

Vale of White Horse Local Plan 2031 Part 2

Examination Hearings

**Written Statement by Vale of White Horse District
Council in relation to**

**Matter 8: Housing Land Supply, Viability, Delivery
and Monitoring**

June 2018

8.1. Do the provisions of the LPP2 make the necessary contribution towards a five year supply of deliverable housing sites against the stated housing requirement for the District as a whole and the Science Vale ring fence area?

- 8.1.1 The Council considers that the provisions of the Part 2 plan make more than sufficient contributions towards a five year supply of deliverable housing sites, for the district as a whole and the Science Vale ring fence area.

Housing Requirement

- 8.1.2 The district's housing requirement between 2011-2031 will be 22,760 as set out in Core Policy 4a. The Part 1 and Part 2 plans make provision to meet the district's own housing requirement of 20,560 dwellings and Vale's commitment to deliver 2,200 dwellings to meet its proportion of Oxford's unmet housing need.

Approach to supply

- 8.1.3 Core Policy 5 of the Adopted Part 1 plan (**ALP02**)¹ sets out the Council's approach to housing land supply. The five year housing land supply is based on two separate sub-areas; the Science Vale ring fence area and the Rest of District area. The method used for the respective sub-areas differs with the Liverpool method used for the Science Vale ring fence area and the Sedgfield method used for the rest of district area. The outcomes are then combined to provide a district wide calculation and position. Recent appeal decisions have endorsed the approach set out in Core Policy 5².
- 8.1.4 The Part 2 plan sets out policies and locations for housing for Vale's proportion of Oxford's unmet housing need up to 2031, which cannot be met within the City boundaries. A Memorandum of Co-operation between local authorities in the Oxfordshire Housing Market area was signed on the 26 September 2016 (**DUC01**)³, which identified the quantum of need to be met within the respective local authority areas; 2,200 dwellings were identified to be met within the Vale of White Horse. The Memorandum of Co-operation was based upon a common assumed start date of 2021 for the commencement of development.
- 8.1.5 The Council's strategy is to meet its proportion of Oxford's unmet need entirely within the Abingdon-on-Thames and Oxford Fringe Sub-Area. Reflecting the Council's approach to five year housing land supply, as explained in paragraph 8.1.3 above, the Abingdon-on-Thames and Oxford Fringe Sub-Area is located within the Rest of District Area and thus the 2,200 dwellings will be added to the Rest of District housing requirement.
- 8.1.6 As set out in Core Policy 2 in the Part 1 plan (**ALP02**)⁴, the Council has committed to addressing Oxford's unmet need from December 2018 in line with the Inspector's

¹ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

² Appeal References: APP/V3120/W/16/3145234 and APP/V3120/W/16/3160879

³ **DUC01** Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area – Meeting the Objectively Assessed Need for Housing in Oxfordshire. South Oxfordshire District Council did not sign this memorandum

⁴ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

Report (**ALP03**)⁵ on the Part 1 plan. The Council has progressed the Part 2 plan in a timely manner to ensure it meets this timeframe, although it is appropriate for the Vale's proportion of Oxford's unmet need to be added to its five year housing land supply calculation from the start of the 2019/2020 monitoring year (rather than part way through the 2018/19 monitoring year in December 2018) for ease and completeness. This will still ensure the full 2,200 dwellings are added to the five year housing land supply calculations. The position will be reflected within the next Annual Housing Supply Statement.

- 8.1.7 The approach the Council has taken to calculating its five-year supply can be found in the most recent five year housing supply statement (**OCD08.1**)⁶, including the methodology of applying the buffer. The Council are applying 20 % buffer to the ring fence supply area, consistent with the approach taken for the Part 1 plan, although now applying a 5 % buffer to the Rest of District area in accordance with national policy (**OCD08.1**)⁷ and as evidenced in the Council's Five Year Housing Land Supply Statement⁸.
- 8.1.8 Table 8.1 shows the additional housing need created by the addition of Oxford's unmet housing need in the five year period 2018-2023⁹, and the impact on the Council's five year housing land requirement. This demonstrates an additional 770 dwellings will be added to the Rest of District five year housing requirement.

Table 8.1: Additional Housing Need

Requirement	Number of Dwellings
Vale's proportion of Oxford's Unmet Need	2200
Annualised additional need 2019/20-2030/31 (2,200 / 12)	183
Additional requirement on 5-year period 2018/19 to 2022/23 (4 x 183)	733
Additional requirement plus 5% buffer (733 + 5%)	770

Deliverable supply

- 8.1.9 In accordance with the NPPF¹⁰ and PPG¹¹ the Council considers that the following supply components are deliverable and thus form part of the Council's housing land supply supporting the Part 2 plan:
- Planning permissions (both large (ten dwellings or more) and small (nine or less dwellings)). Those sites where it is known there is a realistic prospect of delivery within the five years are considered to contribute to the supply. A non-implementation rate of 10 % has been applied to all small sites as the Council is

⁵ **ALP03** Inspector's Report on the Examination into Vale of White Horse Local Plan 2031 Part 1

⁶ **OCD08.1** Housing Land Supply Statement for the Vale of White Horse

⁷ CLG (2012) National Planning Policy Framework (NPPF) (in particular paragraph 47), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ **OCD08.1** Housing Land Supply Statement for the Vale of White Horse, (in particular Page 7)

⁹ CLG (2012) National Planning Policy Framework (NPPF) (in particular paragraph 47), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁰ CLG (2012) National Planning Policy Framework (NPPF) (in particular paragraph 47), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹¹ CLG (2014) Planning Practice Guidance (PPG) (in particular ref 3-031), available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

aware that not every committed small site will necessarily be built out. The delivery of these sites is assumed to be over three years.

