

Vale of White Horse Local Plan 2031 Part 1

Examination Hearings

Examination Stage 2

Written Statement by Vale of White Horse District Council

in relation to:

Matter 11 – Five Year Supply of Housing Land

Version: Final
Dated: 06 January 2016

Matter 11 – Five Year Supply of Housing Land

1. Introduction and Background

- 1.1 The Council is seeking to boost the supply of housing in the District and to comply fully with paragraph 47 of the NPPF. The Local Plan identifies a supply of deliverable sites to provide five years' worth of housing against the plan's housing requirement as well as setting out a realistic housing trajectory to demonstrate that the objectively assessed housing need can be delivered in full over the plan period.
- 1.2 The Council sets out in detail its five year housing land supply position in Appendices 1-3. The Council's Housing Topic Paper 4¹, "Meeting Objectively Assessed Need for Housing"², its Strategic Housing Land Availability Assessment³ and associated viability assessment⁴, the Local Plan Viability Study⁵, along with its "Strategic Sites Selection" Topic Paper 3⁶ each provide evidence to support the Council's position in particular the deliverability of the allocated sites.
- 1.3 The Council's Statements on Matter 8, 9 and 10 on the respective Sub-Area strategies provide further detail to help the Inspector understand the deliverability of existing housing sites and housing sites being allocated in the plan. The Council's Statement on Matter 5 also provides further detail on the ring fence.
- 1.4 The Council has previously acknowledged that it does not have a five year housing land supply without an up to date adopted Local Plan in place. The Council has responded positively to its position and has sought to boost on-going supply by approving a number of planning applications prior to the adoption of this Local Plan. Those sites are already included within the five year supply.

¹ **TOP04** Topic Paper 4: Housing

² **HOU03** Meeting Objectively Assessed Need for Housing

³ **HOU09** Strategic Housing Land Availability Assessment

⁴ **HOU09** Strategic Housing Land Availability Assessment

⁵ **INF01** Local Plan Viability Study

⁶ **TOP03** Topic Paper 3: Strategic Sites Selection

Question 11.1

Can a five year supply of deliverable housing land (in accordance with NPPF para 47) be currently identified against the plan's stated housing requirement?

2. The Council's Response to Question 11.1

- 2.1 The Council can demonstrate that a five year supply of deliverable land can be identified against the plan's housing requirement.

Approach to Plan and Supply

- 2.2 The Local Plan seeks to deliver a transformational growth agenda led by economic growth, focusing on and maximising the strength in science and innovation in the District. The Science Vale Area is the key focus for delivering balanced and sustainable housing and employment growth during the plan period with housing and employment growth also planned within the rest of the district.
- 2.3 As explained within the Council's Statements to Matters 2⁷ and 3⁸, the Science Vale area has one of the largest concentrations of multi-million pound science research facilities and is one of the key localities for investment across the County identified in the Oxfordshire Strategic Economic Plan (SEP)⁹. This is reflected in the Local Plan, which identifies a need of 15,850 jobs in the Science Vale Area (in the Vale of White Horse District) up to 2031, as identified within the Science Vale Employment and Housing Study¹⁰. To achieve a balance of housing and jobs growth, the Local Plan recognises it is fundamental that sufficient

⁷ Vale of White Horse District Council Matter 2 Written Statement, available at:

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=494523896&CODE=2D390C5761AEC9615FFA6C0758B77207

⁸ Vale of White Horse District Council Matter 3 Written Statement, available at:

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=494523989&CODE=BE8AAF465E384D2A71C1659E095CEB54

⁹ **ECO10** Oxfordshire LEP Strategic Economic Plan

¹⁰ **HOU02** Science Vale Employment and Housing Study

housing and infrastructure is provided to support and enable economic needs and provide sustainable growth.

- 2.4 The approach to housing supply reflects the importance of ensuring and maximising growth within the Science Vale area and the delivery of the wider spatial strategy set out by the Local Plan. The housing supply ring fence area provides an additional safeguard to ensure speculative growth and development is focused in the Science Vale (within the South-East Vale Sub-Area) if a longer lead in time is required for some of the larger allocated housing sites within that area. This is intended to ensure that growth, in particular speculative growth, is focussed and comprehensive to the Science Vale area providing long term certainty and commitment to achieving the aspirations of the SEP and Local Plan and ensuring this is not undermined by growth being siphoned off elsewhere in the district.
- 2.5 The NPPF¹¹ and PPG¹² emphasise that housing provision should be related to housing market areas and as such these areas need not be the same as local authority districts. The PPG¹³ also states *“establishing the assessment area may identify smaller sub-markets with specific features, and it may be appropriate to investigate these specifically in order to create a detailed picture of local need”*. Reflecting this, the NPPF and PPG do not specifically state housing supply should be undertaken on an authorities boundary either rather *“local planning authorities should identify and update annually a supply of deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer ..”*¹⁴.
- 2.6 Therefore in accordance with the NPPF and Core Policy 5 of the Local Plan, the five year supply calculations are undertaken on two separate housing areas; ‘ring fence’ area (as set out in CP5) and the rest of District with each area having its own housing target and monitoring approach. The respective housing targets equate to the housing requirement for the whole of the local authority as identified within Core Policy 4. Further detail is provided within the Housing Topic Paper 4¹⁵. This Statement

¹¹ CLG (2012) National Planning Policy Framework, paragraph 47

¹² CLG (2014) Planning Practice Guidance (ref ID 3-007)

¹³ CLG (2014) Planning Practice Guidance (ref ID 2a-008-20140306)

¹⁴ CLG (2012) National Planning Policy Framework, paragraph 47

¹⁵ **TOP04** Topic Paper 4: Housing

needs to be read in conjunction with the Councils' Note to Hearing (HEAR09) in respect of a revised ring fence (CP5).

