



**Vale
of White Horse**
District Council



Help us Shape the Future

Annual Monitoring Report 2010 - 2011

Your Vale - Your Future

December 2011

If you want a say in how your area develops in the future, and particularly about proposed new developments such as housing, employment and shopping then this document will help you.

It gives details of when and how you can get involved in the preparation of the new Local Development Framework, an important document which will replace the local plan and sets out where major new development will go in your area.

It also explains how you can comment on planning applications which may affect you.

This and other Local Development Framework documents are, or will be, made available to reasonable requests in large copy print, audio cassette, braille or languages other than English. If you require the document in one of these formats please contact the Council's Planning Policy Team on 01235 540499 or by email on planning.policy@whitehorsedc.gov.uk.

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GLOSSARY OF TERMS

AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
DCLG	Department of Communities and Local Government
EA	Environment Agency
LDF	Local Development Framework
LDS	Local Development Scheme
ONS	Office of National Statistics
PDL	Previously Developed Land
PPS	Planning Policy Statement
SAC	Special Area of Conservation
SLINC	Sites of Local Interest for Nature Conservation
SSSI	Sites of Special Scientific Interest
TVERC	Thames Valley Environmental Record Centre

Introduction

1. This Annual Monitoring Report (AMR) assesses the progress of the Vale of White Horse District Council during the period 1st April 2010 to 31st March 2011. Since the Coalition Government came into power in May 2010, there have been a number of significant changes to the planning system. Most notably is the planned revocation of all Regional Spatial Strategies. The South East Plan contained many strategic policies and included a housing requirement for the district up to 2026.
2. As part of the planning reforms the Government has also withdrawn their guidance documents which set out the content and core indicators that each AMR should report on. It will now be a matter for local authorities to decide on what to include in their monitoring reports.
3. This AMR, although slimmed down, nevertheless still contains the core indicators previously used. These are considered appropriate at the present time until a new monitoring framework is created as part of the core strategy. It also gives a useful indication of how we are performing against current planning policies and the progression of the Local Development Framework (LDF).

Progress on the LDF

4. The council does not currently have an approved Local Development Scheme (LDS). The AMR 2009/10 stated that the draft submission core strategy would be published in summer 2011. This has been deferred until completion of an internal review of the core strategy sites and housing requirement, announced in June 2011 following local elections resulting in a change in political control. Although this review is still ongoing, the decision has been made to progress the core strategy using the housing requirement as set out in the South East Plan.
5. The review of core strategy housing sites is expected to be completed in early 2012, when a new LDS will be published and work on refreshing the preferred options core strategy document will resume. There will be another round of Regulation 25 public consultation prior to the publication of the draft submission document.

Monitoring of plans and policies

Change in areas and populations of biodiversity importance (former Core Indicator E2)

6. Part (i) of this indicator relates to the change in priority habitats and species (by type). Information for this indicator has been supplied by the Thames Valley Environmental Records Centre (TVERC). The following table (figure 1) sets out the baseline information for UK Biodiversity Action Plan priority habitats in the Vale.
7. There have been no changes from the values provided in the AMR 2009/10. Digital habitat data from site surveys and a review of digital mapping in parts of the county have been undertaken by TVERC, but the new data has yet to be consolidated within the overall digital resource. This is planned to be carried out by the end of the

2011/12 business year, but too late for the review of monitoring data needed for this AMR.

Figure 1: UK Biodiversity Action Plan priority habitat resource in Vale of the White Horse

UK BAP priority habitat type	Area (hectares) 2010	County context 2010	Area (hectares) 2011	County context 2011
Arable field margins	Not known	Not known	Not known	Not known
Coastal and floodplain grazing marsh	701.31	4750.90	701.31	4750.90
Eutrophic standing water	167.58	933.20	167.58	933.20
Hedgerows	Not known	Not known	Not known	Not known
Lowland beech and yew woodland	5.28	777.36	5.28	777.36
Lowland calcareous grassland	214.84	732.71	214.84	732.71
Lowland dry acid grassland	18.61	48.75	18.61	48.75
Lowland Fens	23.30#	142.96#	23.30#	142.96#
Lowland heathland		2.96		2.96
Lowland meadows	79.99	1081.27	79.99	1081.27
Lowland mixed deciduous woodland	925.23	4518.41	925.23	4518.41
Open mosaic habitats on previously developed land	Not known	Not known	Not known	Not known
Ponds	Not known	3.79	Not known	3.79
Purple moor grass and rush pastures	0.00	14.09	0.00	14.09
Reedbeds	1.78	25.82	1.78	25.82
Rivers	Not known	Not known	Not known	Not known
Traditional Orchards	145.29	326.21	145.29	326.21
Wet woodland	52.84	137.94	52.84	137.94
Wood pasture and parkland	270.21	1858.82	270.21	1858.82
Total area of BAP priority habitat	2606.26	15329.37	2606.26	15329.37

Combined figure of Fen and Reedbed resource

- There was a net decrease in the overall number of BAP species identified through TVERC-sourced records. Six species were removed as previous records for them dated back to 1989. There has been a further reduction of one species due to a double counting of yellow wagtail last year. However, four species – a puff-ball fungus, greater water parsnip, dark-bellied Brent goose and herring gull – were added to the list this year. The overall county figure rose in 2010 due to a number of BAP bird species being recorded for the first time.

Figure 2: Change in numbers of UKBAP Species

	Vale of White Horse (2009)	Oxfordshire (2009)	Vale of White Horse (2010)	Oxfordshire (2010)
Numbers of BAP priority species	175	231	172	234

	A reduction in the resource
	No significant change in the resource
	An increase in the resource

9. Part (ii) of this indicator relates to changes in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance. Data supplied by TVERC in the table below (figure 3) indicates the areas that can be found in the Vale.

Figure 3: Significant environmental areas

Designated site	Area in hectares (2010)	Oxon Area in hectares (2010)	Area in hectares (2011)	As % of VoWH	Oxon Area in hectares (2011)	As % of Oxon
Sites of Special Scientific Interest (SSSI)	905.47	4465.17	905.47	2.29	4465.17	1.72%
Special Areas of Conservation (SACs)	81.95	576.9	81.95	0.34	576.9	0.22%
Local Wildlife Sites	1501.74	5373.9	1503.34	2.61	5380.4	2.07%
Sites of Local Interest for Nature Conservation (SLINCs)*	n/a	202.5	n/a	n/a	n/a	n/a
Local Nature Reserves	5.78* (1 site)	50.2	5.78 (1 site)	0.01	50.2	0.02%
Local Geological Sites	68.87 (8 sites) plus 1 unmapped site	472.55 (plus 4 unmapped sites)	68.87 (8 sites) plus 1 unmapped site	0.12	583.07 (plus 3 unmapped sites)	0.22%

Note: Local Wildlife Sites were previously known as County Wildlife Sites

** The status of SLINCs is the subject of review by Oxford City Council. Those of Local Wildlife Site standard are now counted within the figures for that site designation*

