

# Housing Land Supply Statement for the Vale of White Horse

December 2023



Гab	le of Contents	
1.	Introduction	2
2.	National and Local Policy, and relevant case law	3
	National Policy and Guidance – Housing Requirement	3
	National Policy and Guidance – Housing Supply	4
	Local Policy	5
	Relevant case law	6
3.	Calculating the Five-Year Housing Land Requirement	9
	Annual Housing Requirement	9
	Shortfall or Over Delivery	9
	Housing Delivery Test	10
	Buffer	11
	Total Five-Year Housing Requirement	11
4.	Deliverability of Sites	12
	Category A sites	12
	Category B sites	13
	Windfalls	14
	Student Accommodation	23
	Residential Institutions	23
	Permitted Development	24
	Supply of deliverable sites	25
5.	Five-Year Land Supply position	26

# Appendices:

- A Category A Site Trajectories
- B Category B Site Trajectories
- C Category B Site Pro-formas
- D- Average lead in time analysis
- E Average build out rate analysis
- F Communal accommodation occupancy rates

## 1. INTRODUCTION

- 1.1. This Statement sets out the Vale of White Horse District Council's (the council) housing land supply position and housing trajectory.
- 1.2. This Statement explains the council's approach to calculating the five-year housing land supply, provides an assessment of deliverable land within the district and establishes the council's five-year housing land supply position.
- 1.3. This Statement covers the period between 1 April 2023 and 31 March 2028. This Statement provides a year by year, and site by site trajectory of the expected housing supply in the district between 1 April 2023 and 31 March 2028.
- 1.4. The council can demonstrate a 6.56 years' supply of housing land.
- 1.5. The National Planning Policy Framework (2021) (the NPPF) gives some optional mechanisms for councils to confirm their land supply statement with the Secretary of State in a recently adopted plan, or subsequently through an Annual Position Statement confirmed by the Planning Inspectorate<sup>1</sup>. Like most councils, the council chose not to take these options, because of the timescales for the confirmation process. Instead, we follow the standard process of producing and publishing a housing land supply statement annually.

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<sup>&</sup>lt;sup>1</sup> NPPF, Paragraph 75

# 2. NATIONAL AND LOCAL POLICY, AND RELEVANT CASE LAW

2.1. This chapter summarises the relevant national and local policy. It also examines how the courts have assessed these policies.

# **National Policy and Guidance – Housing Requirement**

- 2.2. The NPPF states that councils should "identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing"<sup>2</sup>. This will be measured against the housing targets set out in the local plan, unless the local plan policies are more than five years old. In these circumstances, the council should measure its supply against the local housing need, calculated using the standard method as set out in the national planning practice guidance (PPG)<sup>3</sup>.
- 2.3. Paragraph 74 of the NPPF goes on to state that the housing requirement for housing land supply should also include an additional "buffer", depending on the local circumstances:
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a fiveyear supply of deliverable sites through an Annual Position Statement or recently adopted plan, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the previous three years<sup>4</sup>, to improve the prospect of achieving the planned supply.
- 2.4. The 10% buffer is only applied when seeking to 'confirm' the housing land supply position through the Local Plan examination or an Annual Position Statement. In the Vale of White Horse we are not seeking to do this, nor has our housing delivery test result shown "significant under delivery". Therefore, we apply a 5% buffer to our requirement.
- 2.5. The PPG provides guidance on how to consider past under delivery in calculating the five-year housing requirement. The PPG states for under delivery that:

"The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5-year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past

<sup>&</sup>lt;sup>2</sup> NPPF, Paragraph 74

<sup>&</sup>lt;sup>3</sup> NPPF, Paragraph 74

<sup>&</sup>lt;sup>4</sup> A result below 85% on the Housing Delivery Test. NPPF, Footnote 39

under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal."<sup>5</sup>

2.6. We therefore include any shortfall in housing delivery since the start of the Local Plan period (1 April 2011) and add this to our five year land supply requirement. We add this shortfall before the 5% buffer is applied.

# National Policy and Guidance - Housing Supply

- 2.7. Paragraph 74 of the NPPF requires local planning authorities to "Identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."
- 2.8. The NPPF's glossary defines a deliverable housing site as follows:

"To be considered deliverable, sites for housing 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. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."6
- 2.9. We provide a database of the "Category A" sites in Appendix A.

<sup>&</sup>lt;sup>5</sup> PPG, Paragraph: 031 Reference ID: 68-031-20190722

<sup>&</sup>lt;sup>6</sup> NPPF, Annex 2, Glossary

2.10. The PPG provides further guidance on what evidence councils can use to demonstrate the deliverability of those sites in "Category B" above (i.e. major developments without detailed consent):

Such evidence, to demonstrate deliverability, may include:

- current planning status for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 2.11. We have followed this guidance and provide evidence of the deliverability of these "Category B" sites in Appendices B and C.

# **Local Policy**

- 2.12. The Vale of White Horse Local Plan 2031 consists of the Local Plan 2031 Part 1: Strategic Sites and Policies (Part 1 plan) which the Council adopted in December 2016, and the Local Plan 2031 Part 2: Detailed Policies and Additional Sites (Part 2 plan) which the Council adopted in October 2019<sup>7</sup>.
- 2.13. Core Policy 4a: Meeting our Housing Needs in the Local Plan Part 2 sets out the district's housing requirement of 22,760, which includes 2,200 dwellings to meet the Vale of White Horse's agreed quantum of Oxford's unmet housing need. The 2,200 dwellings for Oxford City are to be provided between 2019-2031 for supply purposes.
- 2.14. Core Policy 5: Housing Supply Ringfence in the Part 1 plan sets out the Council's approach to determining its 5-year housing land supply.

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<sup>&</sup>lt;sup>7</sup> www.whitehorsedc.gov.uk/localplan2031

### **Local Plan Part 1: 5-Year Review**

- 2.15. On 3 December 2021, the Council's Cabinet approved a Regulation 10a review (five-year review) for the Local Plan Part 1. This is because the Local Plan Part 1 became 5 years old in December 2021, and the Council needed to undertake a review of the policies within it to determine their continued fitness for purpose to account for their consistency with national policy, current evidence and any changes in local circumstances.
- 2.16. Our review concluded that the housing requirement identified in Core Policy 4 of the Local Plan 1 requires updating. Therefore, for monitoring and housing land supply purposes, in accordance with Paragraph 74 of the NPPF, the housing requirement is calculated using Government's calculation of local housing needs (the standard method). This is currently a housing need of 661dpa.
- 2.17. This process also concluded that the standard method figure should be supplemented with the 183dpa between 2019 and 2031 to accommodate unmet housing need from Oxford in accordance with Core Policy 4a of the Local Plan Part 2. This leaves a total annual housing need, for five year land supply purposes, of 844 dwellings per annum.
- 2.18. The review also assessed Core Policy 5: Housing Supply Ringfence. We concluded that Core Policy 5 is connected to the housing requirement in Core Policy 4 and as such requires updating also. There is no mechanism for applying a shortfall or ringfence to the standard method calculation. Core Policy 5 will therefore no longer be used for monitoring purposes.
- 2.19. You can read more information about the Council's review of its Local Plan Part 1 on our website at <a href="https://www.whitehorsedc.gov.uk/localplan2031">www.whitehorsedc.gov.uk/localplan2031</a>
- 2.20. The Planning Inspectorate supported the Council's decision to use this housing requirement for the purposes of monitoring our 5 year land supply in a decision issued on 13 March 2023, for land east of Grove<sup>8</sup>.

#### Relevant case law

2.21. The courts have interpreted the NPPF and NPPG, providing additional commentary on how the council can determine if a site is deliverable.

#### ST. MODWEN9

2.22. In his decision, Lord Justice Lindblom addressed what constituted a "deliverable site". He rejected the argument presented by the appellant that the council should assess "what would probably be delivered" on the site, and that there is a distinction between the NPPF's test of "deliverability" and the "probability of delivery" 10. He went on to state that "the fact that a site is

<sup>&</sup>lt;sup>8</sup> Appeal Ref: APP/V3120/W/22/3310788

<sup>&</sup>lt;sup>9</sup> St. Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643 (20 October 2017)

<sup>&</sup>lt;sup>10</sup> Idem, Paragraphs 31 and 32

capable of being delivered within five years does not mean that it necessarily will be"11

2.23. Furthermore, he stated:

"[each of the considerations] goes to a site's capability of being delivered within five years; not to the certainty [...] or probability that it actually will be...

Sites may be included in the five-year supply if the likelihood of housing being delivered on them is no greater than a 'realistic prospect'...

this does not mean that for a site properly to be regarded as 'deliverable', it must necessarily be <u>certain or probable</u> that housing will be in fact delivered upon it"

(Lindblom L J's Emphasis) (Our Emphasis)

2.24. Finally, in Paragraph 42 of the judgment Lindblom L J reiterates that deliverability does not require certainty that the sites will actually be developed within the five year period, and that deliverability will not be disproved by showing that there are uncertainties.

#### EAST BERGHOLT<sup>12</sup>

- 2.25. Lindblom L J again considered the question of what constitutes a deliverable housing site in this Court of Appeal decision. He gave further explanation of the conclusions of St Modwen identified above.
- 2.26. Lindblom L J states that the following:

50. [Paragraph 47 of the NPPF (2012) is not prescriptive. It does not lay down any fixed method for applying the test of "deliverability", to be used in every case. A "realistic prospect" is not equated to any specific level of likelihood. Nor are there any criteria for deciding this question beyond what is said about the treatment of "[sites] with planning permission" in footnote 11. Subject to that, and to the further relevant guidance in the PPG, the policy leaves the assessment of a "realistic prospect" to the decision-maker's own planning judgment, which the court will only undo on conventional public law grounds. It is not for the court to stipulate how firm a "prospect" must be if it is to be "realistic".

51. The policy does not prevent a decision-maker reasonably taking the view, as a matter of planning judgment, that a

<sup>&</sup>lt;sup>11</sup> Idem, Paragraph 35

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<sup>&</sup>lt;sup>12</sup> R. (on the application of East Bergholt Parish Council) v Babergh District Council et al., [2019], EWCA Civ 2200.

particular site or sites on which it was not certain or confident that development would occur within five years should be excluded from the five-year supply of housing land. It does not state, for example, that sites without planning permission, but with a resolution to grant subject to a section 106 planning obligation being entered into, should always, or usually, be included in the supply, or that such sites should be included if they have been allocated for housing in the development plan. The same may also be said of the subsequent revisions of the policy in 2018 and in 2019 – in which the definition of a "deliverable" site has been somewhat expanded. Put simply, the degree of confidence required in the "deliverability" of sites is for the decision-maker to decide, within the bounds of reasonable planning judgment.

[...]

53 It is clear then that the policy in paragraph 47, and the PPG guidance upon it, accommodate different views on a "realistic prospect" of delivery. A local planning authority can take a more cautious view on this question, or a more optimistic view, than other authorities might. If it does, it is not for that reason acting contrary to the policy, or unreasonably. Had the Government meant to impose a rigid approach, or greater consistency than the policy and guidance require, it would surely have done so. If it had wanted to define exactly what it meant by a "realistic prospect" it could and would have done that. But it has not – either in the policy it originally issued or in the two revisions, or in the PPG.

2.27. This judgment supports the Court's interpretation of policy identified in St Modwen. The assessment of a "realistic prospect" of delivery and the evidence to support this, will be a matter of planning judgment.

# 3. CALCULATING THE FIVE-YEAR HOUSING LAND REQUIREMENT

- 3.1. This chapter sets out how the council has calculated its five-year housing requirement. This involves consideration of the following:
  - the housing requirement as determined by the standard method and the addition of the Oxford's housing needs as set out by Core Policy 4a of the Local Plan 2031: Part 2.
  - shortfall, and
  - adding an appropriate buffer.

# **Annual Housing Requirement**

3.2. Table 1 sets out the housing requirement for each year in the five-year period, which we have derived from the standard method (661dpa) plus Core Policy 4a's requirement for Oxford's housing needs (183dpa), making a total of 844 dpa.

Table 1: Annual housing requirement for 2023 to 2028						
Year	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Housing requirement (dwellings)	844	844	844	844	844	4,220

# **Shortfall or Over Delivery**

- 3.3. The PPG states that "The affordability adjustment [of the standard method] is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery separately." 13
- 3.4. Therefore, against the standard method component of the housing requirement, we are not required to assess whether a shortfall has accrued.
- 3.5. However, as the Oxford housing need is not derived from the standard method, we will consider if a shortfall has accrued against this element since 1 April 2019 (the period from which Local Plan Part 2 Core Policy 4a states this requirement applies from).
- 3.6. Table 2 identifies this component of the housing requirement for each year 1 April 2019 to now against the number of housing completions each year. It shows that there is no shortfall against the requirement for Oxford's needs.

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<sup>&</sup>lt;sup>13</sup> PPG Paragraph: 011 Reference ID: 2a-011-20190220

Even if the standard method and Oxford's needs are added together for this period, there is still no shortfall.

