



**Vale
of White Horse**
District Council

Consultation Draft
February 2014



Local Plan 2031
Part 1
**Strategic Sites
and Policies**
*Strategic Housing
Land Availability
Assessment (SHLAA)*

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1. Introduction

1.1 The Strategic Housing and Land Availability Assessment (SHLAA) is part of the evidence base for the Vale of White Horse Local Plan 2031 Part 1. Paragraph 159 of the National Planning Policy Framework (“the Framework”) indicates that local authorities should prepare a SHLAA in order “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”. The SHLAA will support the identification of future potential site allocations for the district.

1.2 The primary role of the SHLAA is to:

- identify sites with potential for housing
- assess their housing potential, and
- assess when they are likely to be developed.

1.3 We will update the SHLAA where required.

Important information on the status of this report

1.4 The aim of the SHLAA is to identify as many sites as possible with housing potential in and around settlements in the study area. It is a high-level stock-take and preliminary assessment which helps us to consider the possible options in relation to meeting future needs for housing development.

1.5 The SHLAA is a technical document that informs the local plan. The inclusion of sites within the deliverable or developable supply of this study should not be taken to imply that the council will allocate them for housing development, nor that they would be approved if submitted as a planning application. Conversely, the exclusion of a site from this supply does not mean that it could not come forward, providing that the constraints identified could be satisfactorily overcome.

1.6 The SHLAA document will help to identify potential site allocations that may be required to meet future housing needs, arising through changing trends and demographics. The process of allocating sites is entirely separate to this report. The decision to allocate a site for development in the local plan requires in-depth study of the nature and potential of each site compared to reasonable alternative sites, in order to determine those offering the most sustainable solution to meet identified future needs.

2. Context

- 2.1 We are currently in the process of preparing the Vale of White Horse Local Plan 2031 Part 1. This will set out the strategic priorities for the district to deliver sustainable development, including the number of new homes and jobs to be provided in the area.
- 2.2 Paragraph 159 of the National Planning Policy Framework (“the Framework”) states that local authorities “should have a clear understanding of housing needs in their area”. In order to determine this, the Framework identifies the need for two assessments to be carried out. These are a Strategic Housing Market Assessment (SHMA) and a SHLAA.
- 2.3 The SHMA identifies the housing need across the councils in the housing market area. The SHLAA provides technical information which can inform how that need can be met.
- 2.4 The allocation of future land for housing is a very important role of the local plan. The local plan requires a sound evidence base to support any decision made. The SHLAA forms part of that evidence base.
- 2.5 Infrastructure and services are vital when looking at the development of new housing. Their availability and the cumulative effect of development on infrastructure have not been considered in this assessment. This will form part of the more detailed assessment of site options to decide which sites to allocate in the local plan. The details will be set out in site policies and the accompanying Infrastructure Delivery Plan.

3. Methodology

- 3.1. The methodology identifies the various steps undertaken in producing the SHLAA. A draft methodology was consulted on in January 2013 to ensure transparency and openness in our approach. New draft guidance was released in October 2013 and this has required us to amend our methodology in expectation of the guidance becoming formal sometime in 2014. Our final methodology has been informed by the responses we received to our January 2013 consultation and by the content of the draft new guidance.
- 3.2. Our methodology sets out criteria such as the minimum size of a site for assessment, which settlements would be included and data sources. It also details our approach to sites located within the Green Belt and in Areas of Outstanding Natural Beauty (AONB), particularly when determining the suitability of these sites.
- 3.3. In line with our methodology we have assessed in excess of 300 sites located both in and around the market towns, local service centres and larger villages in the district, as well as land around Harwell Oxford Campus and to the north and west of Didcot. For a complete list, please see paragraph 1.6 of **Appendix 27**.
- 3.4. The full methodology is provided in **Appendix 27**.

4. Findings - sites already in the planning process

Existing (saved) Local Plan 2011 housing site allocations

- 4.1. There are three existing site allocations which have been carried forward from our Local Plan 2011, which are currently at various stages of progression in the planning process.
 - Tilbury Lane, Botley
 - Lime Road, Botley
 - Grove Airfield
- 4.2. These sites are recorded in the Five-year Housing Land Supply Statement. It details the allocations in the Vale of White Horse local plan and assesses when they are likely to be completed. This is available on our website at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/housing-supply>.