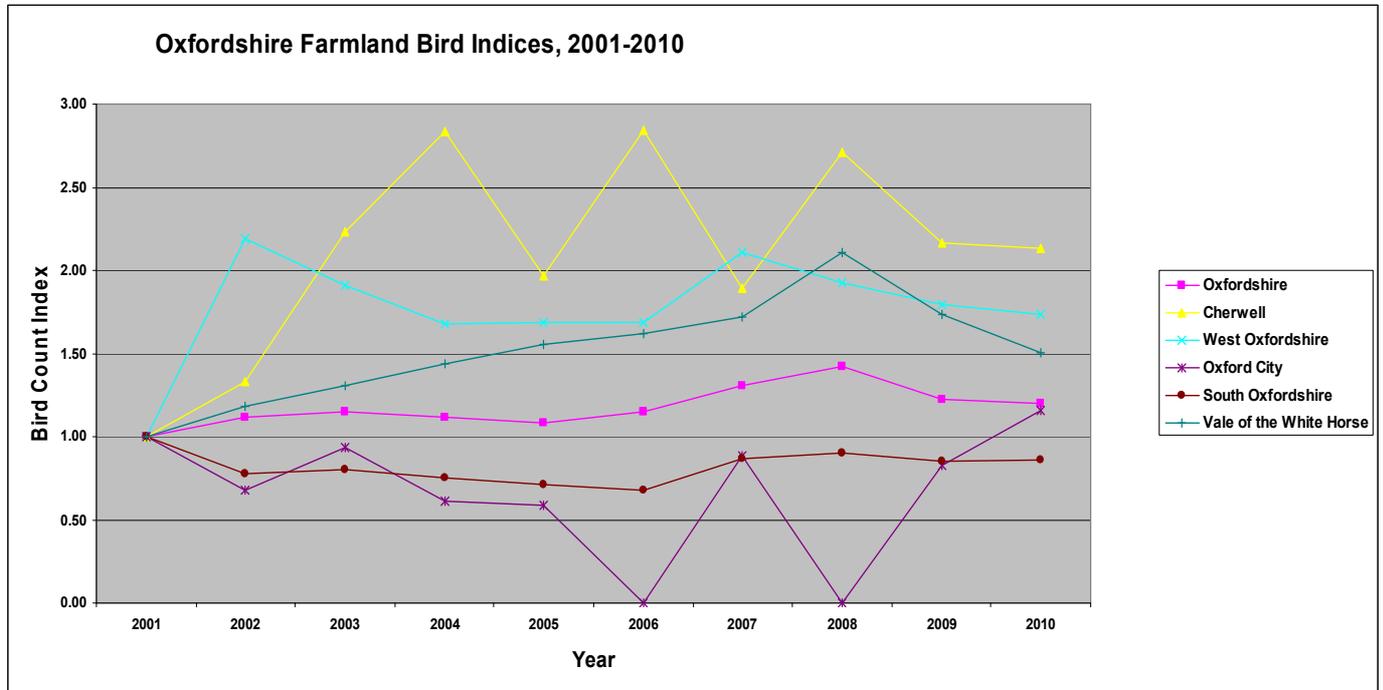
10. As can be seen from the above table the Vale contains 906 ha of Sites of Special Scientific Interest (SSSI) which are designated for their national importance. This is over one fifth of the County's SSSI area (4465ha). The Vale also contains over one quarter of the County's Local Wildlife Sites area (5380 ha). Also, as stated above, the district contains 81.95 ha of SACs which are designated for their international importance. Such sites are protected by policies in the Local Plan.

Status of locally important species

11. As well as those indicators defined as essential by the Government it is important for locally important species to be monitored to gauge the health of the Vale's biodiversity. Information has been collected across the County by TVERC on the distribution and status of farmland birds
12. Information on farmland birds is important because they are a useful indicator of the impact of rural activity on the natural environment. Data is derived from surveys by the British Trust for Ornithology and the Royal Society for the Protection of Bird (RSPB). Compared with the 2000 baseline value of 1.0 population densities have

increased to 1.55 in 2010 although this is slightly down from 1.88 in 2009. The figure is however higher than the overall county figure.

Figure 4: Oxfordshire farmland bird indices



Percentage of new and converted dwellings on previously developed land (former Core Indicator H3)

13. Government guidance contained in Planning Policy Statement 1 – ‘Delivering Sustainable Development’ (PPS1) states that in preparing development plans, planning authorities should seek to promote the more efficient use of land through “the use of suitably located previously developed land and buildings”. This core indicator is therefore an output indicator in relation to the use of previously developed land for development. It shows how many of the dwellings being created in the Vale are on previously used or ‘brownfield’ land and therefore to what extent Government policy is being implemented as well as how sustainable housing development in the Vale is.
14. PPS 3 ‘Housing’ states that the national annual target is that at least 60 percent of new housing should be provided on previously developed land. In the Vale 334 homes were constructed during 2010/11 and of these 245 were constructed on previously developed or ‘brownfield’ land. This equates to a percentage of 73 percent. This is down from the 2009/10 figure of 80% mainly due to continued build out of existing greenfield local plan allocations.
15. Continued delivery of new housing on brownfield land is dependant on the availability of suitable brownfield land. Given the largely rural nature of the Vale and that major

housing sites in the Local Plan 2011 and the emerging LDF are predominantly on greenfield sites, it will not be possible to maintain these high figures.

Planning permissions granted contrary to the advice of the Environment Agency (former Core Indicator E1 and Local Plan Policy DC13)

16. Flooding of developed areas causes major distress and damage as highlighted following the extreme flooding that has occurred in previous years. Development in areas where flooding is likely to take place is therefore restricted by Government policy set out in PPS25 – ‘Development and Flood Risk’. This states that development will be heavily restricted in high risk areas where there is little development but if development exists already then further development may be permitted as long as flood protection is maintained. The table below shows the number of applications that the Environment Agency objected to on flooding grounds.

Figure 5: EA objections to planning applications

Outcome	Comments	Application number	Description	Type of objection
Application permitted	EA removed their objection after changes made by applicant	10/00562/FUL	Erection of stables, shed and yard with close boarded fence/gates. Construction of a track as access to main house.	Risk to life and property
Application Withdrawn		10/00729/FUL	Erection of two detached dwellings with associated garages and access. (Land adjoining Varlins). No paper or e file created.	Unsatisfactory FRA/FCA Submitted
Application refused		10/01266/FUL	Demolition of existing garages/residential unit and reconstruction of residential unit.	Part C of Exception Test not passed
Application refused		10/01270/FUL	Erection of an end of terrace house.	Part C of Exception Test not passed

17. As shown in Table, the Environment Agency only objected to four planning applications on the basis of flood risk during 2009/10. Upon closer inspection only one of these was permitted and that was after the reason for their objection was overcome. As such it is considered that the Vale is performing very well in relation to this core indicator.