Table 2: Housing completions against Oxford's need					
Year	Requirement	Completions	Shortfall / surplus		
2019/20	183	1,601	+1,418		
2020/21	183	1,108	+925		
2021/22	183	1,213	+1,030		
2022/23	183	1,532	+1,349		
Total	549	5,454	+4,722		

Table 3: Housing completions against Oxford's need and standard method					
Year	Requirement	Completions	Shortfall / surplus		
2019/20	844	1,601	+757		
2020/21	844	1,108	+264		
2021/22	844	1,213	+369		
2022/23	844	1,532	+688		
Total	2,532	5,454	+2,078		

# **Housing Delivery Test**

- 3.7. The Housing Delivery Test<sup>14</sup> is an annual measurement of housing delivery over the last three financial years in the area of relevant plan-making authorities. The Government intends to publish the results annually in November. Government published the 2021 results in January 2022, with the Vale of White Horse's result being 195%. Government has not published any further Housing Delivery Test results since this date.
- 3.8. As the Housing Delivery Test Measurement Rulebook<sup>15</sup> explains, for areas with an up-to-date adopted housing requirement, the housing requirement used for the purposes of the test will be whichever is the **lower** of the adopted housing requirement or the minimum local annual housing need figure<sup>16</sup>. For the Vale of White Horse, government assesses us against the standard method figure as it is lower than the adopted housing requirement in the Local Plan.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/728523/HDT\_Measurement\_Rule\_Book.pdf

<sup>14</sup> www.gov.uk/guidance/housing-supply-and-delivery#housing-delivery-test

<sup>&</sup>lt;sup>15</sup> Available from

<sup>&</sup>lt;sup>16</sup> As determined by the standard method for assessing the minimum local annual housing need figure

### **Buffer**

- 3.9. As explained in paragraph 2.4 above, the NPPF<sup>17</sup> states that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of either 5%, 10% or 20%. Footnote 39 states that significant under delivery will be determined by the Housing Delivery Test.
- 3.10. As demonstrated by the Housing Delivery Test, the Council has not under delivered over the three previous years and thus the appropriate buffer to be applied is 5%. This will ensure choice and competition in the market for housing. A 10% buffer is not appropriate as the Council is not seeking to confirm its housing land supply position.

# **Total Five-Year Housing Requirement**

3.11. Table 3 details the district's five-year housing land supply requirement.

Tab	Table 4: Five-year housing requirement				
			Note		
A	Standard method calculation from 2023 – 2028 + Oxford's unmet needs from Core Policy 4a of the Local Plan Part 2	4,220	See Table 1		
В	Shortfall	0	See Table 2		
С	5-year requirement	4,220	A + B		
D	5-year requirement with 5% buffer	4,431	C + 5%		

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<sup>&</sup>lt;sup>17</sup> NPPF, Paragraph 74

## 4. DELIVERABILITY OF SITES

4.1. In accordance with the NPPF and PPG, as detailed above, the supply of deliverable housing land in the district comprises two types of site; "Category A" and "Category B" sites, as well as a windfall allowance.

# **Category A sites**

4.2. Category A sites are those referred to under point A of the definition of a deliverable housing site in the NPPF's Glossary. These are:

"sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans)."

- 4.3. Therefore, any Category A sites are automatically included in our housing land supply assessment for the next five years, unless there is clear evidence homes will not be delivered. The sites are listed in Appendix A.
- 4.4. For major sites (ten or more dwellings) with detailed permission, we have applied average lead-in times and build-out rates from developments in the Vale of White Horse (as shown in Appendix D). This helps us determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5 year supply.
- 4.5. For minor sites (one to nine dwellings) with permission, we assume delivery will take place over the next three years. This is a reasonable timeframe for the delivery of minor sites, considering the standard condition that the council applies to all sites, requiring work to commence within three years.
- 4.6. We expect 3,313 homes to be delivered on Category A sites during the five-year period.

# **Category B sites**

4.7. Category B sites are those referred to under point B of the definition of a deliverable housing site in the NPPF's Glossary. These are:

"where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years." 18

- 4.8. The PPG provides further information on what constitutes clear evidence that a site will come forward. This is:
  - current planning status for example, on larger scale sites with outline or hybrid permission, how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
  - firm progress being made towards the submission of an application –
    for example, a written agreement between the local planning authority
    and the site developer(s) which confirms the developers' delivery
    intentions and anticipated start and build-out rates;
  - firm progress with site assessment work; or
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 4.9. The Council has produced an analysis of site lead-in times and build-out rates to inform our assessments. These can be found in Appendices B and C. We used these average lead-in times and build-out rates, alongside the information suggested by the PPG above, in consultation with case officers, to form an assessment of the likely build-out rates for Category B sites.
- 4.10. We then presented this information to site promoters and developers of Category B sites and asked them to verify whether our assessment was realistic. We assessed the responses from the site promoters and balanced this against all the evidence we had collected, and reached our own judgment on the site's likely deliverability in line with the NPPF, PPG and case law. In some instances, developer responses resulted in us accelerating sites ahead of the average lead-in times and build-out rates, and others it resulted in us pushing sites back.

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<sup>&</sup>lt;sup>18</sup> NPPF, Annex 2: Glossary

- 4.11. All the evidence for our Category B sites is presented in detailed pro-formas in Appendix C. These pro-formas show what information we presented to the site promoters, as well as how this changed following feedback.
- 4.12. We expect 2,117 homes to be delivered on Category B sites during the five-year period.

#### **Windfalls**

4.13. As defined by the NPPF in Annex 2, windfall sites are sites that are not specifically identified in the development plan. The NPPF and PPG allow councils to add a windfall allowance as part of their five-year housing land supply where there is compelling evidence that they will provide a reliable source of supply:

"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area." 19

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4.14. The Planning Practice Guidance (PPG) sets out the method for assessing Housing and Economic Land Availability. Stage 3 sets out the method for undertaking a windfall assessment. This states that:

"A windfall allowance may be justified in the anticipated supply if a local planning authority has compelling evidence as set out in paragraph 70 [now paragraph 71 above] of the National Planning Policy Framework. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance (using the same criteria as set out in paragraph 67 [now paragraph 68] of the National Planning Policy Framework).<sup>20</sup>

4.15. Based on the NPPF and PPG, the Council is justified in using a windfall allowance if there is compelling evidence which has regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. We have therefore prepared a methodology to

<sup>&</sup>lt;sup>19</sup> NPPF, Paragraph 71

<sup>&</sup>lt;sup>20</sup> PPG, Paragraph: 023 Reference ID: 3-023-20190722

- assess the Vale of White Horse's historic windfall rates and consider those trends which will continue to be a reliable source in the future.
- 4.16. The data on windfall completions covers the period 2011/12 to 2022/23 allowing us to use 12 years' worth of data, across the following categories:
  - Years of dwelling completions
  - Number of dwellings within each permission
  - Greenfield / Brownfield
  - Previous land use
- 4.17. The dwelling completion figures are net. We therefore factor in any losses or no net gain in dwellings to the calculations, for example in residential conversions or replacement dwellings.

#### STEP ONE: WINDFALL OVERVIEW

- 4.18. Our first step in the windfall analysis is to review the total number of windfall completions each year in the district as a proportion of total completions. This shows that windfall completions have ranged from between 41% and 100% of total completions.
- 4.19. The status of the development plan, the age of the plan, and housing land supply can influence the number of windfall units, so we have shown the status of all three in table 5.

Table 5: All net windfall completions 2011/12 to 2020/21						
Year	Total Net Windfall Completions	Total Completions	Windfall as a %	Five year land supply - Yes or No?	Status of development plan	
2011/12	346	346	100%	No data		
2012/13	270	270	100%	No data	2011 Local Plan out	
2013/14	562	578	97%	No data	of date	
2014/15	680	739	95%	No		
2015/16	980	1,132	85%	No / Yes*		
2016/17	1,254	1,609	78%	Yes	Local Plan 2031	
2017/18	1,006	1,573	64%	Yes	Part 1	
2018/19	599	1,258	48%	Yes		
2019/20	705	1,601	44%	Yes		
2020/21	517	1,108	47%	Yes	Local Plan 2031:	
2021/22	365	1,212	30%	Yes	Parts 1 and 2	
2022/23	627	1,532	41%	Yes		

<sup>\*</sup>Land supply restored at point of adoption of Local Plan in December 2016

## STEP TWO: MAJOR WINDFALL OVERVIEW

4.20. Next, we assess how the total windfall completions (major sites) were split between Brownfield and Greenfield sites.

Table 6: Split between major Brownfield and Greenfield sites – net windfall completions					
Year	Brownfield Land	Greenfield Land	Total		
2011/12	227	15	242		
2012/13	95	85	180		
2013/14	95	118	213		
2014/15	268	323	591		
2015/16	159	616	775		
2016/17	264	549	813		
2017/18	292	538	830		
2018/19	173	249	422		
2019/20	349	220	569		
2020/21	234	184	418		
2021/22	201	164	365		
2022/23	362	265	627		
Total	2,719	3,326	6,045		
Average per	227	277	504		
year	ZZI	211	304		

- 4.21. Our analysis shows that both Brownfield land and Greenfield land provided a consistent supply of windfalls throughout the assessment period, contributing an average of 227 Brownfield and 277 Greenfield dwellings a year between 2011/12 to 2022/23.
- 4.22. As such, we have carried forward both Greenfield and Brownfield sources of windfall in the assessment.

#### STEP THREE: REVIEW OF PREVIOUS USE FOR MAJOR WINDFALLS

- 4.23. National policy states that windfall development should be a reliable source of housing supply. Therefore, it is important we understand where the supply of windfall has come from in the past. For example, has the supply been comprised of large one-off developments, or is it sourced from changes of use from one type of development that has slowly been exhausted over the years?
- 4.24. We have placed the previous land use of Brownfield sites into seven categories. We split the total windfall completions for each year into these categories to identify where windfall development has been occurring on a consistent basis.

	Table 7: Net major windfall completions 2011/12 to 2022/23, Brownfield sites by previous land use						
Year	Commercial	Garden	Industrial	Office	Retail	Residential	Other
11/12	0	0	9	10	0	0	194
12/13	0	0	0	0	0	11	84
13/14	0	21	1	24	0	10	289
14/15	0	2	39	10	0	10	191
15/16	0	18	31	0	0	121	52
16/17	0	84	0	0	0	135	37
17/18	0	0	0	10	0	47	137
18/19	11	0	0	32	0	7	112
19/20	0	7	0	14	154	49	112
20/21	0	6	0	0	20	22	172
21/22	7	3	33	12	1	35	73
22/23	11	1	2	45	107	41	260
Average per year	2	12	10	13	24	41	143

4.25. Table 7 shows that there has been consistent windfall development from the 'other' (e.g. Garden Centres, Police Station, Community Centre) and 'residential' previous land uses. We have therefore analysed this source of

- supply in more detail in step four below. These are shown in green on the table.
- 4.26. The table above also shows that there has been inconsistent windfall completions on land previously used for: industrial, office, residential, and retail. We have removed these as a source of supply from the windfall assessment due to inconsistent delivery. These are shown in red / pink on the table.

#### STEP FOUR - MAJOR WINDFALL ANALYSIS BY SITE SIZE

- 4.27. Next, we looked at the size of developments contributing to the past levels of windfall within the 'other' source of supply that we carried forward from step three. We could then identify how consistent the supply was from the size ranges. The size groups were:
  - Between 10 and 50 dwellings
  - Between 51 and 100 dwellings
  - Between 101 and 250 dwellings
- 4.28. We did not see any minor windfall developments taking place on "other" previous land uses, so we have assessed this source of supply under step five below.
- 4.29. Table 8 shows the windfall completions from the "residential" and "other" sources for sites of between 10 and 50 dwellings. This shows that average windfall completions on residential and other land uses were 34 and 19 dpa respectively. Therefore this provides a reliable supply and we have taken this forward as part of our assessment.

Table 8: Net major windfall completions on sites of between 10 and 50 dwellings, carried forward from step 3 (from "other" and "residential" previous land use categories)

Year	Other	Residential
2011/12	0	0
2012/13	24	11
2013/14	41	10
2014/15	21	10
2015/16	0	18
2016/17	9	95
2017/18	77	47
2018/19	50	7
2019/20	69	12
2020/21	111	22
2021/22	1	0
2022/23	0	0
Total	403	232

Average	34	19
per year	37	13

4.30. Table 9 shows the windfall completions from the "residential" and "other" sources for sites of between 51 and 100 dwellings. This shows that windfall completions on residential and other land uses have been inconsistent, and we have therefore discounted them from further analysis.

Table 9: Net major windfall completions on sites of between 51 and 100 dwellings, carried forward from step 3 (from "other" and "residential" previous land use categories)

Year	Other	Residential
2011/12	0	0
2012/13	0	0
2013/14	20	0
2014/15	97	0
2015/16	42	103
2016/17	25	40
2017/18	46	0
2018/19	3	0
2019/20	0	37
2020/21	0	0
2021/22	0	0
2022/23	0	8
Total	233	188
Average	19	16
per year	19	10

- 4.31. Table 10 shows the windfall completions from the "residential" and "other" sources for sites of between 101 and 250 dwellings. Delivery on previously "residential" land has been inconsistent, and we have therefore discounted this element from the assessment. However windfall completions on "other" land uses have been consistent.
- 4.32. Many of these higher contributions from sites of 250 or more are from when the Council was reliant upon its out-of-date Local Plan 2011, or did not have a five-year housing land supply. During that time, national policies required the Council to be more permissive of speculative development. Now that the Council has an up-to-date Local Plan, compliant with national policy, it is unlikely development of this scale will occur as windfall in the future. We have therefore discounted this windfall source from the assessment.

Table 10: Net major windfall completions on sites of between 101 and 250 dwellings, carried forward from step 3 (from "other" and "residential" previous land use categories)

Year	Other	Residential
2011/12	194	0
2012/13	60	0
2013/14	228	0
2014/15	73	0
2015/16	10	0
2016/17	3	0
2017/18	14	0
2018/19	59	0
2019/20	43	0
2020/21	61	0
2021/22	56	0
2022/23	250	0
Total	1,051	0
Average	88	0

4.33. Table 11 shows a summary of the windfall supply sources that we have carried forward from step four, and those that have been removed.

Table 11: M	ajor wind	dfall sites	s comple	etions ste	p four s	ummary	
Year	Commercial	Garden	Industrial	Office	Retail	Residential	Other
10-50 dwellings	Exc	Exc	Exc	Exc	Exc	Inc	Inc
51-100 dwellings	Exc	Exc	Exc	Exc	Exc	Exc	Exc
101-250 dwellings	Exc	Exc	Exc	Exc	Exc	Exc	Exc

4.34. Table 12 shows the windfall completions from "residential" and "other" previous land uses we have taken forward. It shows that these have delivered an average of 53 dwellings (34 + 19) per year. We consider this to be a consistent source of supply, and we have included it in our windfall allowance.

