highways infrastructure, education, and leisure. The agreement makes provision for S73 applications, and a deed of variation is not required.

A condition provided for in the S106 ensured that no more than 290 dwellings could be occupied prior to the completion of the works to provide a primary school. This condition has been met with the primary school building complete and the school now open.

7. Site promoter comments

Taylor Wimpey phases:

Pre app discussions have occurred between the Council and Taylor Wimpey for their Reserved Matters submission for Phase 6 with a likely submission end of 2022.

Care UK phases:

Care UK, the developers of the 72-bed care home, have advised they expect to commence on site in January 2023. Care UK have advised 72 care beds to be delivered in 2024/25 (Completion anticipated September 2024)

Date assessment shared with site promoter	21 September 2022
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Date comments received	23 September 2022
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8. Officer conclusion on deliverability

The site has outline permission for 1500 dwellings with over half (759 dwellings) of the 1500 now having detailed permission. There is a further detailed application for 145 dwellings currently under consideration.

The site is under construction with the first dwellings delivered in 2018/19. 420 dwellings have been delivered as of the 31 March 2022. This leaves 339 dwellings remaining with detailed permission that are deliverable in accordance with the NPPF's definition of a deliverable site.

St Modwen are the primary developer on the site however they have sold parcels of the development to other housebuilders including St Modwen Homes, CALA Homes, Taylor Wimpey and Bellway Homes. This has meant there has consistently been more than one outlet on site marketing the dwellings constructed.

The 'Centre East' and 'South East B' parcels are currently under construction, with the 'Phase 1A' and 'South East A' homes completed. Phase 'Central West' has nearly completed, with the remaining development on the parcel relating to the construction of 72 bed care home expected to complete in 2022/23 2024/25, as advised the care home developers. It is important to note that a ratio has been applied to calculate the supply of homes in the housing trajectory to the care home units, meaning 38 units are included in our housing land supply. There are 218 dwellings remaining to be constructed on phases that are currently underway. There are five housebuilders currently on site, St Modwen Homes, Taylor Wimpey, Cala Homes, Bellway Homes and Care UK.

Over 4 years the site has delivered 420 completed dwellings, which equates to an average delivery of 105 dwellings per annum. This also takes into account a reduced delivery in the first year of 18 dwellings. The district wide average build out rates for sites of this size is higher at 168 dwellings per annum. On average the residential reserved matters applications for this site have taken 6 months from submission to determination.

The reserved matters application currently under consideration, which is the 'North East' parcel, for 145 homes was submitted on the 3 August 2022, therefore using the site-specific average we can assume that it will be determined by February 2023. The site-specific average of 105 dwellings per annum equates to approximate 9 dwellings per month. The 339 dwellings with detailed permission would be expected to complete in 3 years 2 months, taking us to May 2025. With the 145 dwellings proposed as part of the application currently being considered likely to be agreed by February, it is reasonable to assume these will be delivered either alongside or following the completion of the current phases of development, as indicated by the phasing plan submitted as part of the application. If we maintain the average of 105 dwellings delivered per annum, a more conservative figure than our district wide average, the 145 dwellings represent 16 months' supply which takes us to September 2026. The additional units provided by the care home have been added on 2024/25 in accordance with the developers expected completion date. As these are additional to the 1500 units permitted under the outline permission, they have been added to annual delivery average.

meaning expected delivery in 2024/25 is 143 units (105 as per the site average plus 38 units included in the supply from the care home).

As stated above, pre-application discussions on the proposals for the Central phase of the site, as labelled in the phasing plan have taken place. This phase represents 115 homes. The phasing plan expects this phase to start delivering homes in 2023, which may be reasonable depending on when an RM application is submitted. However, if we take a conservative approach and assume a RM is submitted in October 2023, with an average of 6 months for this to be agreed taking us to April 2024. It is realistic to assume homes might start to be delivered alongside other phases in 2024/25 or being ultra conservative in 2025/26. 115 homes would represent 13 months' supply, taking the overall supply period at the current average build out rate to October 2027.

This supply would then cover the relevant five-year period for this housing supply period. Supply beyond the five-year period has been assumed to deliver at the same rate. As indicated by the phasing plan we can assume that further RM applications will be submitted in due course to gain permission for the outstanding development indicated by the Outline Permission.

After communicating with the developers on this site the trajectory we are relying on is based upon the sites average housing delivery so far, as we consider this is best indicator of delivery going forward. We contacted St Modwen Homes, Care UK, Bellway Homes and the agents for Taylor Wimpey. We had responses from St Modwen, who are the master developers on the site, and Care UK. St Modwen did provide information on the Taylor Wimpey phase of the site, providing information on the expected submission of the next reserved matters application which is for the Taylor Wimpey phase.

The phasing program shows the developers intention for build of the site and provides an indication of how the site will come forward. We have therefore developed a phasing projection in accordance with this and the site delivery average. There are 4 developers on the site currently and circa 25% of the site has currently been delivered with build out continuing. Therefore, there is the evidence required to demonstrate deliverability for phases of the site that do not currently have detailed permission. We have included a trajectory for the site in the 5-year period based upon the site delivery average.

Original trajectory shared with site promoter

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	18	109	106	187	105

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
105	105	105	105	105	105

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
105	105	105	69	0	0

Site promoters' trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	206

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
123	166	179	155	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

Council's final trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	18	109	106	187	105

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
105	143	105	105	105	105

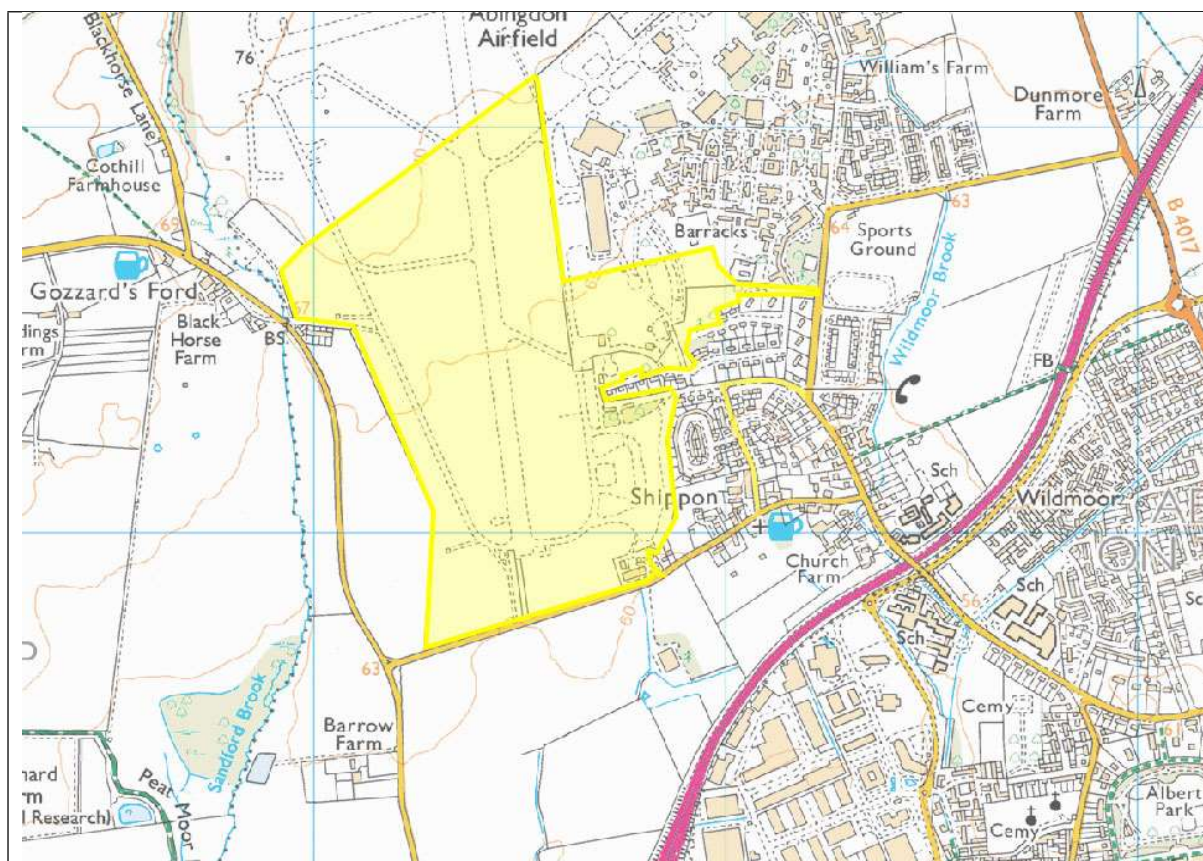
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
105	105	105	69	0	0

Crab Hill Strategic Site Permission Breakdown

Allocation / Permission Reference	Developer	Status	No. of Homes	Completions to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Main Outline Application P13/V1764/O	Various	Permitted	1500	420	105	105	143	105	105	105	105	105
Subsequent Reserved Matters	Developer	Status	No. of Homes	Completions to date	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
P17/V1499/RM <i>Phase 1a</i>	St Modwen Homes	Complete	70	70								
P18/V2227/RM <i>South East A</i>	Hayfield Homes	Complete	82	82								
P18/V2992/RM <i>Centre West</i>	Cala Homes	Complete	174	174								
P19/V0565/RM <i>Phase 1B</i>	St Modwen Homes	Under Construction	102	57	45							
P19/V1847/FUL	St Modwen Homes	Under Construction	1	0	1							
P20/V2756/RM <i>Centre East</i>	Taylor Wimpey	Under Construction	171	37	59	52	23					
P21/V1265/RM <i>South East B</i>	Bellway Homes	Permitted, Not Started	121	0		53	44	33				
P21/V2040/RM	Care UK	Under Construction	38	0			38					
P22/V1910/RM <i>North East</i>	St Modwen Homes	Application under consideration	145	0	P		38	44	44	19		
<i>Central Phase</i>	N/A	Not submitted	115	0		S	P	28	44	43		
<i>Grove Road East</i>	N/A	Not submitted	120	0			S	P	17	43	44	16
<i>South West</i>	N/A	Not submitted	200	0					S	P	30	45
<i>Grove Road West</i>	N/A	Not submitted	200	0					S	P	31	44

Site name	Dalton Barracks
Land supply reference	1268

Total units in 5-year period	0
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Site status	Allocation
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Total units allocated for development	1200
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Outline application reference	N/A
Outline permission date	N/A
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for mixed use including 1200 homes. The allocation was made through the Vale of White Horse Local Plan 2031 Part 2, adopted in October 2019.

In June 2019 the wider site was granted garden village status. The allocation for 1200 homes represents only part of the site which is expected to be released by the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence (MOD) first.

A Supplementary Planning Document (SPD) was prepared in relation to the site allocation, in consultation with the site promoters and DIO, and adopted by the Council in April 2022.

2. Progress towards a planning application

A Planning Performance Agreement (PPA) was signed in January 2021 between the site promoters by the DIO, the District Council and the County Council which sets out the roles and responsibilities in progressing towards an outline application, with meetings between the interested parties having taken place regularly since the PPA was agreed. The PPA makes provision for County and District Council Officer resource. The timetable for the submission of an application is to be confirmed as it is reliant on having transport modelling evidence available. The PPA makes it clear that the DIO's intention is to submit an initial application for circa 2,750 new homes on a site comprising the allocated site and the built-up area of the Barracks.

3. Site promoter's progress with other site assessment work

Through the process of the site allocation in the Local Plan, the development of the Dalton Barracks SPD and pre-application discussions, significant site assessment work has taken place, particularly regarding transport and design.

4. Site viability

The Council assessed the viability of the site as part of development of the Vale of White Horse Local Plan 2031 Part 2. The site was considered to be viable taking into account the estimated infrastructure contributions / provision required. In preparing the initial planning application, it is acknowledged that the DIO will carry out further work in this regard.

5. Ownership constraints

The site is solely owned by the MOD. The Council is not aware of any land ownership constraints affecting development.

6. Infrastructure dependencies and enablers

The Neither the DIO nor the Council is not aware of any infrastructure issues that will prevent the allocated site coming forward however there are a number if infrastructure dependencies for this site.

All off-site infrastructure contributions will be secured through an S106 Agreement. In accordance with the Vale of White Community Infrastructure Charging Schedule this site is exempt from CIL liability.

The Vale of White Horse Local Plan 2031 Part 2 sets out in the appendices the site-specific requirements regarding infrastructure and design principles. These have been elaborated upon in the Dalton Barracks SPD.

The site development template sets out the following dependencies:

- Upgrades to the sewer network may be required ahead of occupation
- The upgrading of Frilford Junction
- Infrastructure improvements as required by the transport assessment
- Contribute towards existing healthcare and community facilities
- A new two form entry primary school with nursery provision, as well as contributions to appropriate secondary school provision.
- A parkland of least 30 hectares to be located on the site.

As the applicant progresses through the application process, and as proposals are further defined, the impact of the development will become easier to assess. The Council will work the applicant and other stakeholders to assess this impact, and then secure mitigation measures through either planning conditions or a legal agreement.

7. Site promoter comments

Please can you review the assessment above, alongside our conclusion and trajectory for this site below. Then please use this box to make comments. We would be grateful if your comments also provided the following information where relevant:

- 1) What progress are you making toward the next reserved matters application?

The site promoter, Defence Infrastructure Organisation (DIO), has appointed a full consultant team to commence the preparation of an outline planning application for submission to the local planning authority in the summer of 2023.

- 2) What do you think are the key issues preventing the Council determining any live applications you currently have with us?

There are no current 'live' planning applications before the local planning authority. However, the continued delay in releasing the Oxfordshire Mobility Model (OMM) is causing the transport consultants appointed by DIO concern and is delaying technical assessments being completed. As an Environmental Impact Assessment is also being prepared, the delay to the OMM will affect traffic analysis, it will also have a knock-on effect on noise, air quality and vibration assessments that will be key elements of the EIA.

3) When do you think you can commence on site?

The site will be surplus to operational military activities from 2029 but the DIO is investigating whether an early phase of development could be released on part of the airfield element of the allocated 1,200 dwelling part of the site to allow enhancements to access, site set up, installation of key infrastructure and commencement of housing development delivery. In the Dalton Barracks 'Vision Document' submitted to in the council in June 2022, the DIO propose a phased delivery strategy commencing in 2026 with 50 homes being delivered that year, followed by 100 homes in 2027, 155 homes in 2028 and then 300 homes a year in the period 2029-2031 totalling 1,200 homes as per the site allocation within the current Local Plan timeframe.

4) How many outlets will be on this site?

To be confirmed but it is likely that the sales strategy will involve multiple outlets with a variety of housing types and tenures coming forward as part of the wider site-wide masterplan and Garden Village proposal.

5) How many homes will each outlet deliver each year?

To be confirmed, but hopefully the site will deliver an average of 200 homes per annum over the period 2026-2031.

Date assessment shared with site promoter	9 September 2022
Date comments received	3 October 2022

8. Officer conclusion on deliverability

The site is progressing through the planning process but does not yet benefit from an outline or detailed planning permission. However, the site promoters have entered into a PPA and have engaged in ongoing feedback with the Council and key stakeholders. In addition, an SPD has been produced for the site. Therefore, progress is being made. The PPA anticipated an outline application being submitted in Summer 2022 for circa 2,750 new homes on the allocated site and on the built-up part of the Barracks, though as of yet one has not been submitted. For the purposes of this assessment, we have assumed an outline application being submitted in September 2023, which would be the end of Summer 2023, as the developer as stated the intention to submit an outline application in the Summer of 2023.

Our average lead in times indicate that first completions on the site will take place 6.8 years after submission of the outline application. This would indicate the first dwellings to be delivered would be in July 2031, with average build out rate

indicating delivery of 168 homes per year. The average build out rate has been halved for the first 12 months of completions, that is a rate of 7 dwellings per month, rising to 14 dwellings per month after. For 2031/32 this leads to 63 dwellings being anticipated (9 months build out, leads to $7 \times 9 = 63$). For the year 2032/33 the overall delivery would be 98 dwellings ($(3 \times 7) + (9 \times 14) = 147$), with the build out for the following years being 168 dwellings per annum.

This site is allocated for 1200 homes in the Local Plan; however, the Garden Village proposals relate to a larger parcel of land that the allocated land sits within. For clarity this form relates only to the site allocation as in the Local Plan. The Strategic Allocation will be delivered to Garden Village Principles and demonstrate the design quality benchmark for any future development in the Garden Village Area.

The DIO have indicated the intention to submit an outline planning application in Summer 2023 and expect homes to start being delivered in 2026/27. Our evidence on average lead in times in the district show that on average it would take sites of this size 6.8 years to deliver the first homes from the date of outline submission. Due to this and the outstanding issues surrounding the assessment of transport impacts, we do not consider it appropriate to bring the sites expected delivery trajectory forward in accordance with the DIO's expected delivery timescales. We have taken a more pessimistic approach and relied on our local average lead in time and build out rate evidence to inform our site delivery trajectory.

Original proposed trajectory shared with site promoter

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	0	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	63	147	168	168

DIO's proposed trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	50	100	155

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
300	300	300	0	0	0

Council's final trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

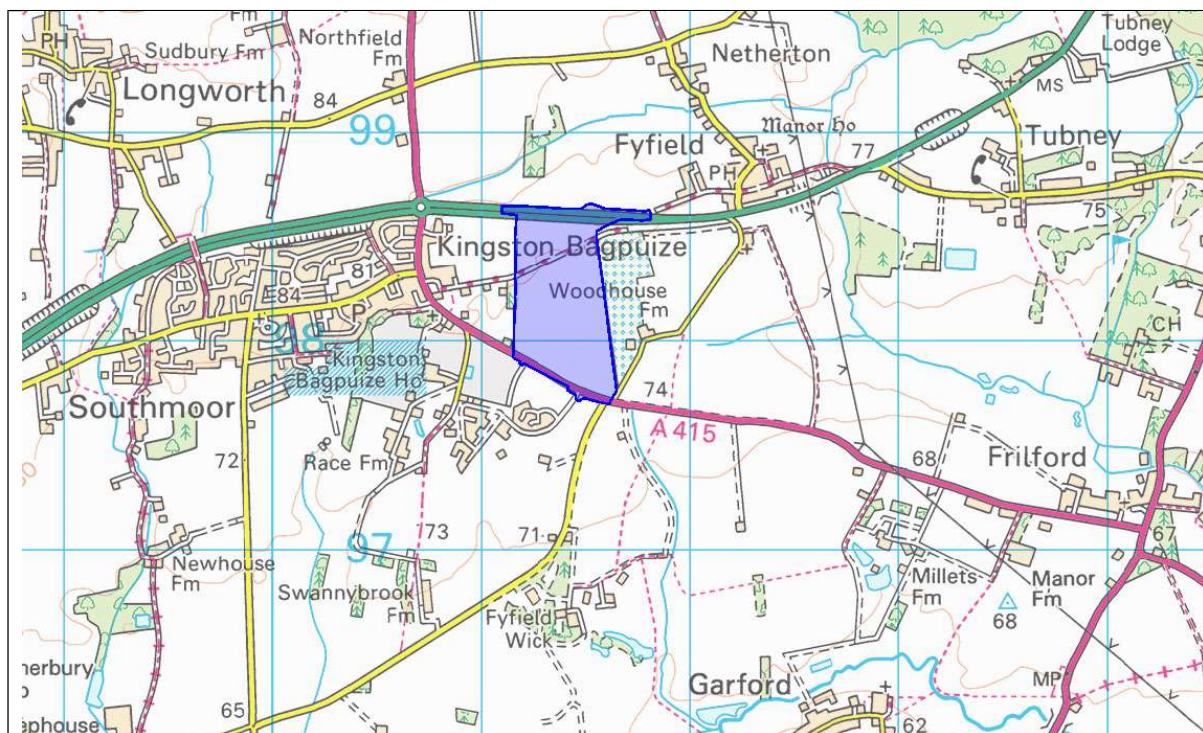
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	0	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	63	147	168	168

East of Kingston Bagpuize with Southmoor, Reference: 1270

Site name	East of Kingston Bagpuize with Southmoor
Land supply reference	1270

Total units in 5-year period	165
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Site status	Allocation in LPP2
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Total units allocated for development	600
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Outline application reference	P22/V0248/O
Outline permission date	Under consideration
Full application reference	P22/V0248/O
Full permission date	Under consideration
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The site is allocated in the Local Plan Part 2 for 600 homes. A hybrid application is currently under consideration on the site comprising:

- 1) outline planning permission, with all matters reserved except for access, for development of up to 660 homes, extra care development of up to 70 units, a local centre of up to 0.5ha, a one form entry primary school on an area for educational provision of up to 2.2ha, playing field and car parking, informal open space, landscape and sustainable drainage areas, access, footpaths, cycle ways, infrastructure and associated engineering works (including a noise attenuation bund and acoustic fence) and
- 2) full planning permission for construction of a three arm roundabout to the A420 (Oxford Road), a four arm roundabout to the A415 (Abingdon Road) and link road between.