Renewable energy capacity installed by type (Core Indicator E3 and Local Plan Policy CF10)

18. Conventional forms of power generation rely on the combustion of fossil fuels such as coal, gas and oil. These produce gases which contribute to the greenhouse effect or global warming. Renewable energy resources either do not produce such gases, such as wind power, or only release carbon which has been captured recently by the material before it is used to generate power, such as willow coppice. To address global warming the government is encouraging the development of renewable energy sources. Policy CF10 in the Local Plan 2011 sets out the basis on which relevant

applications will be decided. This core indicator is intended to show how much of a contribution is being made to renewables by the Vale.

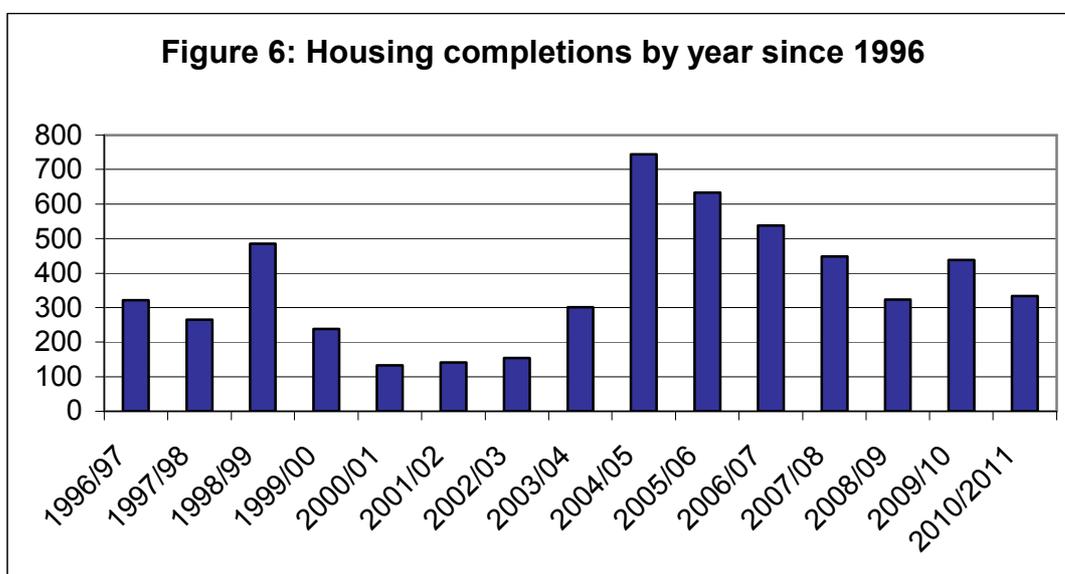
19. Although there may be a wide range of renewable energy generation in the Vale it is difficult to capture relevant information as some domestic systems can be installed without planning permission. The Thames Valley Energy Agency and South East Renewable Energy Statistics are carrying out some monitoring however this only shows installations where full permissions and data have been obtained and therefore may not fully represent all the projects present in the district. A comprehensive source for this information cannot therefore be identified and until this becomes available the Council will be unable to produce a figure for this core indicator. Information is however available for two major local schemes; Didcot power station and Westmill wind farm in Watchfield.
20. Didcot A power station is one of three of RWE npower's coal powered power stations that is currently burning biomass in the form of sawdust and palm kernel expeller, thus replacing up to two per cent by weight of coal. The station can generate 2,000 MW of electricity – enough to meet the needs of 2 million people. Originally a coal-fired station, three of the four units have now been converted to dual-firing which enables the station to use natural gas whilst all four are able to use biomass fuels such as sawdust and wood chips. Typically the power stations use heavy fuel oil to start up the plant, but this has been successfully replaced with tallow - a renewable, CO₂-neutral fuel. RWE npower is also encouraging local farmers to grow willow as a future biomass source for energy crops.
21. Didcot B can produce 1,360 MW, enough power to meet the needs of 1 million people. It is also one of a new generation of highly efficient, gas-burning stations, owned and operated by npower. The station is powered by natural gas and uses the latest generating technology (combined cycle gas turbines or CCGTs for short) to produce electricity in an environmentally friendly way. Didcot B has recently undergone a £60 million project to replace two of the gas turbines with the latest technology. This has increased the stations efficiency to over 55% which is one of the highest in the UK.
22. Figures are also available for the Westmill wind farm in Watchfield which consists of five wind turbines. This community-owned project is the first of its kind in southern England and was awarded capital grant by the South East England Development agency (SEEDA). Work began on the site in July 2007 and commercial generation began in February 2008. The latest production data covers the period between November 2009 and October 2010 in which the five turbines yielded a combined total of 9,67 GWh. This is within 20 percent of its predicted output of 12GWh which is equivalent to the annual electricity consumption of around 2,200 homes. The North Wessex Downs AONB Council of Partners released a study in 2006 to be used by local planning authorities in the AONB in developing policies. The study considers the sensitivities of each of the landscape types in the AONB to different forms and heights of wind turbines and identifies the key constraints to this form of development.

Housing Trajectory

23. One of the key local development framework core output indicators that authorities are required to monitor relates to housing delivery.

(I) Net additional dwellings since the start of the relevant development plan period (former Core Indicator H2a)

24. From 1 April 1996 (the start of the period covered by the Local Plan 2011) to 31 March 2011 5,499 dwellings were completed in the Vale, which is an average of 367 completions a year. A chart showing the number of dwellings completed each year is shown below (figure 6). This shows a significant increase in the amount of completions between April 2004 and March 2005. This was partly due to a comprehensive survey of housing sites in September 2004 which showed that a significant number of dwellings were occupied but had not been notified to building control as complete. This meant they had not been counted as completions.



25. Since the start of the current plan period in 2006, we have completed 2,082 dwellings or an average of 417 homes per year. This is lower than our annual target of 578 homes per year. This housing requirement was set by the South East Plan 2006 - 2026. Although the Government has signalled its intention to revoke it, for the time being it still forms part of the development plan. Once abolished the council has agreed to retain this annual requirement as, given all the evidence available, it is still felt to be appropriate in order to cater for the future needs of the district.

26. The South East Plan also split the district into different policy areas, namely the Central Oxfordshire policy area and the Rest of the Vale policy area. Development was concentrated in the Central Oxfordshire policy area in response to the level of job growth and housing need in this part of the district. The housing requirement here was 10,240 homes of which 3,400 were to be located at Wantage and Grove and 2,150 at Didcot. This formed part of a larger housing requirement of 9,000 to be located at Didcot as part of its New Growth Point status. The Rest of the Vale policy area had a residual housing requirement of 1,320.

27. In order to ensure that we have a 15 year supply of housing at the date of the core strategy adoption (expected end 2013) the plan period has also been rolled forward by three years to 2028/29. This results in a total housing requirement of 13,294 homes over the 23 year period.

(II) Net additional dwellings for the current year (former Core Indicator H2b)

28. The figures take into account dwellings lost either by conversion or demolition, so the net increase for 2010/11 is 334 dwellings. This was quite close to the figure predicted in last years AMR of 352 homes.