Table 12: Net major windfall completions on sites of between 51 and 100 dwellings, carried forward from step 3 (from "other" and "residential" previous land use categories)

Year	Other (10-50 dwellings)	Residential (10-50 dwellings)
2011/12	0	0
2012/13	24	11
2013/14	41	10
2014/15	21	10
2015/16	0	18
2016/17	9	95
2017/18	77	47
2018/19	50	7
2019/20	69	12
2020/21	111	22
2021/22	1	0
2022/23	0	0
Total	403	232
Average per year	34	19

#### STEP FIVE: MINOR WINDFALL ANALYSIS

- 4.35. Finally, we examined windfall completions on sites of nine or fewer dwellings. Table 13 shows completions on minor sites between 2011/12 and 2022/23, the two-year rolling average of completions, and the average when the two highest and two lowest outliers are removed.
- 4.36. This shows that the averages are between 128 and 145 dwellings; the mean is 138 completions on small windfall sites, the two year rolling average is 145 dwellings, and when outliers are removed, the average is 128 dwellings. Therefore, as 138 is the middle of the three measures, we will include 138 dwellings per annum in our windfall allowance.

Table 13: Windfa	Il completions on	minor sites	
Year	Total	2 year rolling average	Outliers removed
2011/12	104		104
2012/13	90	97	Removed
2013/14	99	95	99
2014/15	89	94	Removed
2015/16	185	137	Removed
2016/17	441	313	Removed
2017/18	176	309	176
2018/19	177	177	177
2019/20	136	157	136
2020/21	99	118	99
2021/22	35	67	Removed
2022/23	30	33	Removed
Total	1,596		1,220
Average per year	138	145	128

#### STEP SIX: TOTAL WINDFALL ALLOWANCE

- 4.37. Steps one to five above show that a major windfall allowance of 53 dwellings per annum should be included. Furthermore, a minor windfall allowance of 138dpa should be included. This totals a windfall allowance of 191 dwellings per year.
- 4.38. We have only included the windfall allowance for years four and five of the five-year period. This avoids double counting of any extant permissions as shown in Appendix A. Any applications we received in or prior to year 1 of the assessment period are likely to be built out in years 1 to 3.
- 4.39. Table 14 shows the windfall allowance across the five-year period and the sources of that supply.

Table 14: V	Windfall allo	wance total	S		
Site size	Year 1	Year 2	Year 3	Year 4	Year 5
Major windfall allowance	0	0	0	53	53
Minor windfall allowance	0	0	0	138	138

Total windfall allowance	0	0	0	191	191
	Excluded	Excluded	Excluded	Included	Included

4.40. We expect 382 homes to be delivered on windfall sites during the fiveyear period.

#### **Student Accommodation**

- 4.41. The PPG advises that all student accommodation can be included towards meeting the housing requirement, based on the amount of accommodation it releases in the housing market.<sup>21</sup>
- 4.42. The calculation for this is based on the average number of students living in a student-only household, using the published 2011 Census data<sup>22</sup> (as shown in Appendix F). For the Vale of White Horse the average number of students living in a student-only household is 1.7 (rounded to 1 decimal place). This means that for every 17 student units proposed this would contribute 10 dwellings towards our housing land supply. When ONS publish this dataset for the 2021 Census, we will update this figure for the Vale of White Horse in the next position statement.
- 4.43. The Housing Delivery Test uses the national average for the number of students living in student-only households. This may cause a slight difference in completion figures if compared against our more locally accurate figure for the Vale of White Horse.

#### **Residential Institutions**

- 4.44. The PPG states that local planning authorities will need to count housing provided for older people including residential institutions in use class C2 against their housing requirement, based on the amount of accommodation released in the housing market<sup>23</sup>.
- 4.45. For residential institutions, the calculation is based on the average number of adults living in a household<sup>24</sup>, using the published 2011 Census data<sup>25</sup> (as

<sup>&</sup>lt;sup>21</sup> PPG, Paragraph: 034 Reference ID: 68-034-20190722

<sup>22 2011</sup> Census - Number of students in student only household. www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumber ofstudentsinstudentonlyhouseholdnationaltolocalauthoritylevel

<sup>&</sup>lt;sup>23</sup> PPG, Paragraph: 035 Reference ID: 68-035-20190722

<sup>&</sup>lt;sup>24</sup> PPG, Paragraph 016a: 016a Reference ID: 63-016a-20190626

<sup>&</sup>lt;sup>25</sup> 2011 Census - Age of Household Reference Person (HRP) by number of adults in household www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofh ouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel

- shown in Appendix F). For the Vale of White Horse the average number of adults living in a household is 1.9 (rounded to 1 decimal place).
- 4.46. The Housing Delivery Test uses the national average for the number of adults living in households. This may cause a slight difference in completion figures if compared against our more locally accurate figure for the Vale of White Horse.

# **Permitted Development**

- 4.47. Permitted development rights are a national grant of planning permission under the General Permitted Development Order<sup>26</sup> which allows certain building works and changes of use to be carried out without having to make a planning application.
- 4.48. Whilst in general there is no requirement for the developer to contact the Local Planning Authority to use permitted development rights, if the development involves the change of use, permitted development rights do require the developer to notify the local planning authority.
- 4.49. In some cases, a developer may need to seek Prior Approval which means local planning authority will need to approve that specified elements of the development are acceptable before work can proceed. The matters for Prior Approval vary depending on the type of development and these are set out in full in the relevant Parts in Schedule 2 to the General Permitted Development Order.
- 4.50. Where a permitted development is a change of use, under the regulations change of use must occur within three years of the Prior Approval being granted. We include these in the housing supply where we have permitted such developments. Other forms of Prior Approvals will be included, as they in essence have full permission, as long as there is no evidence to say that they will not come forward.

<sup>&</sup>lt;sup>26</sup> The Town and Country Planning (General Permitted Development) (England) Order 2015 <a href="https://www.legislation.gov.uk/uksi/2015/596/contents/made">www.legislation.gov.uk/uksi/2015/596/contents/made</a>

# Supply of deliverable sites

4.51. Table 15 provides the breakdown of deliverable sites for the period 2023 to 2028.

Table 15: Supply of deliverable	sites
Housing supply components	Housing supply 2023-2028
Category A sites	3,313
Category B sites	2,117
Windfall allowance (Only applying in years 2026/27 and 2027/28)	382
Total	5,812

# 5. FIVE-YEAR LAND SUPPLY POSITION

5.1. The Council's five-year housing land supply position, as shown in Table 16, is 6.56 years.

Tab	le 16: Five-year ho	using land supply cal	culation
Step	)	Result	Notes
Α	5 Year Housing Requirement	4,431	See Table 4
В	Housing supply	5,812	See Table 15
С	Number of years' deliverable supply	6.56	(B / A) x 5
D	Over / under supply	+ 1,381	B - A

# **Appendix A: Category A Sites' Trajectories**

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
53	Milton Heights	P16/V2900/FUL	26 October 2017	458	Major	203	69	44	44	44	44	44	35
127	Victoria Cross Gallery, Market Place, Wantage, Oxon, OX12 8AS	P17/V0189/FUL	31 March 2017	3	Minor	0		1	1	1			
168	Sun Willow Barn, Sun Willow Farm Childrey Wantage OX12 9TG	P14/V1151/PAR	02 July 2014	1	Minor	0				1			
218	South West of Faringdon	P20/V0658/RM	29 October 2020	190	Major	86	49	44	44	16			
383	North West of Abingdon on Thames	P19/V0169/RM	30 July 2020	200	Major	116	74	44	40				
419	5 Hids Copse Road, Cumnor Hill, OX2 9JJ	P22/V2349/FUL	29 November 2022	0	Minor	0		-1	1				
500	Lower Lodge Farm Charney Road Longworth Abingdon OX13 5HW	P22/V0605/FUL	30 November 2022	2	Minor	0		1	1				
537	Land adjacent to 16 Yarnells Road North	P22/V0082/FUL	23 May 2022	1	Minor	0		1					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	Hinksey Oxford OX2 0JY												
560	North West of Radley	P20/V0390/RM	05 March 2021	240	Major	68	29	44	44	44	40		
561	South of Kennington (Allocation - Site 3)	P17/V2961/FUL	29 March 2019	283	Major	143	43	44	44	44	8		
670	Bybrook Manor Road Wantage OX12 8NE	P22/V0054/FUL	03 August 2022	3	Minor	0		1	1	1			
726	Land adjacent to 45 Northcourt Road Abingdon OX14 1PJ	P22/V2285/O	17 February 2023	1	Minor	0		1					
749	Stone Farm Majors Road Longcot Faringdon SN7 7TR	P15/V2330/FUL	08 February 2016	4	Minor	1	1	2	1				
842	10 Halls Close, Drayton, Abingdon, OX14 4LU	P17/V1225/RM	19 April 2018	22	Major	0		16	6				
876	Former Pic UK Limited Site, Fyfield Wick, Abingdon, OX13 5NB	P17/V0542/FUL	27 April 2017	2	Minor	1		1					
904	Webbs Cottage Witney Road Kingston Bagpuize ABINGDON OX13 5AN	P16/V2471/FUL	08 December 2016	3	Minor	2	2	1					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
951	Land adjoining Dragon Hill Woolstone Road Uffington SN7 7RE	P18/V2632/FUL	05 April 2019	1	Minor	0				1			
1022	Mather House & Greensands, White Road & Reading Road, East Hendred, Wantage, OX12 8JE	P19/V0301/RM	06 January 2021	75	Major	0		35	35	5			
1024	Land off Sheepstead Road, Marcham, Abingdon	P16/V3224/FUL	11 August 2017	47	Major	27	27	16	4				
1037	54 Hurst Rise Road, Cumnor Hill, OX2 9HQ	P16/V3097/FUL	14 September 2017	3	Minor	0		1	1	1			
1052	5 Toynbee CloseNorth HinkseyOXFORD OX2 9HW	P16/V3039/FUL	31 October 2017	1	Minor	0		1					
1055	Long Reach, Didcot Road, Harwell, DIDCOT, OX11 6DW	P18/V0112/RM	22 August 2018	19	Major	0		16	3				
1087	5 Lechlade Road, FARINGDON, SN7 8AL	P20/V3172/RM	02 August 2021	14	Major	0		14					
1102	St Lawrence House, North Hinksey Lane, Botley, OX2 0NB	P17/V3417/PDO	14 February 2018	20	Major	0		16	4				
1106	Millers Cottage, High Street, Longworth, Abingdon, OX13 5DU	P17/V2813/FUL	12 March 2018	0	Minor	-1		1					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1146	Home Farm Bourton	P18/V0783/PAR	29 June 2018	3	Minor	0		1	1	1			
1178	Warehouse Ferndale Street Faringdon SN7 7BE	P18/V1228/FUL	05 October 2018	4	Minor	0		2	1	1			
1182	Nottingham Fee Downs Close Harwell Didcot OX11 0LP	P18/V1867/FUL	20 December 2018	0	Minor	0		-1	1				
1206	Land to the east of Haugh House Church Lane Longworth ABINGDON OX13 5DX	P18/V1693/FUL	28 February 2019	1	Minor	0		1					
1215	The Limes Station Road Grove OX12 7PE	P21/V1315/RM	16 August 2021	5	Minor	0		2	2	1			
1225	Land South of Park Rd - Phase 1	[Hybrid] P17/V1082/O	12 December 2019	103	Major	102	35	1					
1226	Land South of Park Rd, Faringdon - Phase 2	P21/V0984/RM	25 March 2022	277	Major	17	17	44	44	44	44	44	40
1227	Land to the East of Highworth Road, Shrivenham	P18/V0862/RM	29 November 2018	240	Major	217	81	23					
1228	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	P21/V0773/RM	28 February 2023	275	Major	0		28	76	94	72	5	
1232	Land West of Faringdon Road, Stanford in the Vale,	P18/V2056/RM	28 February 2020	100	Major	35	35	35	30				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	FARINGDON, SN7 8HQ												
1253	Botley Centre, West Way, Botley, Oxford	P16/V0246/FUL	16 September 2016	138	Major	20		118					
1264	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	P19/V1728/RM	16 June 2021	91	Major	55	55	36					
1277	Deans Farm Church Street West Hanney Wantage OX12 0LW	P18/V2047/FUL	30 April 2019	8	Minor	4	4	3	1				
1284	The Poplars Drayton Road Abingdon Oxon OX14 5HU	P18/V3012/FUL	19 June 2018	7	Minor	0		2	3	2			
1285	1-2 Market Place Wantage OX12 8AB	P19/V0123/FUL	16 May 2019	1	Minor	0		1					
1287	Ideal eyes 76 West Way Botley Oxford, OX29JT	P22/V0354/FUL	26 April 2022	4	Minor	0		2	1	1			
1294	Land north of A417 Crab Hill Wantage	P19/V0565/RM	24 October 2019	102	Major	99	42	3					
1296	52A Berry Croft Abingdon OX14 1JN	P22/V2453/FUL	15 December 2022	1	Minor	0			1				
1311	Agents Cottage White Barn Boars Hill Oxford OX1 5HH	P19/V1308/FUL	02 September 2019	0	Minor	0		-1	1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1320	White House 12 Frilford Road Marcham Abingdon OX13 6NS	P22/V0348/FUL	27 January 2023	1	Minor	0		1					
1335	Homing Lincombe Lane Boars Hill Oxford OX1 5DY	P19/V2035/FUL	06 December 2019	0	Minor	-1				1			
1337	Land at White House Farm Manor Road Wantage OX12 8LX	P19/V2072/FUL	19 December 2019	0	Minor	0		-1	1				
1349	22 Norreys Road Cumnor Oxford OX2 9PG	P19/V1804/FUL	30 January 2020	1	Minor	-1	-1	1	1				
1356	Land off Oxford Road Swinford	P19/V2621/FUL	17 February 2020	0	Minor	-1	-1	-1	1	1			
1361	Arborfield Didcot Road Harwell Didcot OX11 6DH	P22/V2348/RM	01 December 2022	1	Minor	0			1				
1367	Thames Barn Sunningwell Road Sunningwell Abingdon OX13 6BJ	P20/V0173/FUL	26 March 2020	2	Minor	0		1	1				
1370	Land at Plot 5, Reading Road, Harwell, Didcot, OX11 0LW	P18/V1949/FUL	25 June 2020	1	Minor	0				1			
1371	5 Toynbee Close, North Hinksey, Oxford, OX2 9HW	P19/V1512/FUL	15 September 2020	4	Minor	0		2	1	1			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1372	Rumseys Barn, London Road, Blewbury, Didcot, OX11 9PB	P19/V3253/FUL	29 January 2021	1	Minor	0		1					
1373	27 Ormond Road, Wantage, OX12 8DZ	P18/V1198/FUL	05 May 2020	3	Minor	1		1	1				
1376	87 High Street, Milton, Abingdon, OX14 4EJ	P19/V0422/FUL	11 October 2020	1	Minor	0		1					
1378	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	P19/V0910/FUL	30 November 2020	48	Major	32	28	16					
1379	13-17 London Street, Faringdon, SN7 7AE	P19/V1340/FUL	04 June 2020	7	Minor	0		2	3	2			
1386	Land Adjacent to Matthew Arnold School, Arnold's Way, Oxford,	P19/V2953/FUL	29 May 2020	1	Minor	0		1					
1387	Irasa, Eynsham Road, Botley, Oxford, OX2 9NL	P19/V3094/FUL	14 May 2020	0	Minor	0		-1	1				
1390	Cleveland Farm, Shrivenham Road, Longcot, SN7 7TW	P19/V3280/FUL	22 May 2020	5	Minor	0		2	2	1			
1392	3-7 Marlborough Street, Faringdon, SN7 7JE	P20/V0013/FUL	11 September 2020	5	Minor	0		2	2	1			
1394	Poplar Corner, Lower Wootton, Wootton Village, Boars Hill, Oxford, OX1 5JL	P20/V0176/FUL	02 July 2020	1	Minor	0			1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1398	Lowerfield Farm, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V0295/FUL	07 December 2020	4	Minor	0		2	1	1			
1399	Home Farm, Bishopstone Road, Bourton, SN6 8JF	P20/V0298/FUL	03 July 2020	6	Minor	0		2	2	2			
1400	5 Toynbee Close, North Hinksey, Oxford, OX2 9HW	P22/V0482/FUL	01 July 2022	1	Minor	0			1				
1401	Land at Stockham Farm, Wantage, OX12 9BQ	P20/V0330/FUL	24 April 2020	8	Minor	0		3	3	2			
1407	Flat 4 Chelsie House, 104 West Way, Botley, Oxford, OX2 9JU	P20/V0482/FUL	02 June 2020	-1	Minor	0		-1					
1410	Westcot Farm, Westcot, Wantage, OX12 9QA	P20/V0526/FUL	28 January 2021	7	Minor	0		2	3	2			
1413	Shrivenham Hundred Business Park, Majors Road, Watchfield, Swindon, SN6 8TZ	P20/V0629/FUL	23 August 2020	5	Minor	0		2	2	1			
1421	Cedar Glen, Harris's Lane, Longworth, Abingdon, OX13 5EH	P20/V0797/FUL	29 June 2020	0	Minor	-1	-1	-1	1	1			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1422	The Old Woodyard, School Lane, Milton, Abingdon, OX14 4EH	P20/V0816/FUL	09 June 2020	1	Minor	0				1			
1425	The Coach House, Upper West Field, Reading Road, Harwell, Didcot, OX11 0JJ	P20/V0900/FUL	27 May 2020	1	Minor	0		1					
1429	Gorse House, Road Running Through Little Coxwell, Little Coxwell, Faringdon, SN7 7LG	P20/V0977/FUL	17 July 2020	1	Minor	0			1				
1433	Ravenscourt, 11 Henwood, Wootton, Boars Hill, OX1 5JX	P20/V1092/FUL	17 December 2020	0	Minor	-1		1					
1435	Pippins, Locks Lane, Wantage, OX12 9DB	P21/V1291/RM	01 October 2021	0	Minor	0		-1	1				
1436	Wicks House, North Green, West Hanney, Wantage, OX12 0LQ	P20/V1147/FUL	25 September 2020	1	Minor	0		1					
1437	Jabrin, Reading Road, Harwell, Didcot, OX11 0LU	P22/V2257/FUL	15 November 2022	1	Minor	0			1				
1439	The Poplars, School Lane, Milton, Abingdon, OX14 4EH	P20/V1202/FUL	11 August 2020	1	Minor	0		1					