- Planning permissions subject to the signing of a S106 agreement to release the permission. 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 Part 1 plan strategic site allocations. These sites have been demonstrated deliverable through the Part 1 plan examination process and a number of them have planning permission.
- Part 2 plan additional site allocations. These sites are considered deliverable as demonstrated in the Councils Matter 4, 5, 6 and 7 statements, Housing Trajectory and respective site Statements of Common Ground. The evidence demonstrating these additional site allocations are deliverable is shown at **Appendix A**.
- Made Neighbourhood Plan site allocations. There are three allocations within the made Drayton Neighbourhood Plan¹²; all the sites have planning permission or a resolution to grant.
- Windfall allowance. This has been applied in accordance with paragraph 48 of the NPPF¹³. The allowance, which is 100 dwellings per year, is included in Core Policy 4¹⁴. The windfall allowance is applied after the first three years for the remainder of the plan period.
- C2 Use. The Council has included C2 permissions in accordance with the PPG (Ref 03-37)¹⁵. The Council has clearly set its approach to older peoples housing in Core Policy 26. A non-implementation rate of 20 % has been applied to all existing commitments as the Council is aware that not every committed site will necessarily be built out.
- Student Housing. The Council has included student housing in accordance with the PPG (Ref 03-38)¹⁶.
- 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.

8.1.10 The Council has undertaken a thorough assessment of all deliverable sites to provide an up to date and sound trajectory of deliverable sites in accordance with the PPG (Ref 03-31)¹⁷ which is provided at **Appendix B**. A key consideration 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 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 proposed strategic site allocations as so their anticipated delivery rate and identified implications can be fully taken into account.

¹² Drayton Neighbourhood Plan, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/drayton-neighbourhood->

¹³ CLG (2012) National Planning Policy Framework (NPPF), (in particular paragraph 48), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁴ **ALP02** Local Plan 2031 Part 1: Strategic Sites and Policies

¹⁵ CLG (2014) Planning Practice Guidance (PPG), (in particular ref 3-037), available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁶ CLG (2014) Planning Practice Guidance (PPG), (in particular ref 3-038), available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁷ CLG (2014) Planning Practice Guidance (PPG), (in particular ref 3-031), available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

- The Council's Development Management Officers and Planning Policy Officers
- taking into account the time it takes to go through the planning application process
- undertaking sites surveys of sites 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.

8.1.11 Further details on the approach and assessment of each supply component can be found in the 2017/18 five year housing supply statement (**OCD08**)¹⁸. This is a consistent approach to that taken in the Part 1 plan, where the Inspector concluded in his Report (**ALP03**)¹⁹ that he was confident that the Council's housing supply figures, considered across the board, were robust. He stated that the Council's forecasts had been set out on a very detailed basis, informed by developer intentions and the Council had been accurate (and slightly cautious) in its forecasts for delivery of the years 2014/15 and 2015/16; he believed confidence could generally be had in the Council's housing supply figures.

8.1.12 Table 8.2 outlines the additional supply created by the allocated sites in the Part 2 plan for the five year period 2018-2023. In addition to further sites being allocated within the Abingdon-on-Thames and Oxford Fringe Sub-Area, the Part 2 plan allocates two additional sites in the Science Vale ring fence area which provides a total of 1,400 dwellings over the plan period.

Table 8.2: Additional Supply, 2018-2023

Additional supply 2018-2023, LPP2 sites	Number of dwellings
Ringfence	250
Rest of district	470
Total	720

Five year housing land supply position

8.1.13 Table 8.3 shows the housing supply position for the district as of the 31 March 2018 (**OCD08.1**)²⁰, without the additional need or supply as proposed in the Part 2 plan. This demonstrates how the Part 2 plan impacts on the supply position.

¹⁸ **OCD08** Five Year Housing Land Supply Statement 2017/18 – 2021/22, (in particular Section 4)

¹⁹ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1 (in particular paragraph 157)

²⁰ **OCD08.1** Housing Land Supply Statement for the Vale of White Horse

Table 8.3: LPP1 5-year housing supply position

	Whole District	Science Vale ring fence	Rest of district
Five Year Housing Requirement	6,703	4,419	2,284
Housing Supply	9,121	4,691	4,430
Number of Years Deliverable Supply	6.8	5.3	9.7
Over Supply	2,418	272	2,146

8.1.14 Table 8.4 shows the housing supply position as of the 31 March 2018²¹, according to the need and supply proposed in the Part 2 plan.

Table 8.4: LPP2 5-year housing supply position

	Whole District	Science Vale Ring fence	Rest of district
Five Year Housing Requirement	7,473	4,419	3,054
Housing Supply	9,841	4,941	4,900
Number of Years Deliverable Supply	6.6	5.6	8.0
Over Supply	2,368	522	1,846

8.1.15 This demonstrates that the Council has a five year housing land supply in both the whole district, the rest of the district and in the ring fence area, with an oversupply of 2,368 dwellings in the whole district and a housing supply of 6.6 years. The Council considers the approach it has taken to demonstrating the deliverability of its five year housing land supply is robust and there is more than sufficient housing supply.

²¹ **OCD08.1** Housing Land Supply Statement for the Vale of White Horse

8.2 Do the provisions of the LPP2 make the necessary contribution towards meeting the stated housing requirement for the District as a whole and the Science Vale ring fence area over the full plan period to 2031?

- 8.2.1 The Council considers that the provisions of the Part 2 plan make the necessary contribution towards the stated housing requirement for the district as a whole and the Science Vale ring fence over the full plan period.