2. Progress towards a planning application

There is currently a hybrid application under consideration on the site, as described above. It is due to go to Planning Committee on the 30 November 2022.

This follows a hybrid application (P18/V2791/O) on the site, which was refused on the 11 February 2021, for reasons relating to highways, air quality and the absence of a S106 agreement.

The application currently being considered has undergone its consultation period where responses indicate that the reasons for refusal on the previous application are being addressed. The air quality issues are related to the Air Quality Management Area (AQMA) located at Marcham. The previous application was assessed as having a negative effect on the AQMA area however, the District Council's Environmental Health Team has responded to the current application stating they are content with the revised air quality assessment provided by the developer which states the air quality impacts will be acceptable.

Regarding transport, another of the reasons why the previous application was refused, Oxfordshire County Council (OCC) have a holding objection on the proposals due to transport. OCC have stated the applicant has not been able to fully demonstrate the impact on the highway network and further modelling is required. However, OCC do state it is expected that these issues can be overcome, and the objection removed. Work is progressing on addressing these issues with a separate application for highway improvement works at Frilford Junction submitted (P22/V1757/FUL) by the developer to address the mitigation required. This application will be determined alongside the residential application in November.

Once the transport issues have been addressed it is fully expected a S106 agreement will be completed, with work underway on this. It would be expected to be signed shortly after any approval granted from the Local Authority.

We consider that the issues raised will be able to be overcome in due course and significant progress has been made on the issues that led to the previous application being refused.

3. Site promoter's progress with other site assessment work

As part of the hybrid application currently under consideration, the Council has received the following studies:

- Environmental Statement (Appendices include: Geo-environmental report, Flood Risk Assessment, Ecology and Biodiversity Baseline, Arboricultural Assessment, Landscape and Visual Impact Assessment Baseline, Archaeological and Heritage Assessment, Air Quality Report, Noise Assessment, Travel Plan and Transport Assessment, Agricultural Land Classification Survey, and Lighting Impact Assessment)
- Non-technical Summary to EIA
- Transport Assessment and associated drawings
- Framework Residential Travel Plan
- Flood Risk Assessment
- Statement of Community Engagement
- Planning Statement
- Design and Access Statement

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

There are a number of infrastructure dependencies and enablers on this site, with most of these taken from OCC's representation to the consultation, including:

- Frilford Lights junctions, the Marcham Interchange and the Botley Interchange. At present it is not known what the extent of these off-site works are and the cost, but the applicant will be required to deliver or contribute to these works.
- Construction of a three-arm roundabout to the A420 (Oxford Road), a four-arm roundabout to the A415 (Abingdon Road) and link road between them, including a toucan crossing, uncontrolled refuge crossings, and bus stops
- At the four new bus stops, each must be equipped with lay-bys, flags, shelters and timetables, as well as the hardstanding and ducting required for each.
- Improvements to the unclassified highway called Old Oxford Road, to create a shared use path of minimum 3m width that runs the entire width of the site.

- A 1.2m footway along the Old Oxford Road, with carriageway narrowing, to tie into the footway provided by the Bloor Home site.
- Widening and upgrading of the Old Oxford Road, in line with LTN 1/20 to the east of the site, to link up with the crossing on the A420.
- Street lighting the informal A420 crossing (can be included in the A420 roundabout works)
- Widening and upgrading of the path on the northern side of the A420, in line with LTN 1/20 linking into the existing Main Road to Fyfield village.
- An informal pedestrian and cyclist access to include dropped kerbs and tactile paving on the A415 at the south-western corner of the site.
- An extension to the footway leading to the Kingston Bagpuize Business Park.
- Digging up of the existing laybys on the A420 and reinstating the highway verge (this will include the necessary statutory TRO consultation and fee).
- The possible new crossing facility in the village centre on the A415.
- Mitigation traffic calming measures along the A415 through Kingston Bagpuize.
- Subject to agreement, pedestrian and cyclist links towards the existing village:
 - From the north-west corner of the site into the adjacent Bloor Homes site
 - From Oxford Road into the south-east corner of the adjacent Bloor Homes site
 - From the western boundary of the site through the Millennium Green, joining with Oxford Road
 - Potential measures along the existing A415
- The developer will be required to dedicate the link road and roundabouts under a section 38 agreement.

Contributions towards education and waste will be secured through an S106 agreement.

7. Site promoter comments

Further to your e-mail of 21st September 2022, the development timetable remains unclear, given that we await confirmation of the Committee date.

The decision of that Planning Committee will not be known until that date. The reference to a decision being issued by 9th December 2022 appears very unrealistic.

In the event of a resolution to grant, the time required for the completion of the Section 106 planning obligation and Section 278 agreement, sale of the land to a housing developer, reserved matters approvals, discharge of pre-commencement conditions and construction of initial infrastructure works such as roads and drainage will depend on a range of factors including the timescale of responses from a variety of stakeholders such as the County Council which are outside the control of the District Council.

In summary, following discussion with our client, our view is that the assumptions made in the draft Council housing land supply trajectory are likely to be optimistic.

Our position is that the trajectory which forms part of the submitted application documents is a more realistic approach. This is set out in the assumed trajectory for a total of 660 dwellings set out in Table 3.1 of the submitted Transport Assessment (January 2022). The supporting text is set out in Paragraphs 3.39 to 3.44.

Table 3.1 is set out below;

Table 3.1 Proposed Development Trajectory – 660 Residential Units							
	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Amended trajectory (VoWH & OCC)	50	100	100	110	100	100	50
Assumed trajectory	55	110	110	110	110	110	55

In relation to highway matters, the most recent County Council response dated 17th August 2022 states that there is no highway objection subject to a Section 106 planning obligation, Section 278 agreement and appropriate planning conditions.

Date assessment shared with site promoter 21 September 2022

Date comments received from site promoter 23 September 2022

8. Officer conclusion on deliverability

District wide lead in times indicate for a site of this size it takes 6.8 years from the submission of an outline application to the first homes being delivered on site. The application currently under consideration was submitted in February 2022, 6.8 years on from this date takes us to December 2028 which falls outside of this five-year period.

However, this application is addressing the issues that caused the previous application to be refused, therefore the time it will take to determine the current outline application will be reduced as indicated by the expected decision in November 2022. Whilst there is a holding objection from OCC due to transport issues, they have stated these are resolvable. As detailed above, the transport issues are being addressed through the proposals submitted under planning reference P22/V1757/FUL, which will be determined alongside the residential application in November 2022.

If we assume outline agreement in November 2022, our average lead in times for sites of this size indicate that it takes 2.4 years from this point to the first homes being completed on site. This means we could expect the first homes delivered on this site in April 2025. Our average build out rate for a site of this indicates a build out rate of 168 dwellings per year. ~~For the first 12 months the delivery rate has been halved to be cautious and ensure that the possibility a lower build out rate in the initial implementation stages is recognised. The trajectory includes 730 units, 660 homes and a 70-unit extra care facility. However, after discussions with the site promoter we were signposted to a proposed development trajectory in the Transport Assessment provided as part of the application. This anticipated the first homes being completed in 2024/25, with 55 homes in the first year increasing to 110 homes in subsequent years. As this information provides a lower build out rate than the average, we have used this to inform the delivery trajectory to be cautious, whilst maintaining the start year of 2025/26, a year after the site promoter has indicated, in accordance with the district wide lead in time averages for sites of this size.~~

Therefore, we consider that this site does meet the definition of deliverable as set out in national policy and guidance and is included in the 5-year supply. We have taken into account the site promoter's comments and evidence, which expects homes to be delivered in advance of the Council's final trajectory, and where this information indicates lower build out rates than that of our district wide averages for sites of this size, we have used the lower figure. This has created a robust delivery trajectory.

Original trajectory shared with site promoter

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	89	168	168	168
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
137	0	0	0	0	0

Developer proposed trajectory

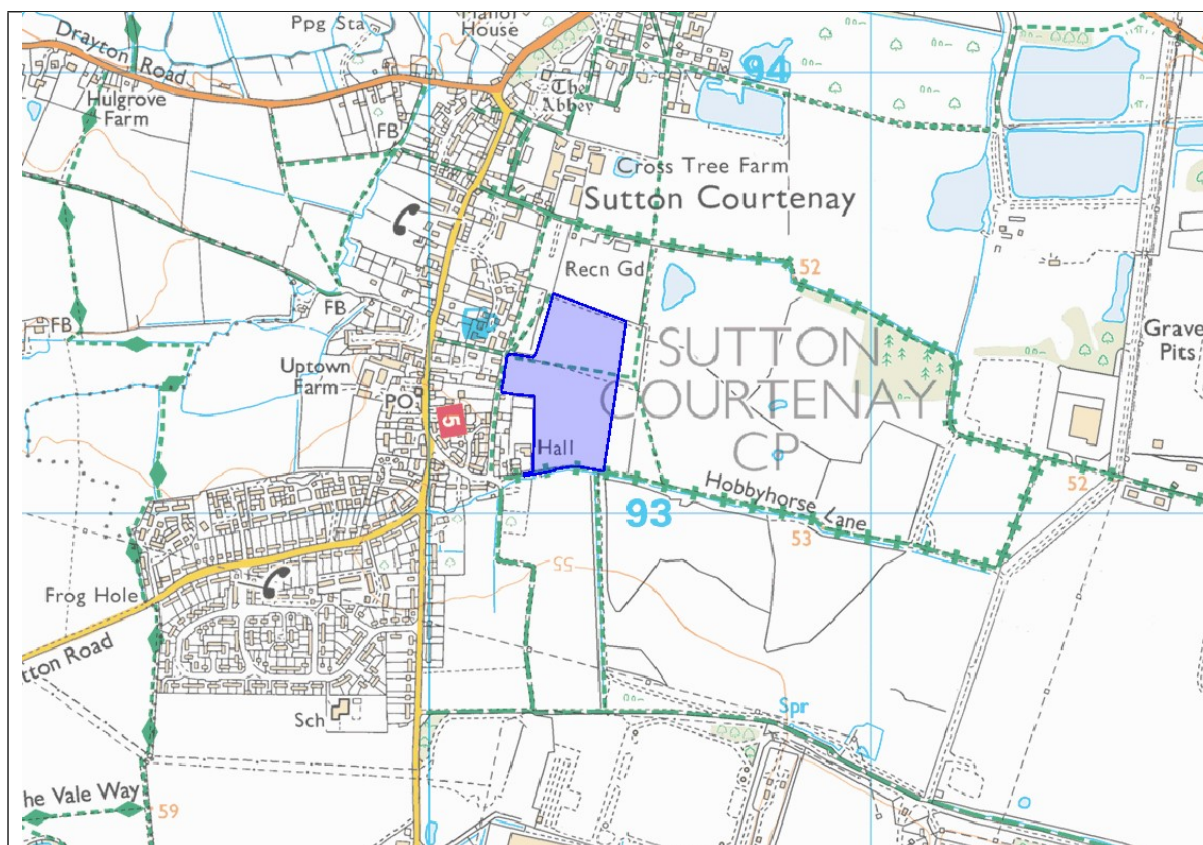
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	55	110	110	110	110
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
110	55	0	0	0	0

Council's final trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	55	110	110	110
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
110	110	55	0	0	0

Site name	East of Sutton Courtenay
Land supply reference	83

Total units in 5-year period	0
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Site status	Allocation
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Total units allocated for development	220
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Outline application reference	P21/V2682/O
Outline permission date	Refused 26 October 2022
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The Council has considered three planning applications on this site as follows:

P15/V2353/O – Appeal withdrawn June 2018

The applicant, Redrow Homes, appealed against the Council's non-determination of this application following a resolution to refuse consent by the planning committee in March 2017. The planning committee resolved to refuse the application on the following grounds:

- access and highways,
- flood risk and drainage, and
- ground gas contamination.

P17/V1963/O – Outline refusal August 2019

Redrow made a second application on this site. The Council refused an outline application for up to 200 dwellings in August 2019 on four grounds:

- traffic generation and highway safety;
- drainage;
- impact on trees, and
- a lack of legal agreement.

P21/V2682/O – Refusal of permission October 2022

Roebuck Land and Planning Ltd submitted an outline planning application for up to 175 dwellings in 2021. The Council refused planning permission for this outline application on 26 October 2022 at its planning committee.

2. Progress towards a planning application

The Council refused planning permission for outline consent on 26 October 2022. Given this is so recent, the Council is not aware of any progress toward a new or revised application on this site.

3. Site promoter's progress with other site assessment work

As part of the most recently refused outline application, Roebuck Land and Planning Ltd submitted the following studies:

- Flood Risk Assessment
- Surface Water Drainage Strategy
- Transport Assessment
- Travel Plan
- Landscape and Visual Impact Assessment
- Arboriculture Impact Assessment
- Ground Survey Phase 1 and Phase 2
- Air Quality and Odour Assessment
- Archaeology and Heritage Assessment

- Archaeological Geophysical Survey
- Ecological Assessment

4. Site viability

Recent planning applications suggest that there could be viability issues on the site if extensive mitigation measures are needed for flooding, land contamination, and highways access. If the site needs expensive or extensive mitigation measures, this could affect the site's ability to deliver other key infrastructure (e.g., affordable housing), or its ability to deliver at all.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The recently refused outline planning application demonstrates that there are likely to be a number of infrastructure dependencies and enablers for the site.

Regarding highways, the Highways Authority has indicated through consultation responses that the following will be required:

- Widening of Frilsham Street between High Street and the development site access
- Widening of the existing footway between High Street and the development site access
- Amendments in the locality of the High Street/Frilsham Street junction

The site will also need to contribute to education provision.

The site will also need to provide mitigation for gas leakage from the neighbouring landfill site. The most recent application proposed a gas vent trench around the northern, eastern, and southern perimeter of the site, as well as a membrane beneath homes.

7. Site promoter comments

The site agents did not answer the specific question below.

- 6) Please advise of when expect the outline permission to be granted and S106 agreed?
- 7) If possible, please advise of when you expect to commence any pre-commencement conditions associated with the Outline permission to be discharged?
- 8) What progress are you making toward the reserved matters application? When do you expect to submit reserved matters?

<p>9) What do you think are the key issues preventing the Council determining any live applications you currently have with us?</p> <p>10)When do you think you can commence on site?</p> <p>11)How many outlets will be on this site?</p> <p>12)How many homes will each outlet deliver each year?</p>	
Date assessment shared with site promoter	26/09/2022
Date comments received from site promoter	26/09/2022

8. Officer conclusion on deliverability

The site is allocated in the Vale of White Local Plan Part 1. Two different site promoters have submitted three applications on this site, all of which the Council has either refused or resolved to refuse. The Council has consistently refused the site on grounds of land contamination, highways, drainage and flooding.

Prior to the 26 October Planning Committee decision, the Council has revised its assessment of this site. We originally considered the site deliverable within the 5 year period as the case officer was recommending the application for approval. However, given the delay to granting outline consent on this site and the renewed uncertainty over the technical solutions to the issues, we now consider there is not clear evidence that the site will deliver in the 5 years.

The recent planning application does demonstrate that a technical solution to the issues could be identified. We have therefore forecasted that this site could deliver in 2027/28, outside the 5 year period.