(III) The annual net additional dwelling requirement to meet the requirement to 2029 (former Core Indicator H1)

29. In order to meet the target of 13,294, a further 11,212 homes are required over the next 16 years. After subtracting current planning permissions and allocations, the figure remaining is 6,293 homes.

(IV) Projected net additional dwellings to be provided over the remainder of the Plan period (former Core Indicator H2c and H2d)

30. The Government requires that local authorities produce 'housing trajectories' which estimate the number of completions likely each year for the remainder of the plan period. Housing trajectories support the 'plan, monitor and manage' approach to housing delivery by showing past and estimating future performance. Once established, trajectories should then be updated annually as part of the annual monitoring report. The Housing Trajectory is included at the rear of this report at Appendix 5.

31. The Council has assessed all housing permissions and allocations and discussed the likely build rate with the developers in November 2011 for all sites with ten or more dwellings. Small site permissions were assumed to be completed at a build rate of 80% of past rates. In addition to this, an estimate has also been made for the build rate of sites being progressed through the core strategy. No windfall figures have been included which means in reality delivery may be higher than that shown as it is highly likely that additional sites not currently permitted or allocated for housing, will produce dwellings in future years.

32. The Government also requires Local Planning Authorities to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling five year supply of deliverable land for housing as this influences how planning applications are determined.

33. Government guidance states that the five year land supply period should look forward from the year after the AMR is produced. This means that for this AMR, the five year period begins from April 2012. Figures for both April 2011 and April 2012 are shown in Figure 7 below. Please note that although the housing trajectory in Appendix 5 shows some of the core strategy sites delivering homes in the five year period, these have been excluded from the land supply calculation as these sites have not yet been

formally allocated. For information a separate calculation has been included in Figure 7 below which shows what the land supply figure would be with their inclusion.

34. To achieve a five year land supply the Council requires 3,223 dwellings to be completed in the five years after April 2012. According to the data collected for the housing trajectory, the number of houses that are predicted to be built in that period is 2,168. This represents a shortfall of 1,055 and a land supply of 3.4 years. The shortfall can be attributed to the continued worsening of the housing market which has led to a decline in the number of houses being built in recent years. We have also experienced further delays to some of our local plan allocations such as Grove airfield and those located in Botley.
35. In order to proactively manage the housing supply shortfall, the council has published a draft Interim Housing Supply Policy (IHSP). This document proposes to relax certain local plan policies in order to bring forward sites that would otherwise be allocated in the managing development, development plan document. Further information on this document is available on our website.

Figure 7: the five year land supply figures at April 2010 and April 2011

	2011 – 2016		2012 – 2017	
Housing requirement	13294 (2006 – 2029)		13294 (2006 – 2029)	
Completions/projected completions	2082 (2006 – 2011)		2082 + 253 (2006 – 2012)	
Remaining to be built	11212		10959	
Annualised over remaining plan period	623 (18 years)		645 (17 years)	
Requirement over next 5 years	3,114		3,223	
	including core strategy sites	excluding core strategy sites	including core strategy sites	excluding core strategy sites
Supply over next 5 years	2287	2017	2,708	2168
5 year land supply	3.7(73%)	3.2 (65%)	4.2 (84%)	3.4 (67%)

(V) The annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances

36. Based on the figures at April 2012, the managed line of the housing trajectory indicated that, in order to meet the housing requirement of 13,294 by 2029, an average of 645 dwellings would need to be built each year. The managed line shows the requirement by taking into account the number of past completions.

Average house price versus income in the Vale

37. There is increasing concern about the relative unaffordability of home ownership as a result of the economic recession. Increasing the level of affordable housing is a national concern however progress on this has been impeded by the slow rate of house building in the last few years.
38. According to figures obtained from the ONS the average house price in the Vale rose from £200,000 in 2004 to £248,000 in 2008. It then dropped to £218,950 in 2009

however has risen steeply again to £250,000 in 2010. This information is based on Land Registry data and probably reflects the stagnation in the housing market. This is due to difficulties that many house buyers, especially first time buyers, have in obtaining a mortgage.

39. Information gained from the ONS also supports the conclusion that there is a severe disparity between wages and house prices in the Vale. This information, which is included at the rear of this document as Appendix 4, shows that the ratio between the average house price and gross annual pay for all employee jobs in 2010 was 8.2. Although this was above the ratio for England of 7.0 it is slightly below the ratio for the South East of 8.3. It was also below the ratio for Oxfordshire of 8.6.
40. The information set out above supports the Council's conclusion that meeting resident's needs for affordable housing is a major priority. Information on house prices and incomes will be monitored to keep the Council and residents informed of the latest position in forthcoming AMRs.

Affordable housing completions (former Core Indicator H5 and Local Plan policy H17)

41. The information above emphasises the difficulties experienced by low income households in the Vale in purchasing a home. Government guidance in PPS3 'Housing' requires affordable housing in new developments and the Council has identified affordable housing as one of its main priorities. To meet the needs of its residents for affordable housing, policy H17 in the Local Plan requires 40 percent of homes on qualifying schemes to be affordable. Qualifying developments include sites of 15 dwellings or 0.5 ha in settlements of over 3,000 population and any site of more than five dwellings in settlements of less than 3,000 population.

Figure 8: Affordable housing permitted 1/04/10 - 31/03/11

Affordable housing permitted on sites which accord with the threshold set out in Local Plan				
<i>Site</i>	<i>Ha</i>	<i>No. of units</i>	<i>No. affordable</i>	<i>%</i>
Chilton Fields	14.9	275	69	25*
Amey's, Sutton Courtenay	0.49	15	6	40
The Croft, Marcham	0.69	8	3	40
Total		298	78	

* This site delivered less than current policy as the original application was submitted prior to the current Local Plan's adoption

42. In order to monitor this important policy, information has been collected in relation to housing permitted in 2010/11 on sites which accord with the thresholds set out in the adopted Local Plan. Information has also been collected on other sites permitted that have provided affordable units (rural exception sites). As can be seen from the table above the Council has achieved 69 affordable dwellings out of a total of 275 dwellings on qualifying developments. This equates to only 25%. The reason for this was that the original application was submitted prior to the current Local Plan's adoption in 2006 and the previous Local Plan only required 25% affordable housing. In addition to this there were two other sites which achieved the 40% affordable housing threshold.

43. In 2010/11, there were 198 new build affordable units completed in the Vale. Of these, 77 were shared ownership and 119 were social rented.

Housing with two bedrooms or less (Local Plan Policy H16i)

44. Housing developments are often criticised for containing too few smaller houses with four bedroom houses dominating instead. Housing surveys generally show a mismatch between household sizes and dwelling sizes. To ensure a wider spread of housing types and wider access to housing in accord with government guidance policy H16 aims to ensure that on sites proposed for developments of four or more houses, at least 50% of them should have two bedrooms or less.

45. In order to check whether the Council is achieving the required percentage, figures have been collated for the previous three years for the numbers of dwellings permitted by bedroom size. Detailed figures are set out below.