Sites with planning permission

- 4.3. Data on sites with planning permission for housing, including outline planning applications with a resolution to grant (subject to a s.106 legal agreement), is published annually within the Five-year Housing Land Supply Statement.

- 4.4. These sites will contribute to our land supply, unless they are affected by delivery obstacles. In preparing the Five-year Housing Land Supply Statement, we have checked deliverability and timescales of planning permissions by contacting the agents of sites with planning permission for 10 or more dwellings. We have excluded any permitted sites which are unlikely to come forward from the Five-year Housing Land Supply Statement. However we have assessed them, where relevant, as part of the SHLAA.
- 4.5. The maps contained in **Appendices 1-26** provide the location of all major planning permissions granted in the last three years.

5. Findings - Other sites identified

- 5.1. Table 1 shows the proportion of dwellings built by site size since 2002/03. It identifies that approximately three quarters of all housing completions within the district form part of “major planning applications” of ten or more residential units.

TABLE 1: PAST COMPLETIONS BY SITE SIZE AND YEAR

Year	Dwelling numbers on sites:			% of completed dwellings on sites:	
	less than 10	10 or more units	Total	less than 10	10 or more units
2002/03	31	104	135	23%	77%
2003/04	66	229	295	22%	78%
2004/05	139	607	746	19%	81%
2005/06	186	448	634	29%	71%
2006/07	178	360	538	33%	67%
2007/08	141	317	458	31%	69%
2008/09	110	213	323	34%	66%
2009/10	99	337	436	23%	77%
2010/11	107	227	334	32%	68%
2011/12	107	269	376	28%	72%
2012/13	82	244	326	25%	75%
Totals	1,246	3,355	4,601	27%	73%

*this includes both completions from allocated and unallocated sites

- 5.2. As a result, the SHLAA has focussed on assessing sites which are capable of providing ten or more units. Smaller sites capable of accommodating five or more dwelling units have been assessed, but only when such sites have been submitted to us as part of our call for sites and where they are located within or on the edge of the settlements identified in paragraph 1.6 of our methodology (**Appendix 27**).

Sites within existing built up areas

- 5.3. The SHLAA has identified a very limited number of sites capable of accommodating ten or more homes within existing built up areas. As stated in our methodology (paragraph 1.30 of **Appendix 27**), there is a limited supply of brownfield sites in the district. Very few of the sites submitted to us were

located within built up areas. None of these were within the built up area of larger settlements (market towns or local service centres).

- 5.4. In terms of employment land, our Employment Land Review (see <http://www.whitehorsedc.gov.uk/evidence>) indicates that for the period up to 2031¹, we will have a sufficient supply of employment land. Four sites were identified to be surplus to need. Three of these were located within the market town of Faringdon while the fourth was in the large village of Sutton Courtenay. Three sites have been included in this assessment.
- 5.5. Appendix A of the Five-year Housing Land Supply Statement (August 2013) provides details on all of the sites in the district with planning permission or a resolution to grant permission for developments of ten or more residential units.
- 5.6. In the most recent statement (August 2013), there were a total of 19 planning permissions which were granted or had a resolution to grant within the built up area of settlements. These applications are expected to provide 1078 residential units in total with 1012 of these to be completed in the first five years.
- 5.7. **Appendices 1-26** contain maps showing all sites which have been assessed.

Areas adjoining built up areas

- 5.8. The SHLAA assessment has shown that there are a number of sites around the towns, local service centres and larger villages that are available and potentially suitable for housing. Development of sites outside of the built up area of a settlement would be contrary to current Local Plan 2011 saved policies. However these sites could be considered for housing allocation through the local plan in the future.
- 5.9. The general availability of potentially suitable housing sites around our towns, local service centres and larger villages provides evidence of the deliverability of the spatial strategy and housing allocation approach in the emerging Local Plan Part 1. It also indicates that sufficient land is likely to be available to bring forward identified smaller housing site allocation requirements through the Local Plan Part 2 or alternatively through the neighbourhood development plan process.
- 5.10. All potential sites that were identified as suitable in principle for housing were assessed for likely development viability. The viability assessment concluded that all sites assessed in the SHLAA were viable/achievable. The viability appraisal can be located on our website at <http://www.whitehorsedc.gov.uk/localplanpartone>.