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1440	The Stables, Land to east of Circourt Road, Denchworth,	P20/V1229/FUL	17 July 2020	1	Minor	0			1				
1441	5 & 6, Mill Lane, Sutton Courtenay, ABINGDON, OX14 4BE	P20/V1310/FUL	25 September 2020	0	Minor	0		-2	2				
1442	Wayside, Townsend Road, Shrivenham, Swindon, SN6 8HR	P20/V1324/RM	17 September 2020	2	Minor	0		1	1				
1449	26 Caldecott Close, Abingdon, OX14 5HA	P20/V1389/FUL	08 September 2020	1	Minor	0		1					
1450	Pax Hill, Locks Lane, Wantage, OX12 9DB	P20/V1409/FUL	12 February 2021	1	Minor	0				1			
1452	Long Thatch, 4 The Green, East Hanney, WANTAGE, OX12 0HH	P20/V1463/FUL	11 August 2020	1	Minor	0				1			
1455	Grange Cottage, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V1530/FUL	06 November 2020	2	Minor	0		1	1				
1456	Murco Filling Station, Newbury Road, Chilton, Didcot, OX11 0RW	P20/V1532/FUL	29 January 2021	0	Minor	0		-1	1				

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1457	119 The Causeway, Steventon, Abingdon, OX13 6SJ	P20/V1544/FUL	06 November 2020	1	Minor	0		1					
1460	5 Toynbee Close, North Hinksey, Oxford, OX2 9HW	P20/V1698/FUL	01 October 2020	2	Minor	0		1	1				
1463	87 High Street, Milton, Abingdon, OX14 4EJ	P20/V1751/LDP	08 September 2020	1	Minor	0		1					
1465	The Willows, 4 Yarnells Road, North Hinksey, Oxford, OX2 0JY	P21/V2187/FUL	22 August 2022	6	Minor	-1		2	3	2			
1468	131 Netherton Road, Appleton, Abingdon, OX13 5QW	P20/V1811/FUL	06 October 2020	1	Minor	0		1					
1469	18 Market Place, Faringdon, SN7 7HP	P20/V1834/FUL	11 November 2020	1	Minor	0			1				
1476	Orchard View, Appleton Road, Longworth, Abingdon, OX13 5EF	P20/V1966/FUL	05 October 2020	1	Minor	0		1					
1480	Garden House, Westbrook Street, Blewbury, Didcot, OX11 9QB	P20/V2063/FUL	18 December 2020	1	Minor	0			1				
1481	Garden House, Westbrook Street, Blewbury, Didcot, OX11 9QB	P20/V2065/FUL	02 December 2020	0	Minor	0		-1	1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1489	17 Bow Bank, Longworth, Abingdon, OX13 5ER	P20/V2385/FUL	08 January 2021	2	Minor	0		1	1				
1496	Torus House, Stert Street, Abingdon, OX14 3JF	P20/V2757/N1A	18 December 2020	15	Major	0		15					
1504	Pewit Farm, Manor Road, Wantage, OX12 8LY	P20/V3037/FUL	20 February 2021	0	Minor	0		-1	1				
1506	Stables to northwest of The Manor House, Townsend, Chilton, near Didcot, OX11 0SR	P20/V3154/FUL	03 February 2021	1	Minor	0				1			
1510	Curlew Meadow Barn, Circourt Road, Denchworth, Wantage, OX12 0EA	P20/V3268/N4B	08 February 2021	1	Minor	0		1					
1514	Land North of Dunmore Road, Abingdon, OX14 1PU	P19/V1998/RM	26 March 2021	425	Major	111	103	57	57	57	57	57	29
1516	48 Charlton Road, Wantage, OX12 8HG	P20/V3186/FUL	18 March 2021	1	Minor	0			1				
1518	Land at Townsend Road, Shrivenham,	P20/V1279/FUL	11 June 2021	9	Major	-1	-1	10					
1519	94 Ock Street, Abingdon, Oxon, OX14 5DH	P20/V1348/FUL	20 September 2021	2	Minor	0		1	1				

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1520	The Old Boat Yard, Ferry Walk, Abingdon, OX14 5HP	P20/V1565/FUL	01 April 2021	3	Minor	0		1	1	1			
1521	3 Fieldside, Upton, Didcot, OX11 9HY	P20/V2094/FUL	15 April 2021	1	Minor	0		1					
1523	Venn Mill, Road Running Through Garford, Garford, OX13 5PA	P20/V2403/FUL	27 April 2021	1	Minor	0			1				
1524	Land Adjacent to Matthew Arnold School, Arnold's Way, Oxford,	P20/V2700/FUL	27 April 2021	1	Minor	0				1			
1525	Andersey Farm, Grove Park Drive, Lockinge, OX12 8SG	P22/V0479/FUL	03 May 2022	5	Minor	0		2	2	1			
1526	20 Loder Road, Harwell, Didcot, OX11 0HR	P20/V3190/FUL	17 September 2021	1	Minor	0		1					
1527	Norrington House, 22 High Street, Drayton, OX14 4JL	P20/V3237/FUL	13 May 2021	2	Minor	0		1	1				
1528	2 Gloucester Street, Faringdon, SN7 7HY	P20/V3239/FUL	15 April 2021	4	Minor	0		2	1	1			
1530	6 Sutton Road, Milton, Abingdon, OX14 4ET	P20/V3360/FUL	09 April 2021	1	Minor	0			1				
1532	Workshop And Premises, 2A 2-6 High	P21/V0140/FUL	30 July 2021	7	Minor	0		3	2	2			

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	Street, Steventon, OX13 6RS												
1534	Abners, Church Road, Blewbury, OX11 9PY	P21/V0405/FUL	23 July 2021	1	Minor	0				1			
1535	The Stables, Land to east of Circourt Road, Denchworth,	P21/V0419/FUL	07 April 2021	1	Minor	0		1					
1536	Beckett Cottage, 25 Park Avenue, Shrivenham, SN6 8HD	P21/V0445/FUL	16 July 2021	1	Minor	0			1				
1538	28A Wallingford Street, Wantage, OX12 8BH	P21/V0464/FUL	08 June 2021	1	Minor	0				1			
1539	Dragon Hill, Woolstone Road, Uffington, SN7 7RE	P22/V1141/FUL	02 December 2022	2	Minor	0		1	1				
1540	Springhill Farm, Spring Hill, Kingston Bagpuize with Southmoor,, OX13 5HL	P21/V0521/FUL	21 July 2021	2	Minor	0		1	1				
1543	Land south of, 87 High Street, Milton, OX14 4EJ	P21/V0610/FUL	06 May 2021	1	Minor	0		1					
1544	Land West of Newbury Road, East Hendred, OX12 8LG	P21/V0619/FUL	25 May 2021	1	Minor	0			1				
1546	The Stables, Milton Hill, Abingdon, OX14 4DP	P21/V0667/FUL	27 April 2021	1	Minor	0			1				

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1547	25 Orchard Way, Harwell, Didcot, OX11 0LQ	P21/V0679/O	25 June 2021	5	Minor	0		2	2	1			
1548	Land at Gorse House, Little Coxwell, Oxfordshire, SN7 7LG	P21/V0681/FUL	19 July 2021	1	Minor	0		1					
1557	1 West St Helen Street, Abingdon, OX14 5BL	P21/V1069/LDP	07 June 2021	2	Minor	0		2					
1559	Royal British Legion Hall, Wootton Village, Boars Hill, OX1 5HP	P21/V1164/FUL	13 August 2021	2	Minor	0		1	1				
1563	Old School House, Baulking, SN7 7QE	P21/V1365/N4B	05 July 2021	1	Minor	0			1				
1564	Chilswell Barn, Chilswell Lane, Oxford, OX1 5BN	P21/V1392/FUL	08 July 2021	1	Minor	0				1			
1565	8 - 10, Grove Street, Wantage, OX12 7AA	P21/V1428/FUL	24 September 2021	4	Minor	0		2	1	1			
1567	Pennyhooks Farm, Pennyhooks Lane, Shrivenham, SN6 8EX	P21/V1475/N4B	13 July 2021	1	Minor	0		1					
1569	The Old Forge, Main Road, Fyfield, OX13 5LN	P21/V1657/FUL	01 September 2021	1	Minor	0				1			
1572	Land Adjacent to Vanquish House,	P21/V2072/FUL	21 September 2021	1	Minor	0			1				

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	School Lane, Milton, OX14 4EH												
1573	White Horse Stables, Goosey, Faringdon, SN7 8PA	P21/V2109/FUL	21 September 2021	1	Minor	0				1			
1574	Centre East Parcel, Crab Hill, Phase 4 Kingsrove, Wantage,	P20/V2756/RM	11 June 2021	171	Major	156	119	15					
1577	22-26 The Clock House, Ock Street, Abingdon, OX14 5SW	P19/V0083/FUL	08 October 2021	11	Major	0			11				
1578	16 Newbury Street, Wantage, OX12 8DA	P20/V1982/FUL	22 October 2021	1	Minor	0		1					
1580	Agricultural Barn, Land at College Farm, Ashbury, SN6 8LF	P21/V2311/N4B	04 October 2021	1	Minor	0				1			
1584	Thickets, Hinksey Hill, Oxford, OX1 5BQ	P21/V2852/FUL	31 March 2022	0	Minor	0		-1	1				
1585	Middle Green Farm, Baulking, Faringdon, SN7 7QE	P21/V3397/LDP	04 March 2022	2	Minor	0		1	1				
1586	14 Market Place, Abingdon, OX14 3HA	P21/V3435/FUL	29 March 2022	4	Minor	0		2	1	1			
1587	Walnut Cottage, Little Coxwell, Faringdon, SN7 7SP	P21/V3482/FUL	01 March 2022	0	Minor	-1	-1	1					