Figure 9: Dwellings permitted by number of bedrooms

Type of Unit	Number permitted 2008/09	Percentage	Number permitted 2009/10	Percentage	Number permitted 2010/11	Percentage
1 bed flat	168	17.7	19	8.3	32	15.3
2 bed flat	116	12.2	43	18.7	32	15.3
1 bed house	14	1.5	6	2.6	8	3.9
2 bed house	169	17.8	45	19.6	43	20.6
3 bed house	262	27.6	66	28.7	41	19.6
4 bed house	197	20.7	47	20.4	44	21
5+ bed house	24	2.5	4	1.7	9	4.3
Total	950		230		209	
% of 1 & 2 bedrooms		59.3%		49.2%		55.1%

46. Figures show that out of a total of 209 dwellings permitted in 2010/11, 115 of them contained two bedrooms or less. This amounts to 55 per cent of dwellings permitted. The Council is therefore meeting the target set.

Gypsy/Traveller sites/unauthorised encampments (former Core Indicator H4 and Local Plan Policy H22)

47. The Government expects local plans to contain policies to deal with the location of gypsy/traveller sites. Policy H22 in the Local Plan is such a policy. Government guidance on LDF monitoring suggests that a suitable local indicator might be one for gypsy and travellers' housing and land requirements.

48. Within the Vale there are two public owned sites and one private site. Information from the County Council's Gypsy and Traveller Service indicates that at March 2010 the council owned Redbridge Hollow site was full with 15 plots whilst the East Challow site had three plots vacant out of 12. The private site at Twelve Oakes had

all ten plots full. As these plots take on average two caravans, the total occupancy on permitted sites was 74 caravans. In terms of unauthorised roadside encampments, County Council records indicate that there was only one incident during 2010/11. It is possible that County were not informed of, or were not required to assist with, additional unauthorised encampments within the area which would as a result not be included in this figure. However this is likely to be very minimal, if any at all.

49. One of the Core Indicators is whether any net additional pitches have been provided in the Vale. There have been none in 2009/10 however County has expressed an intention to extend their Redbridge Hollow site. In 2010/11 County extended the site by adding eight additional pitches, however these plots have already been taken by the extended families already living in overcrowded conditions on the site.
50. The South East Plan contains no policy for Gypsies and Travellers as it was subject to a partial review although this was never completed. Government has also recently consulted on a new PPS on Planning for traveller sites which will replace Circular 01/06 'Planning for Gypsy and Traveller sites'. The assessment of future needs will now be done by local authorities with any allocations being made as part of the Local Development Framework. This will be monitored and reported on in future AMRs.

Building for Life Assessments (former Core Indicator H6)

51. This core indicator was introduced a couple years ago and aims to show the level of housing quality in new developments of ten or more dwellings. Unfortunately no information relevant to this indicator has been available for inclusion in this AMR as the Council does not yet have a trained assessor.

Amount Of floorspace developed for employment by type (former Core Indicator BD1)

52. Part of the means of ensuring the development of a diverse and successful economy in the Vale is to allow the development of land for employment uses. As stated in PPS1 – Delivering Sustainable Development the Government “is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all”. It then states that in preparing development plans, planning authorities should seek to provide a positive planning framework for sustainable economic growth. As the employment needs of the Vale’s residents are met by existing provision and further economic growth could lead to increasing commuting into the area which would not be sustainable. Policy E9 of the Local Plan states the majority of new employment development is to be directed to the five main settlements.
53. The Council regularly monitors the permissions it grants for employment development which are classed as Use Classes B1, B2 and B8. Monitoring shows that between April 2006 and March 2011 a total of 44.477 sq m of business development was permitted. The distribution of this development is shown in the table below:

Figure 10: Distribution of permitted employment development in the Vale March 2011

Vale Outstanding Permissions at April 2011(NET sq.m)									
Main Settlement	B1a	B1b	B1c	B1	Total B1	B2	B8	Mixed	Totals
				unable to split					
Main Towns	138	0	507	6768	7413	1112	3500	-3833	8192
Rural Areas	2188	-15388	1830	4628	-6742	1074	18173	11646	24151
Total Milton Park	-421	0	0	0	-421	0	0	12555	12134
Total Rural	1767	-15388	1830	4628	-7163	1074	18173	24201	36285
District Total	1905	-15388	2337	11396	250	2186	21673	20368	44477
% Total	4.30%	-34.70%	5.30%	25.50%	0.60%	4.60%	48.60%	45.80%	100%

54. In 2010/2011 there was a big loss in B1b with the loss of a site in Fyfield and Tubney which turned into a residential use. This loss resulted in a total net figure for B1 of only 0.60% of the total. B8 permissions totalled 48.60% whilst mixed business development amounted to 45.80%. The remaining 4.60% were B2 uses.
55. Monitoring of non residential completions shows a net total of 595 sq m of business development took place in 2010/11 as set out in the figure below. There has also been some loss in B1a and B2 development, while B1c and Mixed use gained floor space.

Figure 11: Business development (completed April 2010 to March 2011)

Amount of floorspace developed:		Net sq m	Use class order	Employment Policy	PDL
GFA/7341/11	RAC Building Yard, Park Road, Faringdon	800	B1c Light Industry	Policy E3	No
ABG/8678/9	54 Ock Street, Abingdon	-811	B2 General industrial		Yes
ABG/40/19	Suite C, The Courtyard, Lombard Street, Abingdon	-169	B1a Offices		Yes
SUT/59/88	163 Milton Park, Milton	775	B1 or B2 or B8 Mixed Use	Policy E5	Yes
	Total	595			

Amount of floor space identified under Core Indicator BD1, by type, which is on previously developed land (former Core Indicator BD2)

56. All of the employment development completed in 2010/11 was on previously developed land.

Employment land available by type (former Core Indicator BD3)

57. The table below shows the amount of non-residential land available for development. It includes outstanding permissions and remaining allocations in the Local Plan. In total the Vale as almost 89 ha. available.

Figure 12: Remaining uncommitted or undeveloped employment land on Local Plan allocated sites (April 2011)

Vale	Permissions with floorspace (Ha)	Permissions without floorspace (Ha)	Remaining Allocations (Ha)	Total Land Available (Ha)
Main Settlement				
Abingdon	0.62	0.00	0.50	1.12
Wantage / Grove	0.00	0.06	0.00	0.06
Total	0.62	0.06	0.50	1.18
Smaller Settlements				
Cumnor	0.97	0.00	0.20	1.17
Great Faringdon	0.60	0.00	5.55	6.15
North Hinksey	0.00	0.00	0.00	0.00
Total	1.57	0.00	5.75	7.32
Rural				
Villages	23.12	0.54	7.68	31.34
Harwell Campus			35.90	
Milton Park	5.80	6.86	0.50	13.16
Total rural	28.92	7.40	44.08	80.40
Total District	31.11	7.46	50.33	88.90

Amount of completed retail, office and leisure development in town centres (former Core Indicator BD4)

58. Government guidance in PPS 6 on 'Planning for Town Centres' states that in order to protect the vitality and viability of existing town centres, retail, leisure, office and cultural development will be directed to such locations. This indicator is intended to establish how closely the Council's decisions are matching this guidance. Policy S1 in the Local Plan 2011 seeks to apply the Government guidance in relation to retail development.
59. As set out above the Council monitors non-residential development to check whether its overall development strategy is being applied effectively. Out of the completions listed in figure 11 above, only ABG/40/19 in Abingdon is located within the town centre policy area. This was loss of 169 sq metre B1a space.

