Vale of White Horse District Council

SHLAA Viability Assessment

Including Contingency Sites

February 2014

Planning & Development

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1. Introduction

1.1 Vale of White Horse District Council (VoWHDC) is working towards finalising the **Local Plan 2031, Part 1 Strategic Sites and Policies** (which was previously known as the LDF Core Strategy, and subsequently the Vale of White Horse Local Plan 2029 Part 1). The Council have commissioned HDH Planning and Development Ltd to undertake a number of viability studies to inform the plan-making process with a primary aim to ensure that the development set out in the Plan will be deliverable and that the Plan will be effective.

1.2 This project has changed considerably since its inception. The initial remit was restricted to the assessment of the Local Plan. As the project progressed it became apparent that a more comprehensive assessment was needed to ensure a consistent evidence base. The project now has four distinct parts:

a. **Local Plan Viability Assessment** – to examine the cumulative impact of the policies and requirements in the Vale of White Horse Local Plan 2031 Part 1.

b. **Strategic Sites Viability, Interim Paper** – to make a high level assessment of the broad locations / strategic sites included in the Local Plan 2031 Part 1.

c. **SHLAA Viability Assessment** – this assessment, being this report, is divided into two parts. The first is based on developing and testing a number of development typologies that are representative of sites in the SHLAA. Secondly the Council has taken the prudent step to consider a number of new potential strategic sites / broad locations for development to ensure that it can react appropriately and plan to meet the need for housing.

d. **The CIL Viability Assessment** – to inform the CIL setting process and assess the effect CIL will have on development viability.

1.3 The Local Plan Viability Assessment forms the 'root' document and sets out the detailed methodology and assumptions used. The other reports, including this one, must be read as annexes to the Local Plan Viability Assessment. The detailed methodology and assumptions used are not repeated in this document (although they are briefly summarised).

1.4 Determining the deliverability is not based purely on the viability of sites and types of sites. It is a broad process that draws on a range of existing available evidence, as well as primary research.

1.5 This report has been prepared in two stages to fit with the wider plan-making process. An initial set of broad locations was identified in September 2013 and further set of broad locations was identified in February 2014. For purely practical reasons each group of sites has been analysed separately – although the results are considered together. **Appendix 4** contains a list of all the sites considered.

1.6 The viability testing process is iterative. This is an inevitable consequence of the plan-making process and of the continued and on-going amendments to the various sources of

guidance, recent CIL Examiners' reports and planning appeal decisions. Further, towards the end of August 2013, draft National Planning Practice Guidance (NPPG) was published. We have discussed this in Chapter 2 and considered whether the work carried out to date is in line with this new Guidance.

The Emerging Strategic Housing Land Availability Assessment (SHLAA)

1.7 The SHLAA is a 'work in progress' that will continue to be updated as the Council finalises the Plan and will continue to be updated following the adoption of the Plan. This study will assist the Council in its continuing selection of sites. In due course, the SHLAA will assist the Council in managing the 5 year land supply.

1.8 The initial land assessment process looked at just over 300 sites, covering over 2,600ha and with a total theoretical capacity of over 56,800 homes. Through a process of sifting, these sites have been through two phases of testing that considered the high level policy constraints, sites' availability and broad suitability (under headings such as flood risk). The list was reduced from just over 300 sites to fewer than 135 sites covering about 1,100 ha and with a theoretical capacity of about 27,400 homes. In this study we have considered the viability of these sites as listed in **Appendix 1**. It is important to stress that only a proportion of these sites will be allocated for development and whether a site is viable will not, in itself, determine the suitability of a site for development.

1.9 It would be impractical and inappropriate to consider the viability of every site in turn as the NPPF is founded on the principle of using 'appropriate available evidence' and evidence that is proportionate in scale. We have therefore developed a number of typologies that are representative of those in the SHLAA.

1.10 Separately to the preparation of the SHLAA the Council is in the process of undertaking a Strategic Housing Market Assessment (SHMA). The principle output of the SHMA will be the Objectively Assessed Need for housing. It is likely that this will identify a higher need for housing than that is currently accommodated in the emerging Plan. The Council has taken the prudent step to consider a number of further potential strategic sites / broad locations for development to ensure that it can react appropriately and plan on meeting the need for housing when the results of the SHMA are known.

1.11 Identifying the potential new broad locations has been a two stage process and, as yet, it is considered premature to carry out a detailed site by site analysis of these potential sites of the type undertaken in Viability Study – Strategic Sites, Interim Paper. The viability testing undertaken in this SHLAA Viability Assessment is part of high level screening to identify any potential concerns at an early stage.

1.12 In the first stage of preparing this report, an initial set of broad locations was identified as listed in the following table. We have referred to these as the September 2013 sites. As the process has developed the Council has identified further sites, as set out in the subsequent table, which we have referred to as the February 2014 sites.

1.13 In this report and in discussion with the Council we have modelled the new potential broad location that are over 400 units – the remaining smaller sites being represented in a set of modelled typologies.

Table 1.1 Potential Broad Locations for Development – September 2013 Sites

Site	Available Site Area	Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)
List A: Policy compliant sites with short term delivery potential		
Site 5: South West Faringdon	25.5	635
Site 6: South Faringdon	32	800
Site 30: South Shrivenham	11.6	290
Site 31: North Shrivenham	31.5	790
Site 32: North Stanford in the Vale	19.9	500
Site 33: East Sutton Courtenay	8.8	220
Site 27: South Marcham	8.6	215
List B: Policy compliant sites with longer term delivery potential		
Site 2: South Abingdon	63	1,575
Site 10: South Valley Park	22.9	575
Site 11: North West Valley Park	33	1025
Site 12: Increase density on existing Valley Park allocation	147	1,000 additional homes on this site (giving a total of 3,150).
Site 13: Didcot A site	17	425
Site 13B: North Didcot	44.5	1,115
Site 16: North West Grove	40 ha	1,000
Site 20: North West Drayton	28	705
Site 21: South Drayton	20	500
List C: Sites within or surrounded by the AONB		
Site 9: South Wantage	12	305
Site 17: East Harwell Oxford Campus	140	3,500
Site 19: North West Harwell Oxford Campus	11	275
List D: Sites within the Green Belt		
Site 1: North Abingdon	69.4	1,735
Site 3. South West Botley	53.9	1,350
Site 22: South Cumnor	11.7	295
Site 25: South Kennington	11.8	295
Site 28: North West Radley	12.7	320
Site 29: North Radley	18.5	465
Site 36: South Wootton	26.3	660
Site 37: North Wootton	11.7	295

Source VOWH 2013. Note: Sites 10, 11 and 12 form part of a larger allocation. The option is to increase to 2,550 dwellings in the plan-period to 2031 (400 increase on an expanded area compared to 2013 site). The expanded area also provides scope for a further 1600 homes post 2031. Thus total extra homes of 4,150 or so.

Table 1.2 Potential Broad Locations for Development – February 2014 Sites		
Site	Available Site Area	Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)
Green Belt		
Site 1: North Abingdon	16.4	410
Site 42: North West Abingdon	8	200
Site 22: South Cumnor	8	200
Site 25: South Kennington	10.8	270
Site 28: North West Radley	9.6	240
Site 29: North Radley	8	200
Site 43: East Wootton	8	200
AONB		
Site 17: East Harwell Campus	136	3,400
Abingdon / Oxford Sub Area		
Site 21: South Drayton	8	200
Site 27: South Marcham	8	200
South East Sub Area		
Site 10: South Valley Park	80	2,000
Site 11: North West Valley Park		
Site 12: Increased Density at Valley Park		
Site 13A: Didcot A Site	0	0
Site 23: Land North West of East Challow	8	200
Site 40: Milton Heights	66	1,650
West Sub Area		
Site 6: South Faringdon	8	200
Site 30: South Shrivenham	8	200
Site 31: North Shrivenham	16	400
Site 38: West Stanford in the Vale	11.6	290
Additional Sites		
Site 33: East Sutton Courtenay	8.8	220
Site 5: South West of Faringdon	8	200
Site 44: West of Harwell	8	200
Site 45: East Hanney	8	200

Source VOWH 2014

1.14 This viability assessment is a 'snapshot in time'. It is intended to inform the SHLAA process which, in turn, will inform the wider plan-making process though providing an indication of the viability of the potential housing supply. Separate viability appraisals have been carried out for the preferred Strategic Sites. Should the Council select further broad locations for development, from the above list, and for inclusion in the emerging Plan it will be necessary

to engage with the site promoters and the infrastructure providers to ensure that the site really is deliverable.

2. Viability Testing

2.1 Viability testing is an important part of the Development Plan making process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), and is part of the Strategic Housing Land Availability Assessment (SHLAA) process. Viability testing is also a requirement of the CIL Regulations. In each case the requirement is slightly different but all have much in common.

2.2 Late in August 2013, the Government published draft National Planning Practice Guidance (NPPG). This is in the form of a website[1] and at the time of this report is in 'Beta' format for testing and public comment. Existing guidance will not be cancelled until the NPPG is published in its final form. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF's content has not been changed as part of the review of planning practice guidance.

2.3 The current framework for viability testing is set out in full in the Local Plan Viability Assessment.

NPPF Viability Testing

2.4 The NPPF introduced a requirement to assess the viability of the delivery of Local Plans and the impact on development of policies contained within it. The NPPF includes the following requirements:

… Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Local planning authorities … should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk….

2.5 The duty to test in the NPPF is a 'broad brush' one saying 'plans should be deliverable'. It is not a requirement that every site should be able to bear all of the local authority's requirements – indeed there will be some sites that are unviable even with no requirements imposed on them by the local authority. The typical site that the Council is relying on to deliver the development set out in the Plan should be able to bear whatever target or requirement is set and the Council should be able to show, with a reasonable degree of confidence, that the Development Plan is deliverable.

2.6 The enabling and delivery of development is a priority of the NPPF, In this regard it says:

[1] http://planningguidance.planningportal.gov.uk/

To boost significantly the supply of housing, local planning authorities should … identify and update annually a supply of specific deliverable[11] sites sufficient to provide five years' worth of housing against their housing requirements … identify a supply of specific, developable[12] sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15….

2.7 Footnotes 11 and 12 of the NPPF are important in providing detail saying:

11 To be considered deliverable, sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

12 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

2.8 The SHLAA is an important tool for meeting these requirements:

Local planning authorities should have a clear understanding of housing needs in their area. They should … prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

2.9 This study will specifically examine *the likely economic viability of land* that is most likely to come forward over the plan-period for housing.

2.10 We have discussed the draft NPPG later in this chapter.

SHLAA Guidance

2.11 Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The *Strategic Housing Land Availability Assessments, Practice Guidance (July 2007)* gives practical guidance on how to carry out an assessment to identify land for housing and assess the deliverability and developability of sites. It sets out the primary role of the SHLAA as being to: *identify sites with potential for housing, assess their housing potential; and assess when they are likely to be developed*.

2.12 It is important to note that the SHLAA is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The SHLAA will allow the Council to make an assessment of the land available for development and whether it is likely to come forward. This study will assess the viability of the potential broad locations for development with regard to forming a view as to whether or not they are deliverable as set out in *Stage 7c: Assessing achievability for housing* of the Practice Guidance. This says:

40. A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the housing over a certain period. It will be affected by:

market factors *– such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);*

cost factors *– including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and*

delivery factors *– including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.*

Community Infrastructure Levy (CIL) Economic Viability Assessment

2.13 It is not the purpose of this study to consider CIL, however it is not practical to consider the deliverability of the Plan without also considering the ability of sites to contribute towards the funding of infrastructure. We have therefore made passing reference to the CIL Regulations at various places through this report. The CIL Regulations came into effect in April 2010 and have been subject to four subsequent amendments. On the 12th December 2013 further amendments were published, subject to the normal parliamentary scrutiny these are expected to come into force towards the end of February 2014.

2.14 CIL, once introduced, is mandatory on all developments (with a very few exceptions) that fall within the categories and areas where the levy applies, as set out in the Charging Schedule. In this respect CIL is unlike other policy requirements, such as to provide affordable housing or to build to a particular environmental standard, over which there can be negotiations.

2.15 The test is whether CIL threatens delivery of the relevant Plan as a whole. CIL may well make some sites unviable, just as some schemes are unviable anyway due to factors such as site clearance and decontamination.

Draft National Planning Practice Guidance (NPPG)

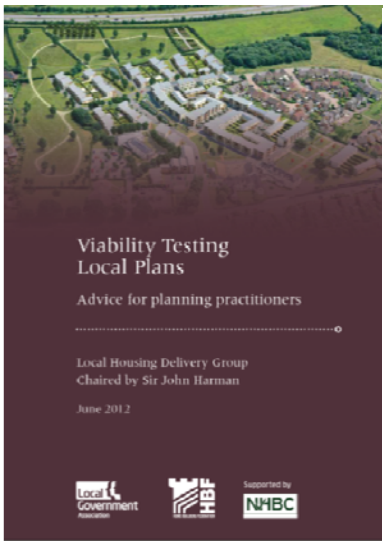
2.16 Viability is a recurring theme through the draft NPPG, and it includes specific sections on viability in both the plan-making and the development management processes. Although the Guidance should be given limited weight at this stage, when implemented it will carry equal weight to the NPPF. We have reviewed the draft NPPG to ensure the work in this study is consistent with it. The NPPF says that plans should be deliverable and that the scale of development identified in the Plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened.

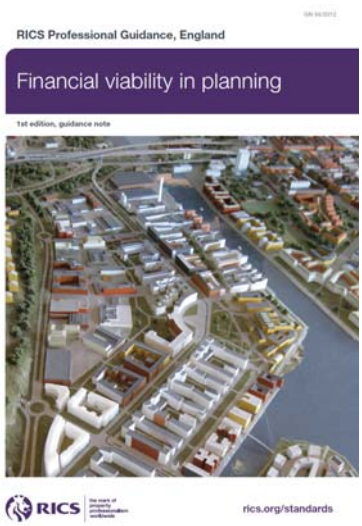
2.17 The draft NPPG does not prescribe a single approach for assessing viability. The NPPF and the draft NPPG both set out the policy principles relating to viability assessment. The draft NPPG rightly acknowledges that a 'range of sector led guidance on viability methodologies in plan-making and decision taking is widely available'. As set out in the Local Plan Viability Assessment we have followed the Harman Guidance (see below).

2.18 We confirm that the approach and methodology is consistent with the draft NPPG, and where appropriate, we have highlighted how the methodology used in this study is in accordance with the principles set out in that guidance.

Viability Guidance

2.19 There are several sources of guidance and appeal decisions that support the methodology we have developed. In this study we have followed the guidance in; *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[2] (known as the **Harman Guidance**) and *Financial viability in planning*, RICS guidance note, 1st edition (GN 94/2012) August 2012 (known as the **RICS Guidance**).





2.20 This is set out in more detail in the Local Plan Viability Assessment.

[2] Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the CLG funded, Planning Advisory Service (PAS).

3. Methodology

3.1 As set out at the start of this report this study forms one of a number of viability studies carried out in parallel to inform the plan-making process. All these assessments are based on the same core methodology and assumptions. The methodology set out in the Harman Guidance has been followed and the same evidence has been used with regard to the values and costs of development.

3.2 This process has been informed by a process of consultation with a preliminary consultation event taking place on 25th January 2013 and then through a more formal consultation period as part of the wider plan-making process.

3.3 This study is part of the SHLAA process and is a 'work in progress' and this study will assist the Council in its continuing selection of sites that may be taken forward. Ultimately this will assist the Council in ensuring it has a 5 year land supply that is actually deliverable. As set out in Chapter 1 the 300 sites or so sites initially looked at have been through a process of sifting, thus reducing the list to fewer than 135 sites.

3.4 It is likely that the Council's SHMA, that is nearing completion, will identify a higher need for housing than what is currently accommodated in the emerging Plan. The Council has taken the prudent step to consider a number of new potential strategic sites and broad locations for development (as listed in Chapter 1) to ensure that it can react appropriately to meeting the need for housing.

3.5 In discussion with the Council we have modelled eight typologies to represent the sites in the SHLAA and then the potential broad locations that are over 400 units. Following the inclusion of the February 2014 sites we have included a further typology as set out later in this chapter (sites A1 to A4).

3.6 In this study we have only considered the viability of these potential sites. Many of these sites may be subject to further constraints that restrict their suitability and ability to be developed.

3.7 It would be impractical and inappropriate to consider the viability of each site, in the SHLAA, in turn. The NPPF is founded on the principle of using appropriate available evidence that is proportionate in scale.

Viability Assessment

3.8 In this study we have used the same assessment of viability as set out in the Local Plan Viability Assessment. This uses the Residual Value methodology that is set out in the Harman Guidance and is in accordance with the RICS Guidance. We have used the same development assumptions in terms of modelling, values and costs.

3.9 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation, which has been standard for as long as land has been traded for development, is:

Gross Development Value
(The combined value of the complete development)

LESS

Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)

=

RESIDUAL VALUE

3.10 The result of the calculation indicates a land value, the Residual Value. Residual Value is the top limit of what a bidder could offer for a site and still make a satisfactory profit margin. It is important to note that in this study we are not trying to exactly mirror any particular developer's business model – rather we are making a broad assessment of viability in the context of plan-making and the requirements of the NPPF and SHLAA Guidance.

3.11 The basic viability methodology involves preparing financial development appraisals for a representative range of sites and using these to assess whether the sites within the SHLAA are likely to be deliverable or not. In addition the listed sites that are over 400 units have been tested based on broad development assumptions (rather than detailed site specific assumptions). The appraisals are prepared in the context of the emerging Vale of White Horse Local Plan 2031.

