

Five Year Housing Land Supply Statement

Vale of White Horse District Council

2017/18-2021/22

April 2017

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1. Introduction

- 1.1 This Statement sets out the Vale of White Horse District Council's assessment of five year housing land supply in the district over the period 2017/18 to 2021/22. It explains the Council's approach and method to calculating the five year housing land supply, provides an assessment of deliverable land within the district and the Council's five year housing land supply position.

2. National and Local Policy

National Planning Policy Framework

- 2.1. The NPPF paragraph 47 identifies the need for local planning authorities to significantly boost housing supply. To achieve this, local planning authorities should objectively identify and meet their housing needs including identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing supply as measured against their housing requirement.
- 2.2. The NPPF also identifies the need for local planning authorities to include an appropriate buffer based on past delivery '*... identify and update annually a supply of specific deliverable sites ... with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land*'¹.
- 2.3. 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.

'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'

¹ National Planning Policy Framework, Paragraph 47

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

Planning Practice Guidance

- 2.6. The Planning Practice Guidance (PPG) is clear that housing requirement figures in an up-to-date adopted Local Plan should be used as the starting point for calculating the five year supply².
- 2.7. In considering persistent under supply, the PPG advises it will vary from place to place and therefore no universal test can be applied. The assessment of whether there has been persistent under delivery is likely to be more robust if a longer term view is taken and this will take account of peaks and troughs. If there is an under supply, local planning authorities should aim to deal with those in the first five years of the Plan period, where possible³.
- 2.8. The PPG states 'deliverable sites' for housing should include allocated sites or sites with planning permission unless there is clear evidence that schemes will not be implemented within five years. However local planning authorities will still need to provide robust, up to date evidence to support the deliverability of sites, ensuring judgements of deliverability are clear and transparent. For larger sites, the commencement of development and build out rates are crucial in ensuring a robust supply⁴. As part of this process, local planning authorities should also consider the delivery of sites against the forecast trajectory as well as the overall deliverability of all the sites in the five year supply⁵.
- 2.9. The housing requirement and deliverability of sites to meet a five year housing land supply will have been thoroughly examined during the examination of a

² Planning Practice Guidance Ref 3-030-20140306

³ Planning Practice Guidance Ref 3-035-20140306

⁴ Planning Practice Guidance Ref 3-031-30140306

⁵ Planning Practice Guidance Ref 3-033-20150327

Local Plan, prior to adoption, which the PPG advises cannot be replicated in the process of determining individual applications and appeals⁶.

2.10. If local planning authorities take a thorough approach on an annual basis to identifying and assessing their housing supply, using up to date and sound evidence, they will be in a strong position to demonstrate a robust five year supply of sites. Assessment will not normally need to be updated for another year unless significant new evidence comes to light or the local authority wishes to update its assessment earlier⁷.

2.11. The PPG states that housing for older people, including residential institutions (Use Class C2) can count towards a local planning authorities housing requirement if an approach is clearly set out in a Local Plan⁸

Vale of White Horse Local Plan 2031

2.12. The Vale of White Horse Local Plan is being prepared in two parts. The Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies was adopted on 14 December 2016. The Part 1 plan sets out the spatial strategy and strategic policies for the district to deliver sustainable development including identifying the housing requirement and number of jobs that need to be provided in the district between 2011 and 2031.

2.13. The Part 1 plan at Core Policy 4, identifies the housing requirement for the district including identifying 18 strategic site allocations. Core Policy 5 identifies a specific approach to five year housing land supply that supports the Council's spatial strategy.

2.14. The Council published its Preferred Options Local Plan 2031 Part 2: Detailed Policies and Additional Sites on 9 March 2016. The Part 2 plan will complement the Part 1 plan and will include:

- Policies and locations for new housing to meet the Vale's proportion of Oxford City's assumption of unmet housing need;
- Policies for the part of the Didcot Garden Town that lies within the district
- Detailed development management policies; and
- Additional development site allocations

⁶ Planning Practice Guidance Ref 3-033-20150327

⁷ Planning Practice Guidance Ref 3-033-20150327.

⁸ Planning Practice Guidance Ref 3-037-20150320)

2.15. The Part 1 plan identifies strategic site allocations to fully meet the Vale of White Horse's housing needs. It also identifies an approach, in Core Policy 2, setting out how the district will meet its proportion of Oxford City's assumption of unmet needs. Core Policy 2 sets out a timetable for when this additional housing need becomes part of the district's housing requirement; either on adoption of the Part 2 plan or two years after adoption of the Part 1 plan, whichever is sooner.