General locational strategy (Policy GS1 and Local Plan Policy H10)

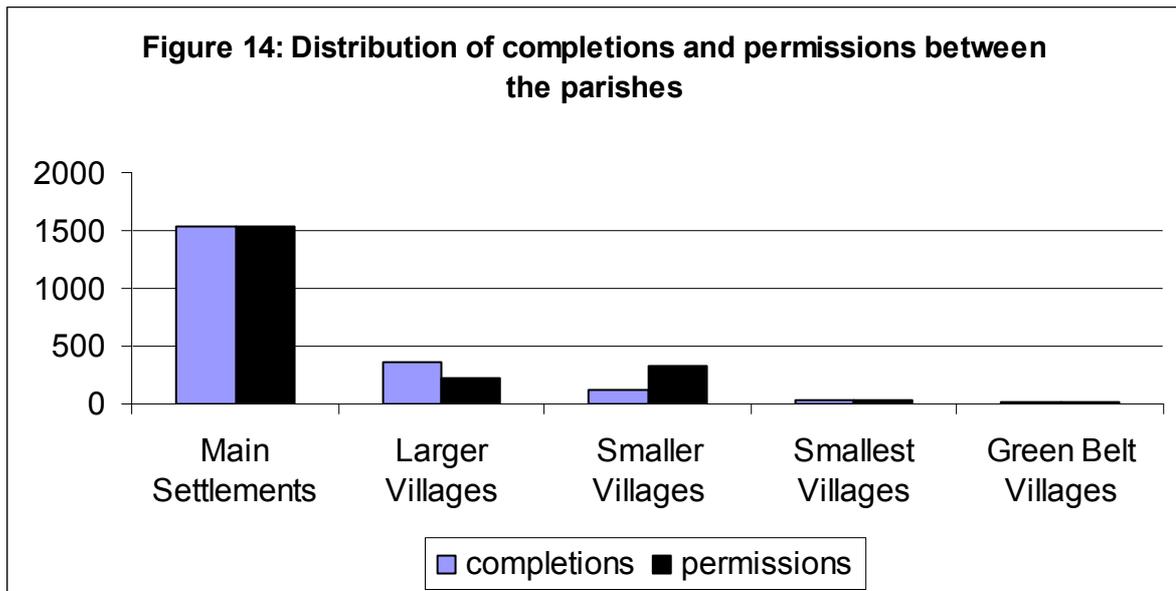
60. This policy sets out the general locational strategy for development which underpins the Plan. In essence it seeks to direct the majority of development to the most sustainable locations in accordance with Government guidance. As set out in policy GS1 these are the Vale's five main settlements of Abingdon, Faringdon, Botley, Grove and Wantage. Major development will also take place west of Didcot, some of which will be in the Vale, in accordance with the Local Plan. Development elsewhere will be limited. It is expected that focusing development at the main settlements will reduce the need to travel, enhance the vitality and viability of the towns and protect the rural character of the Vale.
61. Given the fundamental importance of policy GS1 to the Local Plan it is important that a check is kept on whether the development management decisions of the Council

are delivering to the aims of this policy. To this end information has been collected for the period from April 2006 (the beginning of the new plan period) to March 2011. The information relates to both completed and committed housing development by place, whether it is within the built up area, on the edge of settlements (peripheral) or in the countryside (rural). The information also outlines how many are on brownfield or previously developed land. The detailed figures for completions 2006 to 2011 are set out in Appendix 2 of this report. The same figures are also shown for permissions in Appendix 3.

62. In summary the figures show that the five main settlements accounted for 1,540 completions over the period from 2006 to 2011, 74% of the total completions within the Vale over the same period. In relation to unimplemented permissions for housing development at March 2011 1,531 dwellings were within or around the five main settlements or on the edge of Didcot, 72% of the total number of unimplemented permissions within the Vale as a whole. Figure 13 and 14 below summarise this, as well as show the distribution and location of the remaining completions and permissions. It is worth noting that the proportion of permissions within smaller villages is higher than may be expected. This is due to a Local Plan allocation of 275 dwellings that now has planning permission. There are a further 2,780 dwellings allocated in the Local Plan that have not yet been granted planning permission. These figures accord well with policy GS1 and with Government guidance.

Figure 13: Housing completions and permissions

Housing Completions by Parish April 2006 – March 2011					
Main Settlements	Larger Villages	Smaller Villages	Smallest Villages	Villages in Green Belt	Total
1540	367	120	33	23	2083
[73.93%]	[17.62%]	[5.76%]	[1.58%]	[1.10%]	[100%]
Housing Permissions by Parish at March 2011					
Main Settlements	Larger Villages	Smaller Villages	Smallest Villages	Villages in Green Belt	Total
1531	222	328	38	20	2139
[71.58%]	[10.38%]	[15.33%]	[1.78%]	[0.94%]	[100%]



Development in the Oxford Green Belt (Local Plan Policy GS3)

63. Policy GS3 in the Local Plan 2001 relates to aim 1 of the Plan and seeks to restrict the development of housing within the Oxford Green Belt to limited infilling of one or two houses in the villages of Farmoor, Shippon, South Hinksey, St Helen Without, Sunningwell, Wootton Old Village and Wytham. The policy aims to permit very limited development in specific villages within the Green Belt in accordance with Government guidance, and is designed to ensure that inappropriate development is avoided, and loss of openness or damage to the landscape setting of Oxford are minimised.
64. As the preservation of the Green Belt is a long established aim of planning policy it is important for the Council to monitor the effectiveness of its policies. To provide this check, information has been collected in relation to completions in the relevant Green Belt villages or parishes for the period from April 2006, the start of the new plan period, to March 2011, the end date of this monitoring report. This information sets out whether completions have taken place within or outside the built up area of a village and whether any of the developments are larger than the two dwelling maximum in the policy. The detailed figures are set out at the end of Appendix 2 at the rear of this report.
65. The figures show that there were a total of 23 completions since the start of the relevant plan period related to the villages referred to in policy GS3. This however excludes Farmoor and Wootton Old Village as those figures are included in the figures for Cumnor and Wootton respectively. Of those completions 20 (or 87 percent) were within the built up areas of the villages. South Hinksey and Sunningwell both exceeded the two dwelling maximum by seven respectively, however this was deemed to be acceptable in Green Belt terms as the new dwellings were of an acceptable size so as not to reduce the openness of the countryside. These figures therefore accord well with policy GS3 and with Government policy for limiting development in the Green Belt.