3.12 We surveyed the local housing markets, in order to obtain a picture of sales values. We also collected land values to calibrate the appraisals and to assess alternative use values. Alongside this we considered local development patterns, in order to arrive at appropriate built form assumptions. These in turn informed the appropriate build cost figures. The appraisal results were in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still return a target profit level.

3.13 The Residual Value was compared to the Alternative Use Value for each site. Only if the Residual Value exceeded the alternative figure, and by a satisfactory margin, could the scheme be judged to be viable.

3.14 The full methodology and assumptions used in this assessment are set out in the Local Plan Viability Assessment.

Site selection and modelling

3.15 To make an assessment of the deliverability of the sites in the SHLAA we have taken the 135 sites that have passed through the first two sifts of the SHLAA process and modelled a set of sites that are representative of them. We have disregarded those sites that are Strategic Sites / Broad Allocations as they have been considered separately. Specifically we looked at their ability to bear the Council's affordable housing requirements and to contribute

towards the costs of infrastructure (although no distinction was made as to whether that was under the CIL or the s106 regime).

3.16 As part of the SHLAA assessment the propensity to flood has been considered. In situations where sites originally included sizable flood zones, the boundary was amended to exclude this constrained area. On any remaining sites with flood potential, the Council has made an estimate of the number of units that can be delivered on the area not subject to flooding. In our analysis we have followed this assumption.

3.17 In the SHLAA modelling the Council assumed a density of 25 units/ha – over the total area not subject to flooding. We have followed this assumption but it is important to note that the actual density will vary from site to site. Typically, the preferred development typology coming forward at present (Summer 2013) will be for family housing and be at a density of 30 to 35 units/net ha (3,000 m^2/ha to 3,500m^2/ha). This will vary through the economic cycle and it may be that this will increase over the plan-period with more smaller units (houses and flats). For schemes to be well designed, a density of 25 units/ha over a whole site would equate to a net density of 30 to 35 units/ha and open space of about 30%.

3.18 Within the SHLAA the average site size is 8.27 ha and the average site capacity is 206 units – the averages are skewed by a few very large sites. The sites can be broken down as shown in the following tables, we have ensured that this broad range is represented in our modelling – although the largest sites are well represented in the Strategic Sites work and will have particular infrastructure requirements, so we have not covered those here.

Table 3.1 SHLAA site sizes

Number of Units	Number of sites in SHLAA	% of SHLAA Sites	Number of units in the SHLAA	% of SHLAA Units
5 to 9	1	0.7%	5	>0.1%
10 to 24	12	8.9%	224	0.8%
25 to 49	24	17.8%	900	3.3%
50 to 74	21	15.6%	1,246	4.5%
75 to 99	12	8.9%	1,000	3.6%
100 to 149	23	17%	2,774	10.1%
150 to 199	8	5.9%	1,392	5.1%
200 to 499	22	16.3%	6,366	23.2%
500 plus	12	8.9%	1,352	49.3%
	135	**100.0%**	**27,441**	**100.0%**

Source: VoWHDC February 2014

3.19 In terms of land use the majority of the units identified through the SHLAA are on greenfield sites. All of the sites that have passed the Phase 1 and the Phase 2 suitability tests (high level policy, suitability, availability etc) are urban fringe / rural sites – rather than sites within the urban areas. This is reflected in our modelling.

3.20 The SHLAA has considered sites across the District. They are distributed as follows:

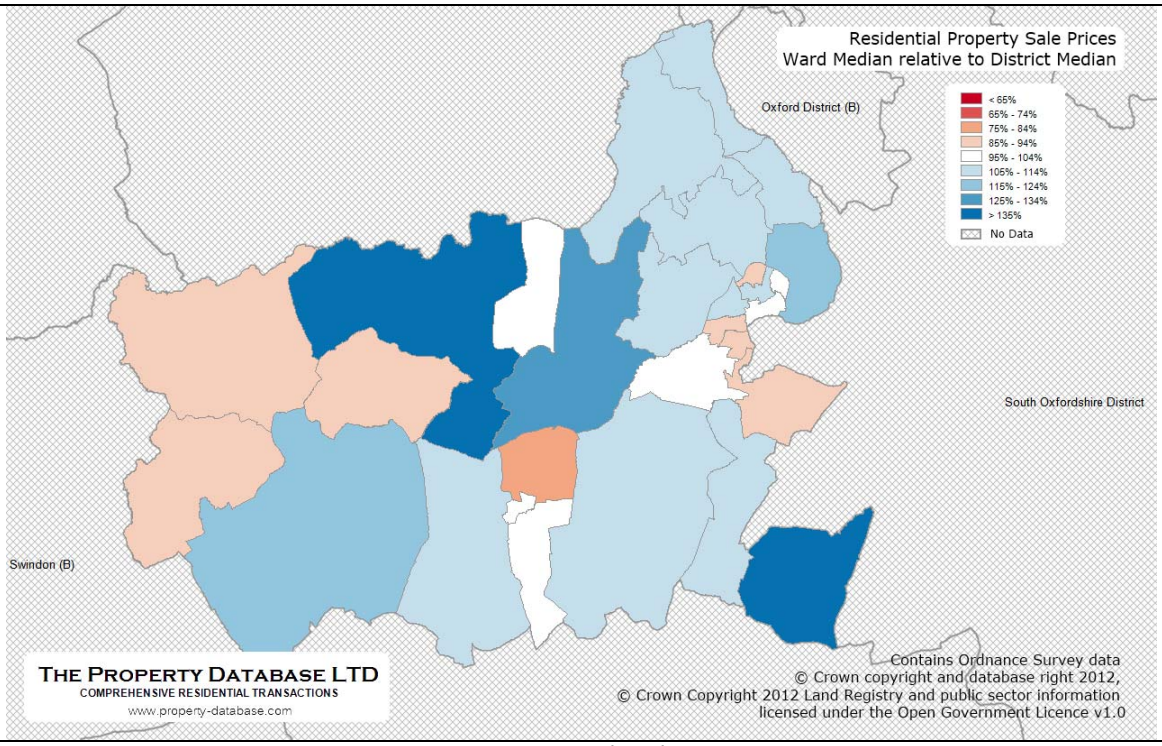
Table 3.2 Distribution of SHLAA Sites - Numbers of Units

SETTLEMENT	0-5 years (available)	6-15 years (suitable)	TOTAL	% of Total
Abingdon	466	2,715	3,181	11.5%
Blewbury	0	191	191	0.7%
Botley	1,366	0	1,366	4.9%
Cumnor	0	195	195	0.7%
Didcot (VOWH district land)	843	4,664	5,507	19.9%
Drayton	786	839	1,625	5.9%
East Challow	0	574	574	2.1%
East Hanney	0	258	258	0.9%
East Hendred	0	222	222	0.8%
Faringdon	698	54	947	3.4%
Grove	0	1,000	1,000	3.6%
Harwell	83	568	752	2.7%
Harwell Oxford Campus	0	2,319	2,319	8.4%
Kennington	0	181	181	0.7%
Kingston Bagpuize with Southmoor	63	626	689	2.5%
Marcham	49	347	396	1.4%
Milton	99	114	213	0.8%
Radley	60	1,643	1,703	6.1%
Shrivenham	1,286	398	1,684	6.1%
Stanford in the Vale	0	590	590	2.1%
Steventon	79	324	403	1.5%
Sutton Courtenay	150	631	781	2.8%
Uffington	61	568	629	2.3%
Wantage	206	591	797	2.9%
Wootton	0	1,534	1,534	5.5%
Total	6,295	21,146	27,737	100.0%

Source: VoWHDC February 2014

3.21 It is important that the modelling in this element of the SHLAA covers the various price areas that exist in the District. In our modelling we have considered the different price areas that exist in the District and associated the different settlements with the different price areas. The survey of house prices is set out in the Local Plan Viability Study. It is important to note that a wide range of data has been drawn on, not all of which is consistent, so in this study we have drawn principally from the prices of new build homes in the District:

Figure 3.1 Average Prices – Semi-detached



Source: Land Registry

3.22 Having considered the general pattern of price differences, we have grouped the SHLAA sites into four price areas as follows:

Table 3.3 VoWHDC Price Areas

	Units	% of SHLAA
Area 1 - Higher Rural	**18,188**	**66%**
East Hanney Marcham Wootton Milton Harwell Drayton	Sutton Courtenay Kingston Bagpuize with Southmoor Stanford in the Vale Steventon Uffington	
Area 2 - Lower Rural	**2,258**	**8%**
Shrivenham	East Challow	
Area 3 - Higher main settlement	**4,547**	**16%**
Botley	Abingdon	
Area 4 - Lower Main Settlement	**2,744**	**10%**
Faringdon Grove	Wantage	

Source: HDH 2013

Modelled Development Sites

3.23 As set out above, the study has two elements. The first to consider the sites in the SHLAA generally and secondly to consider the possible broad locations, of over 400 units, specifically. The general SHLAA sites have been assessed through modelling typologies. This approach is in line with the Guidance.

Identifying a range of site typologies

3.24 In discussion with the Council it was decided that a set of 8 representative sites should be modelled as this would fully cover the range of SHLAA sites – based on the analysis set out above.

3.25 We acknowledge that modelling cannot be totally representative, however the aim of this work is to inform the development of policy rather than assess the effects of viability on specific development sites. This will enable the Council to assess the viability of the SHLAA sites that have passed the Phase 1 and Phase 2 suitability tests, and thus inform the continued plan-making process.

3.26 In arriving at appropriate assumptions for residential development on each site, we have ensured that the built form used in our appraisals is appropriate to current development practices. Most council areas in which we have carried out studies such as this one display a range of development situations and corresponding variety of densities. We have developed a typology which responds to that variety, which is used to inform development assumptions for sites (actual, or potential allocations). That typology enables us to form a view about floorspace density – the amount of development, measured in net floorspace per hectare, to be accommodated upon the site. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).

3.27 The SHLAA is based on the assumption of a dwelling density over the whole site area of 25 units/ha over the total site area. This is approximately equal to 35 units per net developable ha where there is 30% open space. We have assumed a typical development density of about 3,000m^2/ha. This is based on a predominance of family housing as semi-detached and detached as well as a proportion (about 30%) of small units as terraced housing.

3.28 We have assumed a density of 35 units/net developable hectare and 30% open space on all sites. This is in line with the general SHLAA assumption of 25 units/gross ha. It is acknowledged that over the Plan-period a range of sites with site specific and appropriate densities will come forward – particularly on the smaller sites that do not have the characteristics of estate housing.

3.29 We have set out the main characteristics of the modelled sites in the tables below. It is important to note that these are modelled sites and not actual sites. These modelled typologies have been informed by the sites included in the SHLAA.

Table 3.4 Summary of modelled sites			
Site	Details		Notes
1 – Small	Units	42	Paddock on village edge. No open space. Mix of family housing.
	Area (ha)	1.2	
	Density (units/ha)	35	
2 - Medium	Units	78	Land in paddock use. 30% open space. Mix of family housing.
	Area (ha)	3.1	
	Density (units/ha)	25	
3 – Medium, flood	Units	155	Agricultural land. 2.5ha subject to flooding – utilised as open space.
	Area (ha)	7.15	
	Density (units/ha)	22	
4 – Larger	Units	181	Agricultural land. 30% open space. Mix of family housing.
	Area (ha)	7.23	
	Density (units/ha)	25	
5 - Large	Units	308	Agricultural land. 30% open space. Mix of family housing.
	Area (ha)	12.31	
	Density (units/ha)	25	
6 – Medium, density	Units	76	Well contained paddocks on urban edge suited to higher density. Reduced open space.
	Area (ha)	2.1	
	Density (units/ha)	36	
7 - Medium sensitive	Units	71	Agricultural land adjacent to conservation area. Allow 30% open space additional build costs for sensitive design and £50,000 for archaeological investigations
	Area (ha)	2.85	
	Density (units/ha)	25	
8 – Part brownfield	Units	78	Part informal recreation. Allow £150,000 for site preparation. 30% open space.
	Area (ha)	3.12	
	Density (units/ha)	25	

Source: HDH 2013. Note density calculated on gross site area

3.30 The above typologies are representative of the sites that have passed the Phase 1 and Phase 2 suitability sifts. The gross and net areas and the site densities are summarised below.

Table 3.5 Site Modelling Assumptions									
		Alternative Use	Units	Area Ha		Density Units/ha		Average Unit Size	Density
				Gross	Net	Gross	Net	m2	m2/ha
1	Green	Paddock	42	1.20	1.20	35.00	35.00	95.55	3,344
2	Green	Paddock	78	3.10	2.17	25.16	35.94	86.94	3,125
3	Green	Agricultural	155	7.15	4.65	21.68	33.33	96.65	3,222
4	Green	Agricultural	181	7.23	5.06	25.03	35.77	86.91	3,109
5	Green	Agricultural	308	12.31	8.60	25.02	35.81	88.70	3,177
6	Green	Paddock	76	2.10	1.78	36.19	42.70	82.99	3,543
7	Green	Agricultural	71	2.85	1.99	24.91	35.68	90.11	3,215
8	Brown	Part Rec	78	3.12	2.25	25.00	34.67	87.22	3,024

Source: HDH 2013

3.31 Following the inclusion of additional 24 potential broad locations in the February 2014 sites we have reviewed the site modelling and included an extra typology being a 8ha, 200 unit greenfield site. 13 of the 24 sites are such sites. This has been modelled in each area with the potential strategic sites / broad area modelling as set out below.

Potential Strategic Site / Broad Area Modelling

3.32 In the initial work we have modelled the sites as set out in the following table. In this final report we have added to this as shown in the subsequent table.

3.33 This is high level modelling and we have followed the same assumptions as in the modelled sites except with regard to infrastructure. In the base modelling we have drawn on the current known and estimated infrastructure costs. The information available is partial as the infrastructure requirements and package are still being finalised, so in doing this we have drawn on the information gathered as part of the site specific work in the Strategic Sites Interim Paper and the information provided to us by the Council including the most up to date version of the Council's Infrastructure Delivery Plan. This should be treated with some caution and should any of these sites be taken forward into the planning system it will be necessary to carry out further investigations to establish the actual site specific infrastructure requirements. Having said this the above assumptions are believed to err on the side of caution. As the costs of infrastructure are a key factor we have carried out sensitivity testing (i.e. the impact of higher costs) in this regard.

3.34 During the preparation of the Strategic Sites Interim Paper the Council worked with the Oxfordshire County Council to establish the education, health and transport requirements that may arise from each site to inform a more detailed viability assessment. It will be necessary to repeat that process for any of these sites that are taken forward in the submission version of the Local Plan.

Table 3.6 Potential Broad Locations for Development – September 2013 Sites		
Site	Total site area	Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)
5 South West Faringdon	25.5	635
6 South Faringdon	32	800
31 North Shrivenham	31.5	790
32 North Stanford in the Vale	19.9	500
2 South Abingdon	63.8	1,575
10 South Valley Park	22.9	575
11 North West Valley Park	38.6	1,025
13B North Didcot	48.5	1,115
16 North West Grove	40	1,000
20 North West Drayton	28	705
21: South Drayton	20	500
17 East Harwell Oxford Campus	140	3,500
1 North Abingdon	69.4	1,735
3 South West Botley	53.9	1,350
29 North Radley	18.5	465
36 South Wootton	26.3	660

Source: HDH 2013

Table 3.7 Potential Broad Locations for Development – February 2014 Sites		
Site	Site Area	Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)
Site 1: North Abingdon	16.4	410
Site 17: East Harwell Campus	136	3,400
Site 10: South Valley Park	80	2,000
Site 11: North West Valley Park		
Site 12: Increased Density at Valley Park		
Site 40: Milton Heights	66	1,650
Site 31: North Shrivenham	16	400
New Greenfield Typology	8	200

Source: HDH 2014

3.35 We have modelled the sites as follows, drawing on the limited information that is available at this stage of the process:

Table 3.8 Potential Broad Locations Modelling – September 2013 Sites								
		Units	Area Ha		Density Units/ha		Average Unit Size	Density
			Gross	Net	Gross	Net	m2	m2/ha
5	Faringdon	632	25.50	17.85	24.78	35.41	92.94	3,291
6	Faringdon	800	32.00	22.40	25.00	35.71	94.35	3,370
31	Shrivenham	790	31.50	22.05	25.08	35.83	96.06	3,441
32	Stanford	510	19.90	13.93	25.63	36.61	90.51	3,314
2	Abingdon	1,500	63.80	44.10	23.51	34.01	91.90	3,126
10	Didcot	575	22.90	16.03	25.11	35.87	88.95	3,191
11	Didcot	825	38.60	23.60	21.37	34.96	95.02	3,322
13B	Didcot	1,115	48.50	34.00	22.99	32.79	93.46	3,065
16	Grove	1,000	40.00	28.00	25.00	35.71	93.62	3,344
20	Drayton	705	28.00	19.60	25.18	35.97	93.90	3,378
21	Drayton	500	20.00	14.00	25.00	35.71	93.55	3,341
17	Harwell	3,500	140.00	98.00	25.00	35.71	93.85	3,352
1	Abingdon	1,735	69.40	48.60	25.00	35.70	95.16	3,397
3	Botley	1,350	53.90	37.73	25.05	35.78	95.50	3,417
29	Radley	465	18.50	12.95	25.14	35.91	89.13	3,201
36	Wootton	660	26.30	18.40	25.10	35.87	92.14	3,305
		16,662	678.8	471.24	24.55	35.36	93.58	3,309

Source: HDH 2013 (Note: Abbreviated site names used. See Table 1.1 or Appendix 4 for detail)

Table 3.9 Potential Broad Locations Modelling – February 2014 Sites								
		Units	Area Ha		Density Units/ha		Average Unit Size	Density
			Gross	Net	Gross	Net	m2	m2/ha
1	Abingdon	410	16.40	11.50	25.00	35.65	93.59	3,337
17	Harwell	3400	136.00	95.20	25.00	35.71	92.39	3,300
40	Science Vale	1650	66.00	46.00	25.00	35.87	92.96	3,334
31	Shrivenham	400	16.00	11.20	25.00	35.71	93.55	3,341
	New Greenfield	200	8.00	5.60	25.00	35.71	93.55	3,341

Source: HDH 2014 (Note: Abbreviated site names used. See Table 1.2 or Appendix 4 for detail)

3.36 In addition to the above sites we have considered the impact of two further sites. We have not modelled these in the same way as the above due to their specific characteristics.