9. Council Initial Trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	6	30	44	44
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	7		0	0	0

10. Developer proposed trajectory

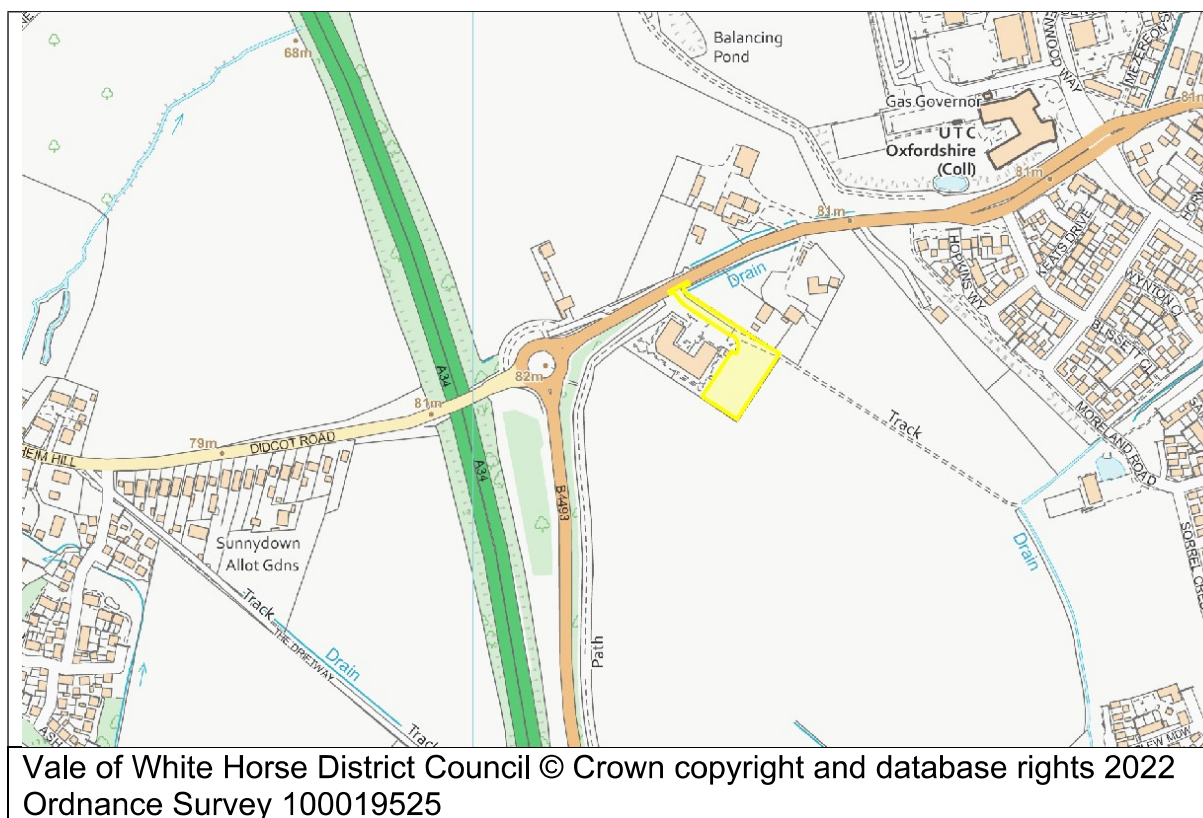
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	10	44	44	44	33
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

11. Council's final trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	0	6	30
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	44	7	0	0

Site name	Land at Alma Barn
Land supply reference	1325

Total units in 5-year period	0
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Site status	Outline Consent
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Total units allocated for development	0
Total units with outline consent	20
Total units with detailed consent	0
Total completions to date	0

Outline application reference	P19/V0386/O
Outline permission date	18/12/2019
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The site is part of the Valley Park allocation in the Local Plan Part 1. Outline consent was granted in 2019 for construction of a care home (Use Class C2) of up to 20 beds. The proposal will provide specialist care units for patients requiring a very high level of care.

The site is adjacent to an 85-bedroom care home development, undertaken by the same applicants as submitted this application, that was completed in 2021. Planning Reference for the constructed care home is P19/V0403/FUL.

A new party (Hyperion Care Developments), separate from the applicant for the outline consent and neighbouring care home, has submitted a pre-application advice request. This is for the development of an extra-care community of 12, self-contained C2 units on this site. The Council issued its response to this request on 15 July 2021.

Due to the interest from a separate party, we consider it is very unlikely that the outline application currently agreed will come forward.

2. Progress towards a planning application

The site has outline permission, granted December 2019. A condition attached to the outline permission requires a reserved matters application to be submitted within 3 years of the granting of outline permission. This would mean the site promoter would need to submit a reserved matters application by 18 December 2022 or the outline consent would lapse.

As stated above, another party has received pre-application advice on proposals for the site. So far, no application has been submitted subsequent to the pre-application advice.

3. Site promoter's progress with other site assessment work

The following site assessment work was submitted for consideration in support of the outline application.

- Arboricultural Method Statement
- Arboricultural Report
- Design and Access Statement
- Ecology Assessment
- Flood Risk Assessment and Drainage Strategy
- Landscape Design Statement
- Transport Technical Note
- Transport Statement

We are not aware of any site assessment work undertaken by the Hyperion Care Developments in support of any possible application they might submit.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

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

In accordance with the Vale of White Horse Community Infrastructure Levy Charging Schedule, institutional accommodation such as that proposed is not liable to pay the levy.

A Unilateral Undertaking has been entered into by the applicant and Oxfordshire County Council for contributions towards public transport services and monitoring of the travel plan for the current outline application. However, as stated, we do not consider it likely that these proposals will be implemented.

7. Site promoter comments

No comments received.

Date assessment shared with site promoter	26 September 2022
Date comments received	No response

8. Officer conclusion on deliverability

The site received outline permission in December 2019 and has a condition attached requiring a reserved matters application by 18 December 2022. The applicants on this site have recently completed the development of an 85-bed care home on an adjacent site. Pre-app advice has recently been issued to another party and there has been no progress on this site since the outline consent was granted in December 2019. Given this and the approaching deadline our conclusion is that this site is not deliverable.

Therefore, the development trajectory has been removed from the housing land supply.

We have had no response from a site promoter and have therefore removed the delivery trajectory from our housing land supply.

Council's Final Trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

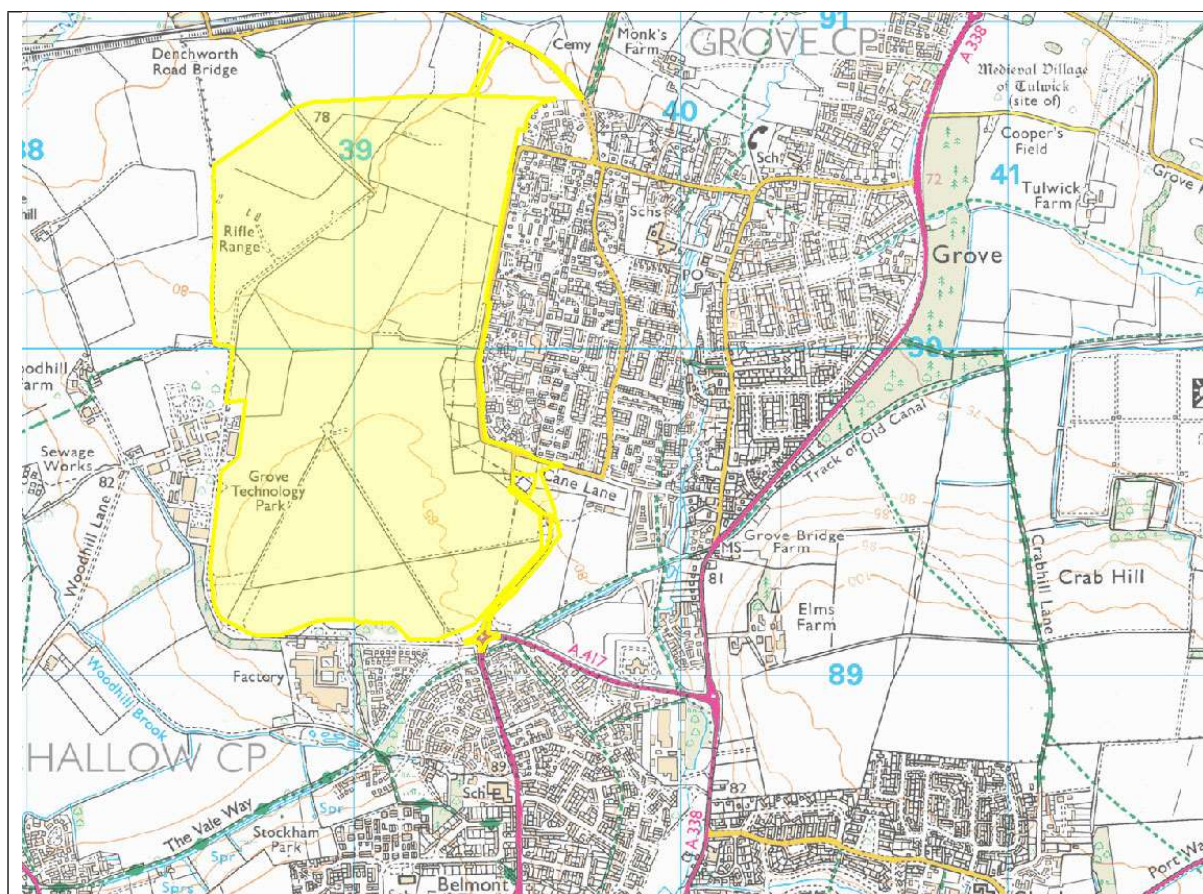
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	0	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

Site name	Grove Airfield
Land supply reference	1240

Total units in 5-year period	570
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Site status	Outline Consent
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Total units allocated for development	2500
Total units with outline consent	2500
Total units with detailed consent	590
Total completions to date	457

Outline application reference	P12/V0299/O
Outline permission date	17 July 2017
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	<ul style="list-style-type: none"> • P17/V2753/RM • P18/V0399/RM

	<ul style="list-style-type: none"> • P18/V1485/RM • P19/V2105/RM • P19/V2567/RM • P20/V2994/RM • P21/V2959/RM • P21/V1841/RM • P22/V0086/RM • P22/V1732/RM
Reserved Matters permission date	<ul style="list-style-type: none"> • 17 April 2018 • 07 August 2018 • 08 June 2020 • 21 September 2020 • 24 November 2020 • 30 July 2021 • 10 June 2022 • Under consideration • Under consideration • Under consideration

Assessment of deliverability

1. Current planning status

Grove Airfield was allocated in the Vale of White Horse's Local Plan 2011 and carried forward into the Local Plan 2031. The allocation is for 2500 dwellings. The site was granted outline permission in July 2017 since which a number of reserved matters have been submitted and approved. Construction has commenced on the site and the first homes were delivered in 2018/19. As of the 31 March 2022 457 homes have been delivered.

There are currently 133 homes with detailed permission that have yet to be built out on the site.

Reserved matters approval has also been given for the construction of a 2-form primary school and nursery.

A reserved matters application is currently under consideration for infrastructure required for phase 2 of the site, reference P21/V1841/RM. There are a number of issues to be resolved with this application as it stands.

- There is a holding objection from the Drainage Engineer, with further information required prior to the drainage team being able to sign off on the proposals.
- There is a holding objection from the Landscape Architect. Further information and amendments are required to remove this objection.
- Oxfordshire County Council have raised an objection in relation to transport, stating that if the applicant submits information on gully positions, they will be able to reconsider.

We consider that these issues are resolvable in due course and will not hinder further development on the site.

There is also a further reserved matters under consideration for 197 homes. Again there are objections to these proposals. The proposals submitted under P22/V0086/RM have the following objections:

- The district council's Landscape Architect has objected to the plans as they do not accord with infrastructure proposals agreed through P21/V1841/RM
- Oxfordshire County Council has objected on highways grounds, largely regarding parking proposals for the development. It is possible though that if amended proposals are submitted this objection will fall away.
- Clarification and amendment to affordable housing proposals.

Regarding P22/V1732/RM the following has been noted:

- Further information regarding drainage is required.
- An Air Quality Assessment is required.
- Clarification and amendment to affordable housing proposals.
- Holding objection on landscape grounds, specifically to hedging and tree planting.

Whilst there are objections to the residential reserved matters application, we consider that these issues are resolvable and will not impact on the continued housing delivery on site.

A further reserved matters application was made under reference P22/V1732/RM for 59 homes, this was withdrawn on the 24 October 2022 and a revised application is expected to be submitted in due course.

2. Progress towards a planning application

As above.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

There are a number of infrastructure dependencies and enablers on this site, including:

- Wantage Eastern Relief Road.
 - Grove Northern Link Road
 - Strategic Bus Services.
 - 2 primary schools- 1 x 1FE and 1 x 2FE.
 - Secondary School.
 - Contribution towards special educational needs provision.
 - Community Hub.
 - Provision of outdoor sports facilities and green infrastructure.
 - Contributions towards other facilities and services such as health services.
- These have been obtained via S106 agreement.

Regarding the Grove Northern Link Road there is a condition on the outline permission restricting occupation of more than 1500 dwellings until the GNLR is delivered in full. There is a section to the north of the Grove Airfield and NW Grove sites which Persimmon are in well advanced negotiations with the relevant landowners to secure land for and intend to submit an application to deliver the missing link.

7. Site promoter comments

No comments received.

Date assessment shared with site promoter	26 September 2022
Date comments received	Non submitted

8. Officer conclusion on deliverability

This site is a strategic allocation in the Vale of White Horse Local Plan 2031. The site has an outline permission for 2500 dwellings, with detailed permission granted for 590 dwellings, of which 457 dwellings have been delivered. This leaves 133 dwellings that have detailed permission and remain to be built.

The site has been delivering dwellings since 2018/19, which is 4 years. If we look at the site-specific delivery average it equates to 114 dwellings per annum, lower than the district wide average of 168 annum. Relying on the site-specific average there is 1.2 years of supply with detailed permission. This takes us to June 2023 before supply from the outstanding development proposed by the outline permission would need to contribute.

As stated above, there is currently a residential reserved matters proposals under consideration. There are currently outstanding objections on the proposals, however we consider that these issues are able to be resolved in a reasonable timeframe. On average, the reserved matters permissions that have submitted and agreed so far on this site have taken 356 days, approximately a year. Application P22/V0086/RM was submitted on the 24 December 2021, so we would expect this

to be agreed by December 2023. This permission will provide 197 dwellings, or 1.7 years of supply based upon the delivery average on the site. So, with dwellings already approved but not built out dwellings expected to be approved through submitted reserved matters this supply takes us to March 2025, representing 2.9 years supply at the site delivery average. With residential Reserved Matters applications taking approximately 1 year from submission to agreement, there is more than sufficient time for further applications to be submitted and agreed.

Beyond the five-year period we have assumed delivery to continue on the current site delivery average.

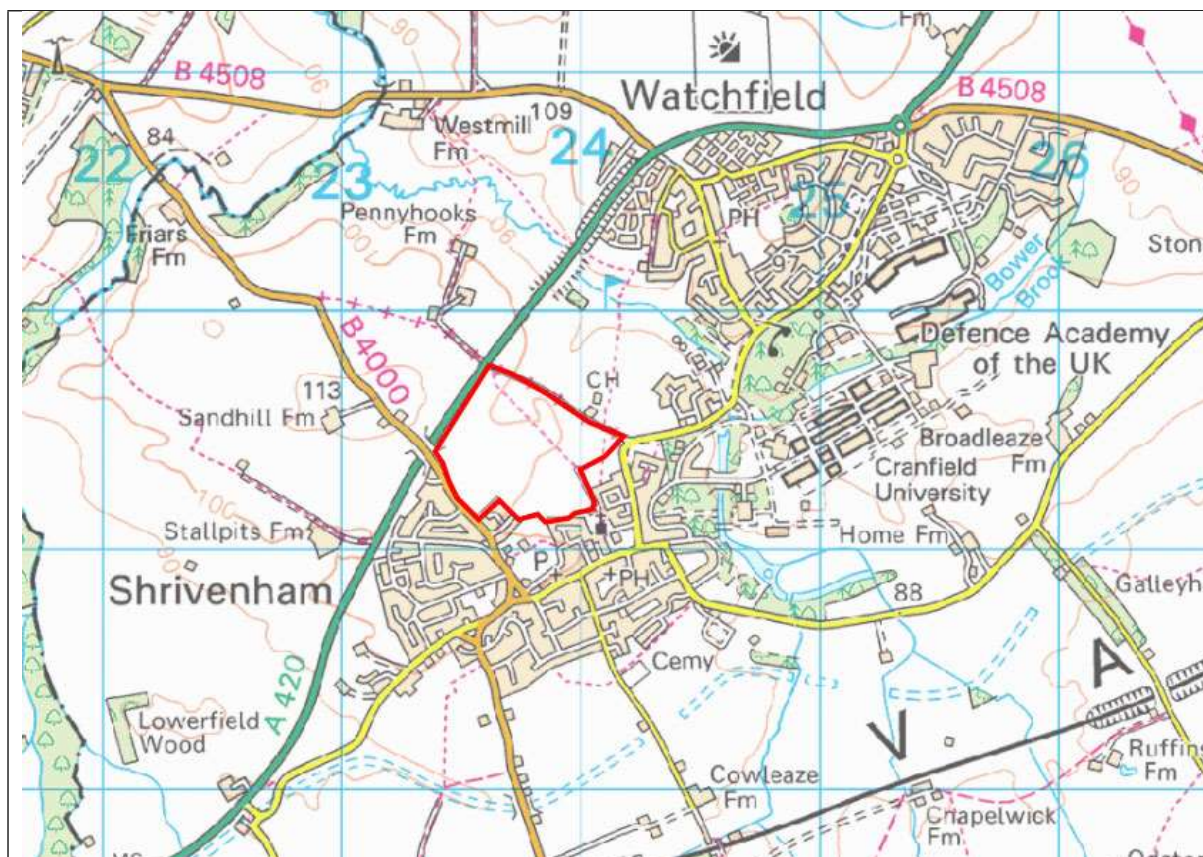
We have not received any feedback from the developers of this site. However, the site has outline permission for 2500 homes, it is currently under construction with 590 homes having detailed permission. There is a further residential reserved matters under consideration as well as an infrastructure reserved matter application for phase 2 infrastructure. Therefore, there is clear evidence of deliverability, in accordance with the NPPF definition, and the site is included in the 5-year housing land supply.

Council's Final Trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	13	193	107	144	114
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
114	114	114	114	114	114
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
114	114	114	114	114	114

Site name	North of Shrivenham
Land supply reference	1227 and 1228

Total units in 5 year period	374
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Site status	Outline consent
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Total units allocated for development	500
Total units with outline consent	515
Total units with detailed consent	240
Total completions to date	136

Please see accompanying strategic site breakdown table for North of Shrivenham to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

The Council allocated this site for 500 homes in the Vale of White Horse Local Plan: Part 1. The Council granted outline consent for 240 dwellings in April 2017 (P13/V1810/O), and subsequent reserved matters for 240 units in November 2018 (P18/V0862/RM). This part of the site is now under construction by Legal and General Homes, and has delivered 136 dwellings.

The Council granted a further outline consent for 275 homes in October 2017. The site promoter, Cala Homes and Bloor Homes have submitted two reserved matters applications under this outline consent. Bloor Homes submitted application for 151 units (P21/V1220/RM), separate from, but overlapping an RM application from both Cala and Bloor Homes for 275 units (P21/V0773/RM). This was because Bloor Homes wanted to submit a separate application for the units they were delivering on site. However, the case officer has advised that the 151 unit Bloor application would need to be refused due to the lack of access to the public highway and lack of public open space. Bloor Homes has since submitted their plans and house types as part of the 275 unit application (P21/V0773/RM). Final amendments are currently being made to the proposals with both the Council and developers expecting a decision in November 2022.

The following key consultee comments are being addressed through the amendments package on the 275 unit RM application:

1. Countryside Officer (Biodiversity) 06 July 2022 – A gate onto Pennyhooks Lane should be removed as it would allow direct access onto Tuckmill Meadows SSSI.
2. Forestry Officer 08 June 2022 - There are conflicts between the proposed drainage swale adjacent to T8 and the protection fencing shown to protect the tree on the Tree Protection Plans.
3. Landscape Architect February 2022 – There are outstanding comments regarding layout, play space, boundaries, planting, engineering layout and the LEMP. However, the officer has confirmed that these can be addressed through condition.
4. Oxfordshire County Council Highways – 10 June 2022 – There are outstanding issues surrounding layout, visibility splays, swept path analysis, and parking.

2. Progress towards a planning application

Not applicable as all units are now subject to either detailed consent or a live reserved matters application.

