

VALE OF WHITE HORSE DISTRICT COUNCIL

LOCAL PLAN PART 1 EXAMINATION HEARING

INSPECTOR'S REQUESTS FOR INFORMATION FROM THE COUNCIL

INSPECTOR'S REQUEST:

Council to provide updated five year housing land supply position at 31st March 2016, including updated figures as follows:

- i. Ring Fence – Liverpool and Sedgefield
- ii. Rest of District – Liverpool and Sedgefield
- iii. Whole of District – Liverpool and Sedgefield
- iv. Whole of District – RF Liverpool, RD Sedgefield

Council also to provide tables set out in policies CP4, CP8, CP15 and CP20.

COUNCIL'S RESPONSE:

The Council's Matter 11 'Five Year Supply of Housing' Statement provides a detailed explanation of the Council's five year housing land supply position as of March 31st 2015. This Statement provides an update, setting out the Council's five year housing land supply position as of 31st March 2016 for the different supply areas requested by the Inspector. The updated assessment has been undertaken in accordance with the assessment set out in the Matter 11 Statement.

For each of the different supply areas (ring fence, rest of district and whole of district) the Council have provided the following in Appendices 1-3:

- the housing supply split by component (Table a);
- the five year housing land supply requirement (Table b);
- the housing land supply position (Table c); and
- housing trajectory (Table d).

The five year housing land supply requirement and supply position are provided for both Liverpool and Sedgefield method. The combined housing supply position for the Whole of the District based on using the Liverpool method for the Ring Fence and Sedgefield method for the Rest of District is provided at Appendix 4.

Deliverable Sites

The supply of deliverable housing land in the district comprises of a number of components which are detailed within the Matter 11 Statement (paragraph 2.14). The table below sets out the updates to the supply components.

Supply Component	Update
Large Sites with Planning Permissions*	- Sites that have gained planning permission between 1st April 2015 and 31st March 2016 have been added. - The status of sites has been updated to be as of 31st March 2016 following surveys of all sites. This includes updates to the projected delivery rate, if required. - Following site surveys, those sites that gained planning permission between 1st April 2015 and 31st March 2016, that are over 50 dwellings and have not commenced, the developer or site promoter was contacted for projected delivery rate. This is reflected in the trajectory.
Small Sites with Planning Permissions*	- Sites that have gained planning permission between 1st April 2015 and 31st March 2016 have been added. - Small sites have not been surveyed, therefore the rate of delivery for outstanding permissions has remained the same.
Resolutions to Grant	Sites that have gained permission subject to S106 between 1st April 2015 and 31st March 2016 have been added.
Strategic Site Allocations	- The status of sites has been updated to be as of 31st March 2016 - South of East Hanney Allocation has been amended to reflect the discussion at the Hearing Session.
Local Plan Part 2	No update
Neighbourhood Plan Allocations	The status of sites has been updated to be as of 31st March 2016
Windfalls	- The annual windfall allowance applied has been corrected from the allowance used within the Matter 11 Statement to be in accordance with CP4 (70 dwellings per year). As the supply has moved on one year, the total amount of windfalls allowance has been reduced by one year. Therefore the total windfall allowance equates to less than that included in the Submission Local Plan. - The assessment of windfall allowance has excluded residential gardens.

**same for Prior Approvals and C2 Permissions*

The Proposed Modifications Schedule includes an update to policies CP4, CP8, CP15 and CP20 reflecting the update of the supply of housing.

Summary of Five Year Housing Land Supply

Supply Area	Supply Outcome	
	Liverpool Method	Sedgefield Method
Ring Fence (Tables 1a, 1b, 1c, 1d)	6.6	4.8
Rest of District (Tables 2a, 2b, 2c, 2d)	9.7	9.4
Whole of District (Tables 3a, 3b, 3c, 3d)	7.8	6.3
Whole of District (Table 4a)	7.7	