Supply Method

- 2.7 The PPG¹⁶ advises that any previous undersupply should be made up in the first five years of the plan where possible (Sedgefield approach). Where this cannot be achieved, local authorities are asked to work with neighbouring authorities under the Duty to Cooperate to boost supply. The alternative method for making up any previous undersupply, is the Liverpool approach. This approach proposes that any previous shortfall should be delivered over the remainder of the Plan period (up to 2031).
- 2.8 In considering and assessing the five year supply, the Council consider it problematic to be able to maintain a rolling five year supply using the Sedgefield method for the whole of the district. The Council have an economically led objectively assessed housing need and have proposed a spatial strategy to maximise housing supply throughout the district and to support economic growth over the plan period. Reflecting this, a significant amount of housing growth is proposed within the Science Vale to achieve the stated long term economic ambitions, both locally and nationally, as identified within the Strategic Economic Plan¹⁷. This will require significant infrastructure improvements and community facilities to enable growth to take place.
- 2.9 Reflecting this, the delivery of housing need and supply within the Science Vale area needs to be assessed over a longer period to ensure that housing growth constantly supports economic growth over the plan period. The Council are therefore not proposing to halt or push back growth, rather that the economic and housing needs come forward in parallel, which should be reflected in the assessment of supply. The housing trajectory reflects this, as many of the strategic site allocations within the Science Vale area will deliver housing continually over the Plan period, whereas within the rest of the district, a number of the strategic allocations will boost housing supply in the short term.

¹⁶ CLG (2014) Planning Practice Guidance, Ref 3-035

¹⁷ **ECO10** Oxfordshire LEP Strategic Economic Plan

- 2.10 Therefore, in line with the current housing need and spatial strategy, the Council is proposing to adopt the Liverpool approach for only the Science Vale area whilst adopting a Sedgefield approach for the rest of the District supply area. The Council consider this is in accordance with the PPG, with the Council ensuring there is a boost in housing supply in the district whilst a balance is struck in the delivery of economic and housing needs in the Science Vale area. Reliance on the duty to cooperate with neighbouring authorities is not considered a reasonable option as the housing supply is directly required at the Science Vale area to support the increase in jobs whilst achieving sustainable development and the Council are already cooperating to help meet Oxford's unmet need. The Council will continually monitor and review the five year supply with contingency measures identified within CP47.

Buffer

- 2.11 The NPPF, paragraph 47 requires an additional buffer of 5% (moved forward from later in the plan period) to be added to the five years to ensure that a choice of housing sites is available at any point in time and that there is competition in the market for housing land. However, where there has been persistent under delivery of housing, the NPPF suggests that the buffer should be increased to 20%. It is acknowledged by the Council that the area has previously under delivered a supply of housing and thus a 20% buffer will be applied to both supply areas.

Deliverable Sites

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

'To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans'

2.13 The PPG¹⁸ also provides further guidance to local planning authorities stating that they will need to provide robust, up to date evidence to support the deliverability of sites and ensure that 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.

2.14 In accordance with the NPPF¹⁹ and PPG²⁰, 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) sites);
- Planning permissions subject to the signing of a S106 agreement to release the permission;
- Proposed strategic site allocations contained within Part 1 of the Local Plan;
- Local Plan Part 2 proposed allocations and Neighbourhood Plan Site Allocations;
- Windfall allowance;
- C2 Uses; 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.

All figures noted below have been rounded.

Planning Permissions

2.15 In relation to existing commitments, whilst it is reasonable to assume that all commitments will be delivered, there is a need to ensure a pragmatic approach is taken. Therefore, as can be seen in the five year supply within appendices 1-2, only those existing commitments with over 10

¹⁸ CLG (2014) Planning Practice Guidance, Ref 3-031-30140306

¹⁹ CLG (2012) National Planning Policy Framework, Paragraph 47 footnote

²⁰ CLG (2014) Planning Practice Guidance, Ref 3-031

dwellings (large sites) where it is known there is a realistic prospect of delivery have been counted in the Council's five-year housing land supply calculations. A discount of 10% has been applied to all existing commitments for under 10 dwellings (small sites) as the Council is aware that not every committed small site will necessarily be built out. As can be seen in Tables 2 and 3 in Appendix 1, a total of 1706 and 1496 dwellings from large sites with planning permissions contribute to the five year supply within the ring fence area and rest of district respectively. Of this, 139 and 397 dwellings contribute from small sites that have permission within the respective supply areas, reflecting the 10% discount.