3. Site promoter's progress with other site assessment work

Not applicable as all units are now subject to either detailed consent or a live reserved matters application.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

There are no significant infrastructure dependencies that can delay development on the site. A section 106 agreement has been signed on the outline planning permission (P15/V2541/O) which identifies the contributions expected from this site.

7. Site promoter comments

We don't have any comments on the delivery trajectory for the site, apart from the fact that both Bloor and Cala will be looking to deliver approximately 50 dwellings per annum each from this, so if anything there is a slight under estimate on the delivery rates, but given this will see the site completed within a 5 year window, we don't think it's necessary to amend the trajectory. We have been at the RM stage for Phase 2 for a number of months now trying to get the application permitted. Needless to say, Bloor and Cala are extremely keen to get on with this.

Date assessment shared with site promoter	23/09/2022
Date comments received from site promoter	03/11/2022

8. Officer conclusion on deliverability

Both the applicants and the Council agree that there are no major issues affecting the granting of full planning permission for 275 units under P21/V0773/RM. The parties agree that a realistic timetable for approving this application is late November 2022. Assuming an effective determination date of 1 December 2022, the Council and the applicants agree that average lead in time of 10 months from RM consent to first completions is realistic. This would place first completions on this site in September 2023.

The site is under the control of two developers, Bloor Homes and Cala Homes. There will be two outlets on site. Each of these would fall within the category of 100-499 homes for the purposes of establishing the average build out rate, which would therefore be 44 dwellings per annum, per outlet. In the first year of

completions (September 2023 to August 2024), we project each outlet would deliver half this rate as the site matures. In following years, both outlets would deliver 44 homes per annum. This is shown on the tables 9a and 9b below.

Cala and Bloor have advised that they would expect to deliver 50 homes per annum each on this site. We have reflected this in tables 9b and 10b below.

Given comments from the developers, we believe that the actual delivery rate will be somewhere between the average development rates and the developer's expected delivery rates. We have therefore set out in tables 9c, 10c and 12 the median between these two figures and used these as final forecast for this site.

The Council considers there is clear evidence that housing delivery will take place within the 5 year period. The site has already delivered 136 dwellings, and is under the control of two experienced housebuilders, who have confirmed the trajectories set out below as appropriate. The developers still need to secure reserved matters consent, but both the Council and the applicants agree there is currently no major obstacles to granting this consent. The Council has therefore forecast the delivery of 270 homes in the 5 year period.

The final table for this site includes all parcels of land under Core Policy 20 of the Local Plan Part 1, which allocates this site for development. It is therefore an amalgamation of the two outline consents (P13/V1810/O and P15/V2541/O).

9a. Original trajectory shared with Bloor Homes (151 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
13	37	44	44	13	0
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

9b. Bloor Homes' trajectory (151 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
15	39	50	47	0	0
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

9c. Council's final trajectory (151 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
14	38	47	47	5	0
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

10a. Original trajectory shared with Cala Homes (124 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
13	37	44	30	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

10b. Cala Homes' trajectory (124 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
15	39	50	20	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

10c. Council's final trajectory for Cala Homes (124 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
14	38	47	25	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

11. Council's final trajectory for Legal and General Parcel (240 homes / P18/V0862/RM)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	18	32	86	44

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
44	16	0	0	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

12. Council's final trajectory whole site (515 dwellings)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	18	32	86	44

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
72	92	94	72	5	0

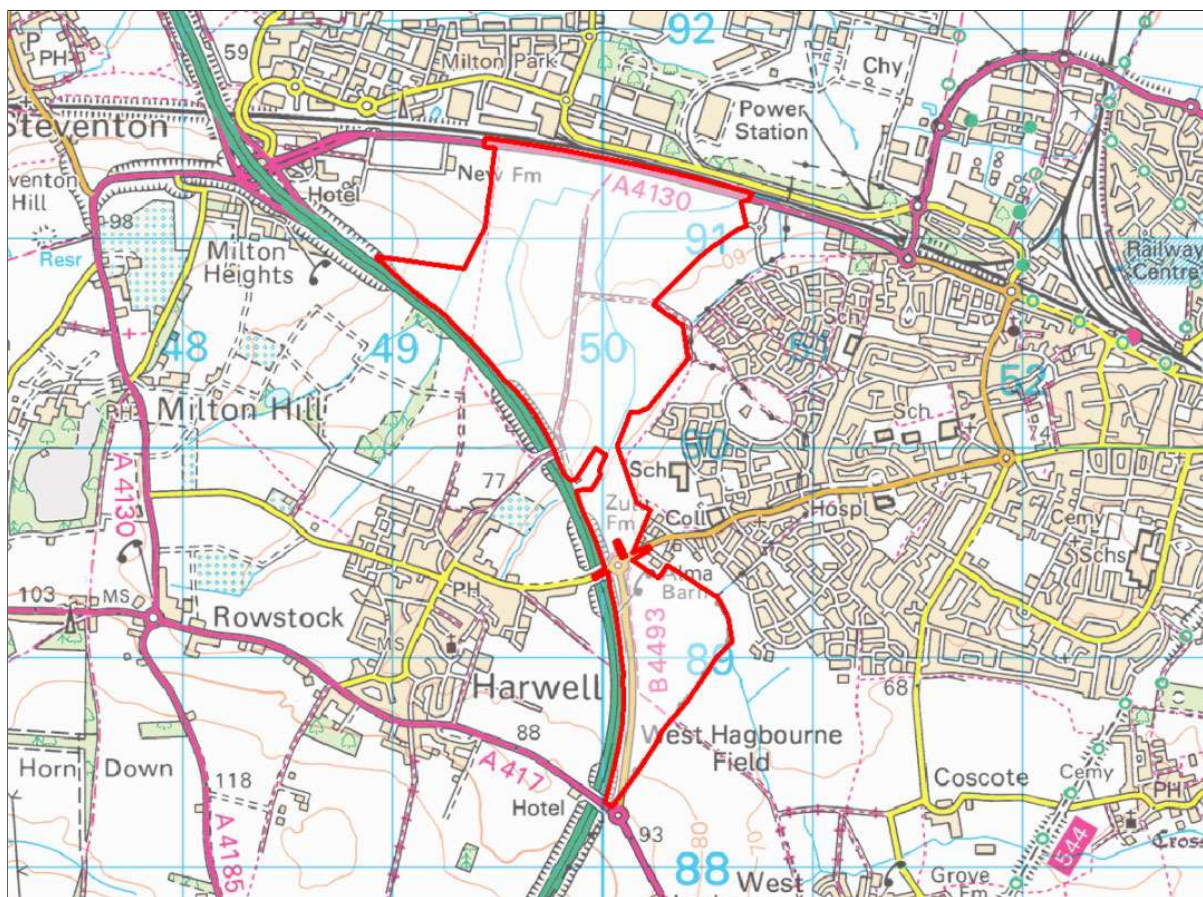
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

North of Shrivenham Strategic Site Permission Breakdown

	Developer	Status	No. of homes	Completions to date	Extant units (not yet built)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Allocation Local Plan Part 1 Core Policy 20	Various	Allocated	500	136	364						A			18	32	8
L&G Outline consent P13/V1810/O	Legal and General	Under construction	240	136	104			S				P		18	32	8
L&G Reserved Matters P18/V0862/RM	Legal and General	Under construction	240	136	104								S	18	32	8
Bloor & Cala Outline consent P15/V2541/O	Bloor Homes and Cala Homes	Outline consent	275	0	275					S		P				
Bloor & Cala Reserved Matters P21/V0773/RM	Bloor Homes and Cala Homes	Under consideration	275	0	275										S	

Site name	Valley Park
Land supply reference	41

Total units in 5 year period	188
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Site status	Outline Consent
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Total units allocated for development	2,550
Total units with outline consent	4,254
Total units with detailed consent	0
Total completions to date	0

Please see accompanying strategic site breakdown table for Valley Park to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission in February 2022 for 4,254 dwellings on this site.

The Committee Report for the outline planning permission identifies the following pre-commencement conditions that must be discharged prior to commencement. These are shown on the list below alongside commentary on which conditions the applicants have applied to discharge and their status.

- 6) Agreement of a Housing Delivery Document for the whole site
Discharge refusal for entire site under P22/V0868/DIS on 4 July 2022.
- 7) Submission of reserved matters before each phase
- 8) Development briefs for the local centres, recreation and community buildings for each phase / reserved matters application area
- 9) Agreement of a site-wide Strategic Design Code
Discharge refusal for entire site under P22/V0868/DIS on 4 July 2022.
Application to discharge for the entire site under P22/V2066/DIS submitted on 25 August 2022.
- 10) Agreement of Framework Plans for each sub area of the development
Discharge refusal for RM Phase 1 (Taylor Wimpey P22/V0539/RM) under P22/V0796/DIS on 30 June 2022.
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022.
- 11) Agreement of a site wide phasing plan
Discharge refusal for entire site under P22/V0868/DIS on 4 July 2022
- 12) Construction Environmental Management Plans (CEMP) for each phase or sub-phase
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022.
- 13) Landscape management and maintenance plan submitted concurrently with details of landscape works under proposed condition 15
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022.
- 14) Tree protection scheme before each phase/sub-phase
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022
- 15) Hard and soft landscaping scheme before each phase/subphase and what it should contain
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022
- 17) Plan 0174-003 identifies areas where noise mitigation will need to be agreed with the Council prior to commencement. For ease of reference, this is appended to this proforma.
- 20) Plan EDP-AC1 identifies archaeological mitigation areas where, prior to commencement, a written scheme of investigation will need to be agreed with the Council. For ease of reference, this is appended to this proforma.

- 21) No phase can commence until a supplementary investigation and recording of contamination have been agreed with the Council, alongside details for the removal, containment and otherwise rendering harmless any contamination.
Discharge refusal for entire site under P22/V0868/DIS on 4 July 2022
- 23) A foul drainage strategy must be submitted and agreed
Discharge refusal for RM Phase 1 (Taylor Wimpey P22/V0539/RM) under P22/V0643/DIS on 30 June 2022
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022
- 24) A surface water drainage strategy must be submitted and agreed
Discharge refusal for RM Phase 1 (Taylor Wimpey P22/V0539/RM) under P22/V0643/DIS on 30 June 2022
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022
- 27) An ecological construction management plan for each phase or sub phase
Discharge refusal for RM Phase 2 (Persimmon P22/V0907/RM) under P22/V1208/DIS on 13 July 2022
- 28) Where a phase or sub phased crosses a retained water course (as show on Drawing 0153-04 'Illustrative Masterplan with Retained Watercourses Identified'), then details of the crossing must be agreed with the Council. For ease of reference, we have appended this plan to this proforma.
- 29) A community employment plan must be submitted and agreed
Discharged for entire site under P22/V1482/DIS on 12 July 2022

The Council is also considering the following reserved matters applications:

Phase 1a – Infrastructure to enable works for Phase 1 & 2 ([P22/V0604/RM](#))

Taylor Wimpey and Persimmon Homes submitted this application for enabling works on 7 March 2022. The Council has not yet determined this application. The applicant has submitted an extensive number of plans supporting the application, including: building plans, construction details, manhole details, drainage, earthworks, foul water, highways works, lightning, basin layouts, swales, landscape, traffic signs and road markings, tracking plans, tree protection plans, typical sections plans, and visibility splays. The application also includes an arboricultural method statement, a biodiversity enhancement plan, and ecological construction management plan, a landscape and ecology management plan, a landscape management plan, a site waste management plan, a soft landscape specification, a strategic arboricultural statement, a transport statement, a tree and shrub pallet, a tree survey report, and a LEAP plan.

The following consultation comments from key stakeholders are still unresolved:

- 1) Countryside officer (biodiversity) 12 May 2022, Forestry Officer 12 May 2022, Landscape Architect 10 May 2022, and Oxfordshire County Council Highways 6 May 2022 all withheld comments until the council and the applicants have agreed a strategic design code.

A discharge of condition application for this was withdrawn on 4 July 2022, and a subsequent discharge application was submitted on 25 August 2022.

- 2) Flood risk engineer 23 May 2022 – parts of the area subject to this RM application appear to be within Flood Zones 2 and 3. It is currently not clear whether further modelling work has been undertaken and agreed with the EA to address this issue, however if not, the layout will need to be amended to avoid development in the flood plain. A 10m buffer zone to retained watercourses is also required in accordance with local policy.
Insufficient design information has been provided to allow a full review of SUDS and drainage for this reserved matter application. The drainage engineer has provided detailed comments on the information provided as well which will need to be addressed.
- 3) Oxfordshire County Council Flood Risk Engineer 30 April 2022 – New drawings need to be submitted as the current plans are confusing and do not meet the County Council's requirements for condition discharge.
- 4) Oxfordshire County Council Archaeologist 19 April 2022 – No objections
- 5) Thames Water 19 April 2022 – No objections

Taylor Wimpey and Persimmon intend to submit revised plans to address the above comments before the end of 2022.

Phase 1 (Taylor Wimpey) 246 units ([P22/V0539/RM](#)) **WITHDRAWN**

Taylor Wimpey has submitted this application on 1 March 2022. The application included an extensive number of detailed plans, including: planting plans, boundary details, affordable housing typologies, bin stores, sub station plans, garage plans, market housing typologies, planning layout, materials layout, adoption layout, external treatments, private amenity space, parking allocations, electric vehicle charging points, sales area layout, street elevations, site sections, engineering layout, street lighting, drainage layout, fire tender tracking, private car tracking, visibility splays, and tree protection plans.

The application also included: a biodiversity enhancement strategy, a construction environmental and management plan, an ecological construction management plan, foul water drainage calculations, highway technical note, a hydrology and flood risk assessment, storm drainage calculations, outdoor lighting reports, a statement of community involvement, surface water drainage calculations, and a transport assessment.

Taylor Wimpey has therefore undertaken significant work and made firm progress toward identifying the key issues and design solutions for phase 1 of Valley Park. Taylor Wimpey withdrew this application on 31 August 2022 because the Council was not satisfied with the submitted strategic design code. As stated above, the applicants submitted a new strategic design code under P22/V2066/DIS. Taylor Wimpey intend to submit a revised reserved matters application by the end of 2022.

Phase 2 / Phase 1P (Persimmon) 161 units ([P22/V0907/RM](#))

Persimmon submitted this application on 7 April 2022. The application includes an extensive number of plans including: planning layout, a materials key plan, fences and enclosure plan, enclosure details, a storey heights plan, affordable housing

plan, refuse collection plan, garden sizes, parking and garages plan, electric vehicle charging plan, proposed street scenes, drainage layout, drainage manhole schedule, levels, refuse vehicle tracking, fire tender tracking and visibility splays.

The application is also supported by a housing types and apartments document, an arboricultural assessment and method statement, a design compliance statement, a biodiversity enhancement plan, soft landscaping proposals, a housing delivery document, a tree protection and removal plan, and a microdrainage analysis.

The following consultation comments from key stakeholders are still unresolved:

- 1) Countryside officer (biodiversity) 28 June 2022 – no comments can be made until the council and the applicants have agreed a strategic design code.
A discharge of condition application for this was withdrawn on 4 July 2022, and a subsequent discharge application was submitted on 25 August 2022.
- 2) Flood risk engineer 31 May 2022 – Cannot make full comments until a wider drainage infrastructure package has been agreed. The scheme will need to incorporate SUDS features that are not currently included in plans.
- 3) Environmental protection officer (contaminated land) 06 May 2022 – The officer cites their response to the discharge application reference P22/V0868/DIS (refused July 2022). Elevated PAH (benzo(a)pyrene of 7.80 mg/kg) contamination has been identified at TP105 at 0.1m with post demolition investigation being recommended to further characterise any contamination in this area of the farm buildings... As works to characterise and then address land contamination are ongoing the officer recommends that the contaminated land condition is not discharged.
- 4) Environmental health officer (noise) 06 May 2022– the applicant will need to demonstrate how the proposed development complies with condition 17 (noise mitigation measures).
- 5) Affordable housing development team 01 June 2022 – The housing delivery document submitted with this application suggests that the site will deliver 4,183 dwellings compared to the 4,254 dwellings consented under the outline permission. The officer has advised that the applicant reconsiders the provision of 2 bedroom affordable flats on 2nd floors.
- 6) Landscape Architect 10 May 2022 - no comments can be made until the council and the applicants have agreed a strategic design code.
- 7) Oxfordshire County Council Highways 11 May 2022 - no comments can be made until the council and the applicants have agreed a strategic design code.
- 8) Oxfordshire County Council Flood Risk Engineer 07 May 2022 - The Cv values used are the software default and must be reset to 0.95 for roofs and 0.90 for paved areas as required by the Oxfordshire Flood Toolkit guidance. This may require a re-sizing of the off-site drainage arrangements.
- 9) Oxfordshire County Council Education Officer 23 May 2022- no objections
- 10) Oxfordshire County Council Archaeologist – No objections
- 11) Thames Water - This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek

assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. Thames Water request that conditions are attached to require the applicant to submit and agree plans with the LPA prior to commencement regarding development or piling near strategic water mains.

12) Vale of White Horse Infrastructure Officer – No objections.

Persimmon are intending to withdraw this planning application and will submit a new reserved matters application that accords with the new (to be agreed) strategic design code. Persimmon has advised they will seek informal pre-application advice for this in October, and submit a revised reserved matters application **in November / December 2022.**

2. Progress towards a planning application

Taylor Wimpey has submitted a pre-application advice request for phase 2 of their development, and they will submit detailed plans for Phase 2 by the end of 2022.

3. Site promoter's progress with other site assessment work

As we have set out in Box 1 above, there has been significant progress with technical evidence supporting Taylor Wimpey's Phase 1 (246 dwellings) and Persimmon's Phase 1 (161 dwellings) application. Even though these applications have been / will be withdrawn the applicants have prepared a plethora of studies and plans to support that application.

Furthermore, both Taylor Wimpey and Persimmon Homes have sought to discharge pre-commencement conditions 6), 10) to 15), and 21). While the Council refused these applications, they demonstrate that the applicants are making strong progress with site assessment work to support discharging these conditions.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The case officer report for the application (February 2021) identifies the key infrastructure dependencies and enablers for this site as follows:

1. The need to submit and agree a Housing Delivery Document. This will help identify the key phases for the site, as well as which parcels will deliver public open spaces.
2. Land has been safeguarded to provide a landing for a new “Science Bridge” and single carriageway to serve this over the A4130. This Science Bridge will be funded through the Housing and Infrastructure Fund (HIF), and is not needed to be operational prior to the delivery of houses on this site.
3. The HIF will also fund the dualling of parts of the A4130.
4. The development will need to include offsite highways works at Milton Interchange, and the Rowstock and Collett Roundabouts.