Appendix 1: Ring Fence

Table 1a: Ring Fence Housing Supply 2016-2021

Housing Supply Components	Housing Supply
	2016-21
Planning Permissions:	1516
<i>Large Sites</i>	1371
<i>Small Sites</i>	145
Outline Permissions	758
<i>Large Site</i>	740
<i>Small Sites</i>	18
Sites with resolution to grant	1045
<i>Large Sites</i>	1045
<i>Small Sites</i>	0
Strategic Allocations	2339
Prior Approvals	6
<i>Large Sites</i>	0
<i>Small Sites</i>	6
C2 Permissions	0
<i>Large Sites</i>	0
<i>Small Sites</i>	0
Local Plan Part 2	Unknown
Neighbourhood Plan Allocations	0
Windfall Allowance	60
TOTAL:	5724

Table 1b: Ring Fence Five Year Housing Requirement

		Liverpool		Sedgefield	
		Figures	Calculation	Figures	Calculation
A	Requirement over plan period (1 April 2011 – 31 March 2031)	11,850	-	11,850	-
B	Annual average requirement (1 April 2011 – 31 March 2031)	593	A/20	593	A/20
C	Homes completed so far (1 April 2011 – 31 March 2016)	1011	-	1011	-
D	Homes remaining to be provided (1 April 2016 – 31 March 2031)	10839	A-C	10839	A-C
E	Number of years remaining (1 April 2016 – 31 March 2031)	15	-	-	-
F	5yrHLS requirement excl. buffer (1 April 2016 – 31 March 2021)	3613	(D/E)x5	4919	Bx5 + (Bx4 – C)
G	<u>5yrHLS requirement incl. buffer</u> (1 April 2016 – 31 March 2021)	4336	20% + F	5903	20% + F

Table 1c: Ring Fence Five year Housing Land Supply Outcomes

	Liverpool	Sedgefield
Five Year Housing Requirement 2016-2021	4336	5903
Housing Supply	5724	5724
Number of Years Deliverable Supply	6.6	4.8
Over/Under Supply	+1388	-179

Site Ref	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
96	East of Sutton Courtenay (Allocation - Site 5)	Sutton Courtenay	Outline planning application under consideration P15/V2353/O	Allocation	220							50	75	50	30	15									
95	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site)	Sutton Courtenay	P14/V2061/RM	Full Permission	195								25	45	45	45	35								
94	Milton Road, Sutton Courtenay	Sutton Courtenay	P13/V0401/O	Outline Permission	70					40	15	15													
34	Crab Hill, North East Wantage (Allocation - Site 14)	Wantage	P13/V1764/O	Outline Permission	1500							50	150	150	150	150	150	150	150	150	150	100			
30a	Land at Stockham Farm, Denchworth Rd	Wantage	P12/V1240/FU L	Full Permission	200				33	74	46	47													
30b	Land South of Downsview Rd (Stockham Farm Phase 2)	Wantage	P13/V1826/FU L	Full Permission	90						30	30	30												
30c	Land West of Stockham Farmhouse Wantage	Wantage	P14/V1810/FU L	Full Permission	90						30	30	30												
158	Land east of Chainhill Rd	Wantage	P13/V2454/RM	Full Permission	85					50	17	18													
	Total supply of sites of 10-50 dwellings				457	25	35	55	34	68	109	75	35	21	0	0	0	0	0	0	0	0	0	0	0
	Total supply of sites of 1-9 dwellings				319	14	29	24	13	46	72	72	26	0	0	0	0	0	0	0	0	0	0	0	0
	Local Plan Part 2 Allocations				N/A																				
	Windfalls				360									30	30	30	30	30	30	30	30	30	30	30	30
	Total dwellings in Ring Fence				13502	39	140	154	204	474	519	950	1352	1508	1396	1250	1135	893	880	880	780	605	155	115	50

Note: The net number of total dwellings reflects the number that has been permitted. The amount projected within the trajectory has the 10% and 20% discount applied for small sites (sites of 1-9 dwellings) and C2 use permissions respectively. The net number of total dwellings is gross of the 10% and 20% discount.

Note: All figures have been rounded.