Table 3.10 Potential Broad Locations for Development – not modelled		
Site 12: Increase density on current Valley Park site.	Approx. 147ha	Site has already been identified as a preferred location for 2,150 homes. We are now seeking to test the impact of 1,000 additional homes on this site (giving a total of 3,150 homes).
Site 13: Didcot A site	46 ha, but 29 ha to be used for employment. 17 ha remaining	425 homes

Source: VOWH 2013

3.37 For the land at the Valley we have simply taken the base appraisal run as part of the site specific work and adjusted the site area and the number of units – all other matters remaining the same, or changing pro-rata as appropriate.

3.38 The Didcot A site is particularly complicated, comprising the coal yard and cooling towers for the Didcot power station. It is beyond the scope of this project to make an assessment or attempt to model this site in the conventional way. In an effort to provide helpful guidance for the plan-making process we have considered the residual value of this site without making allowance for the site preparation works. This will give some indication as to the maximum costs in terms of land acquisition and site preparation a scheme on this site could bear.

Development Assumptions

3.39 In this study we have followed the development assumptions used in the Local Plan Viability Assessment. These are set out in full in that document and are summarised as follows:

Residential Values

3.40 As set out above we have associated each of the settlements (and the SHLAA sites by them) to one of four price areas. Based on the information about prices set out in Chapter 4 of the Local Plan Viability Assessment, we have used the following prices.

Table 3.11 Residential Property, Market Values (£/m2)	
Area 1 - Higher Rural	3,400
Area 2 - Lower Rural	3,000
Area 3 - Higher main settlement	3,200
Area 4 - Lower main settlement	2,800

Source: HDH 2013

3.41 We have assumed that Affordable Rented units have a value of 55% of OMV across all sites. This is a simplification of the reality but appropriate in this high level study. Intermediate products for sale include shared ownership and shared equity products. We have assumed that affordable housing has a value of 70% of open market value for these units.

3.42 It is important to note that these prices are based on the prices in the Local Plan Viability Assessment as collected in January 2013. Prices have increased over the last year so the analysis is based on a cautious starting point.

Construction Costs

3.43 In the initial version of this report we based the cost assumptions on the Building Cost Information Service (BCIS) data. These were increased by 6% to reflect the requirement to build to CfSH Level 4 and by £11.50/m^2 to build to Lifetime Homes standards.

3.44 These assumptions have been adopted so as to be consistent with the Local Plan Viability Study and the Strategic Sites Interim Paper. Since this process of viability testing started the national policies in relation to climate change and overall national minimum building standards have been clarified and not all the requirements of CfSH Level 4 will become mandatory. The costs assumptions set out in the previous paragraph are likely to overstate the expected actual costs.

3.45 The Department for Communities and Local Government (CLG) published a review of the costs of building to the Code for Sustainable Homes (CfSH) in August 2011. This provided useful guidance as to the costs of the implementation of the various environmental standards. This suggested an adjustment should be made to the BCIS build costs, of 6% to cover the costs of anticipated increase in environmental standards – and this is the assumption we followed in the initial work.

3.46 Based on the best currently available information, the costs of building to the now clarified, enhanced building standards is estimated to be between 1% and 2% of the BCIS costs. The BCIS plus 6% assumption therefore overstates the costs in this regard.

3.47 The Local Plan Viability Study contains the BCIS build costs for the District. We have used the median costs for the different development types that occur on the appraisal sites. We acknowledge that this is a relatively simplistic approach however, by making the adjustments set out below, we are comfortable with this approach in this high level and broad brush study which is in line with the methodology set out in the Harman Guidance.

Normal development costs

3.48 In addition to the BCIS £/m^2 build cost figures described above, allowance needs to be made for a range of infrastructure costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs), off-site costs for drainage and other services and so on. Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad brush study.

3.49 In the light of these considerations we have developed a scale of allowances for the residential sites, ranging from 10% of build costs for the smallest sites, to 20% for the larger greenfield schemes. We have assumed 20% on the potential strategic sites / broad locations.

Abnormal development costs

3.50 As part of the Phase 1 and the Phase 2 suitability tests in the SHLAA process, a high level assessment of factors that may lead to abnormal costs has been made. In this high level study we have not modelled these, as on the whole, the sites are greenfield sites. To reflect the reality of development as there are rarely cases where there are not abnormal costs, we have modelled a scenario where an additional allowance of 10% of the BCIS costs is made – thus taking a cautious approach.

Fees

3.51 We have assumed professional fees amount to 10% of total build costs.

Contingencies

3.52 For previously undeveloped and otherwise straightforward sites we would normally allow a contingency of 2.5% with a higher figure of 5% on more risky types of development, previously developed land and on central locations. So the 5% figure was used on the brownfield sites and the 2.5% figure on the remainder.

Costs of infrastructure

3.53 For many years VoWHDC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. The Council has a strategy for collecting payments from developers. Additionally Oxford County Council (OCC) has a series of 'calculators' to work out the amount per development.

3.54 In due course the Council is likely to introduce CIL and it is inevitable that this will alter the current practice – although not necessarily the total quantum of contribution sought by the Council.

3.55 In this study it is important that the costs of mitigation are reflected in the analysis. We have assumed all the modelled SHLAA sites will contribute £5,000 per unit towards infrastructure – either site specific or more general. CIL will result in changes to this area of policy. We have also tested a range of alternative contributions. We have taken a cautious view and assumed that this is paid as a single payment in the first year of the development.

3.56 For the potential new broad areas of development we have worked with the Council (and Oxford County Council) to make the best practical estimate of the infrastructure requirements. In particular we have drawn on the knowledge of officers and the detailed work carried out as part of the Strategic Sites, Interim Paper. It is important to note that this approach is in line with the thrust of the NPPF, CIL Guidance and new NPPF Beta Practice Guidance of using existing available evidence. We have summarised the main assumptions in the following table. Generally we have rounded figures as appropriate in a high level study of this type.

Table 3.12 Potential Broad Locations Modelling – September 2013 Sites				
		Units	Total Cost	
5	Faringdon	632	£6,500,000	Based on £8,650 /unit extrapolated from the strategic sites work for Land South of Park Road, plus £1,000,000 to cover potential extra work to waste water infrastructure.
6	Faringdon	800	£8,000,000	Based on £8,650 /unit extrapolated from the strategic sites work for Land South of Park Road, plus £1,000,000 to cover potential extra work to waste water infrastructure and £150,000 to cover landscape works.
31	Shrivenham	790	£7,500,000	Based on £5,000 /unit plus £3,500,000 to cover additional education requirements due to local lack of capacity.
32	Stanford in the Vale	510	£6,000,000	Based on £5,000 /unit plus £3,500,000 to cover additional education requirements due to local lack of capacity.
2	Abingdon	1,500	£26,000,000	Based on £17,500 /unit informed by larger the strategic sites, interim paper.
10	Didcot	575	£11,500,000	Based on £20,000 /unit informed by the Didcot sites in strategic sites, interim paper.
11	Didcot	825	£16,500,000	Based on £20,000 /unit informed by the Didcot sites in strategic sites, interim paper.
13B	Didcot	1,115	£22,000,000	Based on £20,000 /unit informed by the Didcot sites in strategic sites, interim paper.
16	Grove	1,000	£17,000,000	Based on £17,000 /unit informed by the Grove /Wantage sites in the strategic sites, interim paper.
20	Drayton	705	£14,000,000	Based on £20,000 /unit informed by the Didcot sites in strategic sites, interim paper.
21	Drayton	500	£10,000,000	Based on £20,000 /unit informed by the Didcot sites in strategic sites, interim paper.
17	Harwell	3,500	£50,000,000	Based on £15,000 /unit informed by the Harwell site in strategic sites, interim paper – although moderated due to scale.
1	Abingdon	1,735	£30,000,000	Based on £17,500 /unit informed by the strategic sites, interim paper.
3	Botley	1,350	£20,000,000	Based on £15,000 /unit .
29	Radley	465	£8,000,000	Based on £17,500 /unit.
36	Wootton	660	£5,500,000	Based on £8,000 /unit informed by the strategic sites, interim paper but less education requirements.

Source: HDH 2013

Table 3.13 Potential Broad Locations Modelling – February 2014 Sites				
		Units	Total Cost	
1	North Abingdon	410	£7,175,000	Based on £17,500 /unit informed by the strategic sites, interim paper.
17	East Harwell Campus	3,400	£80,500,000	Based on best available information re Science Vale. This is likely to be an overestimate due external funding that is thought to have been secured.
40	Milton Heights	1,650	£27,100.000	Based on best available information re Science Vale. This is likely to be an overestimate due external funding that is thought to have been secured.
31	North Shrivenham	400	£8,250,000	Based on best available information and using calculators.
A	New Greenfield Typology	200	£4,000,000	A cautious assumption based on £20,000/unit, being the upper end of expectations.

Source: HDH 2014

3.57 We again stress that the above assumptions must be treated with caution due to the limited available information to draw on. We have assumed that the infrastructure payments are paid through the life of the project, pro rata to the completion of the units started. In addition to the infrastructure payment set out in the above tables we have assumed that all the broad locations sites will contribute a further £5,000 per unit towards infrastructure and have assumed that this is paid as a single payment in the first year of the development.

VAT

3.58 For simplicity it has been assumed throughout, that either VAT does not arise, or that it can be recovered in full.

Interest rate

3.59 Our appraisals assume 7% pa for total debit balances, we have made no allowance for any equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers and is a cautious assumption.

Developers' profit

3.60 We have calculated the developers' profit as 20% of GDV across all developments.

Voids

3.61 A three month void period is assumed for all residential developments and non-residential developments.

Acquisition costs

3.62 We have taken a simplistic approach and assumed an allowance of 1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates.

Disposal costs

3.63 For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to some 3.5% of receipts.

Existing Use Value

3.64 In the section headed Viability Testing in Chapter 2 of the Local Plan Viability Assessment we set out the methodology used in this study to assess viability and set out the different approaches put forward in *Viability Testing in Local Plans – Advice for planning practitioners*, (LGA/HBF – Sir John Harman) (June 2012) and *Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012)* (August 2012).

3.65 An important element of the assessment, under both sets of guidance, is the value of the land. Under the method recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted though a planning consent, being the Existing Land Value (ELV) or Alternative Land Value (ALV), is the starting point for the assessment as this is one of the key variables in the financial development appraisals. In the RICS Guidance it forms a central role. In order to assess development viability, it is necessary to analyse current and alternative use values. Current use values refer to the value of the land in its current use before planning consent is granted, for example, as agricultural land. Alternative use values refer to any potential use for the site. For example, a brownfield site may have an alternative use as industrial land.

3.66 To assess viability, the value of the land for the particular scheme needs to be compared with the alternative use value, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the Alternative Use Value, then the development is not viable, if there is a surplus (i.e. profit) over and above the 'normal' developer's profit having paid for the land, then there is scope to pay CIL.

3.67 For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the Alternative Use Value. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.

3.68 Our 'model' approach is outlined below:

i. For sites previously in agricultural use, then agricultural land represents the existing use value. We have assumed that the sites of 5ha or more fall into this category.

ii. For paddock and garden land on the edge of or in a smaller settlement we have adopted a 'paddock' value. We have assumed the sites of less than 5ha fall in this category.

iii. Where the development is on brownfield land we have assumed an industrial value.

3.69 In this study we have assumed alternative land prices of:

i.	Agricultural Land	£25,000/ha
ii.	Paddock Land	£50,000/ha
iii.	Industrial Land	£750,000/ha
iv.	Residential Land	£1,250,000/ha.

3.70 As set out in the Local Plan Viability Assessment, during the consultation process various ways of assessing viability were discussed – particularly in the context of the Harman and the RICS Guidance. It was universally agreed that the Existing Use Value Plus methodology suggested under the Harman Guidance did not reflect to actual working of the market, but it was a sensible and appropriate approach to take. It was largely (not universally) agreed that an appropriate Viability Threshold (the amount which the Residual Value should exceed for a site to viable) would be, across the whole site area, Existing Use Value plus 20% plus a further £350,000/ha on greenfield sites would be correct – so long as a value that was also in excess of £600,000 per net developable ha was achieved.

Planning Policies

3.71 It is important that the appraisals properly reflect the type of development that is likely to come forward in the areas in question and that this is done in the context of the prevailing planning policies.

3.72 We have reviewed, with Council officers, the existing Local Plan and emerging policies and considered the following in our assessments:

Sustainable Development

3.73 We have based our appraisals on Code for Sustainable Homes Level 4 (CfSH 4). The modelling in this study includes the requirement for On-Site Renewable Energy Generation on the basis that it would apply to all developments involving 10 or more dwellings or 1,000m^2 or more gross non-residential floorspace which would be expected to secure at least 10% of their expected energy demand from on-site renewable or low carbon sources. Since the project has started this requirement has been removed from the Plan. This has been included in this report so as to be consistent with the wider work undertaken for VoWHDC. The appraisals include an additional cost of £2,500 per residential unit (£28.75/m^2) to reflect this requirement so the development cost is overstated.

Lifetimes Homes

3.74 We have assumed all new homes are built to Lifetime Homes Standard. We have assumed the cost of implementing this is £1,000 per unit which equates to about £11.50/m^2.

Affordable Housing

3.75 As a general principle the Council will seek to achieve provision for affordable housing in all suitable residential schemes. In this study we have assumed:

a. Target 40%

b. Threshold All sites of 3 or more

c. Mix 75% Affordable/Social Rent, 25% Intermediate for sale.

3.76 The Council is developing a policy in relation to the provision of extra-care housing. Some of this will be within the affordable sector. We understand that this will form part of the affordable housing provision and the Council will seek to achieve this through negotiation with developers. We have not made specific allowance for this.

Housing Mix

3.77 The Council is seeking to balance the housing market and, informed by the housing market assessment, it has identified a shortfall for smaller units. The Council does not plan to introduce a prescriptive policy requiring a specific mix of housing sizes and recognises that developers will determine the mix of housing to meet market demand.

3.78 We have not tested any specific requirements in terms of mix, however if the Council were to require a minimum amount of affordable housing, we would recommend that further viability work is carried out.

4. Appraisal Results

4.1 At the start of this chapter it is important to stress that the results of the appraisals do not, in themselves, determine the Council's policies. They will inform the Council's assessment as to whether the sites identified through the SHLAA process are likely to be deliverable – as required by the NPPF and the SHLAA Guidance. They will also inform the next stage of the any process to identify and include specific broad areas for development in the emerging Local Plan. The outputs of these appraisals are one of a number of factors that the Council will consider.

4.2 The appraisals for the modelled SHLAA sites and the potential strategic sites are set out in the first part of this chapter. We have set out the analysis in relation to increasing the density on the Valley Park site modelled in the Strategic Sites Interim Report and for the Didcot A site in separate sections at the end of this chapter.

4.3 The appraisals use the residual valuation approach – that is, they are designed to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. We have already seen that, for a greenfield site where the only alternative use is likely to be agricultural, this figure may be very modest. However, some of the sites have been previously developed and therefore have a more substantial existing or competing alternative use value.

4.4 To assess viability the Residual Value is compared to the Viability Threshold as set out in latter parts of Chapter 6 of the Local Plan Viability Assessment.

4.5 The initial appraisals are based on the assumptions set out in the previous chapters of this report, including the various affordable housing requirements set out in the Council's policies – with the base being to CfSH Level 4 and making provision for further 'climate change' provisions.

4.6 Development appraisals are also sensitive to changes in price so appraisals have been run with various changes in the cost of construction and an increase and decrease in prices.

4.7 In calculating the Residual Value we have assumed that, on the modelled sites, the developer makes a s106 contribution of contribute £5,000 per unit towards infrastructure – either site specific or more general. For the specific sites, in addition to the £5,000 per unit allowance, we have followed the assumptions based in Table 3.12 and Table 3.13 above.

4.8 In the tables in this chapter we have colour coded the results using a simple traffic light system:

a. **Green** **Viable** – where the Residual Value exceeds the Existing Use Value plus the appropriate uplift to provide a competitive return for the landowner.

b. **Amber** **Marginal** – where the Residual Value exceeds the Existing Use Value, but not the Existing Use Value plus appropriate uplift to provide a competitive return for the landowner. These sites should not be considered as viable as it is unlikely that the land would be made available to a developer at this level.

c. **Red** **Non-viable** – where the Residual Value does not exceed the Existing Use Value.