The S106 Agreement specifies the following pre-commencement requirements:

1. Agreement of principle drawings for highway works:
 - a) A4130 Western Junction Works – A signalised junction on the A4130 as shown on drawing 10219 HL 16A
 - b) A4130 Eastern Junction Works - A three arm roundabout on the A4130 as shown on drawing 10219 102-210B
 - c) Didcot Road Junction Works – A five arm roundabout on the B4493 Didcot Road as shown on drawing 10129 HL 61-100-04F
 - d) Southern Junction Works – A ghosted right turn junction on to the Harwell Link Road as shown on drawing 10219 HL 62B
 - e) Collett Roundabout Improvement Works – widening of the northern kerb lines, and alterations to the centre line hatching as shown on drawing 10219 HL 75B
2. Agreement of anticipated duration of each element of the Highways Works
3. Agreement of the land and easements required for the Highways Works
4. Outline approval in principle for the retaining wall comprised in the Milton Interchange Works
5. Agreement of the drawings for Milton Interchange works for which the County Council is the highway authority

The S106 agreement also specifies the following occupancy limiting requirements:

1. No occupation of any dwelling accessed solely from the A4130 Western Junction until all works have been completed on that junction
2. No occupation of any dwelling accessed solely from the A4130 Eastern Junction until all works have been completed on that junction
3. No occupation of any dwelling on the south site accessed solely from the Didcot Road Junction until the interim junction works have been completed.
4. Not to permit the occupation of more than 350 dwellings on the north site which are accessed from the Didcot Road Junction until the Junction works have been completed.
5. No occupation of any dwelling accessed solely from the Southern Junction until the junction works have been completed.
6. No occupancy of the 500th dwelling until the Spine Road B-B1 and Spine Road B1-C has been completed

7. No occupancy of the 300th dwelling accessed from the Western A4130 Junction until the Eastern A4130 Junction.
8. No occupancy of the 700th dwelling accessed from the A4130 Eastern Junction until the Western Junction works have been completed
9. No occupancy of the 500th dwelling until the Didcot Road Junction Work (interim) have been completed
10. No occupancy of the 350th dwelling at the South Site until the Didcot Road Junction Works have been completed
11. No occupancy of the 400th dwelling at the South Site until the Southern Junction Works have been completed
12. No occupancy of more than 3,000 dwellings until the Collett Road Roundabout works have been completed
13. No occupancy of more than 2,550 dwellings until the Milton Interchange Works have been completed

7a. Site promoter comments (Persimmon Homes)

The Council posed the following questions to Persimmon Homes who responded as below:

- 1) **Council:** *Please can you confirm when you are intending to submit plans to address the comments on discharge of condition applications?*

Persimmon: *September, but probably October.*

- 2) **Council:** *Please advise when you expect to submit a revised application for Phase 1. Will you submit pre-app advice first or go straight to RM?*

Persimmon: *We are intending to go through an informal pre-app process with VoWH. We are hoping to submit this in October with a view to obtaining feedback in late October/early November. We will then submit our revised RM in November/December 2022.*

- 3) **Council:** *Please advise when you expect to submit future phases and what work you have done toward these.*

Persimmon: *We are intending to go through an informal pre-app process with VoWH. We are hoping to submit this in October with a view to obtaining feedback in late October/early November. We will then submit our revised RM in November/December 2022.*

- 4) **Council:** *Is it appropriate to assume first completions on each phase 12 months after the month of submission of reserved matters applications (in line with our average lead in times)?*

Persimmon: *Our trajectory assumes that we will have first occupations c. 12 months after obtaining RM consent for Phase 1. We would suggest applying this principle to the trajectory.*

- 5) **Council:** *Please advise on your expected timescale for submitting other future reserved matters phases.*

Persimmon: *We don't have a timetable yet. However, I would suggest assuming that we would look to secure RM permission for future phases c. 12 months prior to completion of the previous phase.*

No real objection to the average annual build out rates identified especially if someone else has advised this previously, although it looks like that has been based on the Lichfields' Start to Finish report.

Date assessment shared with site promoter	21 September 2022
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Date comments received from site promoter	21 September 2022
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7b. Site promoter comments (Taylor Wimpey)

The Council posed the following questions to Persimmon Homes who responded as below:

- 1) **Council:** *Please can you confirm when you are intending to submit plans to address the comments on discharge of condition applications?*

Taylor Wimpey: *By the end of 2022*

- 2) **Council:** *Please advise when you expect to submit a revised application for Phase 1. Will you submit pre-app advice first or go straight to RM?*

Taylor Wimpey: *By the end of 2022*

- 3) **Council:** *Please advise when you expect to submit future phases and what work you have done toward these.*

Taylor Wimpey: *Phase 2 will be submitted in November / December 2022*

- 4) **Council:** *Is it appropriate to assume first completions on each phase 12 months after the month of submission of reserved matters applications (in line with our average lead in times)?*

Persimmon: *Our trajectory assumes that our first occupation is circa 7-8 months after obtaining RM consent*

- 5) **Council:** *Please advise on your expected timescale for submitting other future reserved matters phases.*

Taylor Wimpey: *We only know our second RM will be submitted November/December*

Date assessment shared with site promoter	21 September 2022
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Date comments received from site promoter	07 October 2022
--	-----------------

8. Officer conclusion on deliverability

The site benefits from outline planning permission for 4,254 units. The Council granted this consent on 21 February 2022, and the site is under the control of experienced house builders – Taylor Wimpey and Persimmon Homes. The applicants quickly submitted reserved matters applications on 1 March 2022 (P22/V0539/RM Taylor Wimpey Phase 1), 7 March 2022 (P22/V0604/RM enabling infrastructure) and 7 April 2022 (P22/V0907/RM Persimmon Phase 2). This is a period of 5 working days for the first RM application for houses, and 29 working days for the second. There is therefore clear progress from the developers, and their quick submission of reserved matters following the outline consent demonstrates an appetite to begin development shortly.

The above assessment demonstrates however that there are issues that need to be resolved before development can commence. These issues are not insurmountable however, and we have set out the key steps that are being taken to resolve them, and to ensure development can take place in the next 5 years:

1. The lack of a strategic design code. As demonstrated in the commentary on the current planning status, this has stalled the determination of the reserved matters applications. The Council is considering a new strategic design code and expect to determine this discharge of condition by November 2022.
2. When the design code is agreed, Taylor Wimpey and Persimmon will be able to amend their Phase 1 plans which they submitted for consideration in 2022.
3. Taylor Wimpey has advised they intend to resubmit their phased 1 reserved matters application by the end of 2022.
4. Persimmon has advised they intend to resubmit reserved matters applications for phase 1 in November / December 2022.
5. The Council would then expect to determine these applications in accordance with the average determination times for sites of this size as set out below. As significant amount of work has already been undertaken in identifying the key issues on these parcels through existing (withdrawn) reserved matters applications, the Council and applicants consider it reasonable to assume the average determination times can apply.

For sites of this size, it takes on average 5 months to determine a reserved matters application, and then 7 months thereafter for first commencements on site. Sites of this size deliver on average an annual build out rate of 168 dwellings per annum. However, this site is still at an early stage and would take some time to get up to this number of units. However, if both reserved matters phases are treated as their own “site within a site” then they would be expected to deliver 44 units a year on average. Persimmon and Taylor Wimpey agree this is a realistic rate to assume for each phase.

Persimmon phase 1 (161 dwellings)

On average, parcels of this size receive detailed consent within 8 months of the applicant submitting this to the Council. As Persimmon has advised

they intend to resubmit a phase 1 reserved matters application in November / December 2022, we have cautiously assumed this will be submitted by 31 December 2022, essentially setting the determination period from 1 January 2023. This would mean detailed consent would be in place on 1 September 2023. Following this, it would take on average 10 months for the first completion to materialise, or June 2024.

However, Persimmon has advised that it would be appropriate to assume first completions 12 months after the granting of detailed consent. This would place first completions in August 2024, within the monitoring year 2024/25.

For the first year of completions, we have assumed a 50% reduction in the average build out rate to allow for the slower start generally seen on sites. This would mean 22 dwellings would be completed between August 2024 and July 2025, or 1.8 dwellings a month. For 2024/25 this equates to 14 dwellings (1.8 x 8 months). For 2025/26, this rate would raise back to 44 dwellings a year (3.6 dwellings a month) from August 2025. This yields an annual rate for that year of 36 dwellings. Subsequent years would continue to deliver at 44 dwellings.

Persimmon later phases

Persimmon has also advised that they intend to secure reserved matters consent for future phases 12 months prior to the completion of the previous phase. This would ensure a constant pipeline of permission for the developer on site. As we assume a 5 month determination period for each reserved matters application, this would mean each application would be submitted 17 months prior to the last completion on the previous phase.

This would see Persimmon's phase one (assumed to be 161 dwellings) completed in July 2027, outside the current 5 year period. We would therefore expect Persimmon to submit a reserved matters application for phase two 17 months prior to this (January 2026). Completions for phase two would therefore fall outside of this five year period.

Taylor Wimpey phase 1 (246 dwellings)

On average, parcels of this size receive detailed consent within 8 months of the applicant submitting this to the Council. As Taylor Wimpey has advised they intend to resubmit a phase 1 reserved matters application by the end of 2022, we have cautiously assumed this will be submitted by 31 December 2022, essentially setting the determination period from 1 January 2023. This would mean detailed consent would be in place on 1 September 2023. Following this, it would take on average 10 months for the first completion to materialise, or June 2024.

Taylor Wimpey has advised that first occupations would take place within 7-8 months after the Council grants detailed consent to a parcel. Given that this site is still early in its development, we consider this to be too optimistic

as it would mean first completions taking place within 6 or so months of consent. We have therefore assumed a similar time between consent and first completions as on the Persimmon phases, i.e. 12 months.

For the first year of completions, we have assumed a 50% reduction in the average build out rate to allow for the slower start generally seen on sites. This would mean 22 dwellings would be completed between August 2024 and July 2025, or 1.8 dwellings a month. For 2024/25 this equates to 14 dwellings (1.8 x 8 months). For 2025/26, this rate would raise back to 44 dwellings a year (3.6 dwellings a month) from August 2025. This yields an annual rate for that year of 36 dwellings. Subsequent years would continue to deliver at 44 dwellings.

Taylor Wimpey's phase 1 would therefore complete outside of the 5 year period.

Taylor Wimpey later phases

Taylor Wimpey has also advised that they intend to submit a reserved matters application for phase 2 of the development by the end of 2022. The Council would expect this application to follow the same timetable as Phase 1, i.e. first completions in 2024/25. However, as the applicant still needs to resolve the issues identified above (such as the design code), there is a live application for phase 1 from Taylor Wimpey, there is no application for this phase, and the site is still early in the construction phase, we do not consider there is clear evidence of delivery for this phase in the 5 year period. Instead, we have assumed, similar to the Persimmon phases, that this phase will come on stream outside of the 5-year period.

9a. Original trajectory shared with Persimmon (Persimmon phases only)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	18	40	44	44	19

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

9b. Persimmon's trajectory (Persimmon phases only)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	14	36	44	44	23

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

9c. Council's final trajectory (Persimmon phases only)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	14	36	44	44	23

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

10a. Original trajectory shared with Taylor Wimpey (TW phases only)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	18	40	44	44	44

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	12	0	0	0	0

10b. Taylor Wimpey's trajectory (TW phases only)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	22	44	44	44	44

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	4	0	0	0	0

10c. Council's final trajectory (TW phases only)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	14	36	44	44	44

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	20	0	0	0	0

11. Council's final trajectory whole site

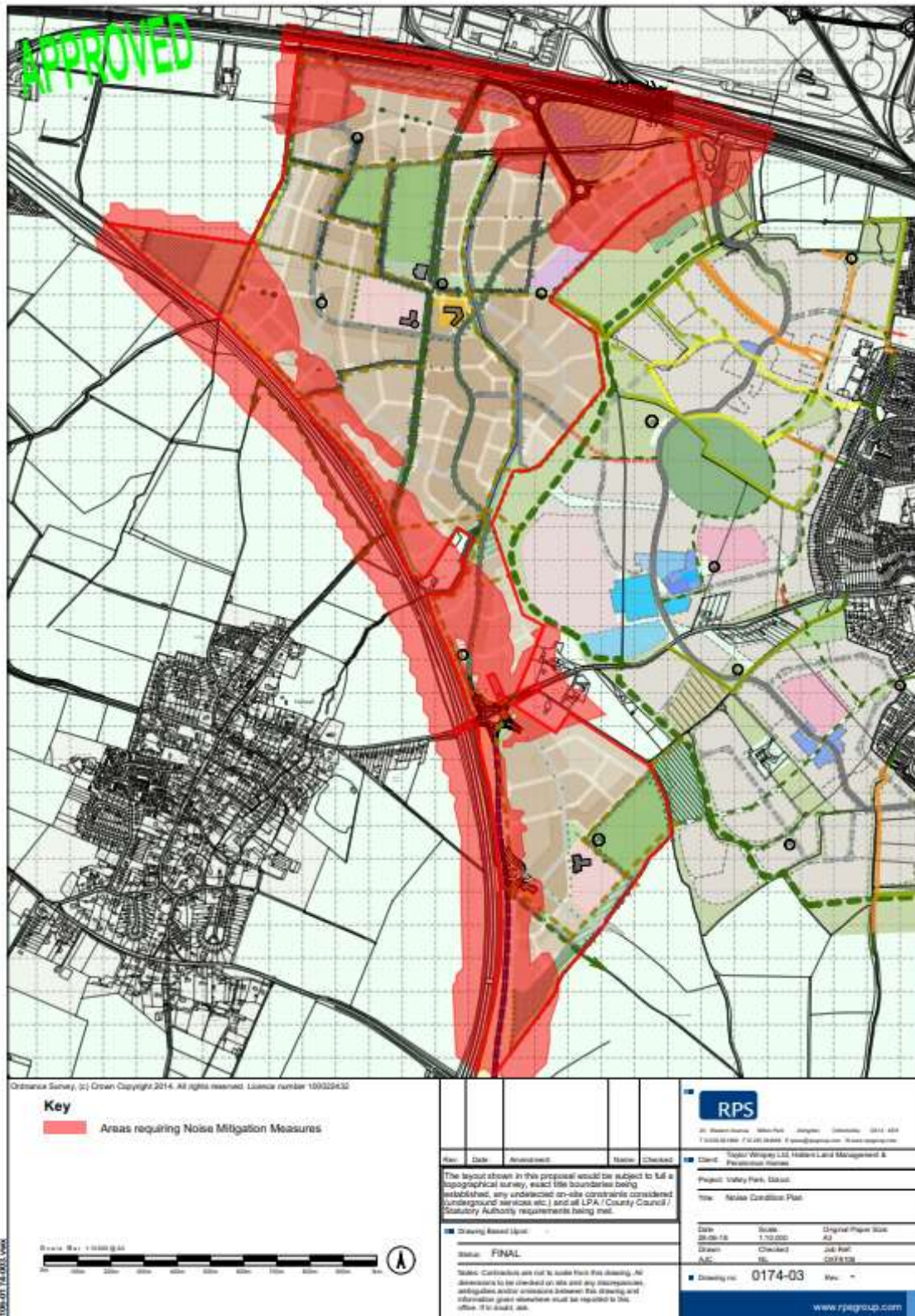
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

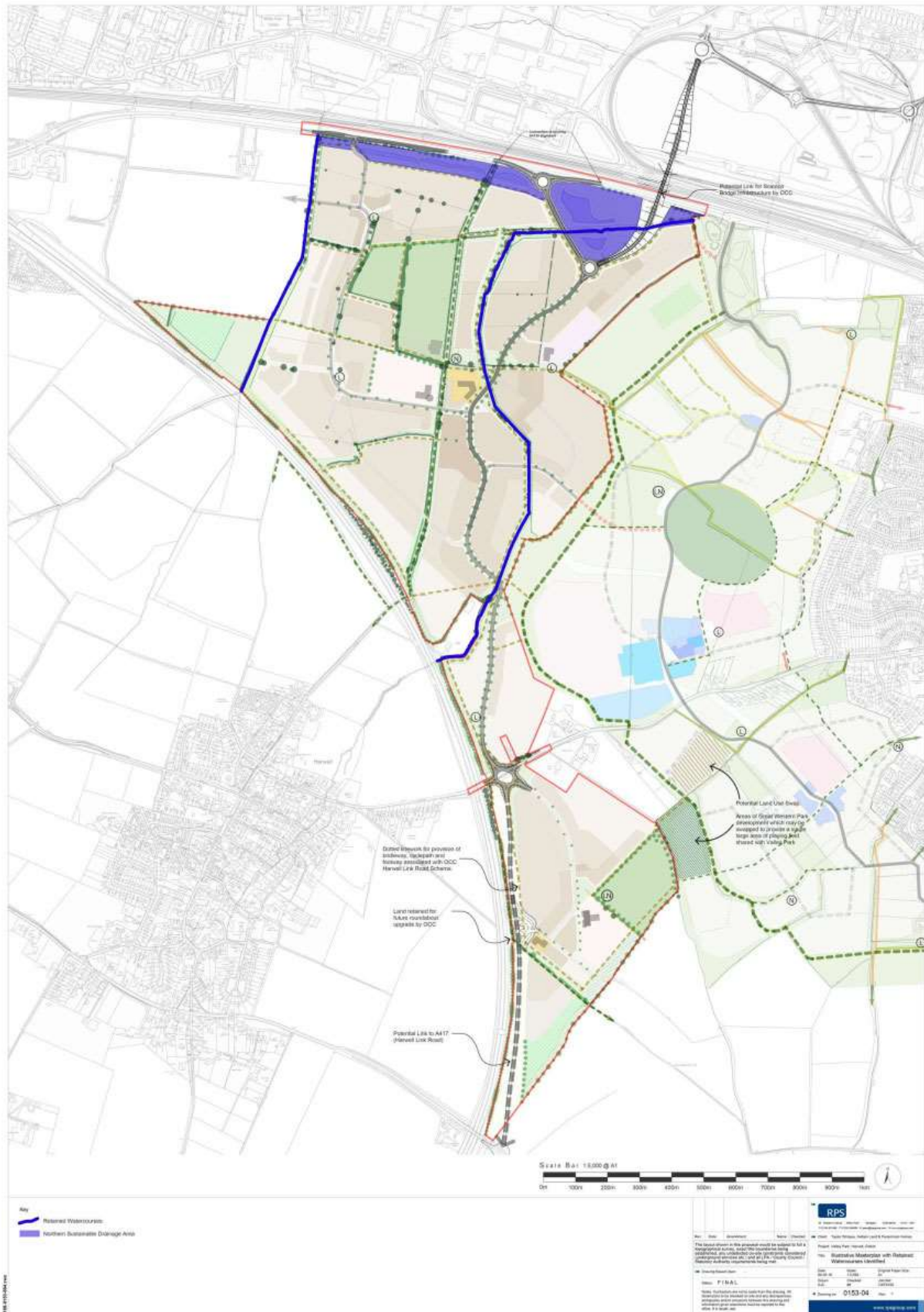
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	28	72	88	88	166

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
166	166	332	332	332	332

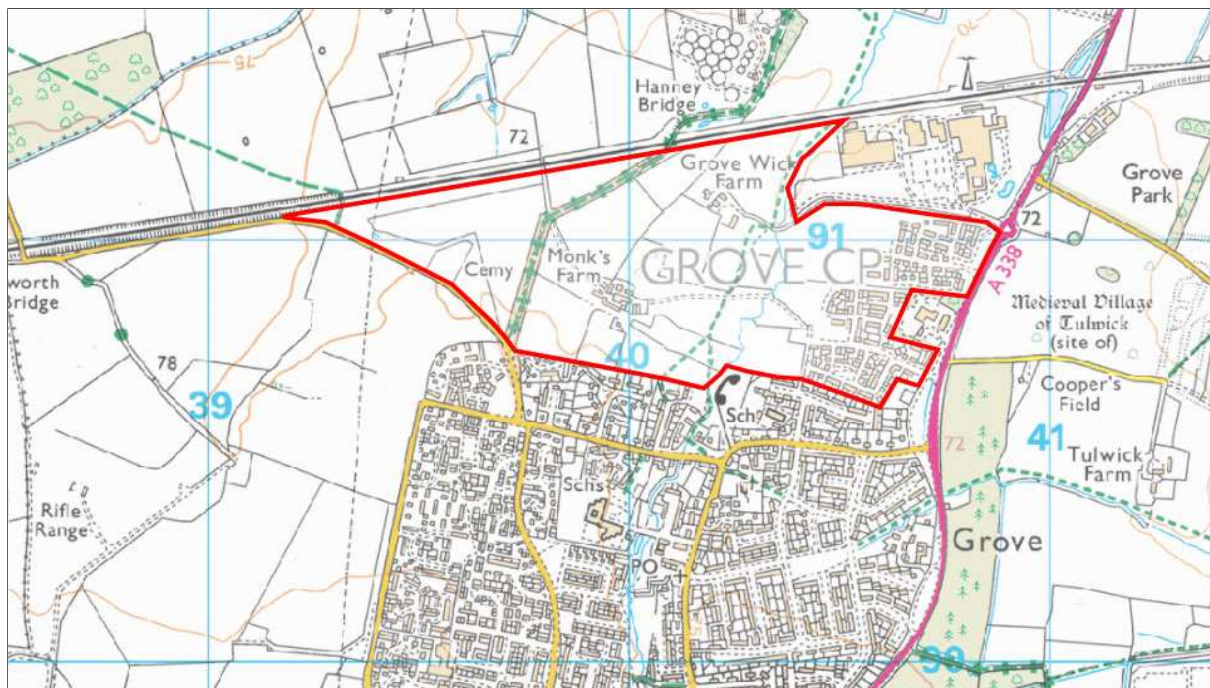
Please note, that this table includes a forecast for future RM phases coming online to support delivery beyond the 5 year period. However, only those two parcels of land with RM applications under consideration contribute to the 5 year supply as shown on table groups 9 and 10.