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

Appendix 2: Rest of District

Table 2a: Rest of District Housing Supply 2016-2021

Housing Supply Components	Housing Supply
	2016-21
Planning Permissions:	1596
<i>Large Sites</i>	1174
<i>Small Sites</i>	422
Outline Permissions	529
<i>Large Site</i>	504
<i>Small Sites</i>	25
Sites with resolution to grant	1256
<i>Large Sites</i>	1248
<i>Small Sites</i>	8
Strategic Allocations	1430
Prior Approvals	53
<i>Large Sites</i>	14
<i>Small Sites</i>	39
C2 Permissions	192
<i>Large Sites</i>	179
<i>Small Sites</i>	13
Local Plan Part 2	Unknown
Neighbourhood Plan Allocations	50
Windfall Allowance	80
TOTALS:	5186

Table 2b: Rest of District Five Year Housing Requirement

		Liverpool		Sedgefield	
		Figures	Calculation	Figures	Calculation
A	Requirement over plan period (1 April 2011 – 31 March 2031)	8710		8710	
B	Annual average requirement (1 April 2011 – 31 March 2031)	435	A/20	435	A/20
C	Homes completed so far (1 April 2011 – 31 March 2016)	2054		2054	
D	Homes remaining to be provided (1 April 2016 – 31 March 2031)	6656	A–C	6656	A-C
E	Number of years remaining (1 April 2016 – 31 March 2031)	15			
F	5yrHLS requirement excl. buffer (1 April 2016 – 31 March 2021)	2219	(D/E)x5	2296	Bx5+(Bx4 – C)
G	<u>5yrHLS requirement incl. buffer</u> (1 April 2016 – 31 March 2021)	2662	20%+F	2755	20%+F

Table 2c: Rest of District Five Year Housing Land Supply Outcomes

	Liverpool	Sedgefield
Five Year Housing Requirement 2016-2021	2662	2755
Housing Supply	5186	5186
Number of Years Deliverable Supply	9.7	9.4
Over/Under Supply	+2524	+2431

Table 2d: Rest of District Housing Trajectory

[illegible]

[illegible]

Site Ref	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
666	Land at Barnett Road Steventon OX13 6AJ	Steventon (North)	P14/V1952/FUL	Full Permission	65						10	30	25												
665	Land at Abingdon Road Steventon	Steventon (North)	P14/V2704/FUL	Full Permission	57						42	15													
634	Land off Barnett Rd	Steventon (North)	P13/V2691/RM	Full Permission	50					50															
327	Land south of Majors Rd, opp Shrivenham Hundred Business Park	Watchfield	P12/V1329/FUL	Full Permission	120			40	70	10															
326a	Cowans Camp High Street Watchfield SN6 8SZ	Watchfield	P15/V2216/FUL	Full Permission	100					26	32	32	10												
659	Wootton Business Park, Besselsleigh Road, Wootton	Wootton	P13/V0385/O	Outline Permission	64							64													
	Total supply of sites of 10-50 dwellings				1253	14	0	73	141	139	253	295	241	54	16	0	0	0	0	0	0	0	0	0	0
	Total supply of sites of 1-9 dwellings				997	90	68	75	77	128	208	204	75	0	0	0	0	0	0	0	0	0	0	0	0
	Local Plan Part 2 Allocations				N/A																				
	Windfalls				480									40	40	40	40	40	40	40	40	40	40	40	40
	Total dwellings in Rest of District				9149	307	128	424	536	659	898	1534	1187	917	649	340	270	270	220	230	160	40	40	40	40

Note: The net number of total dwellings reflects the number that has been permitted. The amount projected within the trajectory has the 10% and 20% discount applied for small sites (sites of 1-9 dwellings) and C2 use permissions respectively. The net number of total dwellings is gross of the 10% and 20% discount.

Note: All figures have been rounded.

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

Appendix 3: Whole of District

Table 3a: Whole of District Housing Supply 2016-2021

Housing Supply Components	Housing Supply
	2016-21
Planning Permissions:	3112
<i>Large Sites</i>	2545
<i>Small Sites</i>	567
Outline Permissions	1287
<i>Large Site</i>	1244
<i>Small Sites</i>	43
Sites with resolution to grant	2501
<i>Large Sites</i>	2493
<i>Small Sites</i>	8
Strategic Allocations	3569
Prior Approvals	59
<i>Large Sites</i>	14
<i>Small Sites</i>	45
C2 Permissions	192
<i>Large Sites</i>	179
<i>Small Sites</i>	13
Local Plan Part 2	Unknown
Neighbourhood Plan Allocations	50
Windfall Allowance	140
TOTALS:	10910