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1588	Westwood Country Hotel, Hinksey Hill, Oxford, OX1 5BG	P21/V3544/FUL	25 March 2022	5	Minor	0		2	2	1			
1593	Land East of Meadow View, Didcot Road, Harwell,	P20/V1334/FUL	18 January 2022	76	Major	39	39	37					
1596	Gore Farm, Buckland Marsh, Buckland Marsh, Faringdon, SN7 8RD	P21/V0070/FUL	28 January 2022	0	Minor	-1	-1	1					
1597	Kernanderry, Faringdon Road, Frilford Heath, Abingdon, OX13 6QJ	P21/V0700/FUL	02 November 2021	0	Minor	-1	-1	1					
1598	Broomfield, Hamels Lane, Boars Hill, Oxford, OX1 5DJ	P21/V1054/FUL	25 February 2022	0	Minor	0		-1	1				
1599	Parcel South East B, Crab Hill, Reading Road, Wantage, OX12 8HT	P21/V1265/RM	04 February 2022	121	Major	16	16	44	53	8			
1600	Abingdon Dance Studio, Land at 63 Swinburne Road, Abingdon, OX14 2HF	P21/V1777/O	24 January 2022	2	Minor	0		1	1				
1601	Church Farm, Fernham Road, Longcot, Faringdon, SN7 7TG	P21/V1838/FUL	17 December 2021	1	Minor	0				1			

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1602	70 High Street, Cumnor, Oxford, OX2 9QD	P21/V1890/FUL	16 December 2021	1	Minor	0				1			
1603	(modern) Barns to the south of Priors Court/Manor Farm, Church Street, West Hanney, Wantage, OX12 0LW	P21/V2022/FUL	17 November 2021	1	Minor	0			1				
1604	Care Home site, Centre West Phase, Kingsgrove, Oxfordshire,	P21/V2040/RM	16 February 2022	72	Major	0			38				
1605	Woodlands, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P21/V2129/FUL	18 February 2022	0	Minor	0		-1	1				
1606	Rose Cottage, Gainfield, Buckland, Faringdon, SN7 8QH	P21/V2387/FUL	17 December 2021	0	Minor	-1		1					
1608	87 High Street, Milton, Abingdon, OX14 4EJ	P21/V2423/FUL	15 November 2021	1	Minor	0				1			
1609	Land at the rear of Buckridges, High Street, Sutton Courtenay, OX14 4AW	P21/V2440/O	19 November 2021	3	Minor	0		1	1	1			
1610	Former Baptist Church, Packhorse Lane,	P21/V2520/FUL	10 February 2022	1	Minor	0		1					

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	Marcham, Abingdon, OX13 6NT												
1611	9 Wick Green, Grove, Wantage, OX12 0AS	P21/V2550/FUL	27 January 2022	1	Minor	0			1				
1612	Ickleton House, Ickleton Road, Wantage, OX12 9JA	P21/V2659/FUL	24 December 2021	1	Minor	0		1					
1613	Barn 8, Camden Farm, Radcot Road, Faringdon, SN7 8DY	P21/V2717/FUL	13 December 2021	1	Minor	0				1			
1616	Webbs Barn Cottage, Witney Road, Kingston Bagpuize, Abingdon, OX13 5AN	P21/V3059/FUL	13 January 2022	1	Minor	0			1				
1617	Hitchcopse Farm, Cothill Road, Cothill, Abingdon, OX13 6QQ	P21/V3081/N4B	23 December 2021	1	Minor	0		1					
1618	Land to side of the Manor House, Townsend, Chilton, Didcot, OX11 0SR	P21/V3103/FUL	18 February 2022	2	Minor	0		1	1				
1622	1 Sugworth Crescent, Radley, Abingdon, OX14 2JR	P21/V3119/FUL	21 January 2022	1	Minor	0			1				
1623	62 and 64, High Street, Shrivenham, SN6 8AA	P21/V3201/FUL	07 February 2022	2	Minor	0		1	1				

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1624	Barcote Farm, Barcote Park, Buckland, Faringdon, SN7 8PP	P21/V3295/FUL	04 February 2022	2	Minor	0		1	1				
1625	Moor Mill Barn, Moor Mill Farm, Uffington, SN7 7QD	P22/V0486/FUL	13 July 2022	1	Minor	0				1			
1626	Barn 2, Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P21/V3505/N4B	13 February 2022	1	Minor	0		1					
1627	Barn 1, Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P21/V3506/N4B	13 February 2022	1	Minor	0			1				
1628	Colliers Barn, Baulking, Faringdon, SN7 7QE	P21/V3537/N4B	15 February 2022	1	Minor	0				1			
1629	Old Telephone Exchange Site, Littleworth, Faringdon, SN7 8ED	P21/V3538/RM	25 February 2022	2	Minor	0		1	1				
1630	Land north of Twelve Acre Drive Abingdon	P22/V0680/RM	22 February 2023	371	Major	0		57	57	57	57	57	43
1634	Poplar Corner, Lower Wootton, Wootton Village, Boars Hill, Oxford, OX1 5JL	P21/V1360/FUL	20 April 2022	2	Minor	0			1	1			

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1635	Green Lane / Brumcombe Lane, Green Lane, Bayworth, OX13 6QT	P21/V2205/FUL	24 June 2022	1	Minor	0			1				
1638	18 Sandhill, Shrivenham, Swindon, SN6 8BQ	P21/V0460/FUL	19 July 2022	1	Minor	0		1					
1639	Wootton Business Park, Wootton, Abingdon, OX13 6FD	P21/V0477/FUL	22 July 2022	58	Major	0		18	37	3			
1640	Ridgeway, Bessels Way, Blewbury, Didcot, OX11 9NT	P21/V1626/FUL	15 June 2022	3	Minor	0		1	1	1			
1641	6 Frogmore Lane, Stanford In The Vale, Faringdon, SN7 8LG	P21/V2009/FUL	28 July 2022	1	Minor	0				1			
1642	Land at Kiln Lane, Drayton, OX14 4FE	P21/V2176/FUL	08 July 2022	7	Minor	0		2	2	3			
1644	The Plough Inn, Orchard Lane, East Hendred, Wantage, OX12 8JW	P21/V2296/FUL	07 October 2022	3	Minor	0		1	1	1			
1646	Victoria Cross Gallery, Market Place, Wantage, Oxfordshire, OX12 8AS	P21/V2489/FUL	10 June 2022	6	Minor	0		2	2	2			

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1647	Hill Farm, Faringdon Road, East Challow, Wantage, OX12 9PD	P21/V2702/FUL	19 August 2022	3	Minor	0		1	1	1			
1649	Westcot House, Westcot, Wantage, OX12 9QA	P21/V2824/FUL	10 May 2022	1	Minor	0				1			
1650	Westcot House, Westcot, Wantage, OX12 9QA	P21/V2825/FUL	10 May 2022	1	Minor	0			1				
1651	133 Pinnocks Way, Oxford, OX2 9DF	P21/V2850/FUL	25 May 2022	-2	Minor	0		-3		3			
1652	53 Welford Gardens, Abingdon, OX14 2BH	P22/V1759/FUL	28 October 2022	2	Minor	0		1	1				
1653	Land-O, The Winnaway, Harwell, Didcot, OX11 0JG	P21/V3057/FUL	14 April 2022	2	Minor	0			1	1			
1655	Greystones, 8A The Gap, Marcham, Abingdon, OX13 6NJ	P21/V3297/FUL	03 May 2022	1	Minor	0			1				
1656	62 Parsons Mead, Abingdon, OX14 1LL	P21/V3458/FUL	16 September 2022	1	Minor	0				1			
1657	Ardmore, Stanton Road, Oxford, OX2 9AY	P21/V3511/FUL	05 May 2022	0	Minor	-1	-1		1				
1658	Monks Farm, Grove, OX12 0AH	P21/V3516/RM	29 September 2022	83	Major	0			50	30	3		

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1659	3 Cornmarket, Faringdon, SN7 7HG	P21/V3542/FUL	18 August 2022	2	Minor	0		1					
1663	17 Garford Close, Abingdon, OX14 2BY	P22/V0224/FUL	24 May 2022	1	Minor	0			1				
1664	Stepnell Ltd, Cane Lane, Grove, Wantage, OX12 0AB	P22/V0228/FUL	14 June 2022	1	Minor	0				1			
1665	1 Challow Marsh Cottages, East Challow, Wantage, OX12 0ED	P22/V0283/FUL	04 July 2022	1	Minor	0		1					
1666	Great Field, Pusey, Faringdon, SN7 8RX	P22/V0290/FUL	26 August 2022	1	Minor	0			1				
1668	69 Yarnells Hill, Oxford, OX2 9BG	P22/V0347/FUL	23 September 2022	1	Minor	-1	-1		1	1			
1671	Common Barn Farm, Garford, Abingdon, OX13 5PA	P22/V0442/N4B	31 May 2022	3	Minor	0		1	1	1			
1672	New Barn, Stanton Road, Oxford, OX2 9AY	P22/V0470/FUL	17 June 2022	1	Minor	0		1					
1676	4 The Square, Abingdon, OX14 5AR	P22/V0492/FUL	20 May 2022	1	Minor	0			1				
1677	36 Westminster Way, Oxford, OX2 0LW	P22/V0577/FUL	31 October 2022	2	Minor	0		1					

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1678	53 The Causeway, Steventon, Abingdon, Oxfordshire, OX13 6SE	P22/V0618/FUL	11 May 2022	1	Minor	0				1			
1679	The Thatched Cottage, 4 Oxford Road, Frilford Heath, Abingdon, OX13 5NR	P22/V0624/FUL	15 August 2022	2	Minor	0		1	1				
1680	Land adjacent Whittington Crescent, Denchworth Road, Wantage, OX12 9GB	P22/V0634/FUL	04 July 2022	3	Minor	0		1	1	1			
1681	Rumseys Barn, London Road, Blewbury, Didcot, OX11 9PB	P22/V0669/FUL	10 May 2022	1	Minor	0		1					
1682	The Old Woodyard, Blackbird Lane, Milton, OX14 4EH	P22/V0767/FUL	20 May 2022	1	Minor	0			1				
1683	Falcon Court, Market Place, Wantage, OX12 8AW	P22/V0779/FUL	16 June 2022	-1	Minor	0				-1			
1684	15 Kings Close, Letcombe Regis, Wantage, OX12 9JF	P22/V0812/FUL	25 August 2022	1	Minor	0		1					
1685	Home Farm, Bishopstone Road, Bourton, SN6 8JF	P22/V0869/FUL	24 October 2022	6	Minor	0		2	2	2			

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1686	Dulcina, Newmans Close, Upton, Didcot, OX11 9JA	P22/V0899/FUL	15 September 2022	1	Minor	0			1				
1688	West Barn, Peewit Farm, 95 Drayton Road, Sutton Courtenay, OX14 4HB	P22/V0929/N4B	01 June 2022	1	Minor	0				1			
1689	The Poplars, School Lane, Milton, Abingdon, OX14 4EH	P22/V0932/FUL	02 September 2022	5	Minor	0		1	2	2			
1690	St Audries Cottage, Church Lane, Dry Sandford, Abingdon, OX13 6JP	P22/V0979/FUL	16 June 2022	1	Minor	0		1					
1691	Bridge Barn, Main Road, Appleford, OX14 4NU	P22/V0993/N4B	14 June 2022	1	Minor	0		1					
1693	Magpie Cottage, 30 High Street, Drayton, Abingdon, OX14 4JW	P22/V2919/FUL	17 February 2023	1	Minor	0			1				
1694	(modern) Barns to the south of Priors Court/Manor Farm, Church Street, West Hanney, Wantage, OX12 0LW	P22/V1058/FUL	22 June 2022	1	Minor	0				1			

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1695	Cowleaze Barn, Claypit Lane, Woolstone, Faringdon, SN7 7QS	P22/V1061/N4B	09 June 2022	1	Minor	0		1					
1696	Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P22/V1065/N4B	06 July 2022	5	Minor	0		1	2	2			
1698	43 Edward Street, Abingdon, OX14 1DJ	P22/V1111/FUL	03 August 2022	1	Minor	0				1			
1700	41 Market Place, Wantage, OX12 8AW	P22/V1206/FUL	07 October 2022	8	Minor	0		2	3	3			
1701	Eastfield Farm, Gainfield, Buckland, Faringdon, SN7 8QJ	P22/V1323/N4B	29 September 2022	2	Minor	0			1	1			
1705	4 Flat, Elms Parade, Oxford, OX2 9LG	P22/V1626/FUL	10 October 2022	1	Minor	0		1					
1708	Bayllols Manor, High Street, Harwell, Didcot, OX11 0EY	P21/V2025/FUL	08 December 2022	2	Minor	0		1	1				
1709	Former Seven Acres Nursery Site, Faringdon Road, Stanford in the Vale	P21/V2334/FUL	19 December 2022	82	Major	0			37	37	8		
1710	Land off Blackbird Lane Milton OX14 4EH	P21/V3386/FUL	29 November 2022	1	Minor	0		1					
1711	Land At Grove Airfield, Denchworth Road,	P22/V0086/RM	08 December 2022	196	Major	5	5	80	80	31			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	Grove, Wantage, Oxfordshire												
1712	Antwick Stud Letcombe Regis Wantage, OX12 9JD	P22/V1247/FUL	06 January 2023	3	Minor	0		1	1	1			
1713	33 The Causeway Steventon Abingdon, OX13 6SE	P22/V1345/RM	09 December 2022	7	Minor	0		2	3	2			
1715	Dry Leys, Kingston Road, Frilford, Abingdon, OX13 5HB	P22/V1622/FUL	31 October 2022	2	Minor	0		1	1				
1716	Fernham Farm, Chapel Lane, Fernham, Faringdon, SN7 7NX	P22/V1698/FUL	22 November 2022	1	Minor	0		1					
1717	Cedar Glen, Harris's Lane, Longworth, Abingdon, OX13 5EH	P22/V1890/FUL	04 January 2023	1	Minor	0				1			
1718	21 Grundy Crescent Kennington OX1 5PS	P22/V2362/FUL	06 February 2023	2	Minor	0		1	1				
1720	Land Adjoining To Foxcombe Rise, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P22/V2570/FUL	24 February 2023	1	Minor	0			1				
1721	The Old Maltings, Vineyard, Abingdon, Oxfordshire, OX14 3UG	P22/V2579/N5D	16 December 2022	16	Major	0		5	5	6			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Major or Minor	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
1723	Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB	P22/V2903/FUL	22 February 2023	-1	Minor	0		-1					
1724	Tall Trees, 11 Rimes Close, Kingston Bagpuize, Abingdon, OX13 5AL	P22/V2980/FUL	23 February 2022	1	Minor	0			1				
1725	157 Eynsham Road, Botley, Oxford, OX2 9NE	P21/V2665/FUL	01 March 2023	3	Minor	0		1	1	1			
1726	Land south of Park Road, Faringdon, SN7 7PL	P22/V2053/RM	23 March 2023	60	Major	0				60			
1727	Land adjacent to Middle Green Farm, off The Green, Baulking,	P22/V2470/FUL	22 March 2023	1	Minor	0		1					
1728	Woodcutters Barn, Road Running From B4508 To Home Farm, Pusey, Faringdon, SN7 8QB	P23/V0051/FUL	23 March 2023	1	Minor	0				1			