Resolutions to Grant

- 2.16 Those planning applications that are subject to S106 agreement 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, following detailed discussions with the site promoters/ developers and Council's Development Management officers.
- 2.17 As can be seen in Tables 2 and 3 in Appendix 1, a total of 788 and 546 dwellings from sites that have resolution grant contribute to the five year supply within the ring fence area and rest of district respectively.

Strategic Site Allocations

- 2.18 The contribution of the strategic site allocations to the five year supply reflects expected delivery as identified within the Housing Trajectory. The respective Matter Statements and associated evidence provide further detail on the deliverability and progress of the strategic site allocations. The projected trajectory for all the Local Plan's strategic site allocations has been closely informed by discussions between site promoters and Development Management officers to ensure that the

Housing Trajectory is as realistic as possible. As can be seen in Tables 2 and 3 in Appendix 1, a total of 1618 and 1275 dwellings from strategic site allocations contribute to the five year supply within the ring fence area and rest of district respectively.

Local Plan Part 2 and Neighbourhood Development Plan Allocations

- 2.19 Policy CP4 makes provision for 1,000 dwellings to be allocated within Local Plan Part 2 or allocated through Neighbourhood Development Plans. The Council do not considered it appropriate to split the 1,000 dwellings between the two supply areas at present. The scope of the Local Plan Part 2 will consider where these allocations should be allocated. It should also be noted that the figure allocated through Local Plan Part 2 may differ reflecting the outcome of cooperation with the Oxfordshire authorities in regards to Oxford's unmet need. It is considered those sites that have been allocated through Neighbourhood Development can contribute towards the five year supply. This can be seen in Appendix 1 and 2 as there are allocations within the Drayton Neighbourhood Development Plan that contribute to the rest of the district supply.

Windfall Allowance

- 2.20 The housing supply includes an allowance for windfall sites, in accordance with paragraph 48 of the NPPF. Any allowance must be realistic and should be based on historic windfall delivery on previously developed sites, but should not include windfall on residential gardens. As can be seen in Tables 2 and 3 in Appendix 1, a total of 40 and 50 dwellings from windfall allowance contribute to the five year supply within the ring fence area and rest of district respectively.

C2 Uses

- 2.21 The PPG states local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement²¹. The housing supply therefore

²¹ CLG (2014) Planning Practice Guidance, Ref 3-037-20150320

includes contributions from C2 existing commitments. A discount of 20% has been applied to all existing commitments as the Council is aware that not every committed site will necessarily be built out. As can be seen in Tables 2 and 3 in Appendix 1, a total of 0 and 63 dwellings from sites that have permission for C2 use contribute to the five year supply within the ring fence area and rest of district respectively.

Prior Approvals

- 2.22 The contribution towards housing supply from the prior approval procedure has also been accounted for. The PAS Guidance states the contribution of these sites should be set out separately from planning permissions in the five year supply. The Prior Approval process enables the conversion of properties from either office use, agricultural buildings or retail use to dwellings. As can be seen in Tables 2 and 3 in Appendix 1, a total of 4 and 42 dwellings from sites that either have been granted prior approval or do not require prior approval contribute to the five year supply within the ring fence area and rest of district respectively.

Five Year Housing Land Supply

- 2.23 The Table below sets out the five year assessment for the ring fence and the rest of the district as explained above. This demonstrates that the Council have boosted supply, particularly within the rest of the district.

		Ring fence	Rest of District
A.	Requirement over plan period (1 April 2011 – 31 March 2031)	11,850	8,710
B.	Annual average requirement (1 April 2011 – 31 March 2031)	593	435
C.	Homes completed so far (1 April 2011 – 31 March 2015)	537	1452
D.	Homes remaining to be provided (1 April 2015 – 31 March 2031)	11313	7258
E.	Number of years remaining (1 April 2015 – 31 March 2031)	16	16

F.	5yrHLS requirement excl. buffer (1 April 2015 – 31 March 2020)	3535	2463
G.	5yrHLS requirement incl. buffer (1 April 2015 – 31 March 2020)	4242	2956
H	Annual 5yrHLS requirement incl. buffer	849	591
I	5yrHLS	4294	4059
J	Number of Years Supply	5.1	6.9

Question 11.2

Is it realistic that a five year supply of deliverable housing land would be maintained throughout the plan period?

3. The Council's Response to Question 11.2

- 3.1 The Council considers it is realistic that there will be a five year supply of deliverable housing land maintained throughout the plan period, based on the stated approach to the two supply areas.

Housing Trajectory

- 3.2 The PPG requires local planning authorities to provide robust, up to date evidence to support the deliverability of sites, ensuring judgements are clear and transparent. To ensure a robust housing trajectory over the Plan period and five year supply, the assumptions on the commencement of development and build out rates are crucial²².
- 3.3 The housing trajectory, as shown at Appendix 2, sets out the strategic housing requirements for the plan period covering the 20-year Plan period from 2011 to 2031 for the respective supply areas. It takes account of past housing completion rates, projected future supply and

²² CLG (2014) Planning Practice Guidance, Ref 3-031-30140306
20160106_Final Statement Matter 11_Five Year Housing Supply

provision against targets for each year. The Council have sought evidence on anticipated build out rates to ensure a realistic and sound trajectory. This has included engaging with Site Promoters and Developers of existing large commitments and proposed strategic site allocations to understand their anticipated delivery rate and implications, assessment of the trajectory with Development Management, and by HDH Consultants to ensure any market capacity implications are considered and taken into account.