4.9 On the basis of the assumptions set out in the earlier chapters, we prepared financial appraisals for each of the sites modelled to be representative of those in the SHLAA and the larger potential broad locations for strategic development using a bespoke spreadsheet-based financial analysis package.

4.10 For the modelled sites we have run the appraisals for each of the four distinct price areas as set out in Table 3.11 above.

Appraisal results

4.11 We produced financial appraisals based on the build costs, abnormal costs, and infrastructure and financial assumptions for the different options. The detailed appraisal base results for the modelled SHLAA are set out in **Appendix 2** and for the potential new strategic sites / broad areas for development in **Appendix 3**.

Base Appraisals – full current policy requirements

4.12 These initial appraisals are based on the following base options:

a.	Affordable Housing	30% Affordable Rented and 10% Intermediate.
b.	Environmental Standards	Building Regulations (Part L), CfSH 4, on-site[3] generation and Lifetime Homes standard.
c.	CIL and s106	SHLAA Modelled Sites £5,000 per unit (market and affordable). Potential new broad locations - £5,000/ unit plus estimated infrastructure costs as set out in Tables 3.7 and 3.8.

[3] The modelling in this study includes the requirement for On-Site Renewable Energy Generation. Since the project has started this requirement has been removed from the Plan. This has been included so as to be consistent with the wider work undertaken for VoWHDC. The appraisals include an additional cost of £2,500 per residential unit (£28.75/m^2) to reflect this requirement so the development cost is overstated.

Table 4.1 Summary of Broad Location Infrastructure Costs					
5	Faringdon	£6,500,000	17	Harwell	£50,000,000
6	Faringdon	£8,000,000	1	Abingdon	£30,000,000
31	Shrivenham	£7,500,000	3	Botley	£20,000,000
32	Stanford in the Vale	£6,000,000	29	Radley	£8,000,000
2	Abingdon	£26,000,000	36	Wootton	£5,500,000
10	Didcot	£11,500,000	1	North Abingdon	£7,175,000
11	Didcot	£16,500,000	17	East Harwell Campus	£80,500,000
13B	Didcot	£22,000,000	40	Milton Heights	£27,100.000
16	Grove	£17,000,000	31	North Shrivenham	£8,250,000
20	Drayton	£14,000,000		New Greenfield Typology	£4,000,000
21	Drayton	£10,000,000	17	Harwell	£50,000,000

Source: HDH 2014

d. Abnormals — None.

e. Alternative Land Value — Agricultural at £25,000/ha, paddocks £50,000/ha and the part brownfield site £75,000 – to recognise the mix of uses.

4.13 The following table shows the Residual Values for the modelled sites, by the price areas set out in Table 3.4 above, under the full policy requirements:

Table 4.2 Residual Values – full policy requirements - Typologies								
			Area		Units	Residual Value		
			Gross ha	Net ha	0	Gross ha	Net ha	£ site
Higher Rural								
1 - Small	Green	Paddock	1.2	1.2	42	2,524,142	2,524,142	3,028,970
2 - Medium	Green	Paddock	3.1	2.17	78	1,558,995	2,227,136	4,832,886
3 - Medium Flood	Green	Agricultural	7.15	4.65	155	1,428,037	2,195,799	10,210,466
4 - Larger	Green	Agricultural	7.23	5.06	181	1,428,240	2,040,747	10,326,179
5 - Large	Green	Agricultural	12.31	8.6	308	1,487,970	2,129,873	18,316,905
6 - Medium Density	Green	Paddock	2.1	1.78	76	2,069,909	2,442,028	4,346,810
7 - Medium Sensitive	Green	Agricultural	2.85	1.99	71	1,552,868	2,223,956	4,425,673
8 - Part Brownfield	Brown	Part Rec	3.12	2.25	78	1,236,878	1,715,137	3,859,059
Lower Rural								
1 - Small	Green	Paddock	1.2	1.2	42	1,850,833	1,850,833	2,221,000
2 - Medium	Green	Paddock	3.1	2.17	78	1,140,572	1,629,389	3,535,775
3 - Medium Flood	Green	Agricultural	7.15	4.65	155	1,026,899	1,578,996	7,342,331
4 - Larger	Green	Agricultural	7.23	5.06	181	1,017,046	1,453,210	7,353,243
5 - Large	Green	Agricultural	12.31	8.6	308	1,062,640	1,521,058	13,081,102
6 - Medium Density	Green	Paddock	2.1	1.78	76	1,484,968	1,751,929	3,118,433
7 - Medium Sensitive	Green	Agricultural	2.85	1.99	71	1,115,549	1,597,646	3,179,315
8 - Part Brownfield	Brown	Part Rec	3.12	2.25	78	816,077	1,131,627	2,546,160
Higher Main Settlement								
1 - Small	Green	Paddock	1.2	1.2	42	2,187,488	2,187,488	2,624,985
2 - Medium	Green	Paddock	3.1	2.17	78	1,349,784	1,928,263	4,184,330
3 - Medium Flood	Green	Agricultural	7.15	4.65	155	1,227,468	1,887,397	8,776,398
4 - Larger	Green	Agricultural	7.23	5.06	181	1,222,643	1,746,978	8,839,711
5 - Large	Green	Agricultural	12.31	8.6	308	1,275,305	1,825,466	15,699,004
6 - Medium Density	Green	Paddock	2.1	1.78	76	1,777,439	2,096,978	3,732,622
7 - Medium Sensitive	Green	Agricultural	2.85	1.99	71	1,334,208	1,910,801	3,802,494
8 - Part Brownfield	Brown	Part Rec	3.12	2.25	78	1,026,477	1,423,382	3,202,609
Lower Main Settlement								
1 - Small	Green	Paddock	1.2	1.2	42	1,514,179	1,514,179	1,817,015
2 - Medium	Green	Paddock	3.1	2.17	78	931,361	1,330,516	2,887,219
3 - Medium Flood	Green	Agricultural	7.15	4.65	155	826,330	1,270,594	5,908,263
4 - Larger	Green	Agricultural	7.23	5.06	181	811,449	1,159,442	5,866,776
5 - Large	Green	Agricultural	12.31	8.6	308	849,976	1,216,651	10,463,200
6 - Medium Density	Green	Paddock	2.1	1.78	76	1,192,498	1,406,879	2,504,245
7 - Medium Sensitive	Green	Agricultural	2.85	1.99	71	896,890	1,284,490	2,556,136
8 - Part Brownfield	Brown	Part Rec	3.12	2.25	78	605,631	839,809	1,889,570

Source: HDH 2013

4.14 The results, also under the full policy requirements and the estimated infrastructure costs, as set out in Table 4.1, plus £5,000 per unit.

Table 4.3 Residual Values – full policy requirements										
					Area (ha)		Units	Residual Value		
					Gross	Ne		Gross ha	Net ha	£ site
September 2013 Sites										
5	South West Faringdon	Faringdon	Green	Agricultural	25.5	17.85	635	639,554	913,648	16,308,624
6	South Faringdon	Fargindon	Green	Agricultural	32	22.4	800	593,400	847,714	18,988,800
31	North Shrivenham	Shrivenham	Green	Agricultural	31.5	22.05	790	811,858	1,159,797	25,573,519
32	North Stanford	Stanford	Green	Agricultural	19.9	13.93	500	1,195,288	1,707,555	23,786,235
2	South Abingdon	Abingdon	Green	Agricultural	63.8	44.1	1500	667,323	965,424	42,575,193
10	South Valley Park	Didcot	Green	Agricultural	22.9	16.03	575	824,969	1,178,527	18,891,785
11	North West Valley Park	Didcot	Green	Agricultural	38.6	23.6	825	710,374	1,161,882	27,420,417
13B	North Didcot	Didcot	Green	Agricultural	48.5	34	1,115	766,004	1,092,683	37,151,209
16	North West Grove	Grove	Green	Agricultural	40	28	1000	405,394	579,134	16,215,741
20	North West Drayton	Drayton	Green	Agricultural	28	19.6	705	1,018,152	1,454,502	28,508,244
21	South Drayton	Drayton	Green	Agricultural	20	14	500	1,111,290	1,587,557	22,225,794
17	East Harwell Campus	Harwell	Green	Agricultural	140	98	3500	562,790	803,985	78,790,548
1	North Abingdon	Abingdon	Green	Agricultural	9.4	48.6	1,735	782,159	1,116,910	54,281,822
3	South West Botley	Botley	Green	Agricultural	53.9	37.73	1,350	810,936	1,158,480	43,709,433
29	North Radley	Radley	Green	Agricultural	18.5	12.95	465	1,127,930	1,611,329	20,866,709
36	South Wootton	Wootton	Green	Agricultural	26.3	18.4	660	1,188,162	1,698,296	31,248,652
February 2014 Sites										
1	North Abingdon	Abingdon	Green	Agricultural	16.4	11.5	410	941,083	1,342,067	15,433,769
17	East Harwell Campus	Harwell	Green	Agricultural	136	95.2	3,400	594,521	849,315	80,854,821
40	Milton Heights	Milton	Green	Agricultural	66	46	1,650	665,032	954,177	43,892,142
31	North Shrivenham	Shrivenham	Green	Agricultural	16	11.2	400	695,485	993,550	11,127,756
A1	New Greenfield	Area 1	Green	Agricultural	8	5.6	200	1,177,385	1,681,979	9,419,082
A2	New Greenfield	Area 2	Green	Agricultural	8	5.6	200	740,095	1,057,278	5,920,756
A3	New Greenfield	Area 3	Green	Agricultural	8	5.6	200	958,740	1,369,628	7,669,919
A4	New Greenfield	Area 4	Green	Agricultural	8	5.6	200	521,449	744,927	4,171,593

Source: HDH 2014

4.15 The Residual Value on all modelled sites representative of those in the SHLAA and the potential new strategic sites / broad areas for development is positive indicating a very positive position in the current market – but not unexpected considering the nature (greenfield in a high price area). All the sites generate a Residual Value in excess of £400,000 /ha (gross) and most show a Residual Value in excess of £750,000 /ha (gross).

4.16 The Residual Value is an important figure but on its own does not indicate whether or not a site is viable. As set out in the Local Plan Viability Assessment, during the consultation process various ways of assessing viability were discussed – particularly in the context of the Harman and the RICS Guidance. It was universally agreed that the 'Existing Use Value plus' methodology suggested under the Harman Guidance did not reflect the actual working of the market, but it was a sensible and appropriate approach to take. It was largely (not universally) agreed that an appropriate Viability Threshold (the amount which the Residual Value should exceed for a site to viable) would be, across the whole site area, Existing Use Value plus 20% plus a further £350,000/ha on greenfield sites would be correct – so long as a value that was also in excess of £600,000 per net developable ha was achieved.

4.17 The following table shows the Residual Values, based on the full policy requirements, compared with the viability thresholds.

Table 4.4 Residual Values compared to Viability Thresholds – full policy requirements £/ha			
	Alternative Use Value	Viability Threshold	Residual Value
	£/ha	£/ha	£/ha
Higher Rural			
1 - Small	50,000	410,000	2,524,142
2 - Medium	50,000	410,000	1,558,995
3 - Medium Flood	25,000	380,000	1,428,037
4 - Larger	25,000	380,000	1,428,240
5 - Large	25,000	380,000	1,487,970
6 - Medium Density	50,000	410,000	2,069,909
7 - Medium Sensitive	25,000	380,000	1,552,868
8 - Part Brownfield	75,000	440,000	1,236,878
Lower Rural			
1 - Small	50,000	410,000	1,850,833
2 - Medium	50,000	410,000	1,140,572
3 - Medium Flood	25,000	380,000	1,026,899
4 - Larger	25,000	380,000	1,017,046
5 - Large	25,000	380,000	1,062,640
6 - Medium Density	50,000	410,000	1,484,968
7 - Medium Sensitive	25,000	380,000	1,115,549
8 - Part Brownfield	75,000	440,000	816,077
Higher Main Settlement			
1 - Small	50,000	410,000	2,187,488
2 - Medium	50,000	410,000	1,349,784
3 - Medium Flood	25,000	380,000	1,227,468
4 - Larger	25,000	380,000	1,222,643
5 - Large	25,000	380,000	1,275,305
6 - Medium Density	50,000	410,000	1,777,439
7 - Medium Sensitive	25,000	380,000	1,334,208
8 - Part Brownfield	75,000	440,000	1,026,477
Lower Main Settlement			
1 - Small	50,000	410,000	1,514,179
2 - Medium	50,000	410,000	931,361
3 - Medium Flood	25,000	380,000	826,330
4 - Larger	25,000	380,000	811,449
5 - Large	25,000	380,000	849,976
6 - Medium Density	50,000	410,000	1,192,498
7 - Medium Sensitive	25,000	380,000	896,890
8 - Part Brownfield	75,000	440,000	605,631

Source: HDH 2013

Table 4.5 Residual Values compared to Viability Thresholds – full policy requirements £/ha					
			Alternative Use Value	Viability Threshold	Residual Value
			£/ha	£/ha	£/ha
September 2013 Sites					
5	South West Faringdon	Faringdon	25,000	380,000	639,554
6	South Faringdon	Farringdon	25,000	380,000	593,400
31	North Shrivenham	Shrivenham	25,000	380,000	811,858
32	North Stanford	Stanford	25,000	380,000	1,195,288
2	South Abingdon	Abingdon	25,000	380,000	667,323
10	South Valley Park	Didcot	25,000	380,000	824,969
11	North West Valley Park	Didcot	25,000	380,000	710,374
13B	North Didcot	Didcot	25,000	380,000	766,004
16	North West Grove	Grove	25,000	380,000	405,394
20	North West Drayton	Drayton	25,000	380,000	1,018,152
21	South Drayton	Drayton	25,000	380,000	1,111,290
17	East Harwell Campus	Harwell	25,000	380,000	562,790
1	North Abingdon	Abingdon	25,000	380,000	782,159
3	South West Botley	Botley	25,000	380,000	810,936
29	North Radley	Radley	25,000	380,000	1,127,930
36	South Wootton	Wootton	25,000	380,000	1,188,162
February 2014 Sites					
1	North Abingdon	Abingdon	25,000	380,000	941,083
17	East Harwell Campus	Harwell	25,000	380,000	594,521
40	Milton Heights	Science Vale	25,000	380,000	665,032
31	North Shrivenham	Shrivenham	25,000	380,000	695,485
A1	New Greenfield	Area 1	25,000	380,000	1,177,385
A2	New Greenfield	Area 2	25,000	380,000	740,095
A3	New Greenfield	Area 3	25,000	380,000	958,740
A4	New Greenfield	Area 4	25,000	380,000	521,449

Source: HDH 2014

4.18 Based on the above it is likely that the sites selected, that have passed through the Phase 1 and Phase 2 of the SHLAA tests of suitability will be viable, so that viability will not be a reason for the sites not coming forward. It is notable that even if a substantially higher viability threshold was required by some landowners to release their land for development, the Residual Value is substantially greater than the Viability Threshold indicating a certain amount of lee-way in this regard.

4.19 The same applies to the potential strategic sites / broad areas for development although the site at North West Grove does give us some concern. Whilst the site is viable under this viability test set out above, which looks at the site on a gross basis, the Residual Value per net hectare is only £579,000/net ha (Table 4.3) which is less than the £600,000/ net ha that was identified as a minimum requirement through the consultation process.

4.20 The Council is in the process of considering CIL. The setting of CIL rates is still someway off however to ensure that the SHLAA process can continue a further set of appraisals has been run to assess the impact of higher levels of developer contributions. In the above appraisals it has been assumed that the developer contributions on the SHLAA sites will be £5,000 per unit and for the potential strategic sites as set out in Table 4.1, although it is important to note that for the new 200 unit, broad location typologies, a cautious assumption of £20,000/unit was used.

4.21 In this high level study, and informed by the information in the SHLAA, we have not made an allowance for abnormal costs. Abnormal costs may be the requirement to connect to services, relate to highways or similar. We have run a further set of appraisals with an allowance for abnormal costs.

4.22 As set out in the Local Plan Viability Assessment, the Housing Market remains uncertain, although it is showing some signs of recovery. We have run a further set of appraisals subject to a number of price changes.

Appraisals – Higher developer contributions

4.23 We have run further appraisals with higher levels of developer contributions as shown in the following tables. All other matters remain unchanged and are as in the base appraisals shown above.