# **Appendix B: Category B Sites' Trajectories**

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total completions as of 31 March 2023	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
41	Land to the West of Great Western Park (Valley Park), Didcot (in the parishes of Harwell and Milton)	P14/V2873/O	21 February 2022	4254	0			173	250	318	317	298
1237	Monks Farm, Townsend, Grove, OX12 0AH	P16/V0981/O	08 April 2021	317	0					47	50	50
1240	Land At Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	P12/V0299/O	17 July 2017	1714	0				49	85	85	85
1244	Crab Hill, North East Wantage	P13/V1764/O	13 July 2015	708	0		58	50	71	164	193	117
1272	Land South of A415, Marcham, Oxon,	P20/V1388/O	01 April 2022	90	0				18	37	33	
1273	North of East Hanney	N/A	N/A	80	0					1	8	16
1729	Land South of Steeds Farm, Coxwell Road, Faringdon	P18/V0259/O	20 July 2021	125	0				22	44	44	15

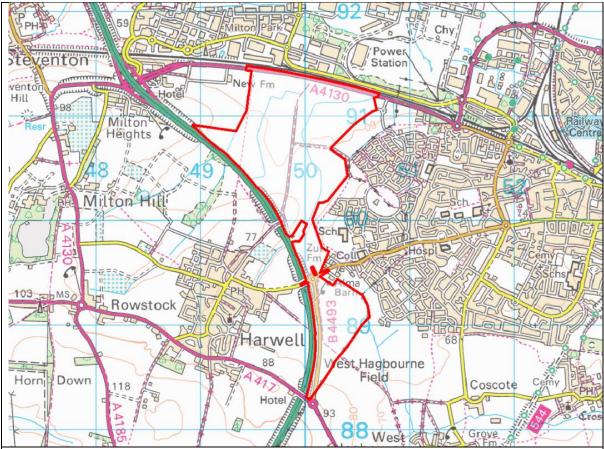
# **APPENDIX C: CATEGORY B SITES' PRO-FORMAS**

Note: <u>Any changes made to pro-formas following site-promoter feedback are shown in bold underlined or bold struck-through text.</u>

Site	Land supply reference	Page
Valley Park	41	58
North-West of Valley Park	40	76
Dalton Barracks	1268	84
East of Kingston Bagpuize with Southmoor	1270	93
East of Sutton Courtenay	83	102
Land South of Steeds Farm, Coxwell Road, Faringdon	1729	112
North of Abingdon	1255	120
North of East Hanney	1273	127
North West of Grove	1271	135
Rogers Concrete, Sandshill, Faringdon	1636	145
South East Marcham	1272	151
Crab Hill, Wantage	1244	158
Grove Airfield	1240	168
Monks Farm, Grove	24	180

Site name	Valley Park, Taylor Wimpey Parcels
Site Reference	41

Total units in 5 year period	747



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Site status	Outline consent
Total units allocated for development	2,550
Total units with outline consent	4,254
Total units with detailed consent	172
Total completions to date	0

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

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Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P14/V2873/O	Outline	4,254	19/12/2014	21/02/2022
P22/V0539/RM	Reserved Matters	246	01/03/2022	Withdrawn
P22/V0604/RM	Reserved Matters	Infrastructure	07/03/2022	TBD
P22/V0907/RM	Reserved Matters	161	07/04/2022	Withdrawn
P22/V2744/RM	Reserved Matters	246	16/11/2022	TBD
P23/V0667/RM	Reserved Matters	172	16/03/2023	28/09/2023

### Assessment of deliverability

### 1. Current planning status

The site is allocated in the Vale of White Horse Local Plan 2031 and benefits from an outline permission for 4,254 homes. The site now has detailed permission for 172 homes, with a further reserved matters application under consideration for 246 homes. There is also a reserved application under consideration relating to infrastructure provision.

### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (古) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

### P22/V2744/RM

### Affordable Housing Team (29 September 2023)

Advise that plans are amended to ensure that the proposed mix of affordable units accords with the Housing Delivery Document (HDD). Plans are advised to be amended to ensure 2-bedroom flats are not located on the second floor or higher. Advised that the size of affordable units should be amended in some instances.

# Landscape Architect (9 October 2023)

Holding objection - Lost trees should be reinstated and the hardness of the street with long lines of parking/buildings without planting should be looked at.

# Oxfordshire County Council (16 October 2023)

#### **Transport**

Holding objection – Key issues:

- No design details have been provided showing how the proposed parcel connects to the on-site pedestrian / cycle routes or the main vehicle access routes to the site via the approved signal-controlled junction on the A4130.
- Site layout to be designed to accord with 20mph design speeds.
- Visibility splays extents, potential conflict with highway trees.
- Clarification required for proposed level of car and bicycle parking provisions

### Lead Local Flood Authority

No objection

# Thames Valley Police (27 July 2023)

A number of concerns with proposals regarding parking, footpaths, access and bin stores.

# Urban Design (20 July 2023)

Valley Park Reference: 41

There are no key design issues that would need resolving or mitigating as part of the application.

Countryside Officer (24 August 2023)

No objections

Didcot Garden Town Team (29 September 2023)

No objection

Drainage Engineer (18 October 2023)

Holding objection- The detailed layouts provided do not provide sufficient primary treatment in line with the requirements of the Flood Risk Assessment. More consideration therefore needs to be provided for the requirements of the agreed Flood Risk Assessment for the site to ensure that sufficient primary SUDS are included within the parcel.

### 3. Site viability

The Council and site promoter are not currently aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

The infrastructure requirements and phasing of delivery can be found in the Phasing Plan provided as part of P22/V2407/DIS.

### 6. Site promoter comments

### P22/V2744/RM

- 1. When do you expect to submit amended plans or documents to address comments by:
  - Affordable Housing Team?

S:\Shared\Monitoring (GDPR)\1. Housing\1. Housing land supply updates\6. 2023\Proformas

- Drainage Engineer?
- Landscape Architect?
- Oxfordshire County Council?
- Thames Valley Police?

Taylor Wimpey expects to submit amended plans and documents to satisfactorily address these issues by 10<sup>th</sup> November 2023.

2. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

Taylor Wimpey is awaiting Environment Agency confirmation that the Site is not within Flood 2 or 3.

### P14/V2873/O

1. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

Please see Table below;

	ed chronological order of Resi lication and commencement (	
Parcel no.	Planning Submission	Commencement
1T	Nov-22	2024
2TB	Nov-23	2024
2TA	2024	2025
6Т	2024	2025
2TC	2025	2026
6TA	2027	2027
6TB	2027	2028
4TA	2026	2027
4T	2028	2030
6TC	2030	2031
XTP	2033	2035

### Site Wide

1. When do you think construction work will commence, and are there any obstacles to starting construction?

Work on the approved access for the development has commenced.

2. When do you think the first dwelling will be completed?

January 2025.

3. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

There will be two Taylor Wimpey sales outlets – with one sales outlet in place from commencement to 2026, and a second opening in 2026 running alongside the first.

4. How many homes a year do you think this site will deliver?

Valley Park - Outline Planning Permission P14/ 2873/O

Refer to Infrastructure, landscape and Parcel Phasing Plan 8106 - 0239 - 07

Calendar Year (end)	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Completions TW	23	109	172	222	221	205	208	216	223	176	174	111
Completions PH	5	130	153	185	226	233	234	232	211	186	168	96
Completions by other providers	0	0	0	0	84	0	0	12	0	0	31	8
Commencement of parcels	1P, 1T	2Tb, 6T 1PA	3Pa, 3Pb Ex care, 2Ta		5Pa, 2Tc, 6Ta	4Ta, 6Tb, 4Pa	3P, CHL	4T	5P	LCS (N), 6Tc, 2P	XP/T LCS (S)	
Completion of parcels			1P	1PA, 1T,	3Pa, 3Pb, 2Ta, 2Tb, 6T, Ex Care		5Pa, 2Tc	4Ta, 4Pa, CHL	3P, 6Tb, 4T	6Ta	LCS (N) 5P	LCS (S), 6Tc, XP/T 2P
Total Dwellings	28	239	325	407	531	438	442	460	434	362	373	215
Cumulative total	28	267	592	999	1530	1968	2410	2870	3304	3674	4016	4254

Table 1 - Trajectory of parcel commencement and completions Phasing Plan Table - February 2023

Taylor Wimpey can confirm that it is happy that the figures and trajectory overall remain correct, but that the Phase1T figures need to be moved right, into the 2024 / 2025 column, due to delays in approval of the reserved matters applications during 2023.

5. Are there any other comments you would like to raise?

### 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031. Outline permission was granted in February 2022 for 4,254 homes. Currently there are two developers expected to bring the site forward, Persimmon Homes and Taylor Wimpey. This proforma and the housing trajectory provided within it relates to the homes that Taylor Wimpey are bringing forward.

The site is currently under construction with work on the access to the site having commenced. A reserved matters application submitted by Taylor Wimpey for 246 homes is currently under consideration, submitted in November 2022, with Taylor Wimpey submitting revised plans to address comments from specialist officers in November 2023. Additional information and revised plans have previously been submitted in January, July and September 2023.

Taylor Wimpey have also provided an anticipated schedule for further reserved matters applications showing an expectation of consistent submissions of reserved matters over the next few years. Taylor Wimpey have also confirmed that the trajectory provided as part of the phasing plan under P22/V2407/DIS is largely still appropriate apart from the pushing back of 23 units now expected to come forward in 2024/25 rather than 2023/24. The final trajectory for this site recognises this.

Taking into account the evidence available, the trajectory provided as part of the phasing plan with recommended amendments from Taylor Wimpey represents a realistic trajectory of homes coming forward on the Taylor Wimpey parcels of development on the wider Valley Park housing allocation. The expected overall delivery levels on would be similar to those previously seen on the Great Western Park development next to the Valley Park allocation, brought forward by the same developers and having been completed in 2021/22.

8. Signatures					
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.					
Date	13 November 2023				
Name / signature	Ben Duffy				
On behalf of Taylor Wimpey, I consider this to be a realistic assessment of the trajectory for this site					
Date	8 <sup>th</sup> November 2023				
Name / signature	Jon Alsop - RPS				

# 9a. Council's initial trajectory shared with site promoter for comment

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
		23	109	172	222	221	208	223	176
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
174	111								

Council's initial 5-year total 747

# 9b. Site promoter's trajectory

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
			132	172	222	221	208	223	176
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
174	111								

Site promoter's 5-year total 747

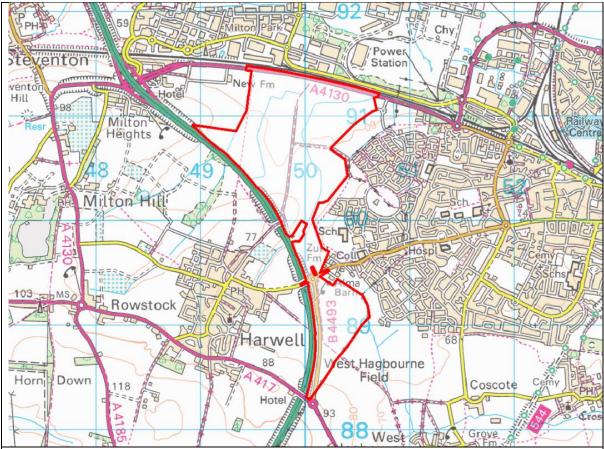
# 9c. Council's final trajectory for the site

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
			132	172	222	221	208	223	176
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
174	111								

Final 5-year total	747
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Site name	Valley park
`	41

Total units in 5 year period	311
Total dilito ili o josii politoti	•



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Site status	Outline consent
Total units allocated for development	2,550
Total units with outline consent	4,254
Total units with detailed consent	172
Total completions to date	0

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

S:\Shared\Monitoring (GDPR)\1. Housing\1. Housing land supply updates\6. 2023\Proformas

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P14/V2873/O	Outline	4,254	19/12/2014	21/02/2022
P22/V0539/RM	Reserved Matters	246	01/03/2022	Withdrawn
P22/V0604/RM	Reserved Matters	Infrastructure	07/03/2022	TBD
P22/V0907/RM	Reserved Matters	161	07/04/2022	Withdrawn
P22/V2744/RM	Reserved Matters	246	16/11/2022	TBD
P23/V0667/RM	Reserved Matters	172	16/03/2023	28/09/2023

### Assessment of deliverability

### 1. Current planning status

The site is allocated in the Vale of White Horse Local Plan 2031 and benefits from an outline permission for 4,254 homes. The site now has detailed permission for 172 homes, with a further reserved matters application under consideration for 246 homes. There is also a reserved matters application under consideration relating to infrastructure provision.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (古) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

### P22/V2744/RM

### Affordable Housing Team (29 September 2023)

Advise that plans are amended to ensure that the proposed mix of affordable units accords with the Housing Delivery Document (HDD). Plans are advised to be amended to ensure 2-bedroom flats are not located on the second floor or higher. Advised that the size of affordable units should be amended in some instances.