Table 3b: Whole of District Five Year Housing Requirement

		Liverpool		Sedgefield	
		Figures	Calculation	Figures	Calculation
A	Requirement over plan period (1 April 2011 – 31 March 2031)	20560		20560	
B	Annual average requirement (1 April 2011 – 31 March 2031)	1028	A/20	1028	A/20
C	Homes completed so far (1 April 2011 – 31 March 2016)	3065		3065	
D	Homes remaining to be provided (1 April 2016 – 31 March 2031)	17495	A–C	17495	A-C
E	Number of years remaining (1 April 2016 – 31 March 2031)	15			
F	5yrHLS requirement excl. buffer (1 April 2016 – 31 March 2021)	5832	(D/E) x 5	7214	Bx5 + (Bx4 – C)
G	<u>5yrHLS requirement incl. buffer</u> (1 April 2016 – 31 March 2021)	6998	20% + F	8658	20% + F

Table 3c: Whole of District Five Year Housing Land Supply Outcomes

	Liverpool	Sedgefield
Five Year Housing Requirement 2016-2021	6998	8658
Housing Supply	10910	10910
Number of Years Deliverable Supply	7.8	6.3
Over/Under Supply	+3912	+2252

Site Ref	Site Name	Settlement	Planning Reference	Site Status	Net num of 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
859	Land off Field Close Kingston Bagpuize w/ Southmoor	Kingston Bagpuize with Southmoor	P15/V1795/FU L	Full Permission	73						9	56	8												
559	Land off Draycott Road	Kingston Bagpuize with Southmoor	P12/V2653/FU L	Full Permission	98				11	63	24														
560a	Land West of Witney Road and South of A420	Kingston Bagpuize with Southmoor	P13/V2562/R M	Full Permission	63					53	10														
558	Land South of Faringdon Rd, Southmoor	Kingston Bagpuize with Southmoor	P12/V1721/R M	Full Permission	50			11	39																
865	Land West of Hyde Copse Marcham OX13 6PT	Marcham	P15/V0612/FU L	Resolution Full App	61						30	27	4												
684	Packhorse Lane, Marcham, OX13 6NU	Marcham	P14/V2363/R M	Full Permission	54					39	15														
616	North West of Radley (Allocation - Site 4)	Radley	N/A	Allocation	240							60	60	60	60										
666	Land at Barnett Road Steventon OX13 6AJ	Steventon (North)	P14/V1952/FU L	Full Permission	65						10	30	25												
665	Land at Abingdon Road Steventon	Steventon (North)	P14/V2704/FU L	Full Permission	57						42	15													
634	Land off Barnett Rd	Steventon (North)	P13/V2691/R M	Full Permission	50					50															
659	Wootton Business Park, Besselsleigh Road, Wootton	Wootton	P13/V0385/O	Outline Permission	64							64													
	Total supply of sites of 10-50 dwellings				763	0	0	34	67	117	152	189	140	24	16	0	0	0	0	0	0	0	0	0	0
	Total supply of sites of 1-9 dwellings				681	69	52	66	54	80.7	128	136	48	0	0	0	0	0	0	0	0	0	0	0	0
	Total dwellings for Abingdon-on-Thames and Oxford Fringe Sub-Area				5226	77	79	304	255	460	651	1088	670	489	344	170	140	140	90	90	80	0	0	0	0
	South East Sub-Area																								
10	Land to the South of Chilton Field	Chilton	P11/V1557/R M	Full Permission	275		76	75	124																
11	Land at Didcot Road, Great Western Park	Didcot; Harwell	P02/V1594/O	Full Permission	708					131	115	115	115	116	116										
32	Land at Grove Air Field, Denchworth Rd (Allocation - Site A)	Grove	P15/V0299/O	Resolution Outline App	2500							175	250	250	250	250	250	250	250	250	200	125			
31	Monks Farm, Land West of Old Station Rd (Allocation - Site 15 (part))	Grove	N/A	Allocation	517									12	50	50	50	50	50	50	50	50	50	35	20
31b	Land west of Station Road (A338), South of Williams Grand Prix Engineering,	Grove	P15/V1722/O	Resolution Outline App	160								40	40	40	40									