Housing Requirement

- 8.2.2 The Adopted Part 1 plan (**ALP02**)²² sets out the Vale of White Horse's own housing need as 20,560 for the period 2011-2031. This constitutes a requirement of 11,850 in the Science Vale Ring Fence Housing Supply Area, and 8,710 in the Rest of District Housing Supply Area.
- 8.2.3 The agreed quantum of unmet need to be met in the Vale of White Horse is 2,200 (**DUC01**)²³. When added to district's own need this gives a housing requirement for the period 2011-2031 of 22,760.
- 8.2.4 The unmet need will be met in the Rest of District Housing Supply Area, as explained in paragraph 8.1.5 above. Due to this, the requirement for the Rest of District Housing Supply Area increases from 8,710 to 10,910.

Housing Supply

- 8.2.5 Table 8.5 shows the sites allocated in the Part 2 plan and the housing supply area they contribute to.

Table 8.5: Site allocations and housing supply area

Allocated site	Dwellings allocated	Housing Supply area
North West of East Hanney	80	Rest of District
East of East Hanney	50	Rest of District
East of Kingston Bagpuize with Southmoor	600	Rest of District
South East Marcham	90	Rest of District
Dalton Barracks	1,200	Rest of District
North West of Grove	400	Science Vale
Harwell Campus	1,000	Science Vale
Total	3,420	

- 8.2.6 Table 8.6 shows there is sufficient housing supply to meet the housing requirement over the plan period for the district and for the housing supply areas.

²² **ALP02** Adopted Local Plan 2031 Part 1: Strategic Sites and Policies

²³ **DUC01** Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area – Meeting the Objectively Assessed Need for Housing in Oxfordshire

Table 8.6: LPP2 Housing supply 2011-2031

	Rest of District housing supply area	Science Vale ring fence supply area	Whole District
Housing completions 2011-2018	4,024	2,276	6,300
Housing commitments (including Part 2 additional allocations) 2018- 2031	8137	11921	20058
Housing Supply total	12,161	14,197	26,358
Housing requirement 2011-2031	10,910	11,850	22,760
Difference	+ 1,251	+ 2,347	+ 3,598

- 8.2.7 A Housing Trajectory is provided at **Appendix B** providing a site by site breakdown of the total housing supply shown in Table 8.6 demonstrating the total of supply is robust and up to date.

8.3 Are the figures for completions and known commitments (both overall and in each sub-area) accurate?

- 8.3.1 The Council considers that its completions and commitments figures are accurate. Table 8.7 below sets out the known commitments and completions for each sub area for the plan period. This does not include windfalls or Part 2 allocations, only sites with a permission or resolution to grant.

Table 8.7: Known commitments and completions for each sub area and overall.

	Abingdon and Oxford Fringe Sub Area	South East Vale Sub Area	Western Vale Sub Area	Whole District
Known Commitments	3,005	8,576	2,089	13,670
Completions (Apr 2011 to Mar 2018)	2,639	2,338	1,323	6,300

- 8.3.2 This is a consistent approach to that taken in the Part 1 plan, where the Inspector concluded in his Report that he was confident that the Council's housing supply figures, considered across the board, were robust (**ALP03**)²⁴. He stated the Council's forecasts had been set out on a very detailed basis, informed by developer intentions and the Council had been accurate (and slightly cautious) in its forecasts for delivery of the years 2014/15 and 2015/16 and he believed confidence can generally be had in the Council's housing supply figures.
- 8.3.3 The Council's approach to assessing and providing completions and commitment figures is explained in paragraph 8.1.10 to 8.1.11 above and in the Council's Five Year Housing Land Supply Statement (**OCD08.1**)²⁵. The Council has used a range of methods to ensure the figures are accurate, including site visits to count the number of houses completed, under construction and not started on each site. The Council has also used developer intentions and Council officer's knowledge to inform site trajectory including consideration of whether sites have sufficient lead in time for planning permission, discharge of conditions, site preparation etc. to take place. This is consistent with the approach taken in the Part 1 plan, where the Inspector concluded the figures were accurate (**ALP03**)²⁶. The approach has also been endorsed at appeals with an Inspector stating "*I see no compelling reason not to prefer the Council's approach to assessing delivery where it is able to provide empirical evidence.*"²⁷
- 8.3.4 The Council also considers its previous forecasts for years 2014/15 to 2017/18 compared against actual delivery demonstrate its figures are relatively accurate and even slightly cautious, as supported by the Part 1 plan Inspector²⁸ and as demonstrated in Table 8.8. The Council is therefore confident that its figures for

²⁴ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

²⁵ **OCD08.1** Housing Land Supply Statement for the Vale of White Horse

²⁶ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

²⁷ Mather House and Greensands Appeal Ref: APP/V3120/W/16/3145234, available at: http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=893929101&CODE=26E5B29170C83A4714685C7F92A94BE9

²⁸ **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

completions and known commitments are accurate, supported by robust and up to date evidence.

Table 8.8: Comparison of Forecasts and Delivery

Completions	2014/15	2015/16	2016/17	2017/18
Estimated	781	1079	1417	1447
Delivered	740	1133	1615	1620

Should any allowance be made for the non-implementation of commitments?

- 8.3.5 Sites that have planning permission are generally considered to be deliverable, in accordance with the NPPF²⁹, however, the Council has taken a pragmatic and cautious approach to ensure its figures for commitments are realistic. 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. The Council has empirical evidence on a site by site basis and thus does not consider it necessary to apply a non-implementation allowance on large sites.
- 8.3.6 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.

²⁹ CLG (2014) Planning Practice Guidance (PPG), (in particular ref 3-031), available at; <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

8.4 Is the revised calculation for windfall sites in the LPP2 (both overall and in each sub area) compared to the LPP1 supported by proportionate evidence and consistent with national policy?