Site name	Monks Farm, Grove
Land supply reference	24

Total units in 5 year period	210
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Ordnance Survey 100019525

Site status	Outline consent (part) Completed (part)
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Total units allocated for development	885
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	368

Please see accompanying strategic site breakdown table for Monks Farm to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

The Council allocated this site for 885 homes in the Vale of White Horse Local Plan: Part 1. This allocation was carried over from the previous Local Plan 2011, and so some of the outline applications pre-date this adoption.

The Council has granted four outline planning permissions on this site, totalling 768 dwellings. Three of these outline consents have since been supported by Reserved Matters consents and have been built out. This takes the total completions on site to 368, leaving 400 units on site with outline permission. On top of this, there is still capacity for 117 units to receive planning permission against the allocation of 885 units.

The Council granted permission for a reserved matters application from David Wilson Homes for 83 units (P21/V3516/RM) under the outline consent for 400 homes (P16/V0981/O) on 29 September 2022. The Council is also considering a reserved matters application from David Wilson Homes for Phase 1A of the outline application (P22/V1031/RM). This does not include residential units but does include enabling infrastructure such as access and SUDS / Open space for the 400 units outline consent. The Council is also considering a reserved matters application for a new multiuse games area for the existing primary school and new school playing fields under P22/V1020/RM.

~~The are no outstanding comments from key consultees on the 83 unit RM application (P21/V3561/RM), and the Council expects to grant consent at Planning Committee in September 2022.~~

2. Progress towards a planning application

The developer, David Wilson Homes (DWH), has indicated preapplication discussions are due to start in November 2022 for the remaining phases of residential units on the 400 units scheme with a view to submitting Reserved Matters in 2023.

3. Site promoter's progress with other site assessment work

DWH has informed that "A layout is being prepared for the next phase (Phase 2) pre-application submission in October for c.198 dwellings, with a pre-application meeting due in November and a target submission date early in 2023. The remaining 119 dwellings will be delivered as Phase 3, and will be prepared mid-2023."

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The outline consent is limited to 150 occupations until a secondary access onto Denchworth Road and the Letcombe Brook bridge is completed. The Letcombe Brook bridge crossing may affect delivery of the remaining units in the 400 dwellings scheme. Reserved Matters for the detail of the bridge have been submitted under P22/V1031/RM but further information on flood risk, ecology, and amended bridge design in consultation with the Environment Agency and Highway Authority is required. The Council expects to grant Reserved Matters approval in early 2023.

7. Site promoter comments

DWH has informed that “*These figures [see box 8 below] are subject to the approval of Phase 1a (P22/V1031/RM) bridge application, and market conditions. They are also based on two sales outlets under both David Wilson Homes and Barratt Homes brands.*”

Date assessment shared with site promoter	21/09/2022
Date comments received from site promoter	06/10/2022

8. Officer conclusion on deliverability

The Council granted reserved matters consent for David Wilson Homes’ live application for 83 homes in September 2022. On average, it takes 17 months from the granting of consent to first completions of sites of this size. This would place first completions on this phase in February 2024.

Before consulting with DWH, the Council considered that the site would deliver in line with the average for sites of that size (50-99 dwellings). This would deliver 35 dwellings per annum on average. We had assumed half this rate in the first year of completions. However, DWH has confirmed that two outlets will operate on this site: one under the DWH brand, and one under the Barratt Homes Brand. They consider that the site as a whole can deliver up to 80 dwellings per annum (40 dwellings per outlet). The latest Nathaniel Lichfield “Start to Finish Report” (2020), identifies that the average delivery per outlet on sites with two outlets, is 51 dwellings per annum, or 102 dwellings for the entire site. For the total site size of 400 dwellings, the Council would expect an average of 44 dwellings per annum. For this site then, the data suggests an annual average build out rate of between 35 and 102 dwellings per annum, or a midpoint of 68 dwellings. This is slightly higher than the Council’s average, slightly lower than DWH’s estimates, and significantly below the NLP report. We have identified our original and revised final trajectories for these phases, alongside DWH’s trajectory in the tables below.

Phase 1 (83 dwellings) – with detailed consent

<u>Year</u>	<u>Original Council trajectory</u>	<u>DWH trajectory</u>	<u>Final Council trajectory</u>
<u>2023/24</u>	<u>3</u>	<u>54</u>	<u>6</u>
<u>2024/25</u>	<u>15</u>	<u>29</u>	<u>41</u>
<u>2025/26</u>	<u>35</u>	<u>0</u>	<u>36</u>
<u>2026/27</u>	<u>30</u>	<u>0</u>	<u>0</u>
<u>2027/28</u>	<u>-</u>	<u>0</u>	<u>0</u>
<u>2028/29</u>	<u>-</u>	<u>0</u>	<u>0</u>

As fed back by David Wilson Homes, the Council expects to receive reserved matters applications for future phases as set out below. We have then applied our own average determination and first completions date. Below each phase, is a table showing the resulting revised final Council trajectory, alongside DWH trajectory for the phase.

Phase 2 (198 dwellings):

Submission of RM application: April 2023

Approval of RM application: October 2023

First completion on site: June 2024

Phase 2 (198 dwellings) – with detailed consent

<u>Year</u>	<u>Original Council trajectory</u>	<u>DWH trajectory</u>	<u>Final Council trajectory</u>
<u>2023/24</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>2024/25</u>	<u>0</u>	<u>51</u>	<u>27</u>
<u>2025/26</u>	<u>0</u>	<u>80</u>	<u>32</u>
<u>2026/27</u>	<u>0</u>	<u>67</u>	<u>68</u>
<u>2027/28</u>	<u>0</u>	<u>0</u>	<u>68</u>
<u>2028/29</u>	<u>0</u>	<u>0</u>	<u>3</u>

Phase 3 (119 dwellings):Submission of RM application: April 2024*Approval of RM application: October 2024First completion on site: April 2028*Based on DWH stating Phase 3 will be prepared "mid 2023"**Phase 3 (119 dwellings) – with detailed consent**

<u>Year</u>	<u>Original Council trajectory</u>	<u>DWH trajectory</u>	<u>Final Council trajectory</u>
<u>2023/24</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>2024/25</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>2025/26</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>2026/27</u>	<u>0</u>	<u>13</u>	<u>0</u>
<u>2027/28</u>	<u>0</u>	<u>80</u>	<u>0</u>
<u>2028/29</u>	<u>0</u>	<u>26</u>	<u>65</u>
<u>2029/30</u>	<u>0</u>	<u>0</u>	<u>54</u>

DWH notes that their trajectories are dependent on the approval of the Phase 1a Bridge application P22/V1031/RM. The Council expects to grant this permission by the end of 2022, which would support the first delivery of units in the first months of 2024, as per the Council's final trajectory.

Given the recent consent of reserved matters for phase 1, the Council do not expect the reserved matters for the remaining phases to be submitted yet. However, DWH has advised in their comments that they have begun work on Phase 2, and will submit pre-application advice requests in October 2022, with an expected submission in "early 2023". The Council has assumed a submission date of April 2023 (a conservative interpretation of "early 2023"). We have then assumed an average annual build out rate of 68 dwellings across the whole site as explained above.

DWH's trajectory indicated that Phase 3 would see first completions in 2026/27. This is based on their projected submission of an RM application for this phase in early 2024. The Council has pushed this back to ensure that the whole site's trajectory does not exceed 68 dwellings per annum, while phase 2 is still delivering homes.

Taking the above into account, the Council considers that the site is deliverable. The tables below show our original trajectory for the site, DWH trajectory, and our final trajectory based on this feedback. The Council's original trajectory for this site only included phase 1, as we did not feel that it was appropriate to include later phases until DWH shared information on their progress toward securing consent on these.

9. Original trajectory shared with site promoter

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	3

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
90	90	127	49	9	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
3	15	35	30	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

10. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	3

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
90	90	127	49	9	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
54	80	80	80	80	26

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

11. Council's final trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	3

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
90	90	127	49	9	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
6	68	68	68	68	68

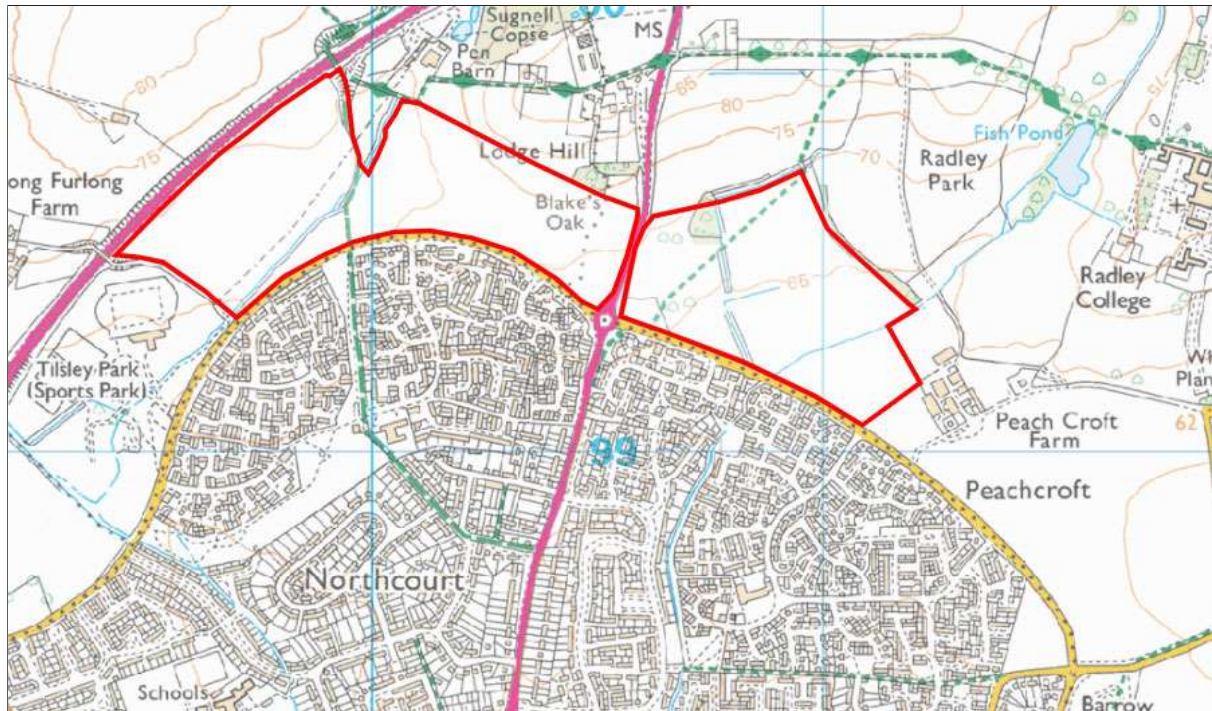
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
54	0	0	0	0	0

Monks Farm Strategic Site Permission Breakdown

[illegible]

Site name	North of Abingdon
Land supply reference	1255

Total units in 5 year period	506
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Ordnance Survey 100019525

Site status	Outline consent
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Total units allocated for development	950
Total units with outline consent	0
Total units with detailed consent	425
Total completions to date	8

Please see accompanying strategic site breakdown table for North of Abingdon to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

The Council allocated this site for 800 homes in the Vale of White Horse Local Plan: Part 1. In January 2017, the then site promoter, CEG Land Promotions, submitted an outline planning application for 900 dwellings and a 50-unit care home (use class C3). The Council granted consent for this in October 2017.

David Wilson Homes subsequently secured an interest in the western part of the site. They submitted a reserved matters application for 425 dwellings in August 2019 for part of the site, which the Council granted consent for in March 2021. This part of the site is under construction.

Taylor Wimpey has since secured an interest in part of this parcel, submitting a reserved matters application (P22/V0619/RM) for 141 dwellings on the central parcel. This means that 141 dwellings from the 425 consented under the David Wilson proposal are now covered by this application, and our major sites tracker appended to this pro-forma reflects this. This application remains undetermined with the following outstanding issues from key consultees:

1. Drainage Engineer 05 August 2022 - The drainage statement refers to a drainage strategy plan (reference A391-51), however this is not included within the application information. Can the applicant therefore please provide a copy of this plan to allow the strategy to be reviewed against the outline requirements. Cv values in the calculation should be adjusted to 0.95 to be in accordance with the local drainage standards.
2. County Council Highways 31 August 2022 – Swept path analysis for refuse vehicles are needed to be resubmitted and amended. Comments relating to the Construction Environment Management Plan also need to be addressed.

The Council expects to issue consent by April 2023.

Bellway Homes secured an interest in the eastern part of the site (**Parcels A and B**), submitting a reserved matters planning application for 371 dwellings in March 2022 (P22/V0680/RM). This application **has been the subject of further consultation (including the submission of revised plans) and** remains undetermined with the following outstanding issues from key consultees:

1. Oxfordshire County Council Highways: **Response received from OCC on site layout awaited in respect of resubmitted plans.**
2. Drainage Engineer: **Response received from the Senior Flood Risk Engineer in relation to detailed drainage layouts.**

Bellway Homes is **consulting with the relevant consultees to preparing revised plans to** address these comments. **Subject to the conclusion of these further consultations,** the Council expects to determine this application in December 2022. ~~The Council will need to undertake targeted consultation with key~~

~~consultees on any amendments. If these amended plans satisfactorily address the consultee comments,~~

2. Progress towards a planning application

The Council held early pre-application advice for a central parcel in 2018.

3. Site promoter's progress with other site assessment work

Bellway has not yet commenced on any construction related work in relation to Eastern Area Parcel Areas A and B but has undertaken assessment work relevant to the submission of its Reserved Matters Application and a number of pre-commencement conditions.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The site is dependent on the funding of the Lodge Hill slip roads onto the A34 to the north of Abingdon. The Council attached a condition to the outline consent limiting the occupation of dwellings on site to 400 until the County Council has signed a contract for construction works of the slip roads.

The Section 278 agreement specifies the following works to support the application:

1. A new ghost island west of Alexander Close
2. A new Toucan Crossing across Dunmore Road
3. A new uncontrolled crossing with refuge island across Dunmore Road
4. A new eastbound bus stop layby
5. A new on-carriageway westbound bus stop
6. A new 3 metre wide shared surface along the northern side of Dunmore Road

It stipulates that no dwellings shall be occupied in the central parcel (yet to be submitted as an application) until these works have been completed.

There are no other infrastructure constraints affecting the delivery of this site.

7. Site promoter comments

Bellway Comments:

Bellway intends to commence construction as soon as all of the pre-commencement conditions have been discharged.

A number of pre-commencement conditions will be discharged upon the grant of Reserved Matters Consent (see Box 8). Of the six remaining pre-commencement conditions, applications to discharge five of them were submitted between September and early November 2022 and are due to be determined between November and December 2022. An application to discharge the remaining pre-commencement condition is expected to be submitted in early/mid November 2022 and determined by January 2023.

Taylor Wimpey did not respond to request for information on their parcels.

Date assessment shared with site promoter	21/09/22
Date comments received from site promoter	01/11/22 (Bellway only)

8. Officer conclusion on deliverability

The Taylor Wimpey parcel (P22/V0619/RM) has few outstanding issues to resolve, and the council expects these to be resolved through the submission of revised plans in October 2022. The Council then expects to determine this application by the end of November 2022. Applying our average lead in times for this parcel, assuming consent on 1 December 2022, would place first completions 10 months later – 1 September 2023. However, Taylor Wimpey has not provided detailed comments on this pro-forma and has not advised if they also consider that the application will be determined by the end of 2022. While there are no major issues affecting this development and the Council considers there is a clear pathway to detailed consent by the end of 2022, we have delayed our projected permission date to April 2023 to reflect Taylor Wimpey's lack of confirmation of this date.

As the Taylor Wimpey parcel forms part of a larger site that is already delivering homes, we expect the average build out rate to be 44 dwellings per annum from the start (i.e. not a halved delivery rate for the first year). This would see all 141 dwellings completed in the five year period.

The Bellway application for 371 dwellings (P22/V0680/RM) has been the subject of amendments and further consultations ~~some outstanding issues that need to be resolved. Bellway expects to submit revised plans in November 2022,~~ and the Council expects to determine the application in December 2022.

Applying our average lead in times for this parcel, assuming consent on 1 January 2023, would place first completions 10 months later – 1 October 2023. As this parcel forms part of a larger site that is already delivering homes, we expect the average build out rate to be 44 dwellings per annum from the start (i.e. not a halved delivery rate for the first year).