Development in the larger villages (Local Plan Policy H11)

66. This policy in the adopted Local Plan 2011 relates to aims 1, 3 & 6 and sets out which villages are suitable for infill development on sites for up to 15 dwellings. The villages have been selected because of their relative sustainability in terms of their size and character and the facilities which they offer. This is in accord with Government policy on development in rural areas.
67. The Council has monitored how effective its development management process is in delivering the policy. Information has been collected on completions within and outside the built up area of the relevant villages. This is broken down into those on sites of nine dwellings or less and those on sites of ten dwellings or more. Information has also been collected on whether developments have made use of previously developed land. Details of the completions are contained in Appendix 2 at the rear of this report.
68. Since 2006 there have been a total of 367 completions within larger villages of which 269 or 73% have been within the built up area of the villages. Therefore, in terms of location, the policy is being delivered and the aims of the Local Plan are being supported. Of the 367 completions within the villages 122 or 33% have been on sites for ten dwellings or more. It is worth noting, however, that the adopted plan allows up to 15 dwellings in the larger villages (Policy H11). In relation to development on previously developed land 251 or 82% of the completions within villages have been on previously developed land which accords well with Government policy on the location of housing.

Development in the smaller villages (Local Plan Policy H12)

69. This policy in the Local Plan sets out which villages are suitable for smaller scale infill development of sites for not more than one to two dwellings. Unlike the villages under policy H11 these villages are smaller and have fewer services available. Significant development in these villages would not therefore be sustainable. This approach is in accord with Government policy on development in rural areas. It is also in accord with the aims set out in the current Local Plan and it continues a similar policy contained in the 1999 adopted Local Plan.
70. Information has been collected on completions within and outside the built up area of these villages. This is broken down into those on sites of two dwellings or less and those on sites of three dwellings or more. Information has also been collected on whether developments use previously developed land. Details of the completions are contained in Appendix 2 at the rear of this report.
71. Since 2006 there have been a total of 120 completions within smaller villages of which 102 or 85% have been within the villages. In relation to previously developed land 95% of completions have taken place on such land. Development therefore accords with both national and local planning policy.

Housing Elsewhere (smallest villages) (Local Plan Policy H13)

72. This policy sets out the basis on which the Council determines applications for housing in settlements too small to be considered as suitable for housing development or in the open countryside. The policy accords with Government guidance which states that this type of development should be strictly controlled. It should be noted however that housing can be permitted as an exception to this policy.
73. Monitoring of this policy is a useful indicator of how effective the Council is at controlling development in the countryside. Once again information has been collected in relation to whether development has taken place within or outside a settlement, how large the developments have been and whether they have taken place on previously developed land. Detailed figures are set out in Appendix 2 at the rear of this report.
74. The figures show that a total of 38 dwellings have been completed since 2006. This amounts to an average of less than seven dwellings per year. These can include conversions of suitable rural buildings and agricultural workers' dwellings. In terms of the overall completions figure for the period of 2003 this amounts to 1.5% of completions. The Council is therefore implementing government policy and strictly controlling development in the countryside. Out of the total of 38 dwellings 7 have been on sites for three dwellings or more and only 12 dwellings have been built on previously developed land. Further analysis indicates that a large proportion of the development were conversions of former farm buildings such as barns. The definition of previously developed land excludes land or buildings previously used for agriculture.

Development throughout the Vale not within or adjacent to a settlement

75. Development of this nature needs to be strictly controlled throughout the Vale to maintain open spaces and countryside. Figures in Appendix 2 show that rural completions since 2006 have been very low making up a total of 51 dwellings or 2.4% of the grand total built in this period.

It is important that the Vale continues to maintain this tight control in the future. Of the permissions outlined in Appendix 3 a total of 69 are not within or adjacent to a settlement. This makes up 3.2% of the total permissions in the Vale.

APPENDICES

Appendix 1: The number of dwellings built and permitted on small and large sites			
Total Completions April 1996 - March 2011			
	Small site 1-9 dwellings	Large site 10+ dwellings	Total
1996 - 97	103	219	322
1997 - 98	70	195	265
1998 - 99	154	331	485
1999 - 00	33	205	238
2000 - 01	46	87	133
2001 - 02	65	76	141
2002 - 03	51	103	154
2003 - 04	64	237	301
2004 - 05	137	608	745
2005 - 06	180	453	633
2006 - 07	171	367	538
2007 - 08	134	314	448
2008 - 09	119	205	324
2009 - 10	136	302	438
2010 - 11	107	227	334
Totals	1570	3929	5499
Total Permissions April 1996 - March 2011			
	Small site 1- 9 dwellings	Large site 10+ dwellings	Total
Apr-97	64	591	655
Apr-98	71	838	909
Apr-99	88	579	667
Apr-00	125	639	764
Apr-01	204	1019	1223
Apr-02	291	1060	1351
Apr-03	513	1195	1708
Apr-04	614	1202	1816
Apr-05	608	1353	1961
Apr-06	580	895	1475
Apr-07	630	841	1471
Apr-08	412	1218	1630
Apr-09	601	1930	2522
Apr-10	581	1860	2441
Apr-11	697	1442	2139

Appendix 2: Housing completions by Parish April 2006 – March 2011¹

¹ The totals in this table differ slightly from those in Appendix 2 due to the introduction of a new monitoring system.

	Total Completions	Number on sites 1-9	Number within built up areas	Number adjacent to built up areas (peripheral)	Number in countryside locations	Number on brownfield sites
The Main Settlements						
Abingdon	708	116	708	0	0	707
Botley	196	101	190	6	0	191
Faringdon	191	37	64	126	1	67
Grove	22	22	20	0	2	20
Wantage	423	19	422	0	1	423
Subtotal	1540	295	1404	132	4	1408
	73.93% of the Grand Total					
The Larger Villages (Policy H11)						
Appleton	4	4	1	1	2	4
Ashbury	5	5	3	2	0	5
Blewbury	20	20	18	0	2	20
Childrey	3	3	2	0	1	2
Cumnor	6	6	4	2	0	5
Drayton	18	17	15	3	0	17
East Challow	1	1	1	0	0	1
East Hanney	4	4	4	0	0	4
East Hendred	11	11	8	-1	4	8
Harwell	13	13	13	0	0	13
Kennington	38	12	37	1	0	38
Kingston Bagpuize	26	26	11	10	5	20
Marcham	29	6	13	16	0	16
Milton	21	15	19	0	2	14
Radley	14	8	9	5	0	13
Shrivenham	53	39	32	21	0	20
Stanford in the Vale	5	5	3	1	1	5
Steventon	10	10	5	5	0	10

