

# Housing Land Supply Statement for the Vale of White Horse

April 2018



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# 1. INTRODUCTION

- 1.1. This statement sets out the housing land supply position for the Vale of White Horse District Council. It explains the council's approach to and method for calculating the five-year housing land supply, provides an assessment of deliverable land within the district and the council's five-year housing land supply position.
- 1.2. This document represents the current housing position as of the 31st March 2018. The relevant five-year housing land supply period therefore covers the period between 1<sup>st</sup> April 2018 and 31<sup>st</sup> March 2023.
- 1.3. The council can demonstrate a 6.8-year supply of housing land.

# 2. NATIONAL AND LOCAL POLICY

## **National Planning Policy Framework (NPPF)**

- 2.1. Paragraph 47 of the NPPF (2012) identifies the need for local planning authorities to significantly boost housing supply. To achieve this, local planning authorities should objectively identify and meet their housing needs including identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing supply as measured against their housing requirement.

- 2.2. The NPPF (2012) also identifies the need for local planning authorities to include an appropriate buffer based on past delivery

*"... identify and update annually a supply of specific deliverable sites ... with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land<sup>1</sup> ."*

- 2.3. Paragraph 47 of the NPPF (2012) also states that sites sufficient to provide five years' worth of housing supply need to be 'deliverable'. The footnote provides further explanation.

*"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*

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<sup>1</sup> National Planning Policy Framework, Paragraph 47

*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.”*

- 2.4. Paragraph 48 of the NPPF (2012) states local planning authorities may make an allowance for windfall sites if they have compelling evidence that such sites have consistently become available in the local area, and will continue to provide a reliable source of supply. The Council has made an allowance for windfall sites.
- 2.5. If a local planning authority cannot demonstrate a five-year housing land supply of deliverable sites, the NPPF (2012) paragraph 49 states that relevant policies for the supply of housing should not be considered up-to-date and there will be a presumption in favour of granting planning permission for new housing unless development will cause demonstrable adverse impacts that would outweigh the need.

## **Planning Practice Guidance**

- 2.6. The Planning Practice Guidance (PPG) is clear that housing requirement figures in an up-to-date adopted Local Plan should be used as the starting point for calculating the five-year supply<sup>2</sup>.
- 2.7. In considering the buffer to be applied and assessing whether there has been a persistent under supply, the PPG advises it will vary from place to place and therefore no universal test can be applied. The assessment of whether there has been persistent under delivery is likely to be more robust if a longer-term view is taken and this will take account of peaks and troughs. If there is an under supply, local planning authorities should aim to deal with those in the first five years of the Plan period, where possible<sup>3</sup>.
- 2.8. The PPG states ‘deliverable sites’ for housing should include allocated sites or sites with planning permission unless there is clear evidence that schemes will not be implemented within five years. However local planning authorities will still need to provide robust, up to date evidence to support the deliverability of sites, ensuring judgements of deliverability are clear and transparent. For larger sites, the commencement of development and build out rates are crucial in ensuring a robust supply<sup>4</sup>. As part of this process, local planning authorities should also consider the delivery of sites against the forecast trajectory as well as the overall deliverability of all the sites in the five-year supply<sup>5</sup>.
- 2.9. The housing requirement and deliverability of sites to meet a five-year housing land supply will have been thoroughly examined during the

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<sup>2</sup> Planning Practice Guidance Ref 3-030-20140306

<sup>3</sup> Planning Practice Guidance Ref 3-035-20140306

<sup>4</sup> Planning Practice Guidance Ref 3-031-30140306

<sup>5</sup> Planning Practice Guidance Ref 3-033-20150327

examination of a Local Plan, prior to adoption, which the PPG advises cannot be replicated in the process of determining individual applications and appeals<sup>6</sup>.

2.10.If local planning authorities take a thorough approach on an annual basis to identifying and assessing their housing supply, using up to date and sound evidence, they will be in a strong position to demonstrate a robust five-year supply of sites. Housing land supply assessment will not normally need to be updated for another year unless significant new evidence comes to light or the local authority wishes to update its assessment earlier<sup>7</sup>.

2.11.The PPG states that housing for older people, including residential institutions (Use Class C2) can count towards a local planning authorities housing requirement if an approach is clearly set out in a Local Plan<sup>8</sup>.

2.12.The PPG States that “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market. Notwithstanding, local authorities should take steps to avoid double-counting”.

## **Vale of White Horse Local Plan**

2.13.The Vale of White Horse Local Plan is being prepared in two parts, to cover the period 2011-2031. The Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies was adopted in December 2016. It sets out the spatial strategy and strategic policies to deliver the housing requirement and number of jobs that need to be provided in the district between 2011 and 2031.