Site Ref	Site Name	Settlement	Planning Reference	Site Status	Net num of 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
	Grove (Allocation - Site 15 (part))																								
31a	Land West of Bellinger's Garage (Allocation - Site 15 (part))	Grove	P14/V0576/O	Outline Permission	75									60	15										
31c	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	Grove	P15/V0978/R M	Full Permission	133						9	63	58	3											
50	North West of Harwell Campus (Allocation - Site 12)	Harwell	Emerging LP Allocation	Allocation	550									75	75	75	75	75	75	75	25				
49	West of Harwell (Allocation - Site 10)	Harwell	Full planning application under consideration P15/V1504/FU L	Resolution Full App	200						50	54	54	42											
673	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	Harwell	P14/V1663/FU L	Full Permission	80						26	27	27												
48	Alder View, Land South of Grove Road, Harwell	Harwell	P13/V2445	Full Permission	65					65															
53	East of Harwell Campus (Allocation - Site 13)	Harwell Campus; Chilton	N/A	Allocation	850								100	200	200	200	150								
52	Valley Park (Allocation - Site 11)	Harwell; Milton; Didcot	Outline planning application (P14/V2873/O) has resolution to grant for 4254 dwellings as of 20 April 2016)	Allocation	2550							75	250	250	250	250	250	250	250	250	250	225			
65	Milton Heights (Allocation - Site 9)	Milton	N/A	Allocation	400							37	70	70	70	70	70	13							
51	North West Valley Park (Allocation - Site 8)	Milton Heights	N/A	Allocation	800									75	75	75	75	75	75	75	75	75	75	50	
64	Land at Milton Hill Milton Abingdon OX14 4DR	Milton Heights	P13/V0467/O	Outline Permission	53							17	17	19											
96	East of Sutton Courtenay (Allocation - Site 5)	Sutton Courtenay	Outline planning application under consideration P15/V2353/O	Allocation	220							50	75	50	30	15									
95	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site)	Sutton Courtenay	P14/V2061/R M	Full Permission	195								25	45	45	45	35								
94	Milton Road, Sutton Courtenay	Sutton Courtenay	P13/V0401/O	Outline Permission	70					40	15	15													
34	Crab Hill, North East Wantage (Allocation - Site 14)	Wantage	P13/V1764/O	Outline Permission	1500							50	150	150	150	150	150	150	150	150	100				

[illegible]

Site Ref	Site Name	Settlement	Planning Reference	Site Status	Net num of 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
669	Land off Faringdon Road, Stanford in the Vale	Stanford in the Vale	P13/V0146/FU L	Full Permission	73					63	10														
327	Land south of Majors Rd, opp Shrivenham Hundred Business Park	Watchfield	P12/V1329/FU L	Full Permission	120			40	70	10															
326a	Cowans Camp High Street Watchfield SN6 8SZ	Watchfield	P15/V2216/FU L	Full Permission	100					26	32	32	10												
	Total supply of sites of 10-50 dwellings				436	0	0	39	74	22	91	88	92	30	0	0	0	0	0	0	0	0	0	0	0
	Total supply of sites of 1-9 dwellings				310	30	16	9	21	44	73	68	24	0	0	0	0	0	0	0	0	0	0	0	0
	Total dwellings in Western Vale Sub-Area				3242	216	49	120	279	196	231	430	504	388	265	130	90	90	90	100	40	0	0	0	0
	Local Plan Part 2 Allocations				N/A																				
	Windfalls				840									70	70	70	70	70	70	70	70	70	70	70	70
	Total dwellings in the District				22519	346	268	578	740	1134	1417	2484	2539	2425	2045	1590	1405	1163	1100	1110	940	645	195	155	90

Note: The net number of total dwellings reflects the number that has been permitted. The amount projected within the trajectory has the 10% and 20% discount applied for small sites (sites of 1-9 dwellings) and C2 use permissions respectively. The net number of total dwellings is gross of the 10% and 20% discount.

Note: All figures have been rounded.

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

Appendix 4: Whole of District Combining Liverpool and Sedgefield

Table 4a: Five Year Housing Land Supply Outcome

	Ring Fence using Liverpool Method	Rest of District using Sedgefield Method
Five Year Housing Requirement for each supply area 2016-2021	4336	2755

	Whole District
Total Five Year Housing Requirement	7091 (4336+2755)
Housing Supply	10910
Number of Years Deliverable Supply	7.7
Over/Under Supply	+3819