4.24 The following tables show the Residual Values compared to the Viability Threshold:

Table 4.6 Residual Values compared to Viability Thresholds – Higher developer contributions £/ha

	Alternative Use Value	Viability Threshold	Residual Value with per unit contributions of				
DEVELOPER CONTRIBUTION			**£5,000**	£10,000	£15,000	£20,000	£25,000
Higher Rural							
1 - Small	50,000	410,000	**2,524,142**	2,349,275	2,174,407	1,999,540	1,824,673
2 - Medium	50,000	410,000	**1,558,995**	1,433,284	1,307,573	1,181,862	1,056,151
3 - Medium Flood	25,000	380,000	**1,428,037**	1,319,728	1,211,418	1,103,109	994,799
4 - Larger	25,000	380,000	**1,428,240**	1,303,162	1,178,084	1,053,006	927,928
5 - Large	25,000	380,000	**1,487,970**	1,362,963	1,237,956	1,112,949	987,943
6 - Medium Density	50,000	410,000	**2,069,909**	1,889,094	1,708,279	1,527,464	1,346,649
7 - Medium Sensitive	25,000	380,000	**1,552,868**	1,428,401	1,303,934	1,179,467	1,055,000
8 - Part Brownfield	75,000	440,000	**1,236,878**	1,111,973	987,067	862,162	737,257
Lower Rural							
1 - Small	50,000	410,000	**1,850,833**	1,675,966	1,501,099	1,326,231	1,151,364
2 - Medium	50,000	410,000	**1,140,572**	1,014,861	889,150	763,439	637,728
3 - Medium Flood	25,000	380,000	**1,026,899**	918,590	810,281	701,971	593,662
4 - Larger	25,000	380,000	**1,017,046**	891,968	766,890	641,812	516,734
5 - Large	25,000	380,000	**1,062,640**	937,634	812,627	687,620	562,613
6 - Medium Density	50,000	410,000	**1,484,968**	1,304,153	1,123,338	942,523	761,707
7 - Medium Sensitive	25,000	380,000	**1,115,549**	991,082	866,615	742,148	617,681
8 - Part Brownfield	75,000	440,000	**816,077**	691,172	566,267	441,361	319,456
Higher Main Settlement							
1 - Small	50,000	410,000	**2,187,488**	2,012,620	1,837,753	1,662,886	1,488,018
2 - Medium	50,000	410,000	**1,349,784**	1,224,073	1,098,362	972,651	846,940
3 - Medium Flood	25,000	380,000	**1,227,468**	1,119,159	1,010,849	902,540	794,231
4 - Larger	25,000	380,000	**1,222,643**	1,097,565	972,487	847,409	722,331
5 - Large	25,000	380,000	**1,275,305**	1,150,298	1,025,291	900,285	775,278
6 - Medium Density	50,000	410,000	**1,777,439**	1,596,624	1,415,808	1,234,993	1,054,178
7 - Medium Sensitive	25,000	380,000	**1,334,208**	1,209,741	1,085,274	960,807	836,340
8 - Part Brownfield	75,000	440,000	**1,026,477**	901,572	776,667	651,762	526,856
Lower Main Settlement							
1 - Small	50,000	410,000	**1,514,179**	1,339,312	1,164,445	989,577	822,432
2 - Medium	50,000	410,000	**931,361**	805,650	679,939	554,228	428,517
3 - Medium Flood	25,000	380,000	**826,330**	718,021	609,712	501,402	393,093
4 - Larger	25,000	380,000	**811,449**	686,371	561,293	436,215	311,137
5 - Large	25,000	380,000	**849,976**	724,969	599,962	474,955	349,949
6 - Medium Density	50,000	410,000	**1,192,498**	1,011,682	830,867	650,052	473,685
7 - Medium Sensitive	25,000	380,000	**896,890**	772,423	647,956	523,489	399,022
8 - Part Brownfield	75,000	440,000	**605,631**	480,726	355,821	233,104	108,039

Source: HDH 2013

Table 4.7 Residual Values compared to Viability Thresholds – Higher developer contributions £/ha

			Alternative Use Value	Viability Threshold	Residual Value						
					£10,000	£15,000	£20,000	£25,000	£30,000	£35,000	£40,000
September 2013 Sites											
5	South West Faringdon	Faringdon	25,000	380,000	643,816	553,598	463,379	373,029	280,485	187,941	93,714
6	South Faringdon	Fargindon	25,000	380,000	593,400	509,329	425,258	339,571	253,543	166,064	77,661
31	North Shrivenham	Shrivenham	25,000	380,000	803,459	719,582	635,083	550,584	465,513	379,079	292,644
32	North Stanford in the Vale	Stanford in the Vale	25,000	380,000	1,233,515	1,137,948	1,042,380	946,813	851,246	755,679	659,250
2	South Abingdon	Abingdon	25,000	380,000	768,877	699,635	630,339	559,899	489,459	418,622	346,740
10	South Valley Park	Didcot	25,000	380,000	1,009,114	917,041	824,969	732,896	639,829	545,669	451,508
11	North West Valley Park	Didcot	25,000	380,000	850,634	780,504	710,374	640,243	569,723	498,177	426,631
13B	North Didcot	Didcot	25,000	380,000	912,714	837,331	761,948	685,248	608,449	531,649	454,521
16	North West Grove	Grove	25,000	380,000	514,077	436,496	358,740	279,752	200,264	118,817	36,065
20	North West Drayton	Drayton	25,000	380,000	1,188,482	1,102,092	1,015,701	929,310	841,370	753,309	665,247
21	South Drayton	Drayton	25,000	380,000	1,301,469	1,206,379	1,111,290	1,016,200	921,111	826,021	730,932
17	East Harwell Campus	Harwell	25,000	380,000	621,521	552,884	483,543	414,202	344,492	273,718	202,943
1	North Abingdon	Abingdon	25,000	380,000	892,431	816,809	741,080	664,113	587,146	510,179	431,978
3	South West Botley	Botley	25,000	380,000	884,747	808,097	730,422	652,444	574,466	495,691	416,088
29	North Radley	Radley	25,000	380,000	1,266,800	1,170,420	1,074,040	977,660	880,497	782,015	683,533
36	South Wootton	Wootton	25,000	380,000	1,158,635	1,070,054	981,473	892,892	804,311	715,339	624,821
February 2014 Sites											
1	North Abingdon	Abingdon	25,000	380,000	1,079,929	987,673	894,023	799,901	705,779	611,658	517,536
17	East Harwell Campus	Harwell	25,000	380,000	793,607	721,307	648,552	575,069	501,587	426,843	351,954
40	Milton Heights	Science Vale	25,000	380,000	756,154	685,234	614,314	542,527	470,389	397,841	324,254
31	North Shrivenham	Shrivenham	25,000	380,000	897,550	802,460	707,371	612,239	514,848	417,456	320,064
A1	New Greenfield Typology	Area 1	25,000	380,000	1,380,575	1,278,980	1,177,385	1,075,790	974,195	872,600	771,005
A2	New Greenfield Typology	Area 2	25,000	380,000	943,285	841,690	740,095	638,500	536,904	435,309	330,975
A3	New Greenfield Typology	Area 3	25,000	380,000	1,161,930	1,060,335	958,740	857,145	755,550	653,955	552,360
A4	New Greenfield Typology	Area 4	25,000	380,000	724,639	623,044	521,449	419,854	316,207	211,683	108,175

Source: HDH 2013

4.25 The base appraisals assume a developer contribution of £5,000 /unit. The above analysis shows that even if this was increased to £25,000 /unit (both market and affordable) the majority of sites will remain viable.

4.26 If the Council proceeds with a move towards CIL, then depending on the Council's priorities, it may be necessary to consider the main settlements and the areas immediately around them as a separate charging zone.

4.27 The results in relation to the North West Grove site highlight a sensitivity to the costs of infrastructure. The base appraisals are based on the assumption of infrastructure costs of about £17,000/unit which has been derived largely from the work undertaken in relation the already identified strategic sites at Grove and Wantage. Before deciding to take this site forward we would recommend that further work is undertaken to clarify the site specific infrastructure costs associated with this site. It will be necessary to do this in the context of the other anticipated development in and around these towns as some of the infrastructure would be shared.

Appraisals – Higher Abnormal Costs

4.28 To assess whether the viability of the SHLAA sites are unduly sensitive to abnormal costs we have run a further set of appraisals based the same assumptions and modelling as in the base appraisals but with an additional 10% 'abnormal cost' applied to all sites.

4.29 The following tables shows the Residual Values compared to the Viability Thresholds:

Table 4.8 Residual Values compared to Viability Thresholds – With 10% Abnormal Costs £/ha

	Alternative Use Value	Viability Threshold	Residual Value	
			Base	10% Abnormals
Higher Rural				
1 - Small	50,000	410,000	**2,524,142**	2,232,046
2 - Medium	50,000	410,000	**1,558,995**	1,377,446
3 - Medium Flood	25,000	380,000	**1,428,037**	1,246,233
4 - Larger	25,000	380,000	**1,428,240**	1,239,906
5 - Large	25,000	380,000	**1,487,970**	1,293,747
6 - Medium Density	50,000	410,000	**2,069,909**	1,805,960
7 - Medium Sensitive	25,000	380,000	**1,552,868**	1,356,410
8 - Part Brownfield	75,000	440,000	**1,236,878**	1,048,842
Lower Rural				
1 - Small	50,000	410,000	**1,850,833**	1,558,737
2 - Medium	50,000	410,000	**1,140,572**	959,023
3 - Medium Flood	25,000	380,000	**1,026,899**	845,095
4 - Larger	25,000	380,000	**1,017,046**	828,712
5 - Large	25,000	380,000	**1,062,640**	868,418
6 - Medium Density	50,000	410,000	**1,484,968**	1,221,019
7 - Medium Sensitive	25,000	380,000	**1,115,549**	919,092
8 - Part Brownfield	75,000	440,000	**816,077**	627,973
Higher Main Settlement				
1 - Small	50,000	410,000	**2,187,488**	1,895,391
2 - Medium	50,000	410,000	**1,349,784**	1,168,234
3 - Medium Flood	25,000	380,000	**1,227,468**	1,045,664
4 - Larger	25,000	380,000	**1,222,643**	1,034,309
5 - Large	25,000	380,000	**1,275,305**	1,081,082
6 - Medium Density	50,000	410,000	**1,777,439**	1,513,490
7 - Medium Sensitive	25,000	380,000	**1,334,208**	1,137,751
8 - Part Brownfield	75,000	440,000	**1,026,477**	838,442
Lower Main Settlement				
1 - Small	50,000	410,000	**1,514,179**	1,222,083
2 - Medium	50,000	410,000	**931,361**	749,811
3 - Medium Flood	25,000	380,000	**826,330**	644,526
4 - Larger	25,000	380,000	**811,449**	623,115
5 - Large	25,000	380,000	**849,976**	655,753
6 - Medium Density	50,000	410,000	**1,192,498**	928,548
7 - Medium Sensitive	25,000	380,000	**896,890**	700,432
8 - Part Brownfield	75,000	440,000	**605,631**	417,475

Source: HDH 2013

Table 4.9 Residual Values compared to Viability Thresholds – With abnormals £/ha						
			Alternative Use Value	Viability Threshold	Residual Value	
					Base	+10% Abnormals
September 2013 Sites						
5	South West Faringdon	Faringdon	25,000	380,000	639,554	470,563
6	South Faringdon	Faringdon	25,000	380,000	593,400	432,847
31	North Shrivenham	Shrivenham	25,000	380,000	811,858	648,559
32	North Stanford	Stanford	25,000	380,000	1,195,288	1,016,262
2	South Abingdon	Abingdon	25,000	380,000	667,323	535,690
10	South Valley Park	Didcot	25,000	380,000	824,969	654,933
11	North West Valley Park	Didcot	25,000	380,000	710,374	575,105
13B	North Didcot	Didcot	25,000	380,000	766,004	622,545
16	North West Grove	Grove	25,000	380,000	405,394	255,524
20	North West Drayton	Drayton	25,000	380,000	1,018,152	852,211
21	South Drayton	Drayton	25,000	380,000	1,111,290	930,247
17	East Harwell Campus	Harwell	25,000	380,000	562,790	430,547
1	North Abingdon	Abingdon	25,000	380,000	782,159	634,432
3	South West Botley	Botley	25,000	380,000	810,936	660,856
29	North Radley	Radley	25,000	380,000	1,127,930	954,544
36	South Wootton	Wootton	25,000	380,000	1,188,162	1,020,024
February 2014 Sites						
1	North Abingdon	Abingdon	25,000	380,000	941,083	763,143
17	East Harwell Campus	Harwell	25,000	380,000	594,521	456,448
40	Milton Heights	Science Vale	25,000	380,000	665,032	529,982
31	North Shrivenham	Shrivenham	25,000	380,000	695,485	512,974
A1	New Greenfield	Area 1	25,000	380,000	1,177,385	984,940
A2	New Greenfield	Area 2	25,000	380,000	740,095	547,649
A3	New Greenfield	Area 3	25,000	380,000	958,740	766,295
A4	New Greenfield	Area 4	25,000	380,000	521,449	327,262

Source: HDH 2014

4.30 Of the modelled sites only one cannot fully bear an additional 10% construction costs to reflect abnormal costs. This is a brownfield site that represents a very small proportion of the sites that have been through the Phase 1 and Phase 2 suitability tests.

4.31 Of the potential strategic sites, the site at Grove (16) becomes unviable as do the 200 unit site modelled in the Lower Main Settlement price area. The Lower Main Settlement price area includes Faringdon, Grove and Wantage. A number of sites within this typology do fall

within this area so it will be important to ensure that a careful assessment of their ability to bear costs should be made before their inclusion in the Plan.

Appraisals – Price and cost change

4.32 It is important that whatever policies are adopted are not unduly subject to changes in prices and costs. We have therefore tested several variables in this regard.

4.33 In this report we have used the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecast a 15% increase in prices over the next 5 years[4]. We have tested a scenario with this increase in build costs.

4.34 It is not the purpose of this report to predict the future of the market. We have therefore tested two price change scenarios, minus 10% and 5%. In this analysis we have assumed all other matters in the base appraisals remain unchanged.

4.35 The following tables show the Residual Values with the Viability Thresholds:

[4] See Table 1.1 (Page 6) of in *Quarterly Review of Building Prices* (Issue No 127 – November 2012). 15% calculated on BCIS All-in TPI change from 220 to 254.

Table 4.10 A Residual Values compared to Viability Thresholds – Price Change £/ha								
	Alternative Use Value	Viability Threshold	Residual Value					
	£/ha	£/ha	BCIS +15%	Less 10%	Less 5%	**Base**	Plus 5%	Plus 10%
Higher Rural								
1 - Small	50,000	410,000	2,093,823	1,951,830	2,237,986	**2,524,142**	2,810,298	3,096,454
2 - Medium	50,000	410,000	1,291,506	1,203,336	1,381,166	**1,558,995**	1,736,825	1,914,655
3 - Medium Flood	25,000	380,000	1,159,678	1,087,070	1,257,554	**1,428,037**	1,598,521	1,769,004
4 - Larger	25,000	380,000	1,150,139	1,078,725	1,253,483	**1,428,240**	1,602,998	1,777,756
5 - Large	25,000	380,000	1,201,190	1,126,440	1,307,205	**1,487,970**	1,668,735	1,849,499
6 - Medium Density	50,000	410,000	1,680,346	1,572,709	1,821,309	**2,069,909**	2,318,509	2,567,109
7 - Medium Sensitive	25,000	380,000	1,262,984	1,181,147	1,367,007	**1,552,868**	1,738,728	1,924,588
8 - Part Brownfield	75,000	440,000	925,642	879,197	1,058,037	**1,236,878**	1,415,718	1,594,558
Lower Rural								
1 - Small	50,000	410,000	1,420,515	1,345,852	1,598,343	**1,850,833**	2,103,324	2,355,815
2 - Medium	50,000	410,000	873,083	826,755	983,664	**1,140,572**	1,297,481	1,454,390
3 - Medium Flood	25,000	380,000	758,540	726,046	876,473	**1,026,899**	1,177,326	1,327,753
4 - Larger	25,000	380,000	738,945	708,650	862,848	**1,017,046**	1,171,244	1,325,442
5 - Large	25,000	380,000	775,861	743,643	903,142	**1,062,640**	1,222,139	1,381,637
6 - Medium Density	50,000	410,000	1,095,405	1,046,262	1,265,615	**1,484,968**	1,704,321	1,923,674
7 - Medium Sensitive	25,000	380,000	825,666	787,560	951,555	**1,115,549**	1,279,543	1,443,538
8 - Part Brownfield	75,000	440,000	504,694	500,382	658,256	**816,077**	973,877	1,131,678

Source: HDH 2013

Table 4.10 B Residual Values compared to Viability Thresholds – Price Change £/ha								
	Alternative Use Value	Viability Threshold	Residual Value					
	£/ha	£/ha	BCIS +15%	Less 10%	Less 5%	**Base**	Plus 5%	Plus 10%
Higher Main Settlement								
1 - Small	50,000	410,000	1,757,169	1,648,841	1,918,164	**2,187,488**	2,456,811	2,726,135
2 - Medium	50,000	410,000	1,082,295	1,015,046	1,182,415	**1,349,784**	1,517,153	1,684,522
3 - Medium Flood	25,000	380,000	959,109	906,558	1,067,013	**1,227,468**	1,387,923	1,548,379
4 - Larger	25,000	380,000	944,542	893,688	1,058,166	**1,222,643**	1,387,121	1,551,599
5 - Large	25,000	380,000	988,526	935,041	1,105,173	**1,275,305**	1,445,437	1,615,568
6 - Medium Density	50,000	410,000	1,387,876	1,309,486	1,543,462	**1,777,439**	2,011,415	2,245,392
7 - Medium Sensitive	25,000	380,000	1,044,325	984,353	1,159,281	**1,334,208**	1,509,136	1,684,063
8 - Part Brownfield	75,000	440,000	715,192	689,831	858,157	**1,026,477**	1,194,798	1,363,118
Lower Main Settlement								
1 - Small	50,000	410,000	1,083,860	1,042,863	1,278,521	**1,514,179**	1,749,837	1,985,495
2 - Medium	50,000	410,000	663,872	638,465	784,913	**931,361**	1,077,809	1,224,257
3 - Medium Flood	25,000	380,000	557,971	545,534	685,932	**826,330**	966,729	1,107,127
4 - Larger	25,000	380,000	533,348	523,613	667,531	**811,449**	955,367	1,099,285
5 - Large	25,000	380,000	563,197	552,245	701,110	**849,976**	998,841	1,147,706
6 - Medium Density	50,000	410,000	802,934	783,039	987,768	**1,192,498**	1,397,227	1,601,956
7 - Medium Sensitive	25,000	380,000	607,006	590,767	743,828	**896,890**	1,049,951	1,203,013
8 - Part Brownfield	75,000	440,000	296,985	313,881	458,283	**605,631**	752,957	900,237