3. Calculating Five Year Housing Land Supply

3.1 To calculate a five year housing land supply position, a five year housing requirement is needed to assess the supply against. This is derived from the following:

- the annual housing requirement over the plan period multiplied by five;
- adding the appropriate shortfall from the start of the plan period which is determined by the method that is adopted; and
- adding an appropriate buffer.

Annual Housing Requirement

3.2 The district's housing requirement, as set out in Core Policy 4 of the Part 1 plan, is 20,560 dwellings. This equates to 1,028 dwellings per annum. This will ensure the Council meets its objectively assessed housing needs in full, as identified in the Oxfordshire Strategic Housing Market Assessment 2014.

3.3 As explained above, the district's proportion of Oxford City's assumption of unmet housing needs will be added to the district's housing requirement either at the point of adoption of Local Plan 2031 Part 2 or two years from the adoption of the Local Plan 2031 Part 1, whichever is earliest. Therefore the district's proportion of Oxford City's assumption of unmet need, which has been agreed through the Oxfordshire Growth Board as 2,200 dwellings, is not currently part of the district's housing requirement and does not impact on the five year housing requirement, at present.

3.4 For calculating the district's five year housing land supply, 20,560 dwellings has therefore been used as the starting point, which equates to 1,028 dwellings per annum.

Supply Approach and Method

3.5 The Part 1 plan, Core Policy 5 identifies the Council's approach to its five year housing land supply by setting out a disaggregated approach and formulating the calculation on two separate housing supply areas; the Science Vale ring fence area and the rest of district area. The two are then combined to provide and be applied on a district wide calculation.

3.6 This approach reflects the spatial strategy for the district, by seeking to deliver a transformational growth agenda led by economic growth, focusing on the Science Vale Area. To achieve a balance of housing and jobs growth, the Council recognises it is fundamental that sufficient housing and infrastructure is

provided to support and enable economic needs and provide sustainable growth in the Science Vale Area which is embedded in the Local Plan. The Science Vale ring fence area therefore fully aligns with the Science Vale area, which is shown in Figure 4.3 of the Part 1 plan, ensuring the co-location of jobs and houses in the Science Vale area.

- 3.7 Each sub area has its own housing requirement, which equates to the district wide housing requirement. This provides the base for the five year housing requirement for each of the sub areas, as shown in Table 1.

Table 1: Housing Requirements and Method

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

- 3.8 The supply method for the respective sub areas also differs and reflects the spatial strategy for the district. As shown in Table 1, the Liverpool method is used for the Science Vale ring fence area and the Sedgefield method is used for the rest of district area. This reflects the need to consider the delivery of housing supply within the Science Vale area over a longer period to ensure housing growth constantly supports economic growth over the whole of the plan period. This ensures a balance is struck between boosting housing supply whilst also ensuring housing and economic needs are delivered in parallel.

Dwelling Completions and Shortfall

- 3.9 The total net completions for the district, delivered in 2016/17 is 1615 dwellings. This is above the annual housing requirement of 1028 dwellings. The delivery of housing over the past two year clearly demonstrates there has been an increase in housing delivery in the district.
- 3.10 The total net completions for the district, delivered between 2011/12 and 2016/17 is 4680 dwellings; this comprises of 1497 dwelling completions in the Science Vale ring fence area and 3183 dwellings completions in the rest of the district area. In the Science Vale area there has been a shortfall of 2061

dwellings however in the rest of district area, there has been an over delivery of 573 dwellings, as shown in Table 2.

Table 2: Housing Delivery 2011/12 to 2016/17

Area	Housing Requirement 2011/12 to 2016/17	Completions 2011/12 to 2016/17	Over / Under Delivery
District	(6 x 1028) 6168 dws	4680 dws	-1488 dws
Ring Fence	(6 x 593) 3558 dws	1497 dws	-2061 dws
Rest of District	(6 x 435) 2610 dws	3183 dws	+573 dws

3.11 The method for calculating the five year housing land supply determines how the shortfall is taken into account; the Sedgefield method adds all of the shortfall to the base five year housing requirement, whereas the Liverpool method divides the shortfall over the number of plan years that remain and then is multiplied by 5. As detailed above, the method for calculating the five year housing land supply differs for the respective sub areas.