- 8.4.1 The Council considers that the revised calculation for windfall sites in the Part 2 plan is both supported by proportionate evidence and consistent with national policy
- 8.4.2 Topic Paper 2: Site Selection (**TOP02.1 – TOP02.3**)³⁰ details national policy and the evidence used to calculate the windfall allowance. An Addendum to the Topic Paper 2 (**TOP02.4**)³¹ takes into account the housing figures for 2017/18

LPP2 Position

- 8.4.3 The Council has reviewed the completions on small housing sites that have taken place between 2011/12 and 2017/18. Table 8.9 shows these completions by each year, with the average housing completions per year being 169 dwellings.

Table 8.9: Small housing completions

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	Total	Average
104	88	99	90	180	448	177	1186	169

- 8.4.4 This demonstrates that small housing sites are a reliable source of supply in the district. Reflecting this, the Council is proposing to increase its windfall allowance from 70 dwellings a year to 100 dwellings a year.
- 8.4.5 The total windfall allowance equates to 1,000 homes over the remaining plan period to 2031. This equates to 560 in the Rest of District Housing Supply Area, and 440 in the Science Vale Ring Fence Housing Supply Area.
- 8.4.6 Currently there are permissions on small sites that provide for a net gain of 393 dwellings. This does not include dwellings being built in residential gardens, and has a 10 % reduction rate applied for non-implementation.
- 8.4.7 The Council consider this is in accordance with the NPPF as it takes account of historic windfall delivery rates, expected future trends and does not include residential gardens. Furthermore, the Part 1 plan Inspector concluded the windfall allowance of 70 dwellings per year was very modest being only 1.3 % of the total supply³². The Council's increase to 100 dwellings a year represents 2 % of the total supply which the Council considers is still modest.

³⁰ **TOP02.1 – TOP02.3** Topic Paper 2: Site Selection (Publication Version)

³¹ **TOP02.4** Topic Paper 2: Site Selection - Addendum

³² **ALP03** Inspector's Report on the examination into Vale of White Horse Local Plan 2031 Part 1

8.5 Has the cumulative impact of the policies and standards of the LPP1 and LPP2 together with nationally required standards on the viability of development been appropriately assessed? Would these put the implementation of the plan at risk and would they facilitate development throughout the economic cycle?

- 8.5.1 The Council considers the policies within the Part 1 and Part 2 plans have been appropriately assessed in regard to viability in line with national requirements.
- 8.5.2 The NPPF³³ states that local planning authorities should have a clear understanding of housing needs in their area. This includes preparing 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*”. Stage 4 of the Site Selection process, as set out in the Topic Paper 2: Site Selection (**TOP02.1**)³⁴, demonstrates that the viability of sites was taken into consideration when assessing sites for allocation. The Council considers the sites within the plan to be viable and deliverable as tested.
- 8.5.3 Paragraph 173 of the National Planning Policy Framework³⁵ states that “*pursuing sustainable development requires careful attention to viability and costs in plan making and decision-taking. Plans should be deliverable*”. To support the Local Plan 2031, the Council employed HDH Planning and Development consultants to undertake Viability assessments of the Part 1 and Part 2 plans.
- 8.5.4 A detailed Viability Assessment³⁶ was undertaken in 2014 for the Part 1 plan to assess the cumulative impact of the policies within the plan. The Inspector of the Part 1 plan stated within his report³⁷ that “*the plan has been appraised by the independently-prepared Planning and Development (2014) Local Plan Viability Study. This persuasively concludes that the cumulative impact of the proposed policies of the plan would not put its implementation at serious risk. The plan thus complies with paragraphs 173 and 174 of the NPPF in this respect*”. This demonstrates that the viability assessment undertaken for the Part 1 plan by HDH and the Council is robust, and that the approach taken was consistent with national requirements. The same approach has been taken for the Part 2 plan.
- 8.5.5 A further update³⁸ was undertaken in February 2017 to take into account the policies within the Part 2 plan. The outcome concluded that the Development Policies in combination will not overly burden the development industry. The Sustainability Appraisal (**CSD09**)³⁹ also recognises the need to consider the viability of the

³³ CLG (2012) National Planning Policy Framework (NPPF), (in particular paragraph 159), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³⁴ **TOP02.1** Topic Paper 2: Site Selection (Publication Version)

³⁵ CLG (2012) National Planning Policy Framework (NPPF), (in particular paragraph 173), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

³⁶ HDH Planning and Development Ltd. (2014) Local Plan Viability Study, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031/evidence-base>

³⁷ **ALP03** Inspector’s Report on the examination into Vale of White Horse Local Plan 2031 Part 1, (in particular Paragraph 157)

³⁸ **INF02** Viability Update

³⁹ **CSD09** Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 2 (Publication Version)

proposals and policies within the plan, and also concluded that the requirements within the policies would not overly burden developers.

- 8.5.6 Following the preferred options stage, a number of development policies were refined and so a Viability Statement (**INF03**)⁴⁰ was produced to acknowledge the changes. The Statement demonstrates that the additional or amended policy requirements in the Publication Version of the Part 2 plan do not present adverse viability implications for the Plan.
- 8.5.7 The policies within the Part 2 plan have been developed to allow flexibility in the event of sites being undelivered due to the viability of the project which will ensure longevity of the plan and policies.
- 8.5.8 Paragraph 174 of the NPPF⁴¹ states that Local Plans should also "*facilitate development throughout the economic cycle*". The Viability Study⁴² sets out how the Council are achieving this by:
- Working closely with the Oxfordshire Local Enterprise Partnership (LEP) to secure infrastructure funding to support employment uses (amongst other things)
 - Working with South Oxfordshire District Council to bring the Science Vale initiative forward
 - Working with Oxfordshire County Council to ensure that the infrastructure to support employment uses is given appropriate priority – for example through co-operation through the CIL regulation 123 infrastructure list.
- 8.5.9 This demonstrates that viability will have minimal impact on the implementation of the Local Plan and therefore there is minimal risk for delivery.