### Landscape Architect (9 October 2023)

Holding objection - Lost trees should be reinstated and the hardness of the street with long lines of parking/buildings without planting should be looked at.

# Oxfordshire County Council (16 October 2023)

#### **Transport**

Holding objection – Key issues:

- No design details have been provided showing how the proposed parcel connects to the on-site pedestrian / cycle routes or the main vehicle access routes to the site via the approved signal-controlled junction on the A4130.
- Site layout to be designed to accord with 20mph design speeds.
- Visibility splays extents, potential conflict with highway trees.
- Clarification required for proposed level of car and bicycle parking provisions

### Lead Local Flood Authority

No objection

# Thames Valley Police (27 July 2023)

A number of concerns with proposals regarding parking, footpaths, access and bin stores.

# Urban Design (20 July 2023)

There are no key design issues that would need resolving or mitigating as part of the application.

Countryside Officer (24 August 2023)

No objections

Didcot Garden Town Team (29 September 2023)

No objection

Drainage Engineer (18 October 2023)

Holding objection- The detailed layouts provided do not provide sufficient primary treatment in line with the requirements of the Flood Risk Assessment. More consideration therefore needs to be provided for the requirements of the agreed Flood Risk Assessment for the site to ensure that sufficient primary SUDS are included within the parcel.

### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

### 5. Infrastructure dependencies and enablers

The infrastructure requirements and phasing of delivery can be found in the Phasing Plan provided as part of <a href="P22/V2407/DIS">P22/V2407/DIS</a>.

### 6. Site promoter comments

### P14/V2873/O

 Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

### Site Wide

1. When do you think construction work will commence, and are there any obstacles to starting construction?

Construction has commenced on the elements which secured detailed planning permission under the Outline Permission, namely the western access. Construction on the residential parcels and supporting infrastructure will commence once all pre-commencement conditions have been discharged pursuant to each of those phases.

2. When do you think the first dwelling will be completed?

We anticipate first completions in September 2024.

3. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

Persimmon Homes will have 1-2 sales outlets on the site (Persimmon and Charles Church). The intention will be to have these running throughout the lifetime of the development, albeit this is dependent on the timing of detailed planning permissions.

4. How many homes a year do you think this site will deliver?

See trajectory below.

5. Are there any other comments you would like to raise?

N/A

#### 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031. Outline permission was granted in February 2022 for 4,254 homes. Currently there are two developers expected to bring the site forward, Persimmon Homes and Taylor Wimpey. This proforma and the housing trajectory provided within it relates to the homes that Persimmon Homes are bringing forward.

The site is currently under construction with work on the access to the site having commenced. A reserved matters application has been agreed for 172 homes, which means these homes fall under part A of the definition of deliverable and should be considered deliverable unless there is clear evidence that they will not come forward. Persimmon Homes have confirmed that they expect first completions to be delivered in September 2024 and have provided a housing trajectory setting out the anticipated number of units coming forward per annum.

The trajectory provided by Persimmon Homes indicates that 139 homes that do not currently have detailed permission are expected to be delivered in the 5-year period. These homes would not be expected to come forward until 2026/27 if the 172 with permission are to be delivered first. This gives approximately 3 years for further reserved matters to be agreed which is more than reasonable when compared with the average lead in times in the district, which indicate that takes a year from the submission of a reserved matter application and the first homes being completed for a site of this size.

The site is under construction and has detailed permission for 172 units. The developer has provided their anticipated build out trajectory confirming their intention to bring the site forward with up to 2 Persimmon Homes outlets on site. There is clear evidence that the 139 homes that are expected to come forward in the 5-year period that do not have detailed permission have a realistic prospect of being delivered.

8. Signatures					
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.					
Date	13 November 2023				
Name / signature  Ben Duffy Senior Planning Policy Officer					
On behalf of Persimmon Homes, I consider trajectory for this site	er this to be a realistic assessment of the				
Date	13/11/2023				
Name / signature	Daniel Millward				

### 9a. Council's initial trajectory shared with site promoter for comment

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
			57	114	114	114	114	114	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	114	114	114	114	114	114	114

### 9b. Site promoter's trajectory

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
		0	41	78	96	96	90	90	90
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
90	90	90	90	90	90	90	90	90	90

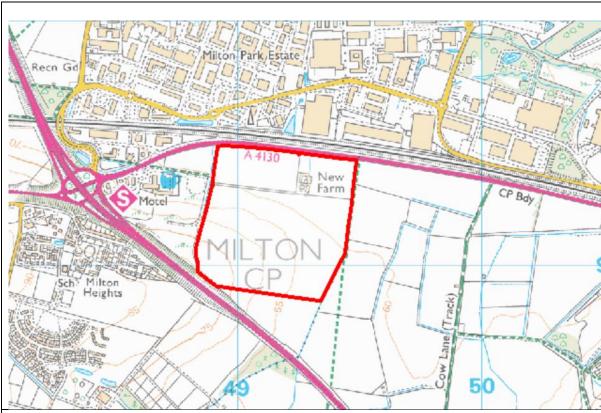
## 9c. Council's final trajectory for the site

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
			41	78	96	96	90	90	90
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
90	90	90	90	90	90	90	90	90	90

Final 5-year total 311
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Site name	North-West of Valley Park
Land supply reference	40

Total units in 5 year period	0
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Site status	Local Plan Part 1 Allocation
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Total units allocated for development	800
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/V2342/O	Outline	7	12/08/2021	Refused 23/11/2021

#### Assessment of deliverability

#### 1. Current planning status

The site is allocated for 800 dwellings by Core Policy 4 of the Vale of White Horse Local Plan 2031 Part 1. There was 1 outline application (P21/V2342/O) for the northwest corner of the site, refused on 23/11/2021.

There are no current planning applications for housing development on this site.

#### 2. Technical consultee comments

We have not received any technical comments on this site as the site promoter has not yet submitted a planning application.

The below list identifies where technical stakeholders have provided feedback on the proposed development (P21/V2342/O), along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond
- Countryside Officer (South and Vale) (22/10/2021)

Lack of information. Reasonably likely to have adversely impact on protected species.

- Drainage (South & Vale) (22/10/2021)

  More information required.
- Contaminated Land (01/10/2021)

No objection subject to conditions for contaminated land investigations.

Env. Protection Team (17/09/2021)

Needs to demonstrate site is suitable and not affected by transport noise.

Landscape Architect (South and Vale) (18/10/2021)

Objection. Does not indicate how will sit within the masterplan for the North West Valley Park strategic site.

Oxfordshire County Council (21/10/2021)

#### **Highways**

- No transport submission provided to support development proposal.
- Proposal is contrary to Local Plan 2031 Core Policies 17 and 18.
- Impact on safeguarded land for delivery of A4130 widening work.
- Access Arrangements.
- Traffic Generation and Impact.
- Site layout

#### **Archaeology**

- Archaeological field evaluation required
- Waste Management Officer (District Council) (23/09/2021)

Details of access and turning for collection vehicle.

Enterprise Zone Team (15/10/2021)

Concerned the development would cancel the widening of A4130 project and impact on Enterprise Zone site adjoining the Milton Services area.

#### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Policy CP4, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

### Housing Infrastructure Funding (HIF1)

Northern parts of the site are safeguarded in the Local Plan for HIF1 and the HIF1 application includes part of the site.

### Drainage

Land in the north of the site in in flood zones 2 and 3

#### 6. Site promoter comments

- What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
   Master Plan prepared and Transport Proposals being prepared at present (necessary site surveys for these purposes having been undertaken).
- 2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers? No formal pre-application advice yet taken. Various Councillors consulted. Much discussion with council officers in previous years. The owners are keen to ensure a good quality legacy development which aspires to be car free.
- 3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this? None undertaken to date. Application process in early stages
- 4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid? Probably hybrid
- When do you think construction work will commence, and are there any obstacles to starting construction? At present 2026/27. No obstacles known.
- 6. When do you think the first dwelling will be completed? At present 2027/28 to tie in with the anticipated construction start date. Both of these will depend upon progress as with all sites through the planning process.
- 7. How many sales outlets will be on site, and will these be present at the same time or in separate phases? Yet to be determined, but probably two.
- 8. How many homes a year do you think this site will deliver? At present 120 (see table below)

9. Are there any other comments you would like to raise?

The formal planning application process is only just commencing and is expected to run its normal course.

Total unit numbers based upon Council's assessment for purposes of these responses.

#### 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031 for 800 dwellings. As of yet no planning application has been submitted on the site, with the average lead in time for a site of this size in the district indicating it takes 6.8 years from the submission of an outline application to the first housing completions.

The landowner has indicated that preparatory work has taken place in relation to a planning application but that it is still in early stages, with no estimated date for a submission of the application. The landowner expects construction to commence in 2026/27 with the first homes delivered in 2027/28. The site will then be expected to deliver 120 homes per annum.

As there is no planning application currently under consideration and no firm timescales for when an application will be submitted, we consider it prudent to rely on the average lead in times and build out rates for the district at this time. The final trajectory has assumed a planning application being submitted in 2025/26, with first homes delivered in 2032/33. The build out rate has been based upon the district wide average for sites of this size, which 114 homes per annum. The rate has been halved for the first year of delivery recognising it will likely be lower as the site ramps up delivery.

Whilst we consider this to be a realistic trajectory, though there is no particular constraint known that would prevent this site from coming forward sooner.

8. Signatures							
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site							
Date	30/11/2023						
Name / signature	Ben Duffy Senior Planning Policy Officer						
No signature received.							

### North-West of Valley Park, Reference: 40

Date	
Name / signature	
_	

### 9a. Council's initial trajectory shared with site promoter for comment

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
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
57	114	114	114	114	114	114	59		

Council's initial 5-year total

0

### 9b. Site promoter's trajectory

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
						60	120	120	120
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
120	120	120	20						

Site promoter's 5-year total

60

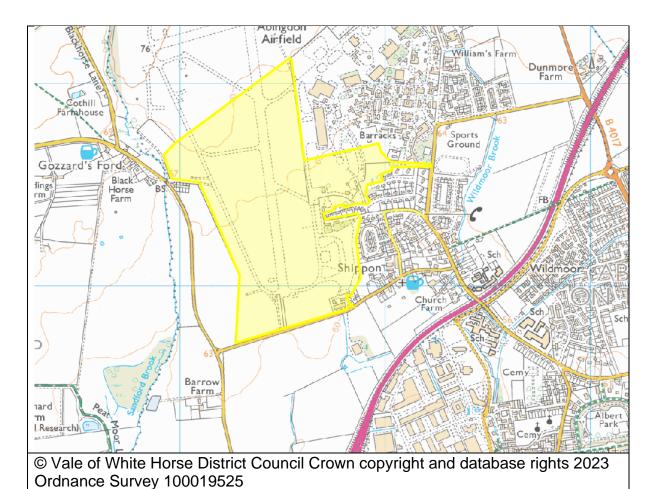
### 9c. Council's final trajectory for the site

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
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
	57	114	114	114	114	114	114	59	

Final 5-year total	0
i mar o your totar	

Site name	Dalton Barracks			
Land supply reference	1268			

Total units in 5 year period	0
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Site status Local Plan Part 2 Allocation

Total units allocated for development	1200
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

### Assessment of deliverability

#### 1. Current planning status

The site is allocated for mixed use including 1200 homes by the Vale of White Horse District's Local Plan Part 2 which was adopted in October 2019.

In June 2019 the wider site was granted garden village status. The allocation for 1200 homes represents only part of the site which is expected to be released by the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence (MOD) first. A Supplementary Planning Document (SPD) was prepared in relation to the allocated site, in consultation with the DIO and was adopted by the Council in April 2022.

A Planning Performance Agreement (PPA) was signed in January 2021 by the DIO, the District Council and the County Council which sets out the roles and responsibilities in progressing towards an outline application, with meetings between the interested parties having taken place regularly since the PPA was agreed, although the timetable of meetings needs to be refreshed. The PPA makes provision for County and District Council Officer resource. The timetable for the submission of an application is to be confirmed as it is reliant on having transport modelling evidence available, which the DIO is in the process of undertaking itself as agreed with the County Council. The PPA makes it clear that the DIO's intention is to submit an initial application for circa 2,750 new homes on a site comprising the allocated site and the built-up area of the Barracks.

#### 2. Technical consultee comments

We have not received any technical comments on this site as the site promoter has not yet submitted a planning application.

#### 3. Site viability

The Council assessed the viability of the site as part of development of the Vale of White Horse Local Plan 2031 Part 2. The site was considered to be viable taking into account the estimated infrastructure contributions / provision required. In preparing the initial planning application, it is acknowledged that the DIO will carry out further work in this regard.

#### 4. Ownership constraints

The site is solely owned by the MOD. The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Neither the DIO nor the Council are aware of any infrastructure issues that will prevent the allocated site (and the built-up area of the barracks) coming forward. There are, however, a number of infrastructure dependencies relating to this site.

All off-site infrastructure contributions will be secured through a S106 Agreement. In accordance with the Vale of White Community Infrastructure Charging Schedule this site is exempt from CIL liability.

The Vale of White Horse Local Plan 2031 Part 2 sets out in the appendices the site-specific requirements regarding infrastructure and design principles. These have been elaborated upon in the Dalton Barracks SPD.



The site development template sets out the following dependencies:

- Upgrades to the sewer network may be required ahead of occupation
- The upgrading of Frilford Junction
- Infrastructure improvements as required by the transport assessment
- Contribute towards existing healthcare and community facilities
- A new two form entry primary school with nursery provision, as well as contributions to appropriate secondary school provision.
- A parkland of least 30 hectares to be located on the site.

As the applicant progresses through the application process, and as proposals are further defined, the impact of the development will become easier to assess. The Council will work with the applicant and other stakeholders to assess this impact, and then secure mitigation measures through either planning conditions or a legal agreement.

#### 6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?

The site promoter, Defence Infrastructure Organisation (DIO), has appointed a full consultant team to undertake a complete suite of technical and environmental surveys. As agreed with the County Council, this survey work also includes a significant package of transport data collection and assessment work to support the proposed outline planning application.