- 3.4 The housing trajectory enables the Council to monitor its approach to housing delivery by looking at previous and anticipated completions. It is a useful tool in demonstrating how the housing requirement will be met over the plan period and, in particular, if there is a shortfall in delivery against requirements, it can show how future completions can make up this shortfall. The housing trajectory provides a long-term view, giving an indication and reassurance of future housing supply for the whole of the plan period.
- 3.5 In addition to deliverable sites, the NPPF²³ states developable sites can contribute to the supply of housing for 6-10 and 11-15 years, The NPPF states a developable site should be *'in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.'* The housing trajectory includes deliverable and developable sites demonstrating the Council will maintain a supply over the plan period.
- 3.6 The supply of housing over the plan period has been split into the following periods for each supply area; 0-5 years, 6-10 years and 10-16 years as shown in Appendix 2.

Approach to Meeting Housing Requirement

- 3.7 In addition to the housing trajectory providing an understanding of how local housing supply will be maintained, the Council has undertaken a number of measures to maximise the authorities' prospect of having a five-year supply over the plan period. These measures include the following:

²³ CLG (2012) National Planning Policy Framework, Paragraph 47
20160106_Final Statement Matter 11_Five Year Housing Supply

- Identifying a large number and range of strategic site allocations in the Local Plan to assist in meeting the housing requirement and to provide sufficient supply across the geography of the District and the plan period ensuring a wide selection of sites is provided. This is supported by “Meeting the Objectively Assessed Need for Housing”²⁴.
- Identifying a range of allocation sites that are likely to deliver a range of different housing products, in different locations, to suit a variety of households. This variety will enable a full range of factors including, size, price, style, tenure, age-group specific housing, location and situation to meet different household requirements.
- Working closely with developers of the Local Plan sites to bring each site forward and where necessary, play a proactive role in helping to deliver the site and associated infrastructure. (This includes working closely with developers to assist in pre-application stage, working with infrastructure providers to identify infrastructure requirements and to address barriers to the delivery of infrastructure and ensuring that the Council is active in bringing forward proposals by talking to local stakeholders about their concerns and aspirations;
- The Council’s on-going commitment to working with key partners and stakeholders including the Local Enterprise Partnership, neighbouring authorities, infrastructure providers, local community groups as well as site promoters and developers to ensure development positively progresses in a manner that is consistent with the Local Plan;
- The inclusion within the Local Plan of a Monitoring Framework which sets out the need for annual review of the overall development strategy and housing requirements; and
- The Council’s decision to commence work on Local Plan Part 2 which will include a number of non-strategic site allocations to assist in delivering the housing requirements and supply and provide further reassurances.

3.8 The Council is confident the measures explained above will help ensure a five-year housing supply is maintained over the plan period. However, to ensure that the Plan is resilient and responsive to changing

²⁴ **HOU03** Meeting Objectively Assessed Need for Housing
20160106_Final Statement Matter 11_Five Year Housing Supply

circumstances, CP47 provides a delivery policy explaining appropriate contingency measures that will be taken if annually monitoring demonstrates that the allocated sites or development are not being delivered in a timely manner. This will ensure that in the case of a lack of supply, the Council can be proactive in re-establishing its supply through its enabling activity and planning decisions.

4. Summary of how the Plan's policies and Proposals in relation to 5-year Housing Land Supply meet the 'tests of soundness'

- 4.1 Overall, the Council consider the full objectively assessed housing needs will be met and is seeking to boost housing supply through the five year supply and housing trajectory as shown in Appendices 1 to 3. A robust housing trajectory has been informed by reasonable and justified assumptions based on proportionate evidence demonstrating the objectively assessed housing need will be delivered over the plan period. The five year supply assessment is fully consistent with the NPPF, in particular paragraph 47 and the PPG. Therefore the Council have demonstrated they have undertaken a sound approach to its five year housing supply and housing trajectory.

5. Conclusion

- 5.1 The Council considers that the Local Plan is sound in respect of its policies and approach to delivering an on-going five-year housing land supply. The Local Plan allocates sufficient deliverable housing land in the district to meet the overall provision of 20,560 dwellings over the plan period. The Council is working proactively to ensure that its strategic allocations are progressing positively in delivering housing and is monitoring its provision to fully understand that an active housing land supply is being maintained and will publish regular updates of the housing land supply position after the Local Plan is adopted.

Appendix 1:

Update on Housing Supply

1. Introduction

This Appendix sets out the assessment of housing land supply in the Vale of White Horse District 2015-2020 to support the Matter Statement. It sets out the method for calculating the five year housing requirement, identifies how much deliverable land there is and how many years of housing land supply exist in both of the two supply areas.