2.14.The council submitted Local Plan 2031 Part 2: Detailed Policies and Additional Sites to the Secretary of State on the 23<sup>rd</sup> of February 2018 for independent examination. The Part 2 plan will complement the Part 1 plan and will include:

- Policies and locations for the new housing to meet the Vale’s proportion of Oxford’s housing need, which cannot be met within the City boundaries;
- Policies for the part of Didcot Garden Town that lies within the Vale of White Horse District;

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<sup>6</sup> Planning Practice Guidance Ref 3-033-20150327

<sup>7</sup> Planning Practice Guidance Ref 3-033-20150327

<sup>8</sup> Planning Practice Guidance Ref 3-037-20150320

- detailed development management policies to complement the strategic policies as set out in the Part 1 plan, and where appropriate replaces the remaining saved policies of the Local Plan 2011, and
  - additional site allocations for housing
- 2.15. The Part 1 plan identifies strategic site allocations to fully meet the Vale of White Horse's own housing needs. It also identifies an approach, setting out how the district will meet its proportion of Oxford City's unmet needs.
- 2.16. The Local Plan Part 2 (LPP2) was submitted to the Secretary of State on the 23<sup>rd</sup> February 2018 for independent examination. As part of the examination the 5-year housing land supply position will be considered, taking into account Oxford City's unmet need.

### **3. CALCULATING 5 YEAR HOUSING LAND SUPPLY**

- 3.1. To calculate a five-year housing land supply position, a five-year housing requirement is needed to assess the supply against. This is derived from the following:
- the annual housing requirement over the plan period multiplied by five;
  - adding the appropriate shortfall from the start of the plan period which is determined by the method that is adopted; and
  - adding an appropriate buffer.

#### **Annual Housing Requirement**

- 3.2. The district's housing requirement between 2011-2031 is 20,560 dwellings. This equates to 1,028 dwellings per annum. This will ensure the council meets its objectively assessed housing needs in full, as identified in the Oxfordshire Strategic Housing Market Assessment 2014.

#### **Supply Approach and Method**

- 3.3. The Adopted Part 1 plan identifies the council's approach to its five-year housing land supply by setting out a disaggregated approach and formulating the calculation on two separate housing requirement and supply areas; the Science Vale ring fence area and the rest of district area. The two are then combined to provide and be applied on a district wide calculation.
- 3.4. This approach reflects the spatial strategy for the district, by seeking to deliver a transformational growth agenda led by economic growth, focusing on the Science Vale Area.



- 3.5. Each housing supply area has its own housing requirement, which add together to provide the district wide housing requirement. This provides the base for the five-year housing requirement for each of the housing supply areas, as shown in Table 1.

Table 1: Housing Requirements and Method

Area	Plan Period Housing Requirement (Dwellings)	Annual Housing Requirement (Dwellings)	Method
Science Vale Ringfence Area	11,850	593	Liverpool
Rest of District Area	8,710	435	Sedgefield
Whole of District	20,560	1,028	Combined

- 3.6. The supply method for the respective housing supply areas also differs and reflects the spatial strategy for the district. As shown in Table 1, the Liverpool method is used for the Science Vale ring fence area and the Sedgefield method is used for the rest of district area.

- 3.7. The Sedgefield method of calculating land supply involves adding any shortfall of housing in the local plan from previous years over the next five years of the plan period, whereas the Liverpool method spreads the shortfall over the whole remaining plan period.

## **Dwelling Completions and Shortfall**

- 3.8. The total net completions for the district, delivered in the monitoring period 2017/18 is 1620 dwellings. This is above the annual housing requirement of 1028 dwellings.

- 3.9. Table 3 shows the net completions and the shortfall for the district since 2011.

Table 2: Housing Delivery 2011/12 to 2017/18

Area	Housing Requirement 2011/12 to 2017/18	Completions 2011/12 to 2017/18	Over / Under Delivery
District	(1028 x 7) 7,196 dwellings	6300 dwellings	-896 dwellings
Ringfence	(593 x 7) 4,151 dwellings	2276 dwellings	-1,875 dwellings
Rest of District	(435 x 7) 3045 dwellings	4024 dwellings	+979 dwellings

## **Buffer**

3.10. The method for applying the buffer is not district wide, and is applied to each housing supply area individually. Previously both sub-areas have applied a 20% buffer, however whilst the Ringfence area will continue to apply the 20% buffer, the Rest of District will be applying a 5% buffer.