In conclusion, both the Taylor Wimpey and Bellway applications have made significant progress with limited technical matters to now resolve before the Council can issue detailed consent. The Council therefore considers that both of these parcels of land will come forward in the five year period, and the site is therefore deliverable.

9a. Original trajectory shared with Belway (371 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
22	44	44	44	44	44
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	44	1	0	0

9b. Belway's trajectory (371 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
22	44	44	44	44	44
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	1	0	0	0

9c. Council's final trajectory (Belway phases only – 371 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
22	44	44	44	44	44
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	41	0	0	0

10a. Original trajectory shared with Taylor Wimpey (141 homes)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
22	44	44	31	0	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

**10b. Council's final trajectory (Taylor Wimpey phases only -141 homes)
(Note, TW did not respond to repeated requests to confirm this)**

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
11	33	44	44	9	0

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

11. Council's final trajectory for David Wilson Homes phases (276 homes with detailed consent)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	8	44

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
44	44	44	44	44	4

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

12. Council's final trajectory whole site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	8	44

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
77	121	132	132	97	48

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	41	0	0	0

North of Abingdon Strategic Site Permission Breakdown

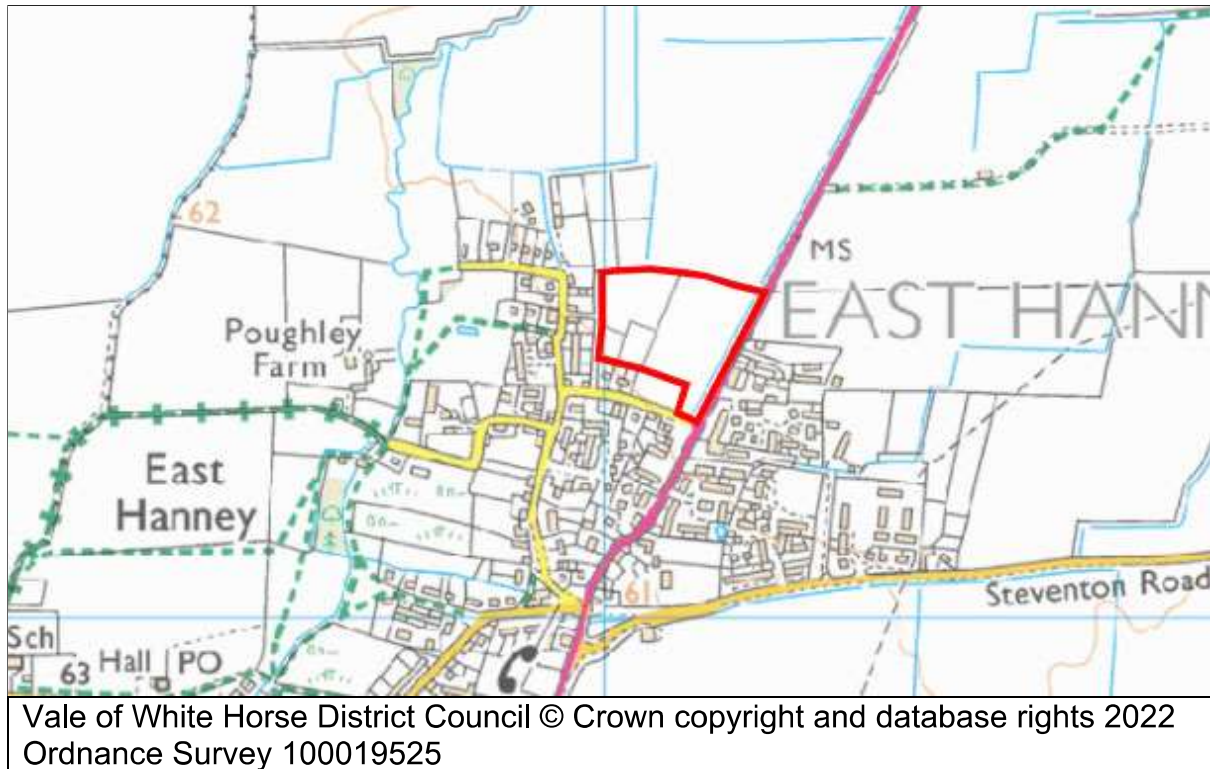
	Developer	Status	No. of homes	Completions to date	Extant units (not yet built)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Allocation Local Part 1 Core Policy 4	Various	Allocated	800	8	792						A					8	44	77	121
	Various	Permitted	950	8	942						S	P				8	44	77	121
	Area A & B and Central Parcel Area A P19/V1998/RM	Under Construction	284 (425)*	8	276 (417)*									S	P	8	44	44	44
	Eastern Parcel Areas A and B P22/V0680/RM	Application submitted	371	0	371												S	P	44
	Central Area P22/V0619/RM	Application submitted	141	0	141												S	P	33

* This reserved matters consent is for 425 dwellings, but the Taylor Wimpey application for 141 dwellings is on part of this site (P22/V0619/RM). going to be delivered by another developer who has sought their own detailed consent on this part of the site.

Key	
A	Date the plan making the allocation was adopted

Site name	North of East Hanney
Land supply reference	1273

Total units in 5 year period	34
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Site status	Allocation
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Total units allocated for development	80
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Outline application reference	N/A
Outline permission date	N/A
Full application reference	P21/V0376/FUL (45 units)
Full permission date	Resolution to Grant 11 May 2022
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The applicant, Pye Homes, submitted a full application for 64 dwellings in 2019, but withdrew this application on 3 April 2020. The applicant withdrew this application to enable them to respond to the comments made by consultees. Pye Homes then submitted a new full application on 5 February 2021 for “phase 1” of the development for 50 units. This has subsequently been revised down to 45 units due to amended plans. At a currently unknown later date, the applicant will submit a separate application for Phase 2.

Pye Homes has been working with the Council to ensure that key consultee comments are addressed, submitted revised plans or additional information throughout 2021 and 2022. On the 11 May 2022 the application was put to Planning Committee and a resolution to grant approval, subject to approval of a S106 agreement, was granted. The S106 agreement is currently being reviewed by officers.

The resolution to grant permission at Committee identified the following pre-commencement conditions that will be attached to the consent:

- 1) Biodiversity - No development shall commence unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling a minimum of 5.46 biodiversity units has been submitted to and agreed in writing by the Local Planning Authority.
- 2) Drainage - No development shall commence until a detailed sustainable drainage scheme has been submitted to and approved in writing by the local planning authority. This shall be based on drainage strategy drawing ASH ICS P1 XX DR C 0200 rev P08, a minimum buffer between peak monitored groundwater levels and finished floor levels as outlined in Infrastructure’s Groundwater Assessment dated 25th January 2022, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- 3) Drainage - - No development shall commence until a detailed foul drainage scheme has been submitted to and approved in writing by the local planning authority.
- 4) Forestry Officer - Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority.
- 5) Landscape Architect - A management and maintenance plan will be required covering a minimum 20 year period, setting out design principles and objectives, management responsibilities and maintenance operations and schedules, and including a plan indicating which areas of the site the management plan covers and detailing different management procedures for the various landscape types on the site. This can be subject to condition.
- 6) A Construction Traffic Management Plan to be submitted prior to development commencing.
- 7) An archaeological staged investigation is required.

8) Details of electric vehicle charging provision to be submitted.

2. Progress towards a planning application

Pye Homes has been constructively engaging with the Council to resolve key issues on the full application. When a consent is issued, the applicant will need to prepare material to discharge any pre-commencement conditions.

3. Site promoter's progress with other site assessment work

The Following evidence has submitted through the planning application process:

- Air Quality Assessment
- Arboricultural Impact Assessment
- Archaeological Desk-Based assessment
- Design and Access Statement
- Ecological Appraisal
- Flood Risk Assessment and Drainage Statement
- Geoenvironmental Desk Study Report
- Heritage Impact Assessment
- Landscape and Visual Impact Assessment
- Noise Assessment
- Phase 2 Ground Investigation Report
- Planning Statement
- Statement of Community Involvement
- Transport Statement

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The development will be required to pay a Community Infrastructure Levy contribution of £905,472.67.

In addition, a S106 agreement is being drafted to secure affordable housing, management and maintenance of onsite open spaces and play area, street naming and bin provision for the dwellings, public transport service improvements, highways mitigation and school improvements and public art.

Education contributions are to be secured via a s106 rather than CIL. The nearest, and designated, school serving this development is St James CE primary school.

7. Site promoter comments

Please can you review the assessment above, alongside our conclusion and trajectory for this site below. Then please use this box to make comments. We would be grateful if your comments also provided the following information where relevant:

- 13) Please advise of when you expect S106 to be agreed?
- 14) If possible, please advise of when you expect to commence any pre-commencement conditions associated with the permission to be discharged?
- 15) What do you think are the key issues preventing the Council determining any live applications you currently have with us?
- 16) When do you think you can commence on site?
- 17) How many outlets will be on this site?
- 18) How many homes will each outlet deliver each year?

Site promoter's comments:

Dec 2022 might be slightly optimistic for completing the s106. However, I would expect to complete the s106 and discharge pre-commencement conditions by circa. summer 2023.

We would expect to deliver units from 1 outlet.

Date assessment shared with site promoter	21/09/2022
Date comments received from site promoter	25/10/2022

8. Officer conclusion on deliverability

The Council has been considering detailed applications on this site since 2019. There has been significant progressing in addressing the key concerns that affect delivery in the short term, leading to Pye Homes submitting a new application for a smaller phase 1. This has resulted in all technical objections now being resolved on the site, with a clear path to a detailed consent. The Council expects to grant this consent in December 2022 on completion of the legal agreement. **However, Pye Homes has advised that completing the legal agreement in December is optimistic. Instead, they advise that the agreement will be signed, and all pre-commencement conditions will be discharged by "circa summer 2023".**

As the site is under the control of an experience housebuilder, Pye Homes, and there are no "show stopper" constraints on site, it is reasonable to apply the Council's average lead in times and build out rates for the development. Average lead in times in the district indicate that from detailed permission being granted, for a site of this size, it takes 1.6 years for the first homes to be delivered on site. The

average build out rate is 16 dwellings per annum. Using these averages we would expect the first homes to be delivered in July 2024. **Pye Homes believe all detailed consents, and pre-commencement condition discharges, will be achieved by summer 2023, meaning construction work will start in autumn 2023 by their timetable. This broadly aligns with the Council's assessment of first units being delivered in July 2024.**

For the first 12 months we have halved the average build out rate to recognise that the site will be in its early commencement phases. Therefore, for the year 2024/25 this results in a proposed delivery of 6 homes, as it is 9 months of delivery at the reduced rate. For the 2025/26, 3 months of build out would at the reduced rate, with 9 months of build out at the average rate. This results in a build out rate of 12. For the following years until complete the average build out rate is used.

$$16 \div 2 = 8.$$

$$8 \div 12 = 0.7$$

$$0.7 \times 9 = 6.3$$

The Council considers that there is clear evidence this site will deliver 34 units in the 5 year period. The site has received a resolution to grant planning permission

9. Original trajectory shared with site promoter

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	6	12	16	11	0
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

10. Site promoter's trajectory

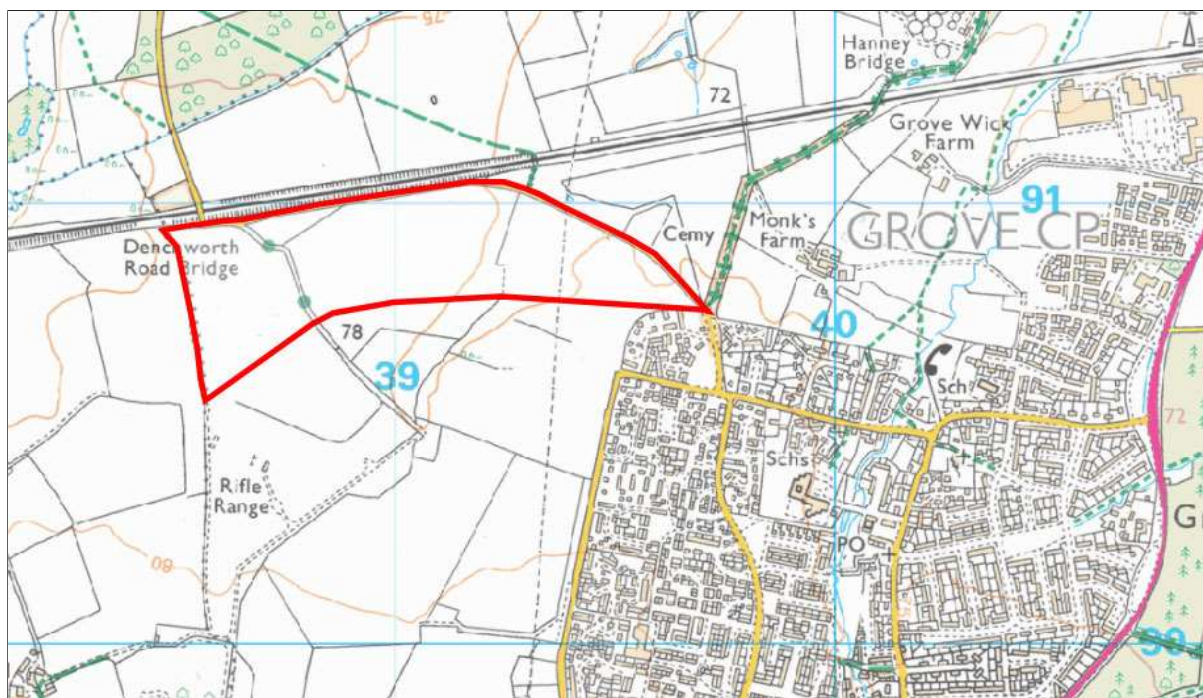
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	6	12	16	11	0
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

11. Council's final trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0
2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	6	12	16	11	0
2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
0	0	0	0	0	0

Site name	North West of Grove
Land supply reference	1271

Total units in 5 year period	0
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Ordnance Survey 100019525

Site status	Allocation
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Total units allocated for development	400
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Outline application reference	P20/V3113/O
Outline permission date	N/A
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The Council allocated this site for around 400 dwellings in its Local Plan Part 2, which the Council adopted in October 2019. In November 2020, the site promoter, Persimmon Homes, submitted an outline planning application for 624 homes. This increased number above the allocation is, according to the planning statement, due to a detailed density assessment through the density parameter plan. This takes the total number of homes on site to 531 dwellings. In addition to this, if a primary school is not required on site, then a further 93 dwellings can be accommodated according to the applicant taking the total to 624.

The outline application is currently underdetermined and is subject to the following unresolved technical / key consultee comments:

1. Environmental Health Officer (Air Quality) 12 January 2021 – The officer requires more information to be satisfied that modelling of the predicted impacts on air quality in the operational phase will be realised, particularly in the most sensitive part of the Marcham AQMA.
2. Environmental Protection Officer (Contaminated Land) 15 December 2020 - The content of the report does not satisfactorily address the requirements for submission of a Phase 1 contaminated land preliminary risk assessment.
3. Countryside Officer (Biodiversity) 14 January 2021 - Survey information for Great Crested Newts (GCN) needs to be submitted to support this application along with an outline mitigation strategy to demonstrate that a site derogation licence would likely be granted by Natural England. Alternatively, evidence of the scheme's entry into the GCN district licence scheme should be submitted avoiding the need to provide additional survey information and mitigation plans.
4. Flood Risk Engineer 19 January 2021 – An error in one section of the Drainage Strategy needs amending. The report and strategy drawing should be updated to reflect the SUDS train requirement and provide greater detail and extent of SUDS features that will be incorporated. The report should include for a 15% reduction in discharge through the use of primary / source control on plot SUDS features as per the Grove Airfield FRA. The strategy does not reference incorporation of a 10% allowance for urban creep and this should be included.
5. Environmental Health Officer (Noise) 10 December 2020 - the applicant will need to submit detailed proposals for minimising the impact of transport noise on proposed noise sensitive development. However, this could best be dealt with as a reserved matter.
6. Landscape Architect January 2021:
 - a) More land is likely to be required for play space and youth provision on site – up to an additional 0.52ha on the larger proposals in the parameter plans. However, the DAS identifies 3 LEAPs and a NEAP on site, which would exceed the requirement. The LEAPs need to be relocated to ensure access across the site. A strategy is needed for youth provision on site.

- b) Additional details are needed in the DAS to demonstrate the areas of public open space.
 - c) More information on the locations of the combined pedestrian / cycle route is needed.
 - d) Clarification on the density parameter plans and height parameters is needed.
 - e) There is inconsistency in the labelling of the Landscape and Green Infrastructure Plans.
 - f) Detailed comments on the DAS that needed addressing.
7. Network Rail February 2021:
- a) Information is needed on how the applicant will apply for a diversion order for the Grove Level Crossing
 - b) Conditions will be needed to ensure no drainage onto Network Rail land
 - c) The developer will need to engage with Network Rail's asset protection team prior to commencement
8. County Council Highways 25 February 2021
- a) Connections for all traffic modes from the site to the new Grove Northern Link Road (GNLR) would be essential to provide routes to ensure good connectivity and permeability through the adjoining Monks Farm development and beyond. While the GNLR to the south is likely to be delivered by Persimmon as part of the Grove Airfield development, the GNLR and connections to the north have not been confirmed regarding their deliverability.
 - b) The Transport Assessment (TA) contains trip distribution and generation figures that the County Council cannot agree to.
 - c) The TA fails to sufficiently detail proposed new access points, together with vehicular, cycle and pedestrian links.
 - d) The TA fails to sufficiently assess the traffic impact on the highway network and therefore to identify any potential measures that might be necessary to mitigate its impact.
 - e) A direct and attractive bus service cannot be provided between sites in the locality due to lack of direct connections.
 - f) Insufficient details have been provided on access points.
9. County Council Drainage Engineer 13 January 2021
- a) The SuDS hierarchy for discharging surface water drainage should be followed, this should not be based on adjacent site proposals.
 - b) Evidence of infiltration testing to BRE 365 was not provided to confirm permeability for SuDS purposes.
 - c) Discharge rates were based on adjacent site discharge rates, this is not acceptable. Should infiltration be found unfeasible, discharge rates should be to Greenfield run-off rates.
 - d) The Proposed Drainage Strategy drawing provides insufficient information for review.
 - e) Insufficient and unclear information provided in Microdrainage calculations.
 - f) 10% Urban Creep allowance was not incorporated into the design calculations.
 - g) Exceedance flow paths were not demonstrated for the pre-development and post-development site to show that flows will be

contained within the site and away from any buildings post development.

h) Construction details of the SuDS features were not provided.

10. County Council Education 26 January 2021 - The applicant is required to complete and submit the OCC 'Education Site Checklist' and all documentation required therein to OCC. The officer has submitted some detailed comments on the design, layout, and access of the proposed primary school on site.