Buffer

3.12 The Council acknowledge that there has previously been under delivery of housing and thus a 20% buffer has been applied to both sub areas.

Total Five Year Housing Land Requirement

3.13 Table 3 sets out the various elements of the five year housing land requirement for both sub areas and the total requirement the supply will be assessed against.

Table 3: 5 year housing requirement 2017-2022

		Ringfence		Rest of District		Whole District	
		Figures	Calculation	Figures	Calculation	Figures	Calculation
A.	Requirement over plan period (1 April 2011 – 31 March 2031)	11,850		8,710		20,560	
B.	Annual average requirement (1 April 2011 – 31 March 2031)	593	A / 20	435	A/20	1,028	A/20
C.	Homes completed so far (1 April 2011 – 31 March 2017)	1497		3183		4680	

		Ringfence		Rest of District		Whole District	
		Figures	Calculation	Figures	Calculation	Figures	Calculation
D.	Homes remaining to be provided (1 April 2017 – 31 March 2031)	10353	A-C	5527	A-C	15880	
E.	Number of years remaining (1 April 2017 – 31 March 2031)	14		14		14	
F.	5yrHLS requirement excl. buffer (1 April 2017 – 31 March 2020)	3697.5	(D / E) * 5	2175	B*5 + (B*6 – C)*	5872.5	3697.5 + 2175
G.	5yrHLS requirement incl. buffer (1 April 2017 – 31 March 2020)	4437	20% + F	2610	20% + F	7047	4437 + 2610

**As there has been an over delivery in the rest of district area, the calculation differs from this. The calculation becomes the annual requirement x five years.*

4. Deliverability of Sites

4.1 In accordance with the NPPF⁹ and PPG¹⁰, as detailed above, the supply of deliverable housing land in the District is considered to comprise of the following:

- Planning permissions (both large (10 dwellings or more) and small (9 or less dwellings));
- Planning permissions subject to the signing of a S106 agreement to release the permission;
- Adopted Local Plan 2031 Part 1 strategic site allocations;
- Made Neighbourhood Plan site allocations;
- Windfall allowance;
- C2 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.

Planning Permissions

4.2 Sites that have planning permission are generally considered to be deliverable, however the Council have taken a pragmatic approach. In regards 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. In regards to small sites, a non-implementation rate of 10% has been applied to all sites as the Council is aware that not every committed small site will necessarily be built out. The delivery of small sites is assumed to be over the next three years, as this is a reasonable timeframe for the delivery of small scale sites.

Resolutions to Grant

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

Adopted Strategic Site Allocations

⁹ CLG (2012) National Planning Policy Framework, Paragraph 47 footnote

¹⁰ CLG (2014) Planning Practice Guidance, Ref 3-031

- 4.4 Adopted strategic site allocations as identified in the Part 1 plan have been demonstrated deliverable through the Part 1 plan examination process. All 18 sites are included within the five year housing land supply.
- 4.5 The Part 2 plan proposes nine additional site allocations, mainly to deal with the Vale's proportion of Oxford City's assumption of unmet needs. This plan is at an early stage of plan preparation and the proposed site allocations have yet to be demonstrated as deliverable. They are therefore not included in the five year housing land supply.
- 4.6 The Part 1 plan at Core Policy 4 identifies a provision of 1,000 dwellings to be allocated within the Part 2 plan or allocated through Neighbourhood Development Plans. The Part 2 plan is proposing to allocate 3,850 dwellings which will subsume the 1,000 dwellings proposed in the Part 1 plan.
- 4.7 One made neighbourhood development plan has allocated sites, the Drayton Neighbourhood Development Plan. The allocated sites have been demonstrated deliverable through the examination of the neighbourhood development plan and therefore are included in the five year housing land supply. As of 31 March 2017, all three of the allocations either have planning permission or have received a resolution to grant and thus are progressing positively.

Windfall Allowance

- 4.8 The five year housing land supply includes an allowance for windfall sites, in accordance with paragraph 48 of the NPPF. It is based on historic delivery rates and was tested through the Part 1 plan examination. The allowance is included in Core Policy 4, which equates to 70 dwellings per year. The windfall allowance is applied after the first three years for the remainder of the plan period. This will ensure the Council are not double counting the contribution of small scale sites and a windfall allowance over the first three years.