2. Calculating Housing Supply

As explained within the Matter Statement, the Council are proposing to use the Sedgefield method within the rest of district area and the Liverpool method for the ring fence area, resulting in a different calculation in considering any shortfall. The difference is in the consideration of the housing completions for the period between the start of the current plan period (2011) and the time of the calculation (2015), and in whether there has been a shortfall against the housing requirement. The difference is as follows:

- Sedgefield method means all previous shortfall has to be met with the next five year period; and
- Liverpool method means the previous shortfall has to be met over the remaining plan period.

The other elements that are consistent for the two calculations that need to be taken into account when calculating the supply are as follows:

- the inclusion of a 20%; and
- identification of deliverable sites

3. Five Year Housing Requirement

A five year housing requirement is needed to assess the five year housing supply against. This is derived from applying the following:

- The annual housing requirement over the plan period multiplied by five;
- Adding the appropriate shortfall from the start of the plan period; and
- Adding a 20% buffer.

Annual Housing Requirement

The Local Plan housing requirement is 20,560 dwellings over the plan period with an annual requirement of 1028 dwellings. As set out in CP5, 11,850 dwellings is the housing requirement for the ring fence area with an annual requirement of 593 dwellings which means there is 8,710 housing requirement for the rest of the district with an annual requirement of 435. This provides the base for the five year housing requirement for each of the supply areas.

Appropriate Shortfall

As shown within the housing trajectory at Appendix 2, the total net dwelling completions between 2011/12 and 2014/15 for the ring fence area is 537 dwellings and for the rest of the district is 1452 dwellings. When comparing this to the housing requirement for 2011 to 2015 for supply areas, there has been a shortfall of 1835 and 288 dwellings respectively. For the rest of district, this shortfall is added to the base five year housing requirement, however for the ring fence area, the shortfall has been divided by 16 (the number of years remaining of the plan period) and then multiplied by 5.

Buffer

As explained within the Matter Statement, the Council accept there has been a record of under delivery in the district and thus a 20% buffer applies, at present.

Total Five Year Housing Land Requirement

Reflecting the above, Table 1 sets out the various elements of the five year housing land requirement for both supply areas and the total requirement the supply will be assessed against.

Table 1: 5 year housing requirement (2015-2020)

		Ringfence		Rest of District	
		Figures	Calculation	Figures	Calculation
A .	Requirement over plan period (1 April 2011 – 31 March 2031)	11,850		8,710	
B .	Annual average requirement	593	A / 20	435	A/20

	(1 April 2011 – 31 March 2031)				
C	Homes completed so far (1 April 2011 – 31 March 2015)	537		1452	
D	Homes remaining to be provided (1 April 2015 – 31 March 2031)	11313	A – C	7258	A-C
E	Number of years remaining (1 April 2015 – 31 March 2031)	16		16	
F	5yrHLS requirement excl. buffer (1 April 2015 – 31 March 2020)	3535	$(D / E) * 5$	2463	$B*5 + (B*4 - C)$
G	<u>5yrHLS requirement incl. buffer</u> <u>(1 April 2015 – 31 March 2020)</u>	4242	20% + F	2956	20% + F

4. Housing Supply

Tables 2 and 3 provide a summary of the housing supply from the various supply components for the 5-year period 2015-2020 for the respective supply areas as explained above.

Table 2: Ring fence Housing Supply 2015-2020

Housing Supply Components	Housing Supply
	2015-20
Planning Permissions:	1161
<i>Large Sites</i>	1032
<i>Small Sites</i>	129
Outline Permissions	684
<i>Large Site</i>	674
<i>Small Sites</i>	10
Sites with resolution to grant	788
<i>Large Sites</i>	788
<i>Small Sites</i>	0
Strategic Allocations	1618
Prior Approvals	4
<i>Large Sites</i>	0
<i>Small Sites</i>	4
C2 Permissions	0
<i>Large Sites</i>	0
<i>Small Sites</i>	0
Local Plan Part 2	Unknown
Neighbourhood Plan Allocations	0
Windfall Allowance	40
TOTALS:	4294

Table 3: Rest of District Housing Supply 2015 - 2020

Housing Supply Components	Housing Supply
	2015-20
Planning Permissions:	1514
<i>Large Sites</i>	1129
<i>Small Sites</i>	385
Outline Permissions	379
<i>Large Sites</i>	367
<i>Small Sites</i>	12
Sites with resolution to grant	546
<i>Large Sites</i>	546
<i>Small Sites</i>	0
Strategic Allocations	1275
Prior Approvals	42
<i>Large Sites</i>	14
<i>Small Sites</i>	28
C2 Permissions	63
<i>Large Sites</i>	58
<i>Small Sites</i>	5
Local Plan Part 2	Unknown
Neighbourhood Plan Allocations	190
Windfall Allowance	50
TOTALS:	4059

5. Housing Supply Post April 2015

The housing supply provided is based on the status of sites with planning permissions, sites subject to resolution to grant and those sites subject to the Prior Approval process as of 1st April 2015. To provide the Inspector with an updated position on the progress of the Council's supply within the 2015 to 2016 year, Appendix 3 sets out a summary of those additional sites that have received planning permission or resolution to grant.