3.11. Since the start of the plan period, the Rest of District housing supply area has delivered more homes than required. For the past 4 consecutive years housing delivery in the Rest of District area has been above the housing requirement, and so a 5% buffer will be applied. Appendix A details housing delivery in the Rest of District housing supply area.

3.12. The council recognises that there has been persistent under delivery in the Ringfence housing supply area, and therefore a 20% buffer has been applied to ensure there is a realistic chance of the housing target being met. Appendix B details housing delivery in the Ringfence housing supply area.

## **Total Five-Year Housing Land Requirement**

3.13. Table 5 sets out the various elements of the five-year housing land requirement for both sub areas and the total requirement the supply will be assessed against.

Table 5: 5 Year Housing Requirement

		Science Vale Ring Fence		Rest of District		Whole District	
		Figures	Calculation	Figures	Calculation	Figures	Calculation
A.	<b>Requirement over plan period</b> (1 April 2011 – 31 March 2031)	11,850		8,710		20,560	
B.	<b>Annual average requirement</b> (1 April 2011 – 31 March 2031)	593	A / 20 years	435	A/ 20 years	1,028	A/ 20 years
C.	<b>Homes completed so far</b> (1 April 2011 – 31 March 2017)	2,276		4,024		6,300	
D.	<b>Homes remaining to be provided</b>	9,574	A - C	4,686	A - C	14,260	A - C



		Science Vale Ring Fence		Rest of District		Whole District	
		Figures	Calculation	Figures	Calculation	Figures	Calculation
	(1 April 2017 – 31 March 2031)						
E.	<b>Number of years remaining</b> (1 April 2017 – 31 March 2031)	13		13		13	
F.	<b>5yrHLS requirement excl. buffer</b> (1 April 2017 – 31 March 2020)	3,682	(D / E) * 5	2,175	B x 5 <sup>9</sup>	5,857	3,682 + 2,175
G.	<b>5yrHLS requirement incl. buffer</b> (1 April 2017 – 31 March 2020)	<b>4,419</b>	F + 20%	<b>2,284</b>	F + 5%	<b>6,703</b>	4,419 + 2,284

## 4. DELIVERABILITY OF SITES

4.1. In accordance with the NPPF<sup>10</sup> and PPG<sup>11</sup>, as detailed above, the supply of deliverable housing land in the District is considered to comprise of the following:

- Planning permissions (both large (10 dwellings or more) and small (9 or less dwellings);
- Planning permissions subject to the signing of a S106 agreement to release the permission;
- Adopted Local Plan 2031 Part 1 strategic site allocations;
- Made Neighbourhood Plan site allocations;
- Windfall allowance;
- C2 Use
- Student Housing; and
- Sites that have gone through the Prior Approval Procedure including conversion of agricultural buildings to dwellings, conversion of offices to dwellings and conversion of retail (A1 or A2) to dwellings.

<sup>9</sup> As there is no shortfall for the Rest of District area, the calculation for need is simply the requirement times by five.

<sup>10</sup> CLG (2012) National Planning Policy Framework, Paragraph 47 footnote

<sup>11</sup> CLG (2014) Planning Practice Guidance, Ref 3-031

## **Planning Permissions**

- 4.2. Sites that have planning permission are generally considered to be deliverable<sup>12</sup>, however the council have taken a pragmatic approach. In regard to large sites that have planning permission, those sites where it is known there is a realistic prospect of delivery within the five years are considered to contribute to the supply.
- 4.3. In regard to small sites, a non-implementation rate of 10% has been applied to all sites as the Council is aware that not every committed small site will necessarily be built out. The delivery of small sites is assumed to be over the next three years, as this is a reasonable timeframe for the delivery of small scale sites.

## **Resolutions to Grant**

- 4.4. Planning applications that have planning permission subject to a S106 agreement being signed are determined as 'resolutions to grant'. These applications have progressed positively through the process with the proposal generally being considered acceptable by the council and are ready to be formally granted permission, subject to the detail of planning requirements being confirmed in a S106 legal agreement. The council has only included those sites that have 'resolution to grant' as deliverable where there is sufficient evidence of the likely progress of the site.

## **Adopted Local Plan 2031 Part 1 Strategic Site Allocations**

- 4.5. Adopted strategic site allocations as identified in the Part 1 plan have been demonstrated to be deliverable through the Part 1 plan examination process. 17 of the 18 strategic sites<sup>13</sup> are included within the five-year housing land supply.
- 4.6. Of the 17 sites included in the 5-year supply,
- 5 are currently under construction,
  - 9 sites have permission,
  - and 3 have a resolution to grant.
- 4.7. This demonstrates that positive progress is being made on the LPP1 allocated sites.
- 4.8. Regarding strategic sites that have planning permission or resolution to grant, those sites where it is known there is a realistic prospect of delivery within the five years are considered to contribute to the supply.