¹ We have extended our plan period from 2029 up to 2031 to bring it in line with the Strategic Housing Market Assessment for Oxfordshire, which identifies the objectively assessed need for housing in the district for the same period of time.

5.11. To be developable, the guidance² states that sites should be ‘in a suitable location for housing development and there should be a reasonable prospect that the site is available for and could be developed at the point envisaged’. We have therefore identified suitable sites which have been submitted to us through the call-for-sites process and which are readily available and developable. If a site fits the criteria above and is available now to be developed, then is deemed to be deliverable³.

Land identified as suitable, available and achievable from the assessment

5.12. The assessment has identified 1,097 hectares of land assessed to be suitable in principle in the various main towns, local service centres and larger villages across the district. Of this, 277 hectares are capable of delivering in the first five years (suitable in principle, available now and achievable). The theoretical housing potential for the various settlements across the district is provided in Table 2 below. This is calculated by taking the 1,097 hectares identified above, distributing it accordingly among each settlement and multiplying by a density of 25 dwellings per hectare to give the potential of the site.

TABLE 2: THEORETICAL HOUSING POTENTIAL BY SETTLEMENT

SETTLEMENT	0-5 years (Deliverable)	6-15 years (Developable)
Abingdon	466	2,715
Blewbury	0	191
Botley	1366	0
Cumnor	0	195
Didcot (VOWH district land)	843	4,664
Drayton	786	839
East Challow	0	574
East Hanney	0	258
East Hendred	0	222
Faringdon	698	54
Grove	0	1000*
Harwell	83	568
Harwell Oxford Campus	0	2,319
Kingston Bagpuize with Southmoor	63	626

² Strategic Housing Land Availability Assessments – Practice Guidance (Communities and Local Government, 2007) Paragraph 33

³ Strategic Housing Land Availability Assessments – Practice Guidance (Communities and Local Government, 2007) Paragraph 33

SETTLEMENT	0-5 years (Deliverable)	6-15 years (Developable)
Marcham	49	347
Milton	99	114
Radley	60	1,643
Shrivenham	1,286	398
Stanford in the Vale	0	590
Steventon	79	324
Sutton Courtenay	150	631
Uffington	61	568
Wantage	206	591
Wooton	0	1,534
Total Potential Housing Units	6,295	21,146

- 5.13. The availability of sites is based on whether a site has been submitted to us as part of our open call-for-sites that started in January 2013. The SHLAA proformas include information on which sites have been submitted.
- 5.14. These figures can be attributed into the sub-areas as defined in the emerging local plan and compared with the target for housing numbers that remain to be identified (Table 4.1 of Draft Local Plan 2029). This is shown in Table 3:

TABLE 3: THEORETICAL HOUSING POTENTIAL BY SUB AREA

Sub-area Strategy	0-5 years (available)	6-15 years (suitable)
Abingdon & Oxford Fringe	2,940	8,711
South East Vale	1,310	10,825
Western Vale	2,045	1,610
Total	6,295	21,146

- 5.15. This demonstrates that there are a number of possible areas available and suitable around the towns and larger villages for allocation through the local plan in the future.
- 5.16. A key SHLAA conclusion is that there is enough land identified as available to deliver the overall housing requirement, following the proposed housing delivery strategy set out in the emerging Local Plan Part 1.
- 5.17. The potential allocation of these sites will be considered through the local plan process. During this process a more detailed assessment will be made in comparison with other potential sites.
- 5.18. Appendices 1-26 of this report contain information for each settlement included in the SHLAA. These include the proformas for each site; a constraints map of the settlement showing the location and suitability of the sites; and a spreadsheet containing the key information for all sites.

6. Conclusion and relationship to the Local Plan

- 6.1. The SHLAA has identified relevant sources of potential housing supply. This study has revealed limited opportunities within existing built up areas for large scale development. It has identified that there is a significant amount of land suitable in principle for housing on the edge of settlements and that the number of potential sites exceeds the amount of land we need to allocate to meet the targets within the local plan
- 6.2. The results of the SHLAA can inform future site allocations for housing if required, in addition to sites proposed to date. This process would involve more in-depth analysis of sites including working with key stakeholders.