6. Five Year Housing Supply

The 5-year housing supply within both supply areas is measured using the housing supply, as summarised in Tables 2 and 3, calculated against the housing requirements, as set out in Table 1. Therefore Table 4 provides the 5-year housing land supply against the housing requirements identified, for the period 2015-2020.

Table 4: Five Year Housing Land Supply Position

	Ring fence	Rest of district
Five Year Housing Requirement 2015-2020	4242	2956
Housing Supply	4294	4059
Number of Years Deliverable Supply	5.1	6.9

Appendix 2

Ring Fence Housing Trajectory

Site Name	Settlement	Planning Reference	Site Status	Net num. homes	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
South East Vale Sub-Area																								
Monks Farm, Land West of Old Station Rd	Grove	Emerging LP Allocation	Allocation	750								25	12	50	50	50	50	50	50	50	50	50	35	20
North West of Harwell Campus	Harwell	Emerging LP Allocation	Allocation	550									75	75	75	75	75	75	25					
West of Harwell	Harwell	Emerging LP Allocation	Allocation	200						50	54	54	46											
East of Harwell Campus	Harwell Campus; Chilton	Emerging LP Allocation	Allocation	850								100	200	200	200	150								
Valley Park	Harwell; Milton; Didcot	Emerging LP Allocation	Allocation	2550							75	250	250	250	250	250	250	250	250	250	225			
Milton Heights	Milton	Emerging LP Allocation	Allocation	400							37	70	70	70	70	70	13							
North West Valley Park	Milton Heights	Emerging LP Allocation	Allocation	800									75	75	75	75	75	75	75	75	75	75	50	
East of Sutton Courtenay	Sutton Courtenay	Emerging LP Allocation	Allocation	220							50	75	50	30	15									
Land to the South of Chilton Field	Chilton	P11/V1557/RM	Full Permission	275		76	75	124																
Land at Didcot Road, Great Western Park	Didcot; Harwell	P02/V1594/O; P10/W0372/RM; P10/W1150/RM; P13/V0374/RM; P14/V1314/RM	Full Permission	791					65	121	121	121	121	121	121									
Alder View, Land South of Grove Road, Harwell	Harwell	P13/V2445; P13/V1040/O	Full Permission	65					65															
Land at Stockham Farm, Denchworth Rd	Wantage	P12/V1240/FUL	Full Permission	200				33	92	75														
Land South of Downsview Rd (Stockham Farm Phase 2)	Wantage	P13/V1826/FUL	Full Permission	90					30	30	30													
Land east of Chainhill Rd	Wantage	P13/V2454/RM; P12/V2316/O	Full Permission	85					38	47														
Total Full Permissions (10-50 dwellings)				225	25	35	55	34	39	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Full Permissions (1-9 dwelings)				220	14	29	24	10	42.9	42.9	42.9	0	0	0	0	0	0	0	0	0	0	0	0	0
Monks Farm, Phase 1 & 1a, Land West of Old Station Rd	Grove	P12/V1545/O P15/V0783/O;	Outline Permission	133						9	63	58	3											
Major Amey's Site	Sutton Courtenay	P10/V1907/O	Outline Permission	140								25	45	45	25									
Milton Road, Sutton Courtenay	Sutton Courtenay	P13/V0401/O	Outline Permission	70					4	50	16													
Crab Hill, North East Wantage	Wantage	P13/V1764/O	Outline Permission	1500							50	150	150	150	150	150	150	150	150	150	100			
Total Outline Permissions (10-50 dwellings)				51	0	0	0	0	0	29	11	11	0	0	0	0	0	0	0	0	0	0	0	0

Site Name	Settlement	Planning Reference	Site Status	Net num. homes	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
Total Small Outline Permissions (1-9 dwellings)				14	0	0	0	3	3.3	3.3	3.3	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Prior Approvals (1-9 dwellings)				4	0	0	0	0	1.2	1.2	1.2	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at Grove Air Field, Denchworth Rd	Grove	P15/V0299/O	Resolution Outline App	2500							175	250	250	250	250	250	250	250	200	125				
Land West of Bellinger's Garage	Grove	P14/V0576/O	Resolution Outline App	75									60	15										
Land at Milton Hill Milton Abingdon OX14 4DR	Milton Heights	P13/V0467/O	Resolution Outline App	53							17	17	19											
Local Plan Part 2 Remainder	n/a	n/a	Local Plan Part 2	N/A																				
Windfalls from smaller sites (<10 homes)	n/a	n/a	Windfall	260								20	20	20	20	20	20	20	20	20	20	20	20	20
Total Ringfence				12851.2	39	140	154	204	380.4	495.4	746.4	1226	1446	1351	1301	1090	883	870	870	770	595	145	105	40

Note: The net number of dwellings for the total of small sites and C2 uses that have permission reflects the total permitted. The amount projected within the trajectory has the 10% and 20% discount applied respectively

Note: The projected trajectory for the strategic allocations and planning permissions for over 50 dwellings has been undertaken in consultation with the respective developers and/or site promoters to ensure the trajectory reflects the most up to date and realistic position.