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<sup>12</sup> Planning Practice Guidance Ref 3-031-20140306

<sup>13</sup> The allocation site East of Sutton Courtenay currently has an application at appeal.

## **Emerging Local Plan 2031 Part 2 Strategic Site Allocations**

4.9. The Part 2 plan proposes seven additional site allocations, mainly to deal with the Vale's proportion of Oxford City's unmet housing needs. This plan is yet to go through examination and so these sites have not been included.

## **Neighbourhood Plan Allocations**

4.10. One made neighbourhood development plan has allocated sites, the Drayton Neighbourhood Development Plan. As of 31 March 2018, all the allocations are either under construction or complete.

## **Windfall Allowance**

4.11. The five-year housing land supply includes an allowance for windfall sites, in accordance with paragraph 48 of the NPPF. The allowance is included in Core Policy 4, which equates to 70 dwellings per year. It is based on historic delivery rates on small sites and was tested through the Part 1 plan examination. The Part 2 plan, in Core Policy 4a, proposes increasing the windfall allowance to 100 dwellings per year. Table 6 shows the housing delivered from small sites on an annual basis.

Table 6: Annual small site completions

	<b>2011 /12</b>	<b>2012 /13</b>	<b>2013 /14</b>	<b>2014 /15</b>	<b>2015 /16</b>	<b>2016 /17</b>	<b>2017 /18</b>	<b>Total</b>	<b>Average</b>
<b>Completions on small sites</b>	104	88	99	90	186	448	177	1192	170

4.12. This shows that a windfall allowance of either 70 or 100 dwellings per year is a very conservative estimate, with the average delivery over the 7 years of the plan period so far being 170 dwellings per annum.

4.13. The windfall allowance is applied after the first three years for the remainder of the plan period. This will ensure the council are not double counting the contribution of small scale sites and a windfall allowance over the first three years.

## **C2 Planning Permissions**

4.14. Planning permissions and resolutions to grant for C2 uses have been included in the five-year housing land supply. The council has an approach for older people housing as identified in adopted LPP1.

## **Student Housing**

4.15. In accordance with the PPG, the council have included student housing as contributing to the housing need, and made an assessment of how much accommodation this would release in the housing market. To estimate the number of bedrooms of student accommodation that can expect to be needed to free-up a conventional self-contained home<sup>14</sup>, the council has reviewed the number of students in full-time further education within the district who share accommodation, based on the 2011 Census. Table 5 below provides information on the number of student households in the district and the bed split of these households.

Table 7: Student Households

<b>Number of all student households</b>	<b>1 bed dwelling</b>	<b>2 bed dwelling</b>	<b>3 bed dwelling</b>	<b>4 bed dwelling</b>	<b>5 bed dwelling</b>
216	115	60	28	11	2

4.16. Using the information in Table 5, there are 373 full time students in the district, assuming that each bedroom has one student residing in it. By dividing the total number of students by the total number of student's households, provides the average student household, which in the district equates to 1.7 students. This figure has been rounded up to 2, to take account of the possibility that more than one student may reside in one room and to reduce the risk of double counting. This concludes that 2 units of student accommodation would therefore be needed to assume one self-contained home could be freed up, and so a 2:1 ratio will be applied.

4.17. There is only one development in the district that proposes student housing, which is the site Botley Centre, West Way in Oxford. The permission reference is P16/V0246/FUL. This development proposes 261 student units, with 264 rooms. If we apply the ratio we could assume that this would release 132 self-contained residential units, and therefore contributes 132 towards the supply.

## **Prior Approvals**

4.18. The prior approval or permitted development process enables the conversion of properties from either office use, agricultural buildings or retail use to dwellings.

4.19. The contribution towards the housing supply from the prior approval procedure has also been accounted for. The 2017 Neighbourhood Planning Act extended the scope of the planning register to include information about

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<sup>14</sup> Planning Practice Guidance Ref 3-038-20140306

prior approvals or notifications for permitted development. The PAS Guidance states that “it would enable increased scrutiny of the impact of national permitted development rights and scale of the uptake”<sup>15</sup>. In light of this it has been noted separately in the projected supply to ensure transparency and enable scrutiny.