C2 Planning Permissions

- 4.9 Planning permissions and resolutions to grant for C2 uses have been included in the five year housing land supply. The Council has an adopted approach for older people housing as identified within Core Policy 26: Accommodating Housing for the Ageing Population. 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.

Prior Approvals

4.10 The contribution towards the 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.

Assessment of Deliverable Sites

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

- taking into account past housing completions rates;
- seeking evidence on anticipated build out rates as follows:
 - engaging with Site Promoters and/or Developers of existing large commitments (sites over 50 dwellings) and adopted strategic site allocations so their anticipated delivery rate and identified implications can be fully taken into account.
 - the Council's Development Management officers and Planning Policy officers
 - HDH Consultants to ensure any market capacity implications are considered and taken into account.
- Taking into account the time it takes to seek planning permission;
- Undertaking sites surveys of all sites with planning permission to ensure the trajectory reflects the most up to date position on each site; and
- Using Council Tax and Building Control Records

4.12 The Council has adopted the same approach for its five year housing land supply of that which supported the Part 1 plan examination. The Local Plan Inspector in his Report, at paragraph 155 and 156, summarises his assessment of the deliverability of the supply of sites.

'Whilst the Council's forecast of housing delivery has been criticised by some as too optimistic, particularly in terms of start dates and build out rates, they are set out on a very detailed basis and are informed by developers' indications' and 'a significant proportion of the sites which constitute the five year supply are ones on which construction has already commenced or which have full planning permission. Many others have outline permission or a resolution to grant planning permission subject to legal agreement ...

Nonetheless, the robustness of the district's housing supply position is demonstrated by the fact that, even if implementation of all of the plan's housing allocation sites were to be delayed by a year beyond the Council's forecasts a supply of deliverable housing land exceeding six years would still exist.'

Supply of Deliverable Sites

4.13 Table 4 provides a summary of the amount of five year housing land supply in the district by supply component. This is separated for the two sub areas and includes a total district wide.

Table 4: Five Year Housing Land Supply

Housing Supply Components	Housing Supply 2017-2022		
	Science Vale Ring Fence	Rest of District	Whole District
Planning Permissions:	1441	1563	3004
<i>Large Sites</i>	1329	1279	2608
<i>Small Sites</i>	112	284	396
Outline Permissions	1054	1152	2205.6
<i>Large Sites</i>	1034	1132	2166
<i>Small Sites</i>	20	20	39.6
Sites with resolution to grant	1267	378	1645
<i>Large Sites</i>	1267	370	1637
<i>Small Sites</i>	0	8.1	8
Strategic Allocations	1210	1102	2312
Prior Approvals	5	36	41
<i>Large Sites</i>	0	14	14
<i>Small Sites</i>	5	22	27
C2 Permissions	0	86	86
<i>Large Sites</i>	0	86	86
<i>Small Sites</i>	0	0	0
Local Plan Part 2	Unknown	Unknown	Unknown
Neighbourhood Plan Allocations	0	0	0
Windfall Allowance	60	80	140

TOTALS:	5037	4397	9434
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5. Five Year Housing Land Supply Position

5.1 The Council's five year housing land supply position district wide is 6.7 years of supply, based on the assessment explained in Sections 3 and 4 above. The Council have a supply of 9434 dwellings with a surplus of 2387 dwellings. In relation to the two sub areas, the Council has 5.7 years supply in the Science Vale ring fence area and 8.4 years supply in the rest of district. The figures are shown in Table 5.

Table 5: Five Year Housing Land Supply Position

	Whole District	Science Vale Ring fence	Rest of district
Five Year Housing Requirement 2017-2022	7047	4437	2610
Housing Supply	9434	5037	4397
Number of Years Deliverable Supply	6.7	5.7	8.4
Over Supply	+2387	+600	+1787