⁴⁰ **INF03** Viability Statement (Publication Version)

⁴¹ CLG (2012) National Planning Policy Framework (NPPF), (in particular paragraph 174), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴² HDH Planning and Development Ltd. (2014) Local Plan Viability Study, available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031/evidence-base>

8.6 Do LPP2 Core Policy 47a and the monitoring framework in Appendix N provide a sound basis for monitoring implementation of the LPP2 and for the necessary action to be taken should the LPP2 not be delivered as envisaged?

- 8.6.1 The Council considers that Core Policy 47a (**CSD01**)⁴³ and the Monitoring Framework as set out in Appendix N (**CSD01.1**)⁴⁴ provide a sound basis for monitoring the implementation of the Part 2 plan, and provides for the necessary action to be taken if the Part 2 plan is not being delivered as envisaged.

Approach to Monitoring

- 8.6.2 The Monitoring Framework incorporated into the Local Plan at Appendix N details how the Council is intending to measure the effectiveness of the Plan in meeting its objectives, standards and targets, throughout its life. The Monitoring Framework sets out key indicators, targets and the necessary actions needed to mitigate against any adverse effects if any of the Plan's policies are falling short or failing in its intended objectives and/ or standards.
- 8.6.3 The Council considers it essential that the effectiveness of the Plan can be monitored on an on-going basis to establish if its policies objectives, targets and standards are achieving what it intended and the spatial vision set out within the Plan. A detailed Monitoring Report will be produced at least annually, and in accordance with the Regulations, to monitor delivery of the Plan and performance against the Plan's policies

Mechanisms for response

- 8.6.4 The NPPF states that local plans must be effective, deliverable and have sufficient flexibility to adapt to rapid change⁴⁵. To ensure that the Part 2 plan complies with the NPPF, a number of mechanisms have been put in place to manage and react to unforeseen changes in circumstances. These mechanisms have been developed with consideration of additional release of land and a review of developer obligations and S106 contributions. Core Policy 47a⁴⁶, identifies necessary contingency measures to ensure the plan is flexible enough if planned development becomes stalled.
- 8.6.5 Core Policy 47a i) of Part 2 plan makes it clear that the Council will seek alternative sources of funding if a lack of infrastructure is delaying development, so that it can help bring delivery back on track, where it needs to. The Council will work particularly closely and proactively with partners such as the Oxfordshire LEP, Oxfordshire County Council and site promoters to ensure that development comes forward in accordance with the Local Plan.

⁴³ **CSD01** Local Plan 2031 Part 2: Detailed Policies and Additional Sites (Publication Version)

⁴⁴ **CSD01.1** Local Plan 2031 Part 2: Detailed Policies and Additional Sites Appendices (Publication Version)

⁴⁵ CLG (2012) National Planning Policy Framework (NPPF), (in particular paragraphs 14 and 182), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴⁶ **CSD01** Local Plan 2031 Part 2: Detailed Policies and Additional Sites (Publication Version)

- 8.6.6 Core Policy 47a ii) of Part 2 plan makes it clear that the Council will seek and investigate alternative mechanisms to accelerate delivery on other permitted or allocated sites.
- 8.6.7 Core Policy 47a iii) of the Part 2 plan makes it clear that the Council will also consider identifying alternative deliverable site(s) that are in general accordance with the Spatial Strategy of this plan if required. Other mechanisms are likely to include neighbourhood plans, where the Council will continue to work with neighbourhood planning groups, providing them with the option to allocate sites within their plan by explaining and supporting the process of allocating sites. The Council has prepared a Neighbourhood Planning tool kit to guide local Parish and Town councils through the neighbourhood plan making process.
- 8.6.8 Finally, Core Policy 47a iv) of the Part 2 plan makes it clear that the Council will ensure delivery of development through a full or partial review of the Local Plan 2031, if and when that is required. The Local Plan 2031 can be reviewed in whole or in part to respond flexibly to changing circumstances⁴⁷. The Monitoring Framework (Appendix N; **CSD01.1**)⁴⁸, identifies if there is persistent under delivery in regard to housing allocations, it could be necessary to facilitate a Local Plan Review.

Conclusion

- 8.6.9 The approach to monitoring will go beyond what is required by Regulation 34 of The Town and Country Planning Regulations 2012⁴⁹. The response mechanisms as detailed show the proactive approach the Council is taking to ensure that the plan is delivered as envisaged, and that any issues with the delivery of a policy can be identified and responded to quickly.

⁴⁷ CLG (2012) National Planning Policy Framework (NPPF), (in particular paragraph 153), available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴⁸ **CSD01.1** Local Plan 2031 Part 2: Detailed Policies and Additional Sites Appendices (Publication Version)

⁴⁹ The Town and Country Planning (Local Planning) (England) Regulations 2012, available at: <http://www.legislation.gov.uk/uksi/2012/767/contents/made>

Appendix A - Local Plan 2031 Part 2 Site trajectory summary evidence⁵⁰

LPP2 emerging allocation	Dws allocated	Delivery evidence	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2019 /20	2020 /21	2027 /28	2028 /29	2029 /30	2030 /31
North of East Hanney	80	<ul style="list-style-type: none"> Statement of Common Ground (SoCG) with West Waddy APP (agent) and Pye Homes (Developer). The parties have agreed that the site is deliverable in the short term. Agreed that there are no insurmountable constraints that would impede development in the short term, Parties will work together to bring the development forward at the earliest opportunity. Considering the progress made it is reasonable to assume a 2-year lead in time prior to the development delivering homes. 			40	40									
North East of East Hanney	50	<ul style="list-style-type: none"> SoCG with Linden Homes (Developer); agreed that the site is deliverable in the short term. Agreed that there are no insurmountable constraints that would impede development in the short term. There is agreement that the site can be delivered in the period 2020 to 2022. 			25	25									