## **Assessment of Deliverable Sites**

4.20. The council has undertaken a thorough assessment of all deliverable sites to ensure an up to date and sound trajectory providing a robust five-year housing land supply. As detailed above, a key consideration in the assessment, is the time it will take for development to commence and the anticipated build out rates. The Council has fully taken this into consideration, through undertaking the following:

- taking into account past housing completions rates;
- seeking evidence on anticipated build out rates as follows:
  - engaging with Site Promoters and/or Developers of existing large commitments (sites over 50 dwellings) and adopted strategic site allocations so their anticipated delivery rate and identified implications can be fully taken into account.
  - the Council’s Development Management officers and Planning Policy officers
- Taking into account the time it takes to gain planning permission;
- Undertaking sites surveys of all sites with planning permission to ensure the trajectory reflects the most up to date position on each site; and
- Using available datasets, where needed, to support information collated from the methods above.

## **Supply of Deliverable Sites**

4.21. Table 6 provides a summary of the amount of five-year housing land supply in the district by supply component. This is separated for the two sub areas and includes a total district wide.

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<sup>15</sup> [https://www.local.gov.uk/sites/default/files/documents/9.37%20Get%20in%20on%20the%20Act%20-%20the%20Neighbourhood%20Planning%20Act%202017\\_v08\\_web.pdf](https://www.local.gov.uk/sites/default/files/documents/9.37%20Get%20in%20on%20the%20Act%20-%20the%20Neighbourhood%20Planning%20Act%202017_v08_web.pdf), Page 6

Table 8: Five Year Housing Supply

Housing Supply Components	Housing Supply 2017-2022		
	Science Vale Ring Fence	Rest of District	Whole District
Planning Permissions:			
<i>Large Sites</i>	1,102	1,473	2,575
<i>Small Sites</i>	82	315	397
<i>Total</i>	1,184	1,788	2,972
Outline Permissions			
<i>Large Sites</i>	1,881	1,645	3,526
<i>Small Sites</i>	15	14	29
<i>Total</i>	1,896	1,659	3,555
Sites with resolution to grant			
<i>Large Sites</i>	979	427	1,406
<i>Small Sites</i>	0	8	8
<i>Total</i>	979	435	1,414
Strategic Allocations	570	342	912
Prior Approvals			
<i>Large Sites</i>	0	20	20
<i>Small Sites</i>	2	10	12
<i>Total</i>	2	30	32
C2 Permissions			
<i>Large Sites</i>	0	96	96
<i>Small Sites</i>	0	0	0
<i>Total</i>	0	96	96
Local Plan Part 2	0	0	0
Neighbourhood Plan Allocations	0	0	0
Windfall Allowance	60	80	140
<b>TOTALS:</b>	<b>4,691</b>	<b>4,430</b>	<b>9,121</b>

## 5. FIVE YEAR HOUSING LAND SUPPLY POSITION

5.1. The council's five-year housing land supply position district wide is 6.8 years of supply, based on the assessment explained in Sections 3 and 4 above.

The council have a supply of 9,121 dwellings with a surplus of 2,418

dwellings. In relation to the housing supply areas, the council has 5.3-year supply in the Science Vale ring fence area and 9.7-year supply in the rest of district. The figures are shown in Table 7.

Table 7: Five Year Housing Land Supply Position

	<b>Whole District</b>	<b>Science Vale Ringfence</b>	<b>Rest of district</b>
<b>Five Year Housing Requirement</b>	6,703	4,419	2,284
<b>Housing Supply</b>	9,121	4,691	4,430
<b>Number of Years Deliverable Supply</b>	<b>6.8</b>	<b>5.3</b>	<b>9.7</b>
<b>Over / under Supply</b>	<b>+ 2,418</b>	<b>+ 272</b>	<b>+ 2,146</b>

5.2. The council will apply its district wide, combined calculation, to determine its five-year housing land supply position. Core Policy 5 in the LPP1 and its aim of locating housing to meet the Science Vale's housing requirement will remain a relevant consideration in determining applications and thus the five-year housing land supply positions for both the sub areas is also provided in this Statement.

## 6. SUMMARY

6.1. The Council has updated its five-year housing land position as of the 31/03/2018. The Council has a five-year housing land supply of 6.8 years.