11. County Council Archaeologist 23 December 2020 - Prior to the determination of any planning application for this site the applicant should be responsible for the implementation of an archaeological field evaluation

12. Sport England 16 December 2020 - The applicants have not justified the proposed playing field arrangement of 3 pitches in decreasing size which have been 'fitted -in' to a triangular shaped piece of land, which I suspect are football pitches. They have not indicated who manage these playing fields, there is no support facilities i.e. changing pavilion, cycle parking car parking for visitors outside the area. The applicants have not addressed the requirement for built facilities either on site or contributions to off-site facilities.

2. Progress towards a planning application

The outline application is still under consideration with further work needed on key issues as set out above. There is therefore no progress toward reserved matters applications on this site to date.

3. Site promoter's progress with other site assessment work

Not applicable at this stage.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

When the Council grant an outline consent, it will be subject to a legal agreement identifying the key infrastructure dependencies and enablers on this site. From the information above, these are likely to include:

- Provision of a primary school on site

- A redirection order for the Grove Level Crossing
- Connections to the new Grove Northern Link Road

7. Site promoter comments

No comments received from Persimmon.

Date assessment shared with site promoter	21/09/22
Date comments received from site promoter	No reply

8. Officer conclusion on deliverability

The outline application has many issues outstanding, issues which have not been addressed for nearly 2 years (from December 2020). Persimmon has not advised when they intend to submit plans to address these technical comments.

The Council expects to determine the outline application within 2 years of receiving these amended plans. This is the average time it takes to determine an outline application of between 100 and 499 homes, essentially resetting the clock on the application determination period. We have made this assumption given the extent of the potential changes needed to the application based on the number of comments received as listed in box 1. Persimmon has not advised when they intend to submit revised plans, and so we have assumed this will take place within a year – i.e., by 1 January 2024. This would mean the Council would grant outline consent in January 2026.

Following outline consent, sites of this size take on average 27 months to first completions. This would place first completions in April 2028. However, the site is under the control of a house builder and not a land promoter, which means this may be a pessimistic approach as the site would not need to be sold and marketed before completions can start.

The average build out rate for a site of this size is 44 dwellings per annum, and we would assume half this figure would be achieved in the first year of development. This equates to a monthly rate of 1.8 dwellings ($44 \div 2 \div 12$). After the first year of delivery, the site would continue to deliver the average annual rate of 44 per annum.

9. Original trajectory shared with Persimmon

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	0	0	22

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	44	44	44	44

10. Council's final trajectory for the site (note, not confirmed by the developer)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

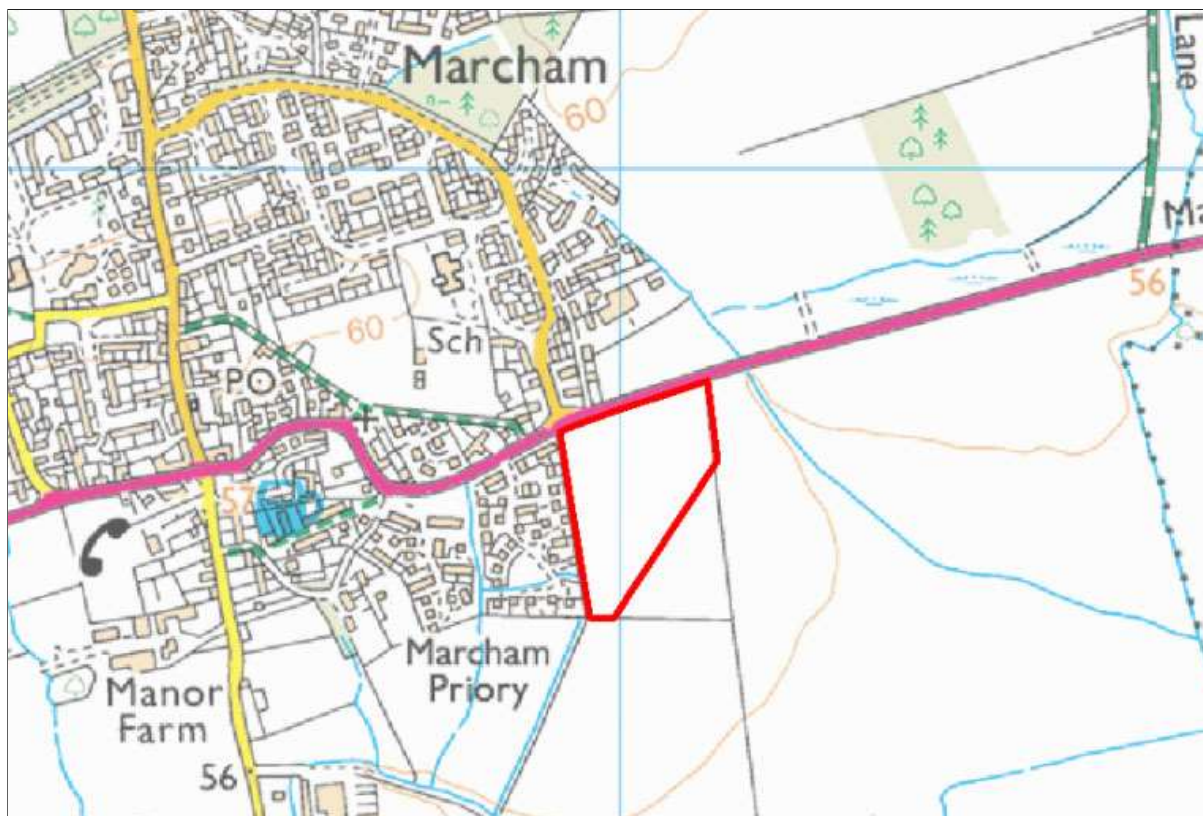
2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	0	0	22

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
44	44	44	44	44	44

Site name	South East Marcham
Land supply reference	1272

Total units in 5 year period	12
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Ordnance Survey 100019525

Site status	Outline consent
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Total units allocated for development	90
Total units with outline consent	90
Total units with detailed consent	0
Total completions to date	0

Outline application reference	P20/V1388/O
Outline permission date	N/A
Full application reference	N/A
Full permission date	N/A
Reserved Matters reference	N/A
Reserved Matters permission date	N/A

Assessment of deliverability

1. Current planning status

The site is allocated in the Local Plan 2031: Part 2 for 90 dwellings. On 11 June 2020, the site promoter submitted an outline planning application for 90 dwellings and the Council granted outline consent on 1 April 2022. There are currently no reserved matters planning application for this site.

2. Progress towards a planning application

There has been no reserved matters application at this date. Catesby Estates has sold the development to Bloor Homes.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

The Council is not aware of any viability issues affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting the delivery of this site. The S106 Agreement places an occupancy limit of 54 dwellings on the site until the public open space agreed in the outline consent is transferred to a management company. The legal agreement also places commencement restrictions on the development until on-site highway access works (such as access arrangements) have been completed. However, there is no strategic, off-site infrastructure that the site is dependent upon.

7. Site promoter comments

No comments received from the site promoter, despite three requests to review this pro-forma from the Council.

Date assessment shared with site promoter

21/09/2022

Date comments received from site promoter

No comments

8. Officer conclusion on deliverability

The site recently received outline planning permission in April 2022. The site promoter who secured the outline consent, Catesby Estates, is not a developer. However, following the grant of outline consent, Catesby Estates marketed the site and sold it to Bloor Homes.

Bloor Homes has not responded to our requests to review this proforma, and has not been able to confirm key dates in the process (such as their expected submission of reserved matters etc.)

There are no “in principle” constraints to the development, and the Council would expect that a reserved matters application can be determined in line with the average for a site of this size in the Vale of White Horse. This would place the determination 8 months following the submission of the reserved matters application. As we have no indication from the developer of when they intend to submit reserved matters, we have conservatively assumed that this will be the latest possible date as set by condition on the outline permission – within 3 years of consent, or 1 April 2025.

Following reserved matters consent, on average, it takes 17 months for sites of this size to move from outline consent to first completions. This would place first completions in August 2027.

The average build out rate for a site of this size is 35 dwellings per annum, and we would assume half this figure would be achieved in the first year of development. This equates to a monthly rate of 1.5 dwellings ($35 \div 2 \div 12$). After the first year of delivery, the site would continue to deliver the average annual rate of 35 per annum. This assessment would result in 8 months of delivery within the five year period, or 12 dwellings.

9. Original trajectory shared with Bloor Homes

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	12	29	35

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
14	0	0	0	0	0

10. Council's final trajectory for the site (note, not confirmed by the developer)

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
0	0	0	0	0	0

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
0	0	0	0	0	0

2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
0	0	0	12	29	35

2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
14	0	0	0	0	0

APPENDIX E: AVERAGE BUILD OUT RATE ANALYSIS

Application reference	Site name	Net homes	Average build out rate	2011/12	2012/13	2013
P02/V1594/O	Great Western Park (Includes South Oxfordshire completions)	3364	323	110	204	233
P13/V1764/O	Crab Hill	1500	78			
P12/V0299/O	Grove Airfield	2500	104			
P16/V2900/FUL	Milton Heights	458	168			
P08/V1078/RM	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	332	63	186	33	31
P17/V2961/FUL	South of Kennington (Allocation - Site 3)	283	29			
P17/V0662/RM	Land to the east of Witney Road, Kingston Bagpuize, OX13 5FZ	280	51			
P11/V1557/RM	Land to the South of Chilton Field	275	92		76	75
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part B	261	154			
P18/V0862/RM	Land to the East of Highworth Road, Shrivenham	240	25			
P15/V1504/FUL	Land North of Grove Road, Harwell	207	52			
P12/V1240/FUL	Land at Stockham Farm, Denchworth Rd	200	50			
P17/V0118/RM	The Steeds, Land West of Coxwell Road, Faringdon	200	48			
P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	64	8	27	15
P17/V2980/RM	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove	160	50			
P14/V1196/FUL	Land East of Drayton Road Abingdon	158	53			
P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	38			
P17/V2479/RM	King Alfred School, East Springfield Road, Wantage, OX12 8ET	150	31			
P15/V2447/FUL	Land to the south of High Street, Drayton	140	35			
P13/V0497/RM	Land off Lime Rd, Botley	136	34			16
P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	27			
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part A	128	20			
P12/V1329/FUL	Land south of Majors Rd, opp Shrivenham Hundred Business Park	120	40			40
P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	28			
P17/V0813/FUL	Land at Grove Road, Wantage	115	35			
P16/V1791/RM	Fernham Fields, Faringdon	111	37			

Application reference	Site name	Net homes	Average build out rate	2011/12	2012/13	2013
P19/V0403/FUL	Land at Alma Barn Didcot Road Harwell OX11 6DN	85	45			
P14/V1663/FUL	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	80	40			
P18/V2031/RM	Land North Of Ware Road, Stanford In The Vale, Oxon	78	9			
P16/V1287/RM	Land west of Bellingers Garage, Station Road, Grove, OX12 7PN	75	25			
P13/V0146/FUL	Land off Faringdon Road, Stanford in the Vale	73	37			
P15/V1795/FUL	Land off Field Close Kingston Bagpuize w/ Southmoor	73	24			
P14/V2504/FUL	Land West of Abingdon Road, Drayton	73	73			
P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	72			
P14/V0695/RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	72			
P12/V1261/FUL	Nalder Estate & The Old Canal Building, Main St	71	24			1
P13/V2321/RM	Milton Road, Sutton Courtenay	70	35			
P15/V1671/FUL	Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	70	37			
P14/V2757/FUL	Land off Colton Road Shrivenham	68	34			
P13/V2445	Alder View, Land South of Grove Road, Harwell	65	65			
P14/V1952/FUL	Land at Barnett Road Steventon OX13 6AJ	65	33			
P13/V2562/RM	Land West of Witney Road and South of A420	63	32			
P08/V1237	The Old Gaol Leisure Centre	61	20			20
P15/V0612/FUL	Land West of Hyde Copse Marcham OX13 6PT	61	61			
P16/V2868/RM	Land to the West of Longcot Road, Shrivenham	59	30			
P16/V1705/FUL	Land at Manor Farm, Drayton, Oxon	57	19			
P14/V2704/FUL	Land at Abingdon Road Steventon	57	29			
P14/V2363/RM	Packhorse Lane, Marcham, OX13 6NU	54	18			
P17/V1077/RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	27			
P12/V1721/RM	Land South of Faringdon Rd, Southmoor	50	25			11
P13/V2691/RM	Land off Barnett Rd	50	50			
P17/V2904/RM	Land North of Summertown, East Hanney, Oxon	50	17			
Average 50 to 99			35			
P15/V2560/FUL	Land to the east of Portway Cottages, Reading Road, East Hendred, Wantage, OX12 8JD	46	15			
P13/V2562/RM	Land West of Witney Road and South of A420	45	45			
P15/V2016/FUL	Land off Hanney Road Steventon OX13 6AS	44	22			

Application reference	Site name	Net homes	Average build out rate	2011/12	2012/13	2013
P07/V1772/RM	Land adj Coxwell House & Winslow House, Coxwell Rd	36	18			7
P12/V2582/FUL	East of Highworth Rd	36	18			
P13/V1870/FUL	Land to rear of Station Road Uffington SN7 7SL	36	18			
P13/V2490/FUL	Land at Highworth Road, Shrivenham	35	11			
P13/V0233/FUL	Land North of 92-112 Milton Rd	33	17			
P14/V2877/FUL	Land at Cowans Camp Depot High Street Watchfield SN6 8TE	33	11			
P15/V0729/FUL	Police Station and Magistrates' Court Church Street Wantage OX12 8BW	32	32			
P17/V2427/PDO	55-59Stert StreetABINGDON OX14 3JF	32	32			
P14/V0676/FUL	Land at Sutton Road, Milton	31	16			
P12/V0324	Land between Station Rd & Townsend Rd	31	16			25
P13/V0692/FUL	Land at Causeway Farm, The Causeway	31	16			
P17/V2268/FUL	Land at Fallowfields Hotel, Faringdon Road, Southmoor, ABINGDON, OX13 5BH	31	10			
P13/V1827/FUL	Sports Ground & Pavilion, Abingdon Road, Kingston Bagpuize	30	15			
P15/V0471/FUL	Chailey House Bessels Way Blewbury Didcot OX11 9NJ	30	15			
P17/V0569/FUL	Land to the south of Challow Road and north of Naldertown, Wantage, OX12 9DJ	29	15			
P13/V0344/FUL	Land adj to Folly Park, Park Rd	28	14			7
P14/V2362/FUL	Land off Milton Road Sutton Courtenay Oxon OX14 4BS	26	26			
P14/V1964/FUL	Land to the North of Portway Villas, Reading Road	26	13			
P13/V0381/FUL	Land East of A338, Crown Meadow, East Hanney	25	25			
P14/V0866/FUL	Land off School Close, Causeway Farm, Steventon,	25	25			
P18/V1089/RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	7			
P05/V1700	Former bus depot site, Grove St & Limborough Rd	24	24		24	
P12/V0870	Champion House, 12 Wootton Rd	24	24			24
P14/V2829/FUL	23 Wallingford Street Wantage OX12 8AU	24	24			
P08/V0694	St Marys School, Newbury St	23	23			23
P11/V1520	46 Newbury Street	23	12			21
P12/V1878/FUL	Land West of Portway Villas, Reading Rd	21	21			
P15/V2128/RM	Land at Bow Farm, Bow Road, Stanford-in-the-Vale	20	20			
P17/V1708/RM	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19	10			
P12/V2023/RM	Broadwater, Manor Rd	18	18			

Application reference	Site name	Net homes	Average build out rate	2011/12	2012/13	2013
P17N/3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	8			
P10/V/2032	Amey Plc, Appleford Rd	15	15	15		
P11/V/2103	Land South of Alfreds Place	15	15			
P17/V/0573/RM	Land at King's Lane, Longcot, SN7 7SZ	15	8			
P17/V/1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	7			
P10/V/1301	Land opp Shepherds Hey & Southbourne, Bessels Way	14	14	14		
P14/V/2318/FUL	Motorlux, 32 Newbury Street, Wantage, OX12 8DA	14	14			
P15/V/2490/FUL	Former H & L Site, Limbrough Road, Wantage, OX12 9AJ	14	14			
P14/V/0034/RM	Land to the North of Rectory Farm Close, West Hanney	13	13			
P17/V/0134/RM	The Bungalow, Townsend, Grove, WANTAGE, OX12 0AZ	13	13			
P17/V/2159/RM	Marcham Village Institute and Anson Field, Marcham, Abingdon OX13 6NG	13	7			
P14/V/1886/FUL	Land to the rear of Firs and Ambleside, Didcot Road, Harwell	12	12			
P07/V/1057	35 And 37 Yarnells Hill, North Hinksey, Oxford, OX2 9BE	12	12			
P16/V/1976/FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	12			
P17/V/1863/FUL	77-79 and 81-91 Church Road, Radley	12	9			
P10/V/1846	St Johns Court, Oxford Ln	11	11		11	
P12/V/0958	17 to 20 Millbrook Sq	11	11			
P12/V/0270/EX	Ambulance Station, Ormond Rd	11	11			11
P13/V/0033/FUL	Faringdon Tennis Club, Southampton St	11	11			
P15/V/2117/FUL	47 West Way Oxford OX2 0JF	11	11			
P16/V/2704/FUL	Land off Field Close, kingston Bagpuize with Southmoor	11	6			
P08/V/1739	Abbey House, Stirlings Rd	10	10	10		
P12/V/2196/FUL	33 West St Helen Street, Abingdon	10	10			
P13/V/0626/FUL	66 Cumnor Hill, Oxford	10	10			
P12/V/1410/FUL	98-100 West Way, Botley	10	10			10
P15/V/2041/FUL	The Woolpack Inn Church Street Wantage OX12 8BL	10	10			
P15/V/0469/FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10	10			
P15/V/2905/FUL	Southmoor House Faringdon Road Southmoor Abingdon OX13 5AA	10	10			
P17/V/1877/FUL	5-7 Bromsgrove, Faringdon, SN7 7JF	10	10			
Average 10 to 49			16			

APPENDIX F: COMMUNAL ACCOMMODATION RATIOS

Student accommodation ratio

Number of Students in Student Only Household	Number of Student Households	Number of Students in Household	Average Students in Household
1 student	115	115	N/A
2 students	60	120	N/A
3 students	28	84	N/A
4 students	11	44	N/A
5 students	2	10	N/A
Total	216	373	1.7

Communal accommodation ratio

Number of adults in household	Number of households	Number of adults in households	Average adults in a household
1 adult	15,187	15,187	N/A
2 adults	27,762	55,524	N/A
3 adults	4,664	13,992	N/A
4 adults	1,449	5,796	N/A
5 adults	260	1,300	N/A
6 adults	62	372	N/A
7 adults	10	70	N/A
8 adults	2	16	N/A
9 adults	1	9	N/A
10 adults	0	0	N/A
11 adults	1	11	N/A
Total	49,398	92,277	1.9

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Please contact Planning Policy on
01235 422600

planning.policy@whitehorsedc.gov.uk