⁵⁰ Information within the table has been taken from Statements of Common Ground (SoCG) between the site promoters/developers and the District Council, which are available to view at: www.whitehorsedc.gov.uk/LPP2

LPP2 emerging allocation	Dws allocated	Delivery evidence	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2019 /20	2020 /21	2027 /28	2028 /29	2029 /30	2030 /31
East of Kingston Bagpuize with Southmoor	600	<ul style="list-style-type: none"> • SoCG with Savills (agent) and Lioncourt Strategic Land Ltd (site promoter); agreed that the site is deliverable in broad accordance with the Council's housing trajectory. • Lioncourt have concluded a land agreement with the landowner, St John's college. • An environmental scoping opinion for 700 homes has been submitted by Lioncourt and the Council responded in February 2018. • Agreed that there are no insurmountable constraints to development; the general requirements and site development template have also been agreed. • Lioncourt are looking to progress the outline planning application. • With the progress made on this site it is reasonable to assume that delivery of homes could commence in 2020/21. 			50	100	100	100	100	100	50				
South East Marcham	90	<ul style="list-style-type: none"> • SoCG with Catesby Land Promotions; agreed that there are no insurmountable obstacles to development on the site • Site is deliverable in the short term. 		45	45										

LPP2 emerging allocation	Dws allocated	Delivery evidence	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2019 /20	2020 /21	2027 /28	2028 /29	2029 /30	2030 /31
Dalton Barracks	1200	<ul style="list-style-type: none"> In the report 'A Better Defence Estate' published by the government in 2016 the site Dalton Barracks was identified to deliver homes as part of the Governments wider housing policy. The SoCG between the Council and Carter Jonas (agent), acting on behalf of the Defence Infrastructure Organisation (DIO), identifies that development of the site could commence from 2024/25, ahead of the release of the main barracks in 2029. The overall capacity of the site is much greater than the 1,200 dwellings allocated in the LPP2, which masterplanning has indicated to be 4,500, although it is reasonable to assume that 1,200 dwellings of the total capacity would come forward in the plan period. In the SoCG the DIO has stated its intention to appoint a development partner prior to the military vacation of the site. The parties have agreed that the site is able to deliver 1,200 dwellings in the plan period and that homes would be expected to be delivered from 2024, supporting the Council's delivery trajectory. 						50	100	150	150	150	200	200	200

LPP2 emerging allocation	Dws allocated	Delivery evidence	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2019 /20	2020 /21	2027 /28	2028 /29	2029 /30	2030 /31
North West of Grove	400	<ul style="list-style-type: none"> Persimmon Homes control the land for this site, and are able to develop the site themselves. Persimmon also control and will be developing Grove Airfield which is south of the site and has outline planning permission. In the SoCG between the Council and Persimmon Homes the parties have agreed that there is a positive outlook for the housing market in the area. The parties have agreed that part of the site is deliverable with the plan period, and that approximately 400 homes will be delivered between the period 2028-2031, and that additional housing could be delivered beyond the plan period. 											100	100	200
Harwell Campus	1000	<ul style="list-style-type: none"> In the SoCG between the Council, Harwell Science and Innovation Campus Limited Partnership (the campus partnership) the parties have agreed there are no insurmountable constraints that could impede delivery. There is also a SoCG between the Council, the Campus Partnership and OxLEP supporting the delivery of housing on this site. The campus partnership has agreed that the site is deliverable in the plan period and in line with the Council trajectory. The campus partnership intends to remain in control of the site and deliver the site with a development partner. 			50	100	100	150	150	150	150	100	50		

LPP2 emerging allocation	Dws allocat ed	Delivery evidence	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2019 /20	2020 /21	2027 /28	2028 /29	2029 /30	2030 /31
		<ul style="list-style-type: none"> It is reasonable to assume that homes will be delivered from 2020/21. 													

Appendix B- LPP2 housing trajectory

Rest of District

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
242	South West of Faringdon (Allocation - Site 20)	Faringdon	Emerging LP Allocation	190	Allocation	Not Started									50	50	50	40								
616	North West of Radley (Allocation - Site 4)	Radley	Emerging LP Allocation	240	Allocation	Not Started										20	55	55	55	55						
	East of Kingston Bagpuize with Southmoor	Kingston Bagpuize with Southmoor	Emerging LP2 Allocation	600	Emerging LP2 Allocation	Not Started										50	100	100	100	100	100	50				
	North West of East Hanney	East Hanney	Emerging LP2 Allocation	80	Emerging LP2 Allocation	Not Started										40	40									
	East of East Hanney	East Hanney	Emerging LP2 Allocation	50	Emerging LP2 Allocation	Not Started										25	25									
	South East Marcham	Marcham	Emerging LP2 Allocation	90	Emerging LP2 Allocation	Not Started									45	45										
	Dalton Barracks	Shippon	Emerging LP2 Allocation	1200	Emerging LP2 Allocation	Not Started												50	100	150	150	150	200	200	200	200
489	Timbmet Ltd, Cumnor Hill	Cumnor Hill	P08/V0325 /RM	192	Full Permission	Complete	8	27	157																	
240	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	Faringdon	P08/V1078 /RM	332	Full Permission	Complete	186	33	31	3																
424	The Old Gaol Leisure Centre	Abingdon	P08/V1237	61	Full Permission	Complete			20	25	16															
261	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	Letcombe Regis	P11/V0027	72	C2 Full Permission	Complete				72																