Rest of District Housing Trajectory

Site Name	Settlement	Planning Reference	Site Status	Net num. homes	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
Abingdon-on-Thames and Oxford Fringe Sub-Area																								
North of Abingdon on Thames	Abingdon	Emerging LP Allocation	Allocation	800							45	45	90	90	90	90	90	90	90	80				
North West of Abingdon on Thames	Abingdon	Emerging LP Allocation	Allocation	200							64	76	30	30										
South of East Hanney	East Hanney	Emerging LP Allocation	Allocation	200						30	60	60	50											
South of Kennington (Radley Parish)	Kennington	Emerging LP Allocation	Allocation	270								20	50	50	50	50	50							
East of Kingston Bagpuize	Kingston Baypuize with Southmoor	Emerging LP Allocation	Allocation	280							50	50	100	50	30									
North West of Radley	Radley	Emerging LP Allocation	Allocation	240							60	60	60	60										
Total C2 Full Permissions (10-50 dwellings)				73	0	0	0	0	0	38.8	10	9.6	0	0	0	0	0	0	0	0	0	0	0	0
Land East of Drayton Road	Abingdon	P12/V2266/FUL (P14/V1196/FUL);	Full Permission	158						35	35	45	44											
The Old Gaol Leisure Centre	Abingdon	P08/V1237	Full Permission	61			20	25	16															
Land adj NE & NW of Tilbury Ln, Botley	Botley	P13/V0817/RM; P07/V0741/O	Full Permission	150				46	45	45	14													
Land off Lime Rd, Botley	Botley	P13/V0497/RM	Full Permission	136			16	70	50															
Timbmet Ltd, Cumnor Hill	Cumnor	P08/V0325/RM	Full Permission	192	8	27	157																	
Land West of Witney Road and South of A420	Kingston Baypuize with Southmoor	P13/V2562/RM; P12/V1836/O	Full Permission	108					42	58	8													
Land off Draycott Road	Kingston Baypuize with Southmoor	P12/V2653/FUL	Full Permission	98				11	79	8														
Land South of Faringdon Rd, Southmoor	Kingston Baypuize with Southmoor	P12/V1721/RM	Full Permission	50			11	39																
Land off Barnett Rd	Steventon (North)	P13/V2691/RM	Full Permission	50					43	7														
Total Full Permissions (10-50 dwellings)				424	0	0	34	67	151.6	110.2	37.4	23.8	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Full Permissions (1-9 dwellings)				566	69	52	65	53	80.7	81.6	81.6	0	0	0	0	0	0	0	0	0	0	0	0	0
South of the High Street	Drayton		Neighbourhood Plan Allocations	140						40	50	50												
Manor Farm	Drayton		Neighbourhood Plan Allocations	50							25	25												
Willow Farm, Packhorse Lane, Marcham	Marcham	P13/V2731/O P14/V2363/RM;	Outline Permission	54					39	15														

Wootton Business Park, Besselsleigh Road, Wootton	Wootton	P13/V0385/O	Outline Permission	64						64														
Total Outline Permissions (10-50 dwellings)				35	0	0	0	0	0	12	12	11	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Outline Permissions (1-9 dwellings)				10	0	0	1	1	2.4	2.4	2.4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Prior Approvals (10- 50 dwellings)			0	14	0	0	0	0	4.6	4.6	4.8	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Prior Approvals (1-9 dwellings)				13	0	0	0	0	3.9	3.9	3.9	0	0	0	0	0	0	0	0	0	0	0	0	0
Land West of Abingdon Road, Drayton	Drayton	P14/V2504/FUL	Resolution Full App	73						50	23													
Total Outline Resolution to Grant (10-50 dwellings)				37	0	0	0	0	0	0	12	12	13	0	0	0	0	0	0	0	0	0	0	0
South East Sub Area																								
Total Full Permission (10- 50 dwellings)				44	14	0	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0
Total Small Full Permissions (1-9 dwellings)				16	0	0	0	2	4.2	4.2	4.2	0	0	0	0	0	0	0	0	0	0	0	0	0
Western Vale Sub-Area																								
South West of Faringdon	Faringdon	Emerging LP Allocation	Allocation	200							30	60	60	50										
North of Shrivenham - Phase 2	Shrivenham	Emerging LP Allocation	Allocation	260											50	50	50	50	60					
West of Stanford in the Vale	Stanford in the Vale	Emerging LP Allocation	Allocation	200								50	75	75										
Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	Letcombe Regis	P11/V0027 (C2 Use)	C2 Full Permission	72				72																
Total Small C2 Permissions (1-9 dwellings)				6	0	0	0	0	0	4.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nalder Estate & The Old Canal Building, Main St	East Challow	P12/V1261/FUL	Full Permission	71			1	39	31															
Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	Faringdon	P08/V1078/RM	Full Permission	332	186	33	31	3																