6.2. This statement details the approach taken to determine the 5-year housing land position. The Council is maintaining the same approach for its 5-year housing land supply as that which supported the Part 1 plan examination. The Local Plan inspector in his Report, at paragraph 155 and 156, summarises his assessment of the deliverability of the supply of sites

*'Whilst the Council's forecast of housing delivery has been criticised by some as too optimistic, particularly in terms of start dates and build out rates, they are set out on a very detailed basis and are informed by developers' indications' and 'a significant proportion of the sites which constitute the five-year supply are ones on which construction has already commenced or which have full planning permission. Many others have outline permission or a resolution to grant planning permission subject to legal agreement ... Nonetheless, the robustness of the district's housing supply position is demonstrated by the fact that, even if implementation of all of the plan's housing allocation sites were to be delayed by a year beyond*



*the Council's forecasts a supply of deliverable housing land exceeding six years would still exist.'*

- 6.3. Currently in the district there are 1855 dwellings remaining to be delivered on sites under construction, 1521 dwellings are on sites with full permission but which have not started, 6848 dwellings on sites with an outline permission, and 5206 dwellings with a resolution to grant permission.
- 6.4. This shows the strong progress that the district is making towards both its 5-year housing requirement and the overall housing requirement identified in the adopted Local Plan 2031 Part 1, with a large majority of sites having a form of permission.

## Appendix A- Rest of District Housing delivery, 2011/12 to 2017/18

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Average need / delivery
Rest of District Housing Requirement	435	435	435	435	435	435	435	3045	435 per annum
Rest of District Housing Delivery	307	128	424	536	659	1129	841	4025	575 per annum
Over / Under Delivery	-128	-307	-11	101	224	694	407	980	140 per annum

## Appendix B- Ringfence Housing Delivery

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Average need / delivery
Ringfence Area Housing Requirement	593	593	593	593	593	593	593	4151	593 per annum
Ringfence Area Housing Delivery	39	140	154	204	474	486	779	2276	325 per annum
Over / Under Delivery	-554	-453	-439	-389	-119	-107	186	-1875	-268 per annum

## APPENDIX C- HOUSING TRAJECTORY

### Rest of District Housing Supply Area

Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Nalder Estate & The Old Canal Building, Main St	East Challow	P12/V1261/FUL	71	Full Permission	Complete			1	39	31							
The Steeds, Land West of Coxwell Road, Faringdon (Allocation - Site 19)	Faringdon	P17/V0118/RM	200	Full Permission	Under Construction							5	48	48	48	48	3
Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	Faringdon	P08/V1078/RM	332	Full Permission	Complete	186	33	31	3								
South West of Faringdon (Allocation - Site 20)	Faringdon	LP Allocation	190	Allocation	Not Started									50	50	50	40
Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	Letcombe Regis	P11/V0027	72	C2 Full Permission	Complete				72								
Land south of Majors Rd, opp Shrivenham Hundred Business Park	Watchfield	P12/V1329/FUL	120	Full Permission	Complete			40	70	10							
The Old Gaol Leisure Centre	Abingdon	P08/V1237	61	Full Permission	Complete			20	25	16							
North West of Abingdon on Thames (Allocation - Site 1)	Abingdon	P17/V1336/O	200	Outline Permission	Not Started									50	50	50	50
Land to the rear of 82-88 Cumnor Hill, Oxford	Cumnor Hill	P14/V0695/RM	72	C2 Full Permission	Complete						72						
Timbmet Ltd, Cumnor Hill	Cumnor Hill	P08/V0325/RM	192	Full Permission	Complete	8	27	157									
Land adj NE & NW of Tilbury Ln, Botley	Cumnor Hill	P13/V0817/RM; P07/V0741/O	150	Full Permission	Complete				46	27	70	7					

Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Land at Manor Farm, Drayton, Oxon	Drayton	P16/V1705/FUL	57	Full permission	Under Construction							2	55				
Land West of Abingdon Road, Drayton	Drayton	P14/V2504/FUL	73	Full Permission	Complete						73						
Land South of Faringdon Rd, Southmoor	Kingston Bagpuize	P12/V1721/RM	50	Full Permission	Complete			11	39								
Land off Draycott Road	Kingston Bagpuize	P12/V2653/FUL	98	Full Permission	Complete				11	63	24						
Land to the east of Witney Road Kingston Bagpuize OX13 5FZ	Kingston Bagpuize with Southmoor	P17/V0662/RM	280	Full Permission	Under Construction							10	50	50	50	50	50
Land off Lime Rd, Botley	Botley	P13/V0497/RM	136	Full Permission	Complete			16	13	14	93						
North West of Radley (Allocation - Site 4)	Radley	LP Allocation	240	Allocation	Not Started										20	55	55
South of Kennington (Allocation - Site 3)	Kennington	P17/V2961/FUL	283	Resolution full App	Not Started									50	50	50	50
Land off Barnett Rd	Steventon (North)	P13/V2691/RM	50	Full Permission	Complete					50							
Land at Besselsleigh Road Wootton, OX13 6DX	Wootton	P16/V0290/RM	64	Full Permission	Not Started									10	24	30	
Land to the south of High Street, Drayton	Drayton	P15/V2447/FUL (Neighbourhood Plan Allocation)	140	Full Permission	Under Construction							19	40	50	31		
Land at Abingdon Road, Steventon	Steventon (North)	P14/V2704/FUL	57	Full Permission	Complete						42	15					
Land at Barnett Road, Steventon, OX13 6AJ	Steventon (North)	P14/V1952/FUL	65	Full Permission	Under Construction							63	2				
Land off Colton Road, Shrivenham	Shrivenham	P14/V2757/FUL	68	Full Permission	Complete						29	39					
Land off Faringdon Road, Stanford in the Vale	Stanford in the Vale	P13/V0146/FUL	73	Full Permission	Complete					63	10						

Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Land East of Drayton Road, Abingdon	Abingdon	P14/V1196/FUL	158	Full Permission	Under Construction						55	58	45				
Land North of Summertown, East Hanney, Oxon	East Hanney	P15/V0343/O	55	Outline Permission	Not Started								22	33			
Packhorse Lane, Marcham, OX13 6NU	Marcham	P14/V2363/RM	54	Full Permission	Complete					39	8	7					
Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	Cumnor Hill	P15/V1671/FUL	70	C2 Full Permission	Under Construction									70			
Land off Field Close Kingston Bagpuize w/ Southmoor	Kingston Bagpuize with Southmoor	P15/V1795/FUL	73	Full Permission	Under Construction						10	52	11				
Land West of Hyde Copse Marcham OX13 6PT	Marcham	P15/V0612/FUL	61	Full Permission	Complete							61					
Land to the West of Longcot Road, Shrivenham,	Shrivenham	P17/V3135/FUL	63	Full Permission	Under Construction								37	26			
Land at Park Farm East Challow	East Challow	P16/V0652/O	88	Outline Permission	Not Started									48	40		
Land off Townsend Road, Shrivenham, SN6 8HR	Shrivenham	P15/V0663/O	116	Outline Permission	Not Started								25	50	41		
Fernham Fields, Faringdon, (Site A)	Faringdon	P16/V1791/RM	111	Full Permission	Under Construction							41	50	20			
Fernham Fields, Faringdon, Swindon, SN7 7EZ (Site B)	Faringdon	P16/V2582/RM	89	Full Permission	Under Construction							9	40	40			
Land South of Park Rd (Allocation - Site 17)	Faringdon	P17/V1082/O	103	Resolution full App	Not Started									20	40	40	3
Land South of Park Rd (Allocation - Site 17)	Faringdon	P17/V1082/O	322	Resolution Outline App	Not Started												37
Land to the East of Highworth Road, Shrivenham	Shrivenham	P13/V1810/O	240	Outline Permission	Not Started									70	85	85	
Land at North Shrivenham Highworth Road Shrivenham (Phase 2) (Allocation - Site 21)	Shrivenham	P15/V2541/O	275	Outline Permission	Not Started											20	100

Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Land West of Faringdon Road Stanford in the Vale FARINGDON SN7 8HQ	Stanford in the Vale	P16/V1589/O	100	Outline Permission	Not Started										50	50	
Land North of Ware Road, Stanford In the Vale, Oxon	Stanford in the Vale	P16/V2134/O	78	Outline Permission	Not Started									28	50		
Cowans Camp High Street Watchfield SN6 8SZ	Watchfield	P15/V2216/FUL	100	Full Permission	Under Construction					26	25	46	3				
Land West of Witney Road and South of A420	Kingston Bagpuize	P13/V2562/RM; P12/V1836/O	63	Full Permission	Complete					53	10						
Botley Centre West Way Botley Oxford (Phase A)	Botley	P16/V0246/FUL	128	Full Permission	Not Started										64	64	
Botley Centre West Way Botley Oxford (Phase B)	Botley	P16/V0246/FUL	261	Full Permission	Not Started										66	66	
North of Abingdon on Thames (Allocation - Site 2)	Abingdon	P17/V0050/O	879	Outline Permission	Not Started									25	100	125	129
North of Abingdon on Thames (Allocation - Site 2)	Abingdon	P17/V0050/O	80	C2 Outline Permission	Not Started												26
Supply of sites 50 plus dwellings						194	60	276	318	392	521	434	428	738	859	783	543
Supply of sites 10-49 dwellings						14	9	73	141	127	251	292	230	192	190	33	7
Supply of sites 1-9 dwellings						99	59	75	77	140	357	115	120	114	114	0	0