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

Appendix 1: Housing Trajectory

Site Ref	Site Name	Settlement	Planning Ref	Net homes	Planning 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	
Rest of District																											
640	North of Abingdon on Thames (Allocation - Site 2)	Abingdon	Emerging LP Allocation	800	Allocation	Not Started								90	90	90	90	90	90	90	90	80					
241	Land South of Park Rd (Allocation - Site 14)	Faringdon	P13/V0709/O	380	Resolution Outline App	Not Started									35	40	40	40	40	40	40	40	40	25			
240	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	Faringdon	P08/V1078/RM	332	Full Permission	Complete	186	33	31	3																	
561	Land South of A420 and east of A415 Witney Road, Kingston Bagpuize (Allocation - Site 6)	Kingston Bagpuize with Southmoor	P15/V1808/O	280	Outline Permission	Not Started								50	60	60	60	50									
298b	Land at North Shrevenham Highworth Road Shrevenham (Phase 2) (Allocation – Site 18 (part))	Shrevenham	P15/V2541/O	275	Resolution Outline App	Not Started													40	50	50	50	50	35			
617	South of Kennington (Allocation - Site 3)	Kennington	Emerging LP Allocation	270	Allocation	Not Started								30	50	50	50	50	40								
298a	Land to the East of Highworth Road (Phase 1) (Allocation - Site 18 (part)) ¹¹	Shrevenham	P13/V1810/O	240	Resolution Outline App	Not Started									40	50	50	50	50								
616	North West of Radley (Allocation - Site 4)	Radley	Emerging LP Allocation	240	Allocation	Not Started								50	70	70	50										
427	North West of Abingdon on Thames (Allocation - Site 1)	Abingdon	Emerging LP Allocation	200	Allocation	Not Started									50	50	50	50									

¹¹ This site has Outline Planning Permission as of the 11 April 2017.

Site Ref	Site Name	Settlement	Planning Ref	Net homes	Planning 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	
865	Land West of Hyde Copse Marcham	Marcham	P15/V0612/FUL	61	Full Permission	Under Construction							46	15													
424	The Old Gaol Leisure Centre	Abingdon	P08/V1237	61	Full Permission	Complete			20	25	16																
884	Land to the West of Longcot Road, Shrivenham	Shrivenham	P16/V2868/RM	59	Full Permission	Not Started								37	22												
665	Land at Abingdon Road Steventon	Steventon (North)	P14/V2704/FUL	57	Full Permission	Under Construction						42	15														
506	Land at Manor Farm,	Drayton	P16/V1705/FUL	57	Resolution Full App	Not Started							10	47													
683	Land North of Summertown East Hanney Oxon	East Hanney	P15/V0343/O	55	Outline Permission	Not Started								22	33												
684	Packhorse Lane, Marcham	Marcham	P14/V2363/RM	54	Full Permission	Under Construction					39	8	7														
634	Land off Barnett Rd	Steventon (North)	P13/V2691/RM	50	Full Permission	Complete					50																
558	Land South of Faringdon Rd, Southmoor	Southmoor	P12/V1721/RM	50	Full Permission	Complete			11	39																	
	Total Supply of sites 50 plus dwellings							194	60	276	318	392	521	365	747	937	618	516	384	260	180	180	170	90	60	0	0
	Total Supply of sites 10-50 dwellings							14	9	73	141	127	251	278	314	188	20	0	0	0	0	0	0	0	0	0	0
	Total Supply of sites 1-9 dwellings							99	59	75	77	140	357	112	112	112	0	0	0	0	0	0	0	0	0	0	0
Science Vale Ring Fence Area																											
52	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton) (Allocation - Site 10)	Great Western Park	P14/V2873/O	4254	Resolution Outline App	Not Started										100	250	250	250	250	250	250	250	250	150	50	
32	Land at Grove Air Field, Denchworth Rd (Allocation - Site A)	Grove	P15/V0299/O	2500	Resolution Outline App	Not Started								60	138	138	138	138	138	138	138	138	138	138	138	138	138
34	Crab Hill, North East Wantage (Allocation - Site 11)	Wantage	P13/V1764/O	1500	Outline Permission	Not Started							25	100	150	150	150	150	150	150	150	150	100	75			