Land south of Majors Rd, opp Shrivenham Hundred Business Park	Watchfield	P12/V1329/FUL	Full Permission	120			40	70	10															
Cowan's Camp Depot, High St	Watchfield	P13/V2359/RM P15/V2216/FUL	Full Permission	100					10	32	32	26												
Total Full Permissions (10-50 dwellings)				174	0	0	39	74	20.2	32.2	8.6	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Full Permissions (1-9 dwellings)				217	30	16	7	21	42.9	42.9	42.9	0	0	0	0	0	0	0	0	0	0	0	0	0
Fernham Fields, Land East of Coxwell Rd	Faringdon	P13/V0139/O	Outline Permission	200							35	82	83											
Total Outline Permissions (10-50 dwellings)				14	0	0	0	0	4.6	4.6	4.8	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Outline Permissions (1-9 dwellings)				7	0	0	2	0	1.5	1.5	1.5	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Small Prior Approvals (1-9 dwellings)				18	0	0	0	0	5.4	5.4	5.4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Full Application Resolutions to Grant (10-50 dwellings)				36	0	0	0	0	12	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land South of Park Rd	Faringdon	P13/V0709/O	Resolution Outline App	380							20	40	40	40	40	40	40	40	40					
The Steeds, Land West of Coxwell Road, Faringdon (South of Faringdon, Gt Coxwell Parish)	Faringdon	P15/V1934/O	Resolution Outline App	200							50	50	50	50										
Land to the East of Highworth Road (North Shrivenham - Phase 1)	Shrivenham	P13/V1810/O	Resolution Outline App	240							50	50	50	50	40									
Local Plan Part 2 Remainder	n/a	n/a	Local Plan Part 2	N/A																				
Windfalls from smaller sites (<10 homes)	n/a	n/a	Windfall	325								25	25	25	25	25	25	25	25	25	25	25	25	25
Total Rest of District				7581	307	128	424	593	699	757.1	892.5	880.4	830	570	325	255	255	205	215	145	25	25	25	25

Note: The net number of dwellings for the total of small sites and C2 uses that have permission reflects the total permitted. The amount projected within the trajectory has the 10% and 20% discount applied respectively

Note: The projected trajectory for the strategic allocations and planning permissions for over 50 dwellings has been undertaken in consultation with the respective developers and/or site promoters to ensure the trajectory reflects the most up to date and realistic position.

Appendix 3: Housing Supply 1st April to 6th November 2015 (Large Sites)

Site Name	Settlement	Planning Ref	Site Status	Dwellings
Land to the South of Blenheim Hill, Harwell	Harwell	P14/V1663/FUL	Resolution Full App	80
Land West of Hyde Copse, Marcham	Marcham	P15/V0612/FUL	Resolution Full App	61
Land at Abingdon Road, Steventon	Steventon	P14/V2704/FUL	Resolution Full App	57
Land North of Summertown, East Hanney	East Hanney	P15/V0343/O	Resolution Outline App	55
Land off Windmill Place, East Challow	East Challow	P14/V0298/FUL	Resolution Full App	50
Land at Fallowfields, Faringdon Road, Southmoor	Kingston Baypuize with Southmoor	P15/V0251/O	Resolution Outline App	43
Steventon Road, Nurseries, Steventon Road, East Hanney	East Hanney	P15/V0898/O	Outline Permission	40
Land at Highworth Rd, Shrivenham	Shrivenham	P13/V2490/FUL	Resolution Full App	35
Cowan's Camp Depot, High St	Watchfield	P14/V2877/FUL	Resolution Full App	33
Police Station and Magistrates Court, Church Street, Wantage	Wantage	P15/V0729/FUL	Full Permission	32
Publishing House, 62 Stert Street, Abingdon, OX14 3JU	Abingdon	P15/V1733/PDO; P14/V2688/PDO	Prior Approval	29
Land to the south of Challow Road and north of Naldertown, Wantage	Wantage	P15/V0979/O	Resolution Outline App	29
Land off Milton Road, Sutton Courtenay	Sutton Courtenay	P14/V2362/FUL	Full Permission	26
23 Wallingford Street, Wantage	Wantage	P14/V2829/FUL	Full Permission	24
Land West of Faringdon Rd, Cumnor	Cumnor	P13/V0446/O	Resolution Outline App	22
Bow Farm Rd, Stanford in the Vale	Stanford in the Vale	P13/V1949/O	Outline Permission	17
Land at Majors Road, Watchfield	Watchfield	P14/V0287/FUL	Full Permission	16
Motorlux, 32 Newbury Street, Wantage	Wantage	P14/V2318/FUL	Resolution Full App	14
3 Recreation Ground, Shrivenham	Shrivenham	P15/V0790/FUL	Full Permission	11
Land adjacent to Fernham Gate, Faringdon	Faringdon	P15/V0154/O	Outline Permission	10
Land West of Stockham Farmhouse, Wantage (in the parishes of Wantage, East Challow and Grove)	Wantage	P14/V1810/FUL	Full Permission	90
Land off Colton Rd, Shrivenham	Shrivenham	P14/V2757/FUL	Full Permission	68
Land at Barnett Road, Steventon, Phase 2	Steventon	P14/V1952/FUL	Full Permission	65