## Ringfence Supply Area

Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Land to the South of Chilton Field	Chilton	P05/V1086/O	275	Full Permission	Complete		76	75	124								
Land at Didcot Road, Great Western Park	Great Western Park	P02/V1594/O	760	Full Permission	Under Construction					131	115	353	136	25			
Land at Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	Grove	P12/V0299/O	2500	Outline Permission	Not Started								3	185	185	185	185
Crab Hill, North East Wantage (Allocation - Site 14)	Wantage	P13/V1764/O	1500	Outline Permission	Not Started								50	100	150	200	200
Alder View, Land South of Grove Road, Harwell	Harwell	P13/V2445; P13/V1040/O	65	Full Permission	Complete					65							
Land North of Grove Road Harwell (Allocation - Site 10)	Harwell	P15/V1504/FUL	207	Full Permission	Under Construction							30	44	44	44	44	1
North West Valley Park (Allocation - Site 8)	Great Western Park	LP Allocation	800	Allocation	Not Started										50	150	150
Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton) (Allocation - Site 11)	Great Western Park	P14/V2873/O	4254	Resolution Outline App	Not Started									100	250	250	250
Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	Milton	P17/V1077/RM	53	Full Permission	Not Started								10	43			
Milton Heights (Allocation - Site 9)	Milton	P16/V2900/FUL	458	Full Permission	Not Started								15	60	60	60	60
Milton Road, Sutton Courtenay	Sutton Courtenay	P13/V2321/RM	70	Full Permission	Complete					40	30						
Land east of Chainhill Rd	Wantage	P13/V2454/RM	85	Full Permission	Complete					50	35						



Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	Harwell	P14/V1663/FUL	80	Full Permission	Complete						20	60					
King Alfred School East Springfield Road Wantage OX12 8ET	Wantage	P15/V2952/O	150	Outline Permission	Not Started									40	40	40	30
Land at former Didcot A Power Station, Purchas Road Didcot	Sutton Courtenay	P15/V1304/O	120	Resolution Outline App	Not Started											50	50
Mather House & Greensands, White Road & Reading Road, East Hendred, Wantage OX12 8JE	East Hendred	P15/V2328/O	75	Outline Permission	Not Started									25	25	25	
Land at Stockham Farm, Denchworth Rd	Wantage	P12/V1240/FUL	200	Full Permission	Complete				33	74	80	13					
Land South of Downsview Rd (Stockham Farm Phase 2)	Wantage	P13/V1826/FUL	90	Full Permission	Under Construction						43	44	3				
Land West of Stockham Farmhouse Wantage (in the parishes of Wantage, East Challow and Grove) OX12	Wantage	P14/V1810/FUL	90	Full Permission	Under Construction							21	50	19			
Monks Farm, Land West of Old Station Rd (Allocation - Site 15)	Grove	LP Allocation	517	Allocation	Not Started										50	85	85
Land west of Bellingers Garage Station Road Grove OX12 7PN (Allocation site 15)	Grove	P16/V1287/RM	75	Full Permission	Not Started								13	56	6		
Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove (Allocation - Site 15)	Grove	P15/V1722/O	160	Outline Permission	Not Started								20	80	60		

Site Name	Settlement	Planning Ref	Net homes	Site Status	Site Progress	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15)	Grove	P15/V0978/RM	133	Full Permission	Under Construction						3	90	40				
Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	Sutton Courtenay	P14/V2061/RM	95	Full Permission	Under Construction						3	14	20	20	20	18	
Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	Sutton Courtenay	P14/V2061/RM	100	Full Permission	Not Started										50	50	
Supply of sites 50 plus dwellings						0	76	75	157	360	329	625	404	797	990	1157	1011
Supply of sites 10-49 dwellings						25	35	55	34	68	66	92	70	55	38	10	0
Supply of sites 1-9 dwellings						14	29	24	13	46	91	62	33	33	33	0	0

## Whole District Supply

Site Name						2011/ 12	2012/ 13	2013/ 14	2014 /15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23
Total Supply of 50 plus dwellings						194	136	351	475	752	850	1059	832	1535	1849	1940	1554
Total supply of 10-49 dwellings						39	44	128	175	195	317	384	300	247	228	43	7
Total supply of 1-9 dwellings						113	88	99	90	186	448	177	153	147	147	0	0
Windfall						0	0	0	0	0	0	0	0	0	0	70	70
<b>Total supply</b>						<b>346</b>	<b>268</b>	<b>578</b>	<b>740</b>	<b>1133</b>	<b>1615</b>	<b>1620</b>	<b>1285</b>	<b>1929</b>	<b>2224</b>	<b>2053</b>	<b>1631</b>

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