Sutton Courtenay	20	20	13	6	1	19
Uffington	19	8	14	5	0	13
Watchfield	1	1	1	0	0	1
Wootton	46	11	43	3	0	45
Subtotal	367	245	269	80	18	293
	17.62% of the Grand Total					
	Total Completions	Number on sites 1-2	Number within built up areas	Number adjacent to built up areas	Number in countryside locations	Number on brownfield sites
The Smaller Villages (Policy H12)						
Ardington	2	2	2	0	0	2
Buckland	5	5	0	0	5	1
Chilton	17	6	15	1	1	16
Fyfield	0	0	0	0	0	0
Kingston Lisle	0	0	0	0	0	0
Letcombe Bassett	1	1	0	1	0	0
Letcombe Regis	74	1	74	0	0	74
Little Coxwell	1	1	1	0	0	1
Littleworth	4	4	2	0	2	4
Lockinge	0	0	0	0	0	0
Longcot	4	4	4	0	0	4
Longworth	1	1	2	0	-1	1
Shellingford	2	2	0	2	0	2
Upton	2	2	1	0	1	2
West Hanney	7	7	1	6	0	7
West Hendred	0	0	0	0	0	0
Subtotal	120	36	102	10	8	114
	5.76% of the Grand Total					
The Smallest Villages: (Policy H13)						

Baulking	0	0	0	0	0	0
Besselsleigh	0	0	0	0	0	0
Bourton	3	3	0	0	3	0
Buscot	0	0	0	0	0	0
Charney Bassett	0	0	0	0	0	0
Compton Beauchamp	0	0	0	0	0	0
Denchworth	0	0	0	0	0	0
Fernham	5	1	0	4	1	0
Frilford	0	0	0	0	0	0
Garford	1	1	1	0	0	1
Goosey	6	6	0	0	6	0
Great Coxwell	3	3	2	1	0	2
Hatford	0	0	0	0	0	0
Hinton Waldrist	0	0	0	0	0	0
Lyford	0	0	0	0	0	0
Pusey	3	3	0	0	3	0
Sparsholt	11	11	0	3	8	2
West Challow	1	1	0	1	0	0
Woolstone	0	0	0	0	0	0
Subtotal	33	29	3	9	21	5
	1.58% of the Grand Total					
Villages in Green Belt: (GS3)						
South Hinksey	11	11	9	2	0	9
St Helen Without	2	2	2	0	0	2
Sunningwell	10	10	9	1	0	9
Wytham	0	0	0	0	0	0
Subtotal	23	23	20	3	0	20
	1.10% of the Grand Total					
Grand Total	2083					

Appendix 3: Number of houses permitted by Parish at March 2010

	Total Permissions	Number on sites 1-9	Number within built up areas	Number adjacent to built up area	Number in countryside locations	Number on brownfield sites
The Main Settlements						
Abingdon	171	91	171	0	0	166
Botley	206	37	203	2	1	203
Didcot	600	0	0	600	0	0
Faringdon	361	31	49	312	0	49
Grove	31	21	30	0	1	21
Wantage	162	64	163	0	-1	160
Subtotal	1531 72% of the Grand Total	244	616	914	1	599
The Larger Villages (Policy H11)						
Appleton	6	6	3	3	0	4
Ashbury	2	2	2	0	0	1
Blewbury	24	10	21	3	0	4
Childrey	4	4	4	0	0	0
Cumnor	8	8	3	5	0	5
Drayton	20	18	15	2	3	17
East Challow	14	0	0	0	14	14
East Hanney	0	0	0	0	0	0
East Hendred	8	8	5	0	3	5
Harwell	9	11	10	-1	0	8
Kennington	17	17	16	1	0	14
Kingston Bagpuize	7	7	5	1	1	6
Marcham	2	2	2	0	0	2
Milton	4	4	0	1	3	2
Radley	10	10	7	3	0	8
Shrivenham	20	20	16	3	1	14
Stanford in the Vale	9	9	1	1	7	3
Steventon	5	5	5	0	0	3
Sutton Courtenay	37	22	19	16	2	34

Uffington	3	3	1	0	2	3
Watchfield	3	3	3	0	0	3
Wootton	10	10	7	3	0	10
Subtotal	222 10% of the Grand Total	179	145	41	36	160
	Total Permissions	Number on sites 1-2	Number within built up areas	Number adjacent to built up area	Number in countryside locations	Number on brownfield sites
The Smaller Villages (Policy H12)						
Ardington	2	2	1	1	0	1
Buckland	0	0	0	0	0	0
Chilton	278	3	0	278	0	278
Fyfield	4	4	2	0	2	4
Kingston Lisle	1	1	0	1	0	0
Letcombe Bassett	2	2	2	0	0	0
Letcombe Regis	6	6	5	0	1	5
Little Coxwell	1	1	0	1	0	0
Littleworth	3	3	2	0	1	2
Lockinge	2	2	0	0	2	1
Longcot	7	7	7	0	0	2
Longworth	4	4	2	2	0	3
Shellingford	3	3	0	3	0	2
Upton	4	4	2	1	1	2
West Hanney	7	7	5	1	1	5
West Hendred	4	4	0	3	1	0
Subtotal	328 15% of the Grand Total	53	28	291	9	305
The Smallest Villages: (Policy H13)						
Baulking	0	0	0	0	0	0
Besselsleigh	0	0	0	0	0	0
Bourton	1	1	1	0	0	0
Buscot	0	0	0	0	0	0

Charney Bassett	1	1	0	0	1	1
Compton Beauchamp	1	1	0	0	1	1
Denchworth	0	0	0	0	0	0
Fernham	9	2	0	7	2	1
Frilford	-2	-2	0	-2	0	-2
Garford	1	1	1	0	0	1
Goosey	2	2	0	1	1	0
Great Coxwell	5	5	1	1	3	5
Hatford	1	1	0	0	1	0
Hinton Waldrist	5	5	4	1	0	5
Lyford	1	1	0	1	0	0
Pusey	4	4	0	0	4	0
Sparsholt	2	2	0	0	2	0
West Challow	6	6	5	0	1	0
Woolstone	1	1	0	1	0	0
Subtotal	38	31	12	10	16	12
Villages in the Green Belt (Policy GS3)						
South Hinksey	5	5	3	2	0	3
St Helen Without	8	8	5	2	1	6
Sunningwell	5	5	1	0	4	5
Wytham	2	2	0	0	2	0
Subtotal	20	20	9	4	7	14
	1% of the Grand Total					
Grand Total	2139	527	810	1260	69	1090

Appendix 4: House price to income ratio 2010					
	Median house prices, 2010	Median annual pay for full time employee jobs, 2010	House price to income ratio, 2010	House price to income ratio, 2009	House price to income ratio, 2008
England	185000	26265	7.0	6.5	6.8
South East	229,000	27503	8.3	7.4	8.1
Oxfordshire	245,000	28,383	8.6	7.9	8.9
Cherwell	210,000	27,378	7.7	7.2	8.4
Oxford	260,000	29,015	9.0	8.6	9.3
South Oxfordshire	285,000	26,270	10.8	9.3	8.9
Vale of White Horse	250,000	30,361	8.2	7.2	8.4
West Oxfordshire	233,000	25,272	9.2	8.2	9.0

Source:

Income data: Annual Survey of Hours and Earnings, table 7.7, ONS.

House price data: DCLG Table 586 Housing market: median house prices based on Land Registry Data by district.

Appendix 5: Housing trajectory diagram