Source: HDH 2013

Table 4.11 Residual Values compared to Viability Thresholds – Price Change £/ha

			Alternative Use Value	Viability Threshold	Residual Value					
					BCIS + 15%	Value -10%	Value -5%	Base	Value +5%	Value +10%
September 2013 Sites										
5	South West Faringdon	Faringdon	25,000	380,000	390,113	369,263	504,408	639,554	773,775	907,033
6	South Faringdon	Fargindon	25,000	380,000	355,104	337,707	465,750	593,400	720,540	846,537
31	North Shrivenham	Shrivenham	25,000	380,000	570,412	532,517	672,577	811,858	950,177	1,088,496
32	North Stanford in the Vale	Stanford in the Vale	25,000	380,000	930,772	854,370	1,024,829	1,195,288	1,365,747	1,535,009
2	South Abingdon	Abingdon	25,000	380,000	472,635	427,680	547,794	667,323	786,046	904,770
10	South Valley Park	Didcot	25,000	380,000	572,195	515,286	671,082	824,969	978,856	1,132,743
11	North West Valley Park	Didcot	25,000	380,000	509,499	459,311	585,423	710,374	835,324	960,275
13B	North Didcot	Didcot	25,000	380,000	554,224	498,751	632,466	766,004	898,073	1,030,142
16	North West Grove	Grove	25,000	380,000	183,006	169,539	288,236	405,394	522,028	637,380
20	North West Drayton	Drayton	25,000	380,000	772,263	696,292	858,141	1,018,152	1,177,946	1,337,741
21	South Drayton	Drayton	25,000	380,000	843,947	761,680	936,485	1,111,290	1,286,095	1,460,899
17	East Harwell Campus	Harwell	25,000	380,000	367,521	336,953	449,871	562,790	674,711	786,334
1	North Abingdon	Abingdon	25,000	380,000	563,759	511,515	647,148	782,159	916,198	1,050,237
3	South West Botley	Botley	25,000	380,000	589,216	538,457	674,873	810,936	945,823	1,080,711
29	North Radley	Radley	25,000	380,000	870,995	788,774	958,584	1,127,930	1,297,277	1,466,623
36	South Wootton	Wootton	25,000	380,000	939,751	867,500	1,027,831	1,188,162	1,346,953	1,505,709
February 2014 Sites										
1	North Abingdon	Abingdon	25,000	380,000	678,401	616,593	778,838	941,083	1,101,679	1,261,813
17	East Harwell Campus	Harwell	25,000	380,000	389,764	343,641	469,895	594,521	719,124	842,402
40	Milton Heights	Science Vale	25,000	380,000	465,034	421,928	544,092	665,032	785,755	906,448
31	North Shrivenham	Shrivenham	25,000	380,000	425,091	383,367	540,412	695,485	849,721	1,003,957
A1	New Greenfield Typology	Area 1	25,000	380,000	893,264	805,688	991,537	1,177,385	1,363,234	1,549,082
A2	New Greenfield Typology	Area 2	25,000	380,000	455,973	412,126	576,111	740,095	904,079	1,068,063
A3	New Greenfield Typology	Area 3	25,000	380,000	674,619	608,907	783,824	958,740	1,133,656	1,308,573
A4	New Greenfield Typology	Area 4	25,000	380,000	232,943	211,913	368,397	521,449	674,501	827,553

Source: HDH 2014

4.36 It is clear that a marked increase in build costs or a significant fall in residential prices will reduce the number of SHLAA and potential strategic sites / broad areas for development that are viable – but only to a limited extend as the majority remain viable.

Increase density on 'current' Valley Park site.

4.37 In the Strategic Sites Interim Paper we included analysis of a 2,150 unit scheme on 149 ha. This is an overall density of between 14 and 15 units per ha which is well below the densities developed on other sites. The Council are considering increasing the overall number of units by 1,000 to 3,150. This would give an overall density of about 21 units/ha – which is still below the assumptions used in the SHLAA.

4.38 In the earlier work we assumed a total infrastructure cost of just under £42,000,000 which equated to about £20,000 per unit. This figure was derived by the Council and OCC evaluating the site together. The costs were made up of about £16,500,000 (£7,675/unit) of highways costs, with the balance being made up of utilities, education and the like. In the modelling in this report we have carried the assumption of £20,000 per unit forward. This will almost certainly overstate the costs as we suspect (but do not know) that the additional costs for the highways element for the extra units would be less per unit. With the lack of detailed information this approach is the cautious and safe approach.

4.39 In the original work the results for the 2150 unit scheme were as follows:

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**95,869,393**	**1,785,277**	**684,146**
Alternative Use Value		2,802,600		20,000
Uplift	20%	560,520		4,000
Plus /ha	350,000	49,045,500		350,000
Viability Threshold		**52,408,620**		**374,000**

Source: HDH 2013

4.40 Having increased the number of units to 3150 and the infrastructure costs to £62,000,000 the revised results are as follows:

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**139,765,280**	**2,602,705**	**997,397**
Alternative Use Value		2,802,600		20,000
Uplift	20%	560,520		4,000
Plus /ha	350,000	49,045,500		350,000
Viability Threshold		**52,408,620**		**374,000**

Source: HDH 2013

4.41 As would be expected, the residual value increases – in part as the cost of the land is shared amongst more units.

4.42 We would urge some caution when considering the results for this site. We have increased the peak build out rate from 150 units per year to 200 per year. In the current market we think it unlikely that such a build out rate would be achievable – although over the longer plan-period it may be.

Didcot A

4.43 As mentioned earlier in this report, this is a complex site that is partially the coal yard for the power station and, partially, the power station cooling towers. It is beyond the scope of this study to assess the cost of 'dropping' the cooling towers and preparing the site for residential development.

4.44 To provide helpful guidance for the plan-making process we have considered the residual value of this site without making allowance for the site preparation works. This will give some indication as to the maximum costs in terms of land acquisition and site preparation a scheme on this site could bear.

4.45 This site is directly opposite the Valley site. We have therefore assumed a similar infrastructure cost of £20,000 per unit, being the same as for the Valley site. On this basis the site residual value is as follows:

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		19,754,265	1,646,189	1,162,016

Source: HDH 2013

4.46 The existing use vale of the land, when cleared and ready for development, following the £750,000 ha assumption tested with the development industry through the consultation process, is about £12,750,000.

4.47 This is an unusual site so it is inappropriate to make a judgement as to whether or not the site is viable – however we would recommend that the Council engages with the site promoter to establish if the site can be prepared for development and made available for less than the residual value.

5. Conclusions.

5.1 This **SHLAA Viability Assessment** forms one of a number of viability studies carried out in parallel to inform the plan-making process. These include:

Local Plan Viability Assessment – to examine the cumulative impact of the Vale of White Horse Local Plan 2029 Part 1.

Strategic Sites Viability, Interim Paper – to make a high level assessment of the broad locations / strategic sites included in the Vale of White Horse Local Plan 2029 Part 1.

The CIL Viability Assessment – to inform the CIL setting process and assess the effect CIL will have on development viability.

5.2 This study must be read as an Annex to the Local Plan Viability Assessment. The detailed methodology and assumptions used are not repeated in this document (although they are briefly summarised). This document summarises the methodology used and the key assumptions adopted. It sets out the results, and has been prepared to assist the Council with the assessment of the viability of the sites that have passed the Phase 1 and Phase 2 suitability assessments. In this report we have 'tested' a set of modelled residential sites, in order that a broad assessment of the viability of the sites identified through the SHLAA process can be made. This will be an important, but not the only, factor to be taken into account when considering the further development of the Plan.

5.3 The appraisals run for all the tested SHLAA site typologies show that it is likely that sites selected that have passed through the Phase 1 and Phase 2 tests of suitability will be viable, so, viability will not be a reason for the sites not coming forward. It is notable that even if a substantially higher Viability Threshold was required by some landowners to release their land for development, the Residual Value is substantially greater than the Viability Threshold indicating a certain amount of lee-way in this regard.

5.4 In terms of the new potential strategic sites / broad areas for development only the site at Grove gives us concerns on the limited grounds of viability – although we do, again, take this opportunity to stress that the modelling undertaken in this report is based on the limited available information.

5.5 When considering the increase in density at the Valley, Didcot, we have increased the build out rates in the modelling. The ability of a site to deliver is dependent on a range of different factors including competition between sites and market demand. We have some doubts as to whether increased build out rates are achievable in the foreseeable future without careful planning in terms of the range of units offered (to ensure there is a broad choice of product offered to meet the widest market) and sequence of development to allow multiple outlets to be developed simultaneously. This would relate to extending the large sites – and to a lesser extent the nearby site East of Harwell Oxford Campus. We would recommend that the Council engages further with the promoters of the existing strategic sites and the promoters of the new potential strategic sites / broad areas for development to consider how

phasing can be planned to ensure multiple sales outlets can be brought forward in a timely way during the plan-period. Simply extending an existing site, or increasing the density, may not actually result in any more units per year being delivered by that site – it may just extend the development period.

5.6 The Council is also in the process of considering CIL and alternative ways of collecting contributions to provide the infrastructure required to support new development. The setting of CIL rates is still someway off, however to ensure that the SHLAA process can continue, a further set of appraisals has been run at higher levels of developer contributions. These show that there is sufficient headroom within the limits of viability so that such a move (subject to further work in setting CIL) should not prejudice development.

5.7 As set out in the Local Plan Viability Assessment, the Housing Market remains uncertain, although it is showing some signs of recovery. We have run a further set of appraisals subject to a number of price changes, and these confirm that unless there are very significant increases in prices or fall in value, the sites that have passed through the Phase 1 and Phase 2 tests of suitability will be viable, so viability will not be a reason for the sites not coming forward.

5.8 In due course this study will form one part of the evidence that the Council will use to assess the sites within the SHLAA. The Council will also consider other 'existing available evidence', the comments of stakeholders and wider priorities.

Appendix 1. SHLAA Sites

The pages in this appendix are not numbered.

Settlement	SHLAA REF	SUITABILITY (Phase 1)	SUITABILITY (Phase 2)	Final Report (Consistency cross check and feedback from DM and D&E)	Maximum Housing No.	# Housing Units (less Flood Zones) @25dph	Total Housing 0-5 years	Total Housing 6-15 years	Total ha gross (SHLAA)	Flood Zone 2 and 3 (ha)
Blewbury	BLEW01	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access	100	100	0	100	4.00	0
Blewbury	BLEW02	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	233	233	0	233	9.31	0
Blewbury	BLEW03	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	50	50	0	50	2.00	0
Blewbury	BLEW04	SUITABLE Not in Green Belt; Archaeological Constraints; Grade 2 agric land	Refer	Unsuitable - Access	296	296	0	296	11.83	0
Blewbury	BLEW05	SUITABLE Not in Green Belt; Archaeological Constraints; Grade 2 agric land	Refer	Suitable in principle	149	149	0	149	5.94	0
Blewbury	BLEW06	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Gas pipelines	625	625	0	625	25.00	0
Blewbury	BLEW07	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Gas pipelines	1047	1047	0	1047	41.87	0
Blewbury	BLEW08	SUITABLE Not in Green Belt	Refer	Unsuitable - Gas pipelines	286	286	0	286	11.43	0
Blewbury	BLEW09	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	43	43	0	43	1.70	0
Blewbury	BLEW10	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	238	238	0	238	9.53	0
Blewbury	BLEW11	SUITABLE Not in Green Belt; Archaeological Constraints	Unsuitable	Unsuitable -Heavilty constrained	270	270	0	270	10.79	0
East Challow	EACH01	SUITABLE; Adj AONB; Ancient Monument adjacent; Grade 2 agric land	Unsuitable	Unsuitable - Isolated; Heavily constrained	408	408	0	408	16.31	0
East Challow	EACH02_03	SUITABLE Ancient Monument Adjacent; Not in Green Belt; Wilts and Berks Canal adjacent	Suitable	Suitable in principle	318	318	0	318	12.71	0
East Challow	EACH04	Suitable; Adj AONB; Not in Green belt; Grade 2 agric land	Suitable	Suitable in principle	118	118	0	118	4.73	0
East Challow	EACH05	Suitable; Not in Green Belt;	Refer	Unsuitable - Settlement buffer	428	388	0	388	17.13	1.6
East Challow	EACH06	Suitable; Adj AONB; Not in Green belt; Grade 2 agric land	Unsuitable	Unsuitable - Settlement buffer;	432	432	0	432	17.26	0
East Challow	EACH07A	SUITABLE; Not in Green Belt; Listed Building Adj	Partly suitable	Suitable in principle	108	108	0	108	4.33	0
East Challow	EACH07B	SUITABLE; Not in Green Belt; Listed Building Adj	Partly suitable	Unsuitable - Settlement buffer	83	83	0	83	3.32	0
East Challow	EACH08A	Suitable; Not in Green belt; Archaeological Constraints	Partly suitable	Suitable in principle	30	30	0	30	1.20	0
East Challow	EACH08B	Suitable; Not in Green belt; Archaeological Constraints	Partly suitable	Unsuitable - Settlement buffer	111	111	0	111	4.45	0
Cumnor	CUMN01	SUITABLEt; Grade 2 agric land	Partly suitable	Unsuitable - Nature Designation	89	89	0	89	3.54	0
Cumnor	CUMN02	SUITABLEt; Grade 2 agric land	Partly suitable	Unsuitable - Access; Nature Designation	117	117	0	117	4.66	0
Cumnor	CUMN03	SUITABLEt; Grade 2 agric land	Unsuitable	Unsuitable - Nature Designation	230	230	0	230	9.21	0
Cumnor	CUMN04	Suitable (adjacent Conservation Area); Grade 2 agric land	Unsuitable	Unsuitable - Nature Designation	143	143	0	143	5.73	0
Cumnor	CUMN05	SUITABLEt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated site	12	12	0	12	0.48	0
Cumnor	CUMN06	Suitable; Within Cons Areat; Archaeological Constraintst; Grade 2 agric land	Refer	Suitable in principle	29	29	0	29	1.16	0
Cumnor	CUMN07	Suitable (adjacent Conservation Area);	Suitable	Suitable in principle	116	116	0	116	4.62	0

		Archaeological Constraintst; Grade 2 agric land								
Cumnor	**CUMN08**	Suitable; Archaeological Constraintst; Grade 2 agric land	Refer	Suitable in principle	51	51	0	51	2.02	0
Drayton	**DRAY01**	Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adjt; Grade 2 agric land	Suitable	Unsuitable - Heavily constrained	364	364	0	364	14.55	0
Drayton	**DRAY02**	Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	308	308	308	0	12.30	0
Drayton	**DRAY03_12**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	398	398	194	204	15.93	0
Drayton	**DRAY04**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	127	127	127	0	5.08	0
Drayton	**DRAY05**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	83	83	83	0	3.33	0
Drayton	**DRAY06**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	82	82	0	82	3.26	0
Drayton	**DRAY07_08**	Suitable; Not in Green belt; Archaeological Constraintst; Grade 2 agric land; Listed building adj	Suitable but refer	Suitable in principle	500	500	#REF!	#REF!	20.00	0
Drayton	**DRAY09**	Suitable; Not in Green belt; Archaeological Constraintst; Grade 2 agric land	Suitable but refer	Unsuitable - Heavily constrained	691	686	0	686	27.63	0.2
Kingston Bagpuize with Southmoor	**KBAG01**	Suitable; Not in Green belt; Archaeological Constraints; Listed Building proximity	Suitable	Permitted site	129	129			5.15	0
Kingston Bagpuize with Southmoor	**KBAG02**	SUITABLE; Not in Green Belt; Listed Building Adj	Suitable	Permitted site	108	108			4.30	0
Kingston Bagpuize with Southmoor	**KBAG03**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	63	63	63	0	2.53	0
Kingston Bagpuize with Southmoor	**KBAG04**	SUITABLE; Not in Green Belt; Listed Building proximity	Suitable	Suitable in principle	64	64	0	64	2.54	0
Kingston Bagpuize with Southmoor	**KBAG05**	Suitable; Not in Green Belt; Within Cons Area; Listed Building proximityt; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained	190	190	0	190	7.61	0
Kingston Bagpuize with Southmoor	**KBAG06**	Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Heavily constrained	244	244	0	244	9.74	0
Kingston Bagpuize with Southmoor	**KBAG07**	SUITABLE; Not in Green Belt; Listed Building proximity	Partly suitable	Suitable in principle	180	180	0	180	7.21	0
Kingston Bagpuize with Southmoor	**KBAG08**	SUITABLE; Not in Green Belt; Listed Building Adj	Partly suitable	Suitable in principle	200	200	0	200	8.00	0
Kingston Bagpuize with Southmoor	**KBAG09**	SUITABLE; Not in Green Belt; Listed Building Adj	Suitable	Suitable in principle	182	182	0	182	7.27	0