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
198	Nalder Estate & The Old Canal Building, Main St	East Challow	P12/V1261 /FUL	71	Full Permission	Complete			1	39	31															
327	Land south of Majors Rd, opp Shrivenham Hundred Business Park	Watchfield	P12/V1329 /FUL	120	Full Permission	Complete			40	70	10															
558	Land South of Faringdon Rd, Southmoor	Kingston Bagpuize	P12/V1721 /RM	50	Full Permission	Complete			11	39																
559	Land off Draycott Road	Kingston Bagpuize	P12/V2653 /FUL	98	Full Permission	Complete				11	63	24														
669	Land off Faringdon Road, Stanford in the Vale	Stanford in the Vale	P13/V0146 /FUL	73	Full Permission	Complete					63	10														
611	Land off Lime Rd, Botley	Botley	P13/V0497 /RM	136	Full Permission	Complete			16	13	14	93														
490	Land adj NE & NW of Tilbury Ln, Botley	Cumnor Hill	P13/V0817 /RM; P07/V0741 /O	150	Full Permission	Complete				46	27	70	7													
298a	Land to the East of Highworth Road, Shrivenham	Shrivenham	P13/V1810 /O	240	Outline Permission	Not Started									70	85	85									
560a	Land West of Witney Road and South of A420	Kingston Bagpuize	P13/V2562 /RM; P12/V1836 /O	63	Full Permission	Complete					53	10														
634	Land off Barnett Rd	Steventon (North)	P13/V2691 /RM	50	Full Permission	Complete					50															
487	Land to the rear of 82-88 Cumnor Hill, Oxford	Cumnor Hill	P14/V0695 /RM	72	C2 Full Permission	Complete						72														
682	Land East of Drayton Road Abingdon	Abingdon	P14/V1196 /FUL	158	Full Permission	Under Construction						55	58	45												
666	Land at Barnett Road Steventon OX13 6AJ	Steventon (North)	P14/V1952 /FUL	65	Full Permission	Under Construction							63	2												

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
684	Packhorse Lane, Marcham, OX13 6NU	Marcham	P14/V2363 /RM	54	Full Permission	Complete					39	8	7													
507	Land West of Abingdon Road, Drayton	Drayton	P14/V2504 /FUL	73	Full Permission	Complete						73														
665	Land at Abingdon Road Steventon	Steventon (North)	P14/V2704 /FUL	57	Full Permission	Complete						42	15													
668	Land off Colton Road Shrivenham	Shrivenham	P14/V2757 /FUL	68	Full Permission	Complete						29	39													
683	Land North of Summertown East Hanney Oxon	East Hanney	P15/V0343 /O	55	Outline Permission	Not Started								22	33											
865	Land West of Hyde Copse Marcham OX13 6PT	Marcham	P15/V0612 /FUL	61	Full Permission	Complete							61													
1032	Land off Townsend Road Shrivenham SN6 8HR	Shrivenham	P15/V0663 /O	116	Outline Permission	Not Started								25	50	41										
853	Chawley Park & 195/195A Cumnor Hill Oxford OX2 9GG	Cumnor Hill	P15/V1671 /FUL	70	C2 Full Permission	Under Construction									70											
859	Land off Field Close Kingston Bagpuize w/ Southmoor	Kingston Bagpuize with Southmoor	P15/V1795 /FUL	73	Full Permission	Under Construction						10	52	11												
326a	Cowans Camp High Street Watchfield SN6 8SZ	Watchfield	P15/V2216 /FUL	100	Full Permission	Under Construction					26	25	46	3												
660	Land to the south of High Street Drayton	Drayton	P15/V2447 /FUL (Neighbourhood Plan Allocation)	140	Full Permission	Under Construction							19	40	50	31										
298b	Land at North Shrivenham Highworth Road Shrivenham (Phase 2) (Allocation - Site 21)	Shrivenham	P15/V2541 /O	275	Outline Permission	Not Started											20	100	100	55						

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
610a	Botley Centre West Way Botley Oxford	Botley	P16/V0246 /FUL	128	Full Permission	Not Started										64	64									
610b	Botley Centre West Way Botley Oxford	Botley	P16/V0246 /FUL	261	Full Permission	Not Started										66	66									
659	Land at Besselsleigh Road Wootton OX13 6DX	Wootton	P16/V0290 /RM	64	Full Permission	Not Started									10	24	30									
942	Land at Park Farm East Challow	East Challow	P16/V0652 /O	88	Outline Permission	Not Started									48	40										
311a	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									
506	Land at Manor Farm, Drayton, Oxon	Drayton	P16/V1705 /FUL	57	Full permission	Under Construction							2	55												
215a	Fernham Fields Faringdon	Faringdon	P16/V1791 /RM	111	Full Permission	Under Construction							41	50	20											
311b	Land North Of Ware Road, Stanford In The Vale, Oxon	Stanford in the Vale	P16/V2134 /O	78	Outline Permission	Not Started									28	50										
215b	Fernham Fields, Faringdon, Swindon, SN7 7EZ	Faringdon	P16/V2582 /RM	89	Full Permission	Under Construction							9	40	40											
640a	North of Abingdon on Thames (Allocation - Site 2)	Abingdon	P17/V0050 /O	879	Outline Permission	Not Started									25	100	125	129	129	128	150	93				
640b	North of Abingdon on Thames (Allocation - Site 2)	Abingdon	P17/V0050 /O	80	C2 Outline Permission	Not Started											26	27	27							
216	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								