7. Next steps

- 7.1. The district housing requirement and strategy for housing delivery including strategic housing site allocations is being developed through the Local Plan 2031 Part 1: Strategic Sites and Policies and evidence base. The evidence base for the supply of and demand for housing land in the Vale of White Horse district include, respectively, this SHLAA and the Strategic Housing Market Assessment for Oxfordshire.
- 7.2. Drawing on this SHLAA, the Local Plan Part 2 and/or Neighbourhood Development Plans will identify sites to meet housing need that remains to be allocated from the Local Plan Part 1.
- 7.3. For details of how we are progressing with our emerging local plan please visit www.whitehorsedc.gov.uk/planning-policy.
- 7.4. Future updates of this SHLAA will be available on our website at www.whitehorsedc.gov.uk/evidence

GLOSSARY

Acronym	Full title	Explanation
	Achievability	A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period.
	Agricultural Land Classification	Classification system which allows agricultural land to be graded from best (grade 1) to worst (grade 5) in a way which is consistent across the country. Grades 1, 2 & 3a are referred to as the 'best and most versatile' land.
AMR	Annual Monitoring Report	Annual Monitoring Reports review progress on local development documents and monitor current planning policies being used.
AONB	Area of Outstanding Natural Beauty	Nationally designated areas accorded the highest status of protection in relation to landscape and scenic beauty.
	Availability	A site is considered available for development, when, on the best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
	Evidence Base	The researched, documented, analysed and verified basis for preparing the local plan.
	Floodplain/Flood Risk Zones	Areas identified by the Environment Agency marking areas as high (zone 3), medium (zone 2), or low (zone 1) probability/risk of flooding.
The Framework	National Planning Policy Framework	The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.
	Green Belt	Designated land around a town or city where land is kept permanently open and where there is a strong presumption against inappropriate development.
	Health and Safety Executive (HSE) Hazard Zone	HSE sets a consultation distance (CD) around major hazard sites and pipelines after assessing the risks and likely effects of major accidents at the installation or pipeline. Major hazards comprise a wide range of chemical process sites, fuel and chemical storage sites, pipelines, explosive sites and nuclear sites. The planning authority is notified of this consultation distance and has a statutory duty to consult HSE on certain proposed developments within it, to ascertain whether the HSE advise against development within this area or not.
MCA	Mineral Consultation Area	Areas where mineral deposits are present in which Oxfordshire County Council should be consulted about any proposed development so they can advise as to whether the deposit is to be safeguarded.
MSA	Mineral Safeguarding Area	Safeguards proven deposits of minerals which are, or may become, of economic importance within the foreseeable future from unnecessary sterilisation by surface development within or close to the MSA.
LPP1	Local Plan Part 1: Strategic Sites and Policies	The Local Plan Part 1 will set out the strategic priorities for the district to deliver sustainable development. It will identify the number of new homes and jobs to be provided in the area for the plan period up to 2031. It will also make appropriate provision for retail, leisure and commercial development and for the infrastructure needed to support them.

LPP2	Local Plan Part 2: Detailed Policies and Local Site	This will contain detailed planning policies to guide day-to-day decisions on planning applications. The document can also add detail to policies in LPP1, and identify and allocate supplementary and predominantly smaller development sites.
SHMA	Strategic Housing Market Assessment	The Strategic Housing Market Assessment (SHMA) seeks to identify the scale and mix of housing and the range of tenures that the local authority needs to plan for over the Local Plan period. This includes the need for affordable housing and the range of housing required to meet the needs of different groups, for example; older people, disabled people and service families.
	Suitability of sites	A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

هذه الوثيقة متاحة باللغة العربية عند الطلب.

Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।

Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔

Urdu

本文件可以應要求，製作成中文 (繁體字) 版本。

Chinese

Other language versions and alternative formats
of this publication are available on request.
These include large print, Braille, audio
cassette, computer disk and email.

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INVESTOR IN PEOPLE