Kingston Bagpuize with Southmoor	**KBAG10**	Suitable (adjacent Conservation Area); Not in Green Belt	Unsuitable	Unsuitable - Isolated; Heavily constrained	100	100	0	100	4.00	0
Abingdon	**ABIG01**	SUITABLE 40% floodingt; Grade 2 agric land	Partly suitable	Suitable in principle	241	146	0	146	9.64	3.8
Abingdon	**ABIG02**	SUITABLE	Partly suitable	Suitable in principle	322	322	0	322	12.87	0
Abingdon	**ABIG03**	Suitable; Archaeological Constraints	Suitable	Suitable in principle	419	419	419	0	16.74	0
Abingdon	**ABIG04**	SUITABLE; Listed Building Adj	Partly suitable	Suitable in principle	639	639	0	639	25.56	0
Abingdon	**ABIG05**	Unsuitable (Flooding); Archaeological Constraints; In County Wildlife site; Listed Building Adj	Unsuitable	Unsuitable - Nature Designation & Flooding	1360	0	0	0	54.38	54.38
Abingdon	**ABIG06**	SUITABLEt; Grade 2 agric land	Suitable	Suitable in principle	75	75	0	75	3.00	0
Abingdon	**ABIG07**	UNSUITABLE 55% Flooding; Ancient Monument Adjacent; Not in Green Belt; In County Wildlife site	Unsuitable	Unsuitable - Nature Designation & flooding	142	67	0	67	5.67	3
Marcham	**MRCM01**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	49	49	49	0	1.97	0
Marcham	**MRCM02**	Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	56	56	0	56	2.25	0
Marcham	**MRCM03**	Suitable; Not in Green Belt; Listed Building Adj	Unsuitable	Unsuitable - Isolated; Flooding	92	77	0	77	3.68	0.6
Marcham	**MRCM04**	SUITABLE; Not in Green Belt	Refer	Suitable in principle	34	34	0	34	1.34	0
Marcham	**MRCM05**	SUITABLE; Not in Green Belt	Unsuitable	Unsuitable - Nature designation.	248	248	0	248	9.92	0
Marcham	**MRCM06**	SUITABLE Ancient Monument Adjacent; Not in Green Belt	Unsuitable	Unsuitable - Nature designation.	179	179	0	179	7.17	0
Marcham	**MRCM07**	Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	124	124	0	124	4.96	0
Marcham	**MRCM08**	SUITABLE; Not in Green Belt	Unsuitable	Unsuitable - Nature designation.	318	318	0	318	12.71	0
Marcham	**MRCM09**	50% flooding; Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj	Partly suitable	Unsuitable - Heavily constrained	61	29	0	29	2.45	1.3
Marcham	**MRCM10**	SUITABLE; Not in Green belt; Grade 2 agric land	Partly suitable	Unsuitable - Nature designation.	350	350	0	350	14.01	0
Marcham	**MRCM11**	SUITABLE; Not in Green Belt	Suitable	Permitted site	41	41			1.64	0
Marcham	**MRCM12**	Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	47	47	0	47	1.86	0
Marcham	**MRCM13 A**	57% flooding; Suitable; Not in Green Belt; Listed Building Adj	Suitable	Suitable in principle	32	32	0	32	1.28	0
Marcham	**MRCM13 B**	57% flooding; Suitable; Not in Green Belt; Listed Building Adj	Suitable	Unsuitable - Flooding	83	18	0	18	3.30	2.6
Marcham	**MRCM14**	25% flooding; Suitable; Not in Green Belt	Suitable	Suitable in principle	30	25	0	25	1.20	0.2
Marcham	**MRCM15**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	30	30	0	30	1.20	0
Watchfield	**WATC01**	SUITABLE; Not in Green Belt	Refer	Permitted site	90	90			3.61	0
Watchfield	**WATC02**	SUITABLE; Not in Green Belt	Refer	Permitted site	207	207			8.29	0
Watchfield	**WATC03**	Suitable (Not in Proximity to Listed Building);;; Not in Green Belt; Adj to SSSI	Unsuitable	Unsuitable - Nature Designation	158	158	0	158	6.30	0
Uffington	**UFFI01**	SUITABLE Not in Green Belt	Refer	Suitable in principle	215	215	0	215	8.60	0
Uffington	**UFFI02**	SUITABLE Not in Green Belt; Listed Building proximity	Unsuitable	Unsuitable - Isolated	123	123	0	123	4.91	0
Uffington	**UFFI03**	SUITABLE; Not in Green Belt	Refer	Unsuitable - Heavily constrained	78	78	0	78	3.10	0
Uffington	**UFFI04**	Suitable; Not in Green belt; Archaeological Constraints	Refer	Unsuitable - Heavily constrained	307	307	0	307	12.26	0
Uffington	**UFFI05**	Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Refer	Suitable in principle	234	234	0	234	9.34	0
Uffington	**UFFI06**	Suitable; Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	108	108	0	108	4.33	0
Uffington	**UFFI07**	SUITABLE; Not in Green Belt	Refer	Suitable in principle	120	120	0	120	4.79	0

Uffington	**UFFI08**	25% flooding; Suitable; Not in Green Belt	Unsuitable	Unsuitable - Flooding; Isolated.	126	96	0	96	5.03	1.2
Uffington	**UFFI09**	Suitable (adjacent Conservation Area); Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	331	331	0	331	13.23	0
Uffington	**UFFI10**	41% flooding; Suitable; Not in Green Belt	Unsuitable	Unsuitable - Flooding; Isolated.	420	168	0	168	16.81	10.1
Stanford in the Vale	**STAN01 A**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	205	205	0	205	8.19	0
Stanford in the Vale	**STAN01 B**	SUITABLE; Not in Green Belt	Suitable	Unsuitable - Recreation	198	198	0	198	7.91	0
Stanford in the Vale	**STAN02**	Suitable; Listed Building Adj	Suitable	Suitable in principle	95	95	0	95	3.79	0
Stanford in the Vale	**STAN03**		Unsuitable	Unsuitable - Flooding; Nature Designation	98	48	0	48	3.90	2
Stanford in the Vale	**STAN04**	50% flooding; Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Flooding; Nature Designation	102	50	0	50	4.09	2.1
Stanford in the Vale	**STAN05**	37% flooding; Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Nature Designation; Recreational	53	33	0	33	2.10	0.8
Stanford in the Vale	**STAN06**	55% flooding; Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Flooding; Heavily Constrained.	67	27	0	27	2.67	1.6
Stanford in the Vale	**STAN07**	SUITABLE 55% flooding;	Unsuitable	Unsuitable - Flooding; Heavily Constrained.	91	31	0	31	3.62	2.4
Stanford in the Vale	**STAN08**	SUITABLE	Suitable	Suitable in principle	291	291	0	291	11.62	0
Stanford in the Vale	**STAN09**	Suitable (adjacent Conservation Area)	Unsuitable	Unsuitable - Heavily constrained	122	122	0	122	4.86	0
Botley	**BOTL01**	SUITABLE	Suitable	Suitable in principle	40	40	40	0	1.59	0
Botley	**BOTL02**	Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Topography and Landscape sensitivity	314	314	#REF!	#REF!	12.54	0
Botley	**BOTL03**	SUITABLE; In County Wildlife site	Unsuitable	Unsuitable - Nature Designation	215	215	0	215	8.60	0
Grove	**GROV01**	Suitable; 41% flooding; (adjacent Conservation Area)t; Archaeological Constraints; Listed Building proximity	Suitable	Strategic Site Allocation					48.25	14.8
Grove	**GROV02**	Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Isolated	841	841	0	841	33.64	0
Grove	**GROV03**	SUITABLE	Unsuitable	Unsuitable - Isolated	491	491	0	491	19.64	0
Grove	**GROV04**	SUITABLE	Refer	Unsuitable - Isolated	406	406	0	406	16.22	0
Grove	**GROV05**	SUITABLE	Refer	Suitable in principle	1000	1000	1000	0	40.00	0
Wantage	**WANT01**	SUITABLE	Refer	Suitable in principle	166	166	166	0	6.64	0
Wantage	**WANT02**	SUITABLE	Suitable	Permitted site	138	138			5.50	0
Wantage	**WANT03**	Suitable; Archaeological Constraints	Refer	Suitable in principle	71	71	0	71	2.85	0
Wantage	**WANT04**	SUITABLE but with heavy constraints; 54% AONBt; Grade 2 agric land	Suitable	Permitted site	130	130			5.19	0
Wantage	**WANT05**	SUITABLE Not in Green belt; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained	174	174	#REF!	#REF!	6.95	0
Wantage	**WANT06**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	112	112	0	112	4.46	0
Wantage	**WANT07**	SUITABLE Not in Green belt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated site	103	103	0	103	4.10	0
Wantage	**WANT08**	Suitable; Adj AONB; (adjacent Conservation Area)t; Archaeological Constraintst; Grade 2 agric land	Suitable	Strategic Site Allocation					91.48	0
Wantage	**WANT09**	SUITABLEt; Grade 2 agric land	Suitable in principle	Suitable in principle	214	214	0	214	8.56	0
Wantage	**WANT10**	SUITABLE	Suitable	Unsuitable - Protected species & access	80	80	0	80	3.18	0
Kennington	**KENN01**	Suitable; 41% flooding; Listed Building proximity	Unsuitable	Unsuitable - Heavily constrained	108	58	0	58	4.32	2
Kennington	**KENN02**	Suitable; Archaeological Constraints	Suitable	Suitable in principle	181	181	0	181	7.23	0
Uffington	**UFFI11**	SUITABLE	Suitable	Suitable in principle	61	61	61	0	2.44	0
Stanford in	**STAN10**	Suitable (adjacent Conservation Area)t;	Unsuitable	Unsuitable - Employment use; Heavily	70	68	68	0	2.78	0.08

the Vale		Archaeological Constraints; Listed Building Adj		constrained						
Abingdon	**ABIG08**	SUITABLE	Unsuitable	Unsuitable - Access; Ecology constraints (protected species)	15	15	0	15	0.60	0
Abingdon	**ABIG09**	Suitable; Archaeological Constraintst; Grade 2 agric land	Suitable	Suitable in principle	47	47	47	0	1.88	0
Abingdon	**ABIG10**	SUITABLE Ancient Monument Adjacentt; Archaeological Constraints	Refer	Suitable in principle	1195	1195	0	1195	47.79	0
Abingdon	**ABIG11**	Suitable; Archaeological Constraintst; Grade 2 agric land	Suitable	Permitted site	128	128			5.13	0
Abingdon	**ABIG12A**	Suitable; 34% flooding; Archaeological Constraints; Listed Building proximity; Grade 2 agric land	Partly suitable	Suitable in principle	339	339	0	339	13.57	0
Drayton	**DRAY10**	SUITABLE Grade 2 agric land	Suitable	Suitable in principle	54	54	0	54	2.15	0
Drayton	**DRAY11**	Suitable; Within Cons Areat; Archaeological Constraints; Listed Building proximity	Suitable	Suitable in principle	43	43	43	0	1.73	0
Steventon	**STEV01**	Suitable; 25% flooding; Archaeological Constraints	Unsuitable	Unsuitable - Flooding; Heavily Constrained.	54	42	#REF!	#REF!	2.16	0.5
Steventon	**STEV02**	Suitable; 45% flooding; (adjacent Conservation Area)	Suitable	Suitable in principle	40	22	0	22	1.59	0.7
Steventon	**STEV03A**		Suitable	Suitable in principle	79	79	79	0	3.15	0
Steventon	**STEV03B**		Unsuitable	Unsuitable - Flooding	132	14	0	14	5.27	4.73
Steventon	**STEV04**	Unsuitable (Flooding); Adjacent Conservation Areat; Archaeological Constraints	Unsuitable	Unsuitable - Flooding	33	0	0	0	1.33	1.33
Steventon	**STEV05**	Suitablet;58% flooding; Archaeological Constraints; Listed Building Adj	Suitable	Unsuitable - Flooding; Heavily Constrained.	89	42	0	42	3.55	1.89
Steventon	**STEV06A**	Suitable; 30% flooding; (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj	Partly suitable	Suitable in principle	101	69	0	69	4.05	1.28
Steventon	**STEV06B**	Suitable; 30% flooding; (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj	Partly suitable	Permitted site	46	36			1.82	0.4
Steventon	**STEV07**	Suitable;66% flooding; Not in Green Belt	Unsuitable	Unsuitable - Flooding	196	65	0	65	7.85	5.27
Steventon	**STEV08**	SUITABLE; Not in Green Belt	Suitable	Unsuitable - Heavily constrained	51	51	0	51	2.04	0
Steventon	**STEV09**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	103	103	0	103	4.13	0
Steventon	**STEV10**	Suitable (adjacent Conservation Area); Not in Green Belt	Refer	Suitable in principle	129	129	0	129	5.17	0
Steventon	**STEV11**	SUITABLE; Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	212	212	0	212	8.49	0
Steventon	**STEV12**	Unsuitable (Flooding); Adj Cons Area; Not in Green belt; Archaeological Constraints	Unsuitable	Unsuitable - Flooding; Heavily Constrained.	28	2	0	2	1.12	1.06
Steventon	**STEV13**	Unsuitable; 80% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Flooding	23	4	0	4	0.92	0.78
Steventon	**STEV14**	Suitable; 73% flooding; (adjacent Conservation Area); Not in Green Belt	Suitable	Unsuitable - Flooding	110	30	0	30	4.41	3.2
Steventon	**STEV15**	Suitable; 58% flooding; Not in Green Belt	Unsuitable	Unsuitable - Flooding	41	19	0	19	1.65	0.9
Milton	**MILT01**	Suitable (adjacent Conservation Area; Not in Green Belt)t; Archaeological Constraints; Grade 2 agric land	Suitable	Suitable in principle	51	51	51	0	2.02	0
Milton	**MILT02**	Suitable; 35% flooding; (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj; Grade 2 agric land	Refer	Unsuitable - Flooding; Heavily Constrained.	179	117	0	117	7.15	2.48
Milton	**MILT03**	Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints	Partly suitable	Suitable in principle	55	50	0	50	2.21	0.21
Milton	**MILT04**	Suitable; Not in Green belt; Archaeological	Suitable	Unsuitable - Access;	163	162	0	162	6.53	0.04

		Constraints; Listed Building Adj								
Milton	**MILT05**	Suitable; Not in Green Belt; Within Cons Areat; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	16	16	16	0	0.65	0
Milton	**MILT06**	Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land	Suitable	Unsuitable - Buffer	72	72	0	72	2.86	0
Milton	**MILT07**	Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land	Suitable	Suitable in principle	64	64	0	64	2.57	0
Milton	**MILT08**	Suitable; 32% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Refer	Unsuitable - Heavily constrained	59	41	#REF!	#REF!	2.37	0.75
Milton	**MILT09**	Suitable; 60% flooding; Not in Green belt; Archaeological Constraints	Unsuitable	Unsuitable - Flooding	103	40	0	40	4.11	2.5
Harwell Science Campus	**HASC01**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Loss of employment	67	67	0	67	2.69	0
Harwell Science Campus	**HASC02**	SUITABLE Not in Green Belt	Unsuitable	Permitted site	240	240			9.58	0
Harwell Science Campus	**HASC03_ 04_05_06**	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	2044	2044	#REF!	#REF!	81.74	0
Harwell Science Campus	**HASC07**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	418	418	0	418	16.71	0
Harwell Science Campus	**HASC08**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access	688	688	0	688	27.51	0
Harwell Science Campus	**HASC09**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access	772	772	0	772	30.86	0
Harwell Science Campus	**HASC10**	SUITABLE Not in Green Belt	Suitable	Strategic Site Allocation					20.81	0
Harwell Science Campus	**HASC11**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Access	267	267	0	267	10.68	0
Harwell Science Campus	**HASC12**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	511	511	0	511	20.45	0
Harwell Science Campus	**HASC13**	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Unsuitable - Isolated	331	331	0	331	13.24	0
Harwell	**HARW01**	Suitable; Not in Green belt; Archaeological Constraints; Listed Building proximity; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained	77	77	0	77	3.07	0
Harwell	**HARW02**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Permitted site	66	66			2.62	0
Harwell	**HARW03**	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	41	41	0	41	1.65	0
Harwell	**HARW04**	SUITABLE; Grade 2 agric land	Suitable	Suitable in principle	101	101	0	101	4.04	0
Harwell	**HARW05**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	266	266	0	266	10.62	0
Harwell	**HARW06**	SUITABLE; Not in Green Belt; Listed Building Adj; Grade 2 agric land	Suitable	Suitable in principle	83	83	83	0	3.31	0
Harwell	**HARW07**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	82	82	0	82	3.29	0