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
561	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	20							
241a	Land South of Park Rd (Allocation - Site 17)	Faringdon	P17/V1082 /O	103	Resolution full App	Not Started									20	40	40	3								
241b	Land South of Park Rd (Allocation - Site 17)	Faringdon	P17/V1082 /O	322	Resolution Outline App	Not Started											37	40	40	40	40	40	40	40	40	5
427	North West of Abingdon on Thames (Allocation - Site 1)	Abingdon	P17/V1336 /O	200	Outline Permission	Not Started									50	50	50	50								
617	South of Kennington (Allocation - Site 3)	Kennington	P17/V2961 /FUL	283	Resolution full App	Not Started									50	50	50	50	50	33						
884	Land to the West of Longcot Road, Shrivenham,	Shrivenham	P17/V3135 /FUL	63	Full Permission	Under Construction								37	26											
Total supply of sites 50 plus dwellings							194	60	276	318	392	521	434	428	783	1019	948	643	571	538	440	333	190	240	240	205
Total supply of sites 10-49 dwellings							14	9	73	141	127	251	292	230	192	190	33	7	0	0	0	0	0	0	0	0
Total supply of sites 1-9 dwellings							99	59	75	77	140	357	115	120	114	114	0	0	0	0	0	0	0	0	0	0

Science Ring Fence

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
	North West of Grove	Grove	Emerging LP2 Allocation	400	Emerging LP2 Allocation	Not Started																		100	100	200
	Harwell Campus	Harwell Campus	Emerging LP2 Allocation	1000	Emerging LP2 Allocation	Not Started										50	100	100	150	150	150	150	100	50		
51	North West Valley Park (Allocation - Site 8)	Great Western Park	Emerging LP Allocation	800	Allocation	Not Started										50	150	150	150	150	150					
31	Monks Farm, Land West of Old Station Rd (Allocation - Site 15 (part))	Grove	Emerging LP Allocation	517	Allocation	Not Started										50	85	85	85	50	51	50	50	11		
52	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	250	250	250	250	250	250	250	250
32	Land at Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	Grove	P12/V0299 /O	2500	Outline Permission	Not Started								3	185	185	185	185	185	185	185	185	185	185	185	185
34	Crab Hill, North East Wantage (Allocation - Site 14)	Wantage	P13/V1764 /O	1500	Outline Permission	Not Started								50	100	150	200	200	150	100	150	200	75	125		
11	Land at Didcot Road, Great Western Park	Great Western Park	P02/V1594 /O	760	Full Permission	Under Construction					131	115	353	136	25											
65	Milton Heights (Allocation - Site 9)	Milton	P16/V2900 /FUL	458	Full Permission	Not Started								15	60	60	60	60	60	60	60	23				

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
10	Land to the South of Chilton Field	Chilton	P05/V1086 /O	275	Full Permission	Complete		76	75	124																
49	Land North of Grove Road Harwell (Allocation - Site 10)	Harwell	P15/V1504 /FUL	207	Full Permission	Under Construction							30	44	44	44	44	1								
30a	Land at Stockham Farm, Denchworth Rd	Wantage	P12/V1240 /FUL	200	Full Permission	Complete				33	74	80	13													
96	East of Sutton Courtenay (Allocation - Site 5)	Sutton Courtenay		200	Allocation	Not Started													50	50	50	50				
31b	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove (Allocation - Site 15 (part))	Grove	P15/V1722 /O	160	Outline Permission	Not Started								20	80	60										
1063	King Alfred School East Springfield Road Wantage OX12 8ET	Wantage	P15/V2952 /O	150	Outline Permission	Not Started									40	40	40	30								
31c	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	Grove	P15/V0978 /RM	133	Full Permission	Under Construction						3	90	40												
1085	Land at former Didcot A Power Station Purchas Road Didcot	Sutton Courtenay	P15/V1304 /O	120	Resolution Outline App	Not Started											50	50	20							
95b	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	Sutton Courtenay	P14/V2061 /RM	100	Full Permission	Not Started										50	50									

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
95a	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									
30b	Land South of Downsview Rd (Stockham Farm Phase 2)	Wantage	P13/V1826 /FUL	90	Full Permission	Under Construction						43	44	3												
30c	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											
158	Land east of Chainhill Rd	Wantage	P13/V2454 /RM	85	Full Permission	Complete					50	35														
673	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	Harwell	P14/V1663 /FUL	80	Full Permission	Complete						20	60													
1129	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									
31a	Land west of Bellingers Garage Station Road Grove OX12 7PN	Grove	P16/V1287 /RM	75	Full Permission	Not Started								13	56	6										
94	Milton Road, Sutton Courtenay	Sutton Courtenay	P13/V2321 /RM	70	Full Permission	Complete					40	30														
48	Alder View, Land South of Grove Road, Harwell	Harwell	P13/V2445 ; P13/V1040 /O	65	Full Permission	Complete					65															

Site Ref	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	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31
64	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	Milton	P17/V1077 /RM	53	Full Permission	Not Started								10	43											
Total supply of sites 50 plus dwellings							0	76	75	157	360	329	625	404	797	1040	1257	1111	1100	995	1046	908	660	721	535	635
Total supply of sites 10-49 dwellings							25	35	55	34	68	66	92	70	55	38	10	0	0	0	0	0	0	0	0	0
Total supply of sites 1-9 dwellings							14	29	24	13	46	91	62	33	33	33	0	0	0	0	0	0	0	0	0	0

Total Supply of 50 plus dwellings							194	136	351	475	752	850	1059	832	1580	2059	2205	1754	1671	1533	1486	1241	850	961	775	840
Total supply of 10-49 dwellings							39	44	128	175	195	317	384	300	247	228	43	7	0	0	0	0	0	0	0	0
Total supply of 1-9 dwellings							113	88	99	90	186	448	177	153	147	147	0	0	0	0	0	0	0	0	0	0
Windfall							0	0	0	0	0	0	0	0	0	0	100	100	100	100	100	100	100	100	100	100
Total supply							346	268	578	740	1133	1615	1620	1285	1974	2434	2348	1861	1771	1633	1586	1341	950	1061	875	940