Site Ref	Site Name	Settlement	Planning Ref	Net homes	Planning 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
51	North West Valley Park (Allocation - Site 7)	Great Western Park	Emerging LP Allocation	800	Allocation	Not Started									150	150	150	150	150	50						
11	Land at Didcot Road, Great Western Park ¹²	Great Western Park	P02/V1594/O	626	Full Permission	Under Construction					131	115	209	85	65	0	0	21								
31	Monks Farm, Land West of Old Station Rd (Allocation - Site 12 (part))	Grove	Emerging LP Allocation	517	Allocation	Not Started									50	85	85	85	50	50	51	50	11			
65	Milton Heights (Allocation - Site 8) ¹³	Milton	Emerging LP Allocation	458	Allocation	Not Started							45	79	79	79	78	78	20							
10	Land to the South of Chilton Field	Chilton	P15/V1808/O	275	Full Permission	Complete		76	75	124																
96	East of Sutton Courtenay (Allocation - Site 5)	Sutton Courtenay ¹⁴	P15/V2353/O	220	Allocation	Not Started								30	50	50	50	20								
49	Land North of Grove Road Harwell (Allocation - Site 9)	Harwell	P15/V1504/FUL	207	Full Permission	Under Construction							20	55	44	44	44									
30a	Land at Stockham Farm, Denchworth Rd	Wantage	P12/V1240/FUL	200	Full Permission	Under Construction				33	74	80	13													
31b	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove (Allocation - Site 12 (part))	Grove	P15/V1722/O	160	Outline Permission	Not Started								50	50	50	10									
1063	King Alfred School East Springfield Road Wantage	Wantage	P15/V2952/O	150	Outline Permission	Not Started								50	50	50										
95b	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	Sutton Courtenay	P14/V2061/RM	140	Full Permission	Not Started									25	50	50	15								
31c	Land at Monks Farm, Phase 1 & 1a, Grove	Grove	P15/V0978/RM	133	Full Permission	Under Construction						3	66	58	6											

¹² This site is split between the Vale of White Horse and South Oxfordshire. The number of dwellings included is for only those dwellings in the Vale of White Horse district.

¹³ Approved subject to the signing of the Section 106 at Planning Committee on 12 April 2017.

¹⁴ An outline planning application for 200 dwellings is currently under consideration. Planning Committee on 1 March 2017 resolved to refuse the application however the Development Management Manager used the cooling off powers and thus the application remains under consideration.

Site Ref	Site Name	Settlement	Planning Ref	Net homes	Planning 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
	(Allocation - Site 12 (part))																									
1085	Land at former Didcot A Power Station Purchase Road Didcot ¹⁵	Sutton Courtenay	P15/V1304/O	120	Resolution Outline App	Not Started										50	50	20								
1084	Land north of Appleford Road Sutton Courtenay Abingdon	Sutton Courtenay	P15/V2933/O	93	Resolution Outline App	Not Started								20	50	23										
30c	Land West of Stockham Farmhouse Wantage (in the parishes of Wantage, East Challow and Grove)	Wantage	P14/V1810/FUL	90	Full Permission	Not Started							36	54												
30b	Land South of Downsview Rd (Stockham Farm Phase 2)	Wantage	P13/V1826/FUL	90	Full Permission	Under Construction						43	47													
158	Land east of Chainhill Rd	Wantage	P13/V2454/RM; P12/V2316/O	85	Full Permission	Complete					50	35														
673	Land to the south of Blenheim Hill Harwell	Harwell	P14/V1663/FUL	80	Full Permission	Under Construction						20	60													
31a	Land west of Bellingers Garage Station Road Grove (Allocation – Site 12 (part))	Grove	P16/V1287/RM	75	Full Permission	Not Started									55	20										
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															
95a	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	Sutton Courtenay	P14/V2061/RM	55	Full Permission	Under Construction						3	20	32												
64	Land at Milton Hill Milton Abingdon	Milton	P13/V0467/O	53	Outline Permission	Not Started										23	30									
	Total Supply of sites 50 plus dwelling						0	76	75	157	360	329	541	673	1062	1212	1085	927	758	638	589	588	499	463	288	138

¹⁵ This site is split between the Vale of White Horse and South Oxfordshire. The total dwellings proposed is 400 dwellings with 120 dwellings in the Vale of White Horse.

Site Ref	Site Name	Settlement	Planning Ref	Net homes	Planning 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
	Total Supply of sites 10-50 dwellings			556			25	35	55	34	68	66	105	106	55	0	0	0	0	0	0	0	0	0	0	0
	Total Supply of sites of 1-9 dwellings			372			14	29	24	13	46	91	46.5	45	46.5	0	0	0	0	0	0	0	0	0	0	0
	District windfalls															70	70	70	70	70	70	70	70	70	70	70
	Total dwellings in the District			23621			346	268	578	740	1133	1615	1447	1996	2400	1920	1671	1381	1088	888	839	828	659	593	358	208

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.