Harwell	**HARW08**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	79	79	0	79	3.16	0
Harwell	**HARW09**	Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj; Grade 2 agric land	Unsuitable	Unsuitable - Access	21	21	0	21	0.82	0
Harwell	**HARW10**	SUITABLE; Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Recreational Use	65	65	0	65	2.59	0
Harwell	**HARW11**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated	94	94	0	94	3.75	0
Sutton Courtenay	**SUTC01**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	53	53	0	53	2.10	0
Sutton Courtenay	**SUTC02**	Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	21	21	0	21	0.84	0
Sutton Courtenay	**SUTC03**	Suitable; Not in Green Belt; Within Cons Areat; Archaeological Constraints	Suitable	Suitable in principle	20	20	0	20	0.81	0
Sutton Courtenay	**SUTC04**	Suitable; 50% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Flooding; Heavily Constrained.	63	32	0	32	2.51	1.23
Sutton Courtenay	**SUTC05**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	79	79	0	79	3.14	0
Sutton Courtenay	**SUTC06**	Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land	Suitable	Permitted site	14	14			0.56	0
Sutton Courtenay	**SUTC07**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	221	221	0	221	8.83	0
Sutton Courtenay	**SUTC08**	Suitable (adjacent Conservation Area); Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	42	42	0	42	1.67	0
Sutton Courtenay	**SUTC09**	SUITABLE 33% flooding; Not in Green Belt	Suitable	Unsuitable - Flooding; Isolated.	52	34	0	34	2.06	0.69
Sutton Courtenay	**SUTC10_11**	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	109	104	0	104	4.34	0.19
Sutton Courtenay	**SUTC12**	Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	93	93	0	93	3.70	0
Sutton Courtenay	**SUTC13**	Unsuitable (Flooding)Not in Green Belt; Within Cons Areat; Archaeological Constraints	Unsuitable	Unsuitable - Flooding	89	0	0	0	3.57	3.57
Sutton Courtenay	**SUTC14**	Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land	Suitable	Unsuitable - Buffer	139	139	0	139	5.54	0
Sutton Courtenay	**SUTC15**	SUITABLE Ancient Monument;Not in Green Belt	Suitable	Unsuitable - Heavily constrained	190	190	0	190	7.59	0
Sutton Courtenay	**SUTC16**	Suitable; Not in Green belt; Archaeological Constraints; Grade 2 agric land	Suitable	Unsuitable - Buffer	153	153	0	153	6.10	0
Radley	**RADL01**	Suitable; Archaeological Constraints	Suitable	Suitable in principle	317	317	55	262	12.66	0
Radley	**RADL02**	SUITABLE; Listed Building Adj	Suitable	Suitable in principle	428	428	0	428	17.13	0
Radley	**RADL03**	Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Heavily constrained	325	325	0	325	13.01	0
Radley	**RADL04**	Suitablet; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Heavily Constrained	169	169	0	169	6.74	0
Radley	**RADL05**	Suitablet; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	168	168	0	168	6.71	0
Radley	**RADL06**	Suitable; Adj to Ancient Monument; Archaeological Constraints; Grade 2 agric land	Suitable	Suitable in principle	67	67	0	67	2.66	0
Radley	**RADL07**	SUITABLE Adj to Ancient Monument	Unsuitable	Unsuitable - Access	41	41	0	41	1.63	0
Radley	**RADL08**	Suitable; 40% flooding; Listed Building Adj	Unsuitable	Unsuitable - Heavily Constrained	265	159	0	159	10.59	4.22
Radley	**RADL09**	Suitable.	Unsuitable	Unsuitable - Heavily Constrained	303	277	0	277	12.12	1.06
Radley	**RADL10**	Suitable; Archaeological Constraints; Grade 2 agric land	Suitable	Suitable in principle	719	719	0	719	28.77	0
Wootton	**WOOT01**	SUITABLE	Suitable	Suitable in principle	166	166	0	166	6.65	0

Wootton	**WOOT02**	SUITABLE	Suitable	Suitable in principle	207	207	0	207	8.29	0
Wootton	**WOOT03**	SUITABLE	Suitable	Unsuitable - Adj. to SAC	59	59	0	59	2.35	0
Wootton	**WOOT04**	SUITABLE; Listed Building Adj	Suitable	Suitable in principle	62	62	0	62	2.48	0
Wootton	**WOOT05**	SUITABLE	Suitable	Suitable in principle	124	124	0	124	4.96	0
Wootton	**WOOT06**	Suitablet; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	41	41	0	41	1.62	0
Wootton	**WOOT07**	Suitablet; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	65	65	0	65	2.60	0
Wootton	**WOOT08**	SUITABLE	Suitable	Suitable in principle	106	106	0	106	4.22	0
Wootton	**WOOT09**	SUITABLE 25% flooding	Unsuitable	Unsuitable - Nature Designation	117	89	0	89	4.69	1.14
Wootton	**WOOT10**	SUITABLE	Refer	Suitable in principle	147	147	0	147	5.87	0
Wootton	**WOOT11**	SUITABLE	Suitable	Suitable in principle	136	136	0	136	5.42	0
Wootton	**WOOT12**	Suitablet; Archaeological Constraints; Listed Building Adj	Suitable in principle	Suitable in principle	123	123	0	123	4.92	0
Wootton	**WOOT13**	Suitable; Archaeological Constraints	Suitable	Suitable in principle	103	103	0	103	4.13	0
Wootton	**WOOT14**	SUITABLE	Suitable	Suitable in principle	196	196	0	196	7.85	0
Wootton	**WOOT15**	Suitable; Archaeological Constraints	Unsuitable	Unsuitable - Access	69	69	0	69	2.75	0
East Hendred	**EHEN01**	SUITABLE Not in Green Belt; Grade 2 agric land	Refer	Suitable in principle	81	81	0	81	3.25	0
East Hendred	**EHEN02**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	50	50	0	50	2.00	0
East Hendred	**EHEN03**	SUITABLE Not in Green Belt; Within Cons Area; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Access	21	21	0	21	0.85	0
East Hendred	**EHEN04**	SUITABLE Not in Green belt; Archaeological Constraints; Within Cons Area; Listed Building Adj	Unsuitable	Unsuitable - Heavily constrained	18	18	0	18	0.71	0
East Hendred	**EHEN05**	SUITABLE Not in Green Belt; Listed Building Adj; Grade 2 agric land	Unsuitable	Unsuitable - Heavily constrained	105	105	0	105	4.20	0
East Hendred	**EHEN06**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	43	43	0	43	1.70	0
East Hendred	**EHEN07**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	62	62	0	62	2.46	0
East Hendred	**EHEN08**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	26	26	0	26	1.03	0
East Hendred	**EHEN09**	SUITABLE Not in Green Belt; Within Cons Area; Grade 2 agric land	Unsuitable	Unsuitable - Landscape sensitivity; isolated	199	199	0	199	7.96	0
East Hendred	**EHEN10**	SUITABLE Not in Green Belt; Listed Building Adj; Grade 2 agric land	Unsuitable	Unsuitable - Access	24	24	0	24	0.97	0
East Hendred	**EHEN11**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	81	81	0	81	3.22	0
East Hendred	**EHEN12**	SUITABLE Not in Green Belt; Within Cons Area; Listed Building Adj	Unsuitable	Unsuitable - Access	32	32	0	32	1.27	0
East Hendred	**EHEN13**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access	113	113	0	113	4.51	0
East Hendred	**EHEN14**	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Access; Flooding	79	70	0	70	3.17	0.39
East Hendred	**EHEN15**	SUITABLE Not in Green Belt; Grade 2 agric land	Refer	Suitable in principle	35	35	0	35	1.40	0
East Hendred	**EHEN16**	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	106	106	0	106	4.23	0
East Hendred	**EHEN17**	SUITABLE Not in Green Belt; Archaeological Constraints; Within Cons Area; Listed Building Adj	Unsuitable	Unsuitable - Heavily Constrained	35	34	0	34	1.41	0.04
East Hendred	**EHEN18**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily Constrained	47	38	0	38	1.86	0.33
East Hanney	**EHAN01**	Unsuitable; 80% flooding; Not in Green Belt	Unsuitable	Unsuitable - Access; Flooding	40	9	0	9	1.60	1.24
East Hanney	**EHAN02**	Suitable; 43% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Flooding	49	28	0	28	1.95	0.83
East Hanney	**EHAN03**	Suitable; Not in Green Belt; Listed Building Adj	Suitable	Suitable in principle	61	61	0	61	2.45	0.03
East Hanney	**EHAN04**	SUITABLE Not in Green Belt; In County Wildlife site; Listed Building proximity	Refer	Unsuitable - Nature Designation	76	60	0	60	3.03	0.65
East Hanney	**EHAN05 A**	Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Suitable	Suitable in principle	36	34	0	34	1.44	0.09
East Hanney	**EHAN05**	Suitable; Not in Green belt; Archaeological	Unsuitable	Unsuitable - Heavily constrained	20	18	0	18	0.80	0.09

	B	Constraints; Listed Building Adj								
East Hanney	EHAN06	Suitable; Not in Green belt; Archaeological Constraints; Listed Building Adj	Refer	Suitable in principle	32	32	0	32	1.27	0
East Hanney	EHAN07	Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	71	71	0	71	2.85	0
East Hanney	EHAN08	Suitable; Not in Green belt; Archaeological Constraints	Suitable	Suitable in principle	16	15	0	15	0.62	0.01
East Hanney	EHAN09	Suitable; Not in Green belt; Archaeological Constraints	Unsuitable	Unsuitable - Heavily constrained	74	72	0	72	2.94	0.07
East Hanney	EHAN10	Suitable; 90% flooding; Not in Green belt; Archaeological Constraints; Listed Building Adj	Unsuitable	Unsuitable - Flooding; Access	78	11	0	11	3.11	2.66
East Hanney	EHAN11	SUITABLE 80% flooding; Not in Green Belt	Unsuitable	Unsuitable - Flooding	54	11	0	11	2.14	1.69
East Hanney	EHAN12 A	SUITABLE 60% flooding; Not in Green Belt	Suitable	Suitable in principle	25	25	0	25	0.98	0
East Hanney	EHAN12 B	SUITABLE 60% flooding; Not in Green Belt	Suitable	Unsuitable - Flooding	70	14	0	14	2.78	2.21
East Hanney	EHAN13	Suitable; Not in Green belt; Archaeological Constraints	Refer	Suitable in principle	21	21	0	21	0.82	0
East Hanney	EHAN14	Suitable; 30% flooding; Not in Green belt; Archaeological Constraints	Unsuitable	Unsuitable - Access; Flooding	218	152	0	152	8.73	2.65
Shrivenham	SHRV01	SUITABLE Not in Green Belt	Suitable	Suitable in principle	825	825	825	0	32.98	0
Shrivenham	SHRV02	SUITABLE Not in Green Belt	Refer	Permitted site	69	69			2.75	0
Shrivenham	SHRV03_ 14	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	243	243	128	115	9.71	0
Shrivenham	SHRV04	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	55	55	0	55	2.21	0
Shrivenham	SHRV05	SUITABLE Not in Green Belt; Grade 2 agric land	Refer	Permitted site	25	25			0.99	0
Shrivenham	SHRV06	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	46	46	46	0	1.84	0
Shrivenham	SHRV07	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	91	91	91	0	3.62	0
Shrivenham	SHRV08	SUITABLE Not in Green Belt	Suitable	Suitable in principle	23	23	0	23	0.93	0
Shrivenham	SHRV09	SUITABLE Not in Green Belt	Suitable	Suitable in principle	50	50	0	50	1.99	0
Shrivenham	SHRV10	SUITABLE Not in Green Belt; Grade 2 agric land	Unsuitable	Unsuitable - Isolated	213	213	0	213	8.53	0
Shrivenham	SHRV11	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	153	153	153	0	6.12	0
Shrivenham	SHRV12	SUITABLE Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	106	106	0	106	4.24	0
Shrivenham	SHRV13	SUITABLE Not in Green Belt	Suitable	Suitable in principle	50	50	0	50	2.00	0
Shrivenham	SHRV15	SUITABLE Not in Green Belt	Suitable	Suitable in principle	43	43	43	0	1.70	0
Shrivenham	SHRV 16	Suitable (Not in Proximity to Listed Building) Not in Green Belt; Adj to SSSI	Unsuitable	Unsuitable - Recreation/sport	704	594	594	0	28.16	4.4
Faringdon	FARI01	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	134	134	#REF!	#REF!	5.37	0
Faringdon	FARI02	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Isolated	520	520	0	520	20.81	0
Faringdon	FARI03	SUITABLE Not in Green Belt	Refer	Suitable in principle	557	557	557	0	22.26	0
Faringdon	FARI04	SUITABLE Not in Green Belt	Suitable (awaiting determination of planning application)	Permitted site	205	205			8.19	0
Faringdon	FARI05	Suitable (Not in Proximity to Listed Building) Not in Green belt; Archaeological Constraints; Small part is SSSI	Refer	Unsuitable - SSSI; Recreational use of land.	275	275	0	275	11.00	0
Faringdon	FARI06	SUITABLE Not in Green Belt	Suitable	Strategic Site Allocation					23.99	0
Faringdon	FARI07	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Strategic Employment site	108	85	0	85	4.32	0.92
Faringdon	FARI08	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Recreational use (sports)	231	231	0	231	9.22	0
Faringdon	FARI09	Suitable; Not in Green Belt; Within Cons Areat; Archaeological Constraints; Listed Building	Unsuitable	Unsuitable - Recreational use (public park)	658	658	0	658	26.31	0

		proximity; Grade 2 agric land								
Faringdon	**FARI10**	Suitable; Not in Green Belt; Listed Building Adj	Unsuitable	Unsuitable - Heavily constrained	93	93	0	93	3.71	0
Faringdon	**FARI11**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	139	139	0	139	5.54	0
Faringdon	**FARI12**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Nature Designation; Access	133	133	0	133	5.32	0
Faringdon	**FARI13**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Topography and Landscape sensitivity	6	6	#REF!	#REF!	0.23	0
Faringdon	**FARI14**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	24	24	24	0	0.96	0
Faringdon	**FARI15**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	117	117	117	0	4.68	0
Faringdon	**FARI16**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	44	44	0	44	1.75	0
Sutton Courtenay	**SUTC17**	Suitable; Not in Green belt; Archaeological Constraints	Refer	Suitable in principle	181	131	131	0	7.22	2
Sutton Courtenay	**SUTC18**	SUITABLE; Not in Green Belt	Suitable	Permitted site	74	74			2.96	0
Sutton Courtenay	**SUTC19**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	19	19	19	0	0.76	0
Steventon	**STEV16**	Suitable (adjacent Conservation Area); Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	55	55	0	55	2.19	0
Steventon	**STEV17**	SUITABLE; Not in Green Belt	Suitable	Permitted site	98	98			3.90	0
Steventon	**STEV18**	Unsuitable (Flooding); (adjacent Conservation Area); Not in Green belt; Archaeological Constraints	Refer	Unsuitable - Flooding	56	0	0	0	2.23	2.23
Milton	**MILT10**	SUITABLE; Not in Green Belt; Grade 2 agric land	Suitable	Suitable in principle	14	14	14	0	0.56	0
Botley	**BOTL04**	SUITABLE; Listed Building Adj	Suitable	Suitable in principle	1194	1194	1194	0	47.76	0
Botley	**BOTL05**	SUITABLE	Refer	Suitable in principle	132	132	132	0	5.29	0
Botley	**BOTL06**	Suitable (Archaeological Constraints); Listed Building Adj; Adj to SSSI	Suitable	Unsuitable - Adj. to SSSI	153	153	0	153	6.10	0
Marcham	**MRCM16**	Suitable (adjacent Conservation Area); Not in Green Belt	Refer	Permitted site	74	74			2.94	0
Drayton	**DRAY13**	SUITABLE	Suitable	Suitable in principle	31	31	31	0	1.23	0
Milton	**MILT11**	SUITABLE	Suitable	Suitable in principle	18	18	18	0	0.73	0.01
Botley	**BOTL07**	UNSUITABLE (below area threshold)	Refer	Unsuitable - Below threshold for SHLAA	2	2	#REF!	#REF!	0.07	0
Radley	**RADL11**	Suitable; Listed Building Adj;	Suitable	Suitable in principle	5	5	5	0	0.2	0
Wantage	**WANT11**	SUITABLE	Suitable	Suitable in principle	40	40	40	0	1.60	0
East Hanney	**EHAN15**	Unsuitable (below threshold)	Unsuitable	Unsuitable - Flooding	15	4	0	4	0.59	0.42
East Hanney	**EHAN16**	Unsuitable (below threshold)	Unsuitable	Unsuitable - Below threshold for SHLAA	4	3	0	3	0.14	0.04
Wantage	**WANT12**	SUITABLE	Suitable	Suitable in principle	306	306	0	306	12.25	0
Abingdon	**ABIG12B**	Suitable; 34% flooding; Archaeological Constraints; Listed Building proximity; Grade 2 agric land	Partly suitable	Unsuitable - Flooding	229	0	0	0	9.17	9.17
Harwell Science Campus	**HASC14**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	280	275	0	275	11.19	0.19
Wootton	**WOOT16**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	59	59	0	59	2.36	0
Stanford in the Vale	**STAN11**	SUITABLE Not in Green Belt	Suitable	Permitted site	64	64			2.55	0
Didcot (VOWH Land)	**DIDC01**	SUITABLE Not in Green Belt	Refer	Suitable in principle	3460	3447	0	3447	138.39	0.5
Didcot (VOWH Land)	**DIDC02**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	573	573	0	573	22.93	0
Didcot (VOWH Land)	**DIDC03**	SUITABLE Not in Green Belt	Unsuitable	Unsuitable - Heavily constrained	459	459	0	459	18.36	0
Didcot	**DIDC04**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	379	379	0	379	15.14	0

(VOWH Land)										
Didcot (VOWH Land)	**DIDC05**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	375	265	0	265	14.99	4.4
Didcot (VOWH Land)	**DIDC06**	SUITABLE Not in Green Belt	Suitable	Suitable in principle	965	843	843	0	38.58	4.86
Didcot (VOWH Land)	**DIDC07**	SUITABLE Not in Green Belt	Suitable	Strategic Site Allocation					146.97	0.51
Faringdon	**FARI17**	SUITABLE; Not in Green Belt	Suitable	Suitable in principle	16	10	0	10	0.62	0.22