An Environmental Impact Assessment is also being prepared. The DIO is in the process of commissioning and undertaking its own transport work and there will be knock-on effects on noise, air quality and vibration assessments that will be key elements of the EIA.

Dalton Barracks, Reference: 1268

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?

Initial pre-application advice has been sought from the district council and county council through the PPA meetings. The DIO is looking to recommence these meetings in the autumn of 2023 / spring of 2024 and to undertake engagement with key stakeholders and infrastructure providers.

3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?

The DIO has been undertaking regular engagement with the two parish councils that cover the site. A dedicated project website to enable wider public consultation and engagement is planned to be launched in 2024 to run in parallel with the preparation of the outline planning application.

4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?

The DIO has commenced the preparation of an outline planning application for submission to the local planning authority in the autumn of 2024.

5. When do you think construction work will commence, and are there any obstacles to starting construction?

The site will be surplus to operational military activities from 2029 but the DIO is investigating whether an early phase of development could be released on that part of the Phase 1 airfield element of that part of the site that is allocated for around 1,200 dwellings. This would allow enhancements to the access, site set up, installation of key infrastructure and commencement of housing development delivery.

6. When do you think the first dwelling will be completed?

Phase 1 dwellings will start to be completed in 2030, once a significant package of site infrastructure upgrades have been completed.

7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

To be confirmed, but it is likely that the sales strategy will involve multiple outlets with a variety of housing types and tenures coming forward as part of the wider site-wide masterplan and garden village proposal.

8. How many homes a year do you think this site will deliver?

To be confirmed, but the site promoter suggests that the site will deliver an average of 150-200 homes per annum over the plan period.

Dalton Barracks, Reference: 1268

#### 9. Are there any other comments you would like to raise?

The site is progressing through the pre-application planning process and technical and environmental work is underway to inform an outline planning application. The DIO has entered into a PPA and has engaged in ongoing feedback with the Council and key stakeholders. In addition, an SPD has been produced and adopted for the site. Therefore, progress is being made.

The programme in the PPA needs to be refreshed to work to an outline application being submitted in Autumn 2024 for the Phase 1 application of circa 2,750 new homes on the allocated site and on the built-up part of the Barracks.

This site is allocated for 1,200 homes in the Local Plan; however, the garden village proposals relate to a larger parcel of land than the allocated site. For clarity, this form relates only to the site allocation as in the Local Plan.

The wider strategic allocation will be delivered to garden village principles and will demonstrate the design quality benchmark for any future development in the garden village area.

#### 7. Officer conclusion on deliverability

The site is an allocation in the Vale of White Horse Local Plan for 1,200 homes with the site also having been identified as a garden village development opportunity. The garden village relates to a larger parcel of land that is expected to deliver above the 1,200 homes allocated. A wider site, still within the Garden Village, is proposed to be allocated in the emerging Joint Local Plan (with South Oxfordshire District Council) for 2,750 homes, reflecting the ambitions of the DIO as set out in their comments above. Please note the Joint Local Plan is currently will launch its Regulation 18 consultation stage in January 2024, with a Draft Plan expected to be consulted upon in Autumn 2024.

A planning performance agreement has been agreed and pre-app discussions have taken place with further discussions expected. The site promoter has advised they expect to submit an outline application in Autumn 2024, with the first homes delivered in 2029/30. This application will be for 2,750 homes, not the 1,200 homes allocated in the current local plan. To be cautious the trajectory provided by the site promoter has been pushed back one year recognising that first homes are expected to be delivered in 2030 and there are still a number of stages of the development process to progress through. The suitability of the larger site (2,750 homes) will also be related to the progress of the Joint Local Plan.

Below we have set out two trajectories for this site, one reflecting the existing allocation of 1,200 homes, and one reflecting the emerging larger allocation of 2,750 homes. However, no homes are projected to be delivered in the 5-year

period for either number. The Council's final trajectory for the site reflects a delivery rate that is half way between our average delivery rates (168 per annum) and that of the DIO (200 per annum). While we welcome the potential for 200 units per annum on the site, there is currently no developer on board to confirm this. We have therefore forecast a build out rate of 184 per annum.

8. Signatures								
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.								
Date 14 November 2023								
Name / signature	Ben Duffy Senior Planning policy Officer							
On behalf of Defence Infrastructure Organisation, I consider this to be a realistic assessment of the trajectory for this site.								
Date	6 <sup>th</sup> November 2023							
Name / signature	Christopher Tennant MRTPI Director, WSP, for and on behalf of Defence Infrastructure Organisation							

### 9a.i Council's initial trajectory shared with site promoter for comment (1,200 home site)

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
									63
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
147	168	168	168	168	168	150			

Council's initial 5-year total

0

### 9a.ii Council's initial trajectory extrapolated to the larger emerging allocation (2,750 home site)

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
									63
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
168	168	168	168	168	168	168	168	168	168

Council's initial 5-year total

0

### 9b.i Site promoter's trajectory (1,200 home site)

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
									50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	200	200	200	200	200				

Site promoter's 5-year total

0

### 9b.ii Site promoter's trajectory extrapolated to the larger emerging allocation (2,750 home site)

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
									50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	200	200	200	200	200	200	200	200	200

Site promoter's 5-year total

0

### 9c.i Council's final trajectory for the site (1,200 home site)

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
								50	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
184	184	184	184	184	80				

Final 5-year total 0	
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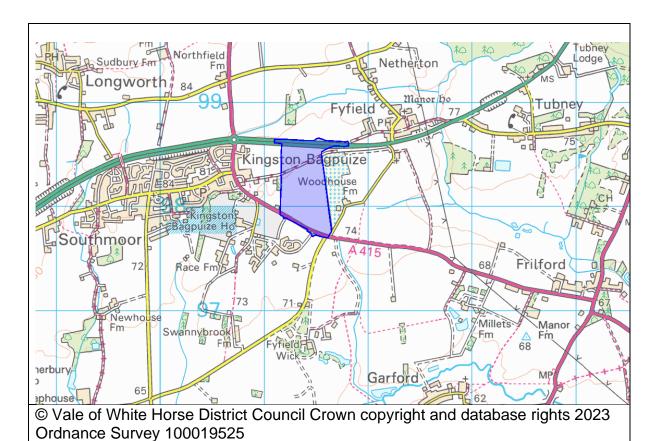
### 9c.ii Council's final trajectory for the emerging allocation site (2,750 home site)

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
								50	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
184	184	184	184	184	184	184	184	184	184

3	
Final 5-year total	0

Site name	East of Kingston Bagpuize with Southmoor
Land supply reference	1270

Total units in 5 year period	0
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Site status	Resolution to Grant

Total units allocated for development	600
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/V0248/O	Hybrid (Outline & Full)	660	01/02/2022	Resolution to Grant 14/02/2023

#### **Assessment of deliverability**

#### 1. Current planning status

The site is allocated in the Vale of White Horse District's Local Plan Part 2 for 600 homes. A hybrid application is currently under consideration on the site comprising:

- 1) outline planning permission, with all matters reserved except for access, for development of up to 660 homes, extra care development of up to 70 units, a local centre of up to 0.5ha, a one form entry primary school on an area for educational provision of up to 2.2ha, playing field and car parking, informal open space, landscape and sustainable drainage areas, access, footpaths, cycle ways, infrastructure and associated engineering works (including a noise attenuation bund and acoustic fence) and
- 2) full planning permission for construction of a three arm roundabout to the A420 (Oxford Road), a four arm roundabout to the A415 (Abingdon Road) and link road between.

On the 14 February 2023, the application was put to Planning Committee and a resolution to grant approval, subject to approval of a S106 agreement, was granted. It is a resubmission of a scheme refused in February 2021 (P18/V2791/O) on highway grounds, air quality and the absence of a S106 legal agreement.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

### Resolution to Grant Committee (14/02/2023)

The resolution to grant permission at Committee identified the following pre-commencement conditions that will be attached to the consent:

1. Traffic and highway safety

- a) The occupation of dwellings on the site will not begin prior to (1) the completion of the upgrade to Frilford Junction unless an alternative phasing plan is agreed with the County Council and (2) satisfactory air quality mitigation for Marcham.
- b) Access to be provided from A420 and the A415 via two new developer delivered roundabouts and a new link road through this site, provided to a standard acceptable to Oxfordshire County Council. The A415 roundabout will link with the business park.
- c) Contribute towards infrastructure improvements on the A420, A415 (including Frilford Junction) and any necessary mitigation measures identified through the site Transport Assessment.
- d) Contribute towards increasing the frequency of bus services.
- e) Provide for buses to travel through the site and provide bus stop infrastructure.
- f) Provide measures to alleviate current traffic flows through the centre of Kingston Bagpuize with Southmoor.
- g) Provide high quality pedestrian and cycle links including pedestrian crossings where necessary.
- h) Replace existing A420 laybys if surveys indicate a need.

#### 2. Urban design

Specific design principles should inform how the southern Green Edge area is brought forward either by condition in advance of a submitted application for this part of the site or to agree these parameters prior to the submission of an RM application for this part of the site.

#### 3. Air Quality

Should the application be approved suggested conditions include a Construction Environmental Management Plan (CEMP) and a phase-specific Biodiversity Enhancement Plan (BEP). In addition, the CEMP shall include the provision of EV charging infrastructure for each property with off street parking and a condition requiring a dust management plan for the development,

#### 4. Drainage Engineer

No objection, subject to conditions:

- a) Detailed sustainable drainage scheme (SUDS)
- b) Scheme for Groundwater monitoring
- c) SUDS compliance report
- d) Foul drainage scheme

#### 5. Contaminated Land Officer

Policy DP27 of LPP2 requires proposals for the development, redevelopment or re-use of land known, or suspected, to be contaminated, to submit a Contaminated Land Preliminary Risk Consultant Report. The applicant has provided a Geo-Environmental assessment with addendums to support the proposal. Historically the site has been used as agricultural

farmland. A limestone quarry was located at the western boundary and infilled with another infilled quarry located nearby. The reports find there is no evidence of contamination being present on site that could prevent development, but the latest addendum recommends gas and ground monitoring to characterise and establish any risk to the development from former quarries and the potential infill. The contaminated land officer has confirmed this can be managed by a planning condition to accord with policy DP27.

6. Community Employment Plan

Policy DP11 of LPP2 states all new development should demonstrate how opportunities for local employment, apprenticeships and training can be created. A Community Employment Plan is required and can be secured by condition to accord with policy DP11.

7. Oxfordshire County Council – Archaeology

No objection subject to conditions:

- a) Archaeological written scheme of investigation
- b) Staged programmed of archaeological evaluation and mitigation
- 8. Forestry Team

No objection subject to conditions:

- a) Tree protection details
- b) Landscaping scheme
- 9. Biodiversity
  - a) Great Crested Newts District Licence
  - b) Great Crested Newts Licence Mitigation

#### 3. Site viability

The Council and site promoter are not currently aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in the Resolution to Grant report, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Contributions towards education and waste will be secured through an S106 agreement.

#### Drainage

The site is in flood zone 1 which is the preferred location for housing development in terms of fluvial flooding. An appropriate drainage scheme can be delivered on the site.

#### Section 106 Agreement

A S106 agreement is being drafted to secure affordable housing, management and maintenance of onsite open spaces and play area, street naming and bin provision for the dwellings, public transport service improvements, highways mitigation and school improvements and public art. Impacts of the development including those at the Frilford Junction can be mitigated through off site improvement works or financial contributions. Contributions can also be sought for education, bus service infrastructure and waste provision.

#### 6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

No, as the site is expected to be sold to a housebuilder in 2024 after the grant of hybrid planning permission.

2. When do you expect to address the pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these (see section 2 above)?

This work will be undertaken after the site has been sold after the grant of hybrid planning permission.

3. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?

There are highway issues that need to be resolved with the County Council.

4. Please provide a timetable forecasting when you will submit reserved matters application/s on this site?

The future developer is likely to submit reserved matters within 6 to 12 months of acquiring the site which could be 2024 or 2025.

5. What measures are being taken to ensure any site wide conditions can be satisfied before a reserved matters application can be approved (see Section 2 above)?

This will be a matter for the future developer of the site.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Construction work is likely to start in 2025/2026.

7. When do you think the first dwelling will be completed?

The first dwellings are likely to be sold and occupied in 2027/2028.

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

This will depend on the future developer of the site, but it could be two or three sales outlets at the same time.

9. How many homes a year do you think this site will deliver?

The Council trajectory appears a reasonable approach, albeit the first completions could start one year earlier.

10. Are there any other comments you would like to raise?

No

#### 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031 for 600 homes, with an outline application submitted for 660 homes. This application was given a resolution to grant permission subject to the signing of the S106 by planning committee in February 2023.

Discussions to complete the S106 agreement are ongoing, with the site promoter advising there are highway issues to be resolved. The promoter has also provided an indicative timeframe for further stages of development including likely reserved matters submissions and first completions. However, the site will be sold to a housebuilder, and it will be for them to submit the reserved matters applications and build the homes.

The site promoter has advised that they consider homes may be delivered a year earlier than the Council initially projected. However, as the S106 still needs to be

resolved before the site is sold to a housebuilder and reserved matters are submitted for consideration, the Council does not consider there to be the clear evidence required to demonstrate deliverability as required for homes to be included in the 5-year supply.

Whilst there is nothing to prevent the site coming forward as the site promoter indicated, the Council consider that there is not the evidence to include the site in the 5-year supply at this time.

8. Signatures				
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site				
Date	14 November 2023			
Name / signature	Ben Duffy Senior Planning Policy Officer			
On behalf of Lioncourt Strategic Land, I consider this to be a realistic assessment of the trajectory for this site				
Date 8 November 2023				
Name	Roger Smith of Savills			

### 9a. Council's initial trajectory shared with site promoter for comment

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
							25	114	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	114	21					

Council's initial 5-year total

0

### 9b. Site promoter's trajectory

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
						21	25	114	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	114						

Site promoter's 5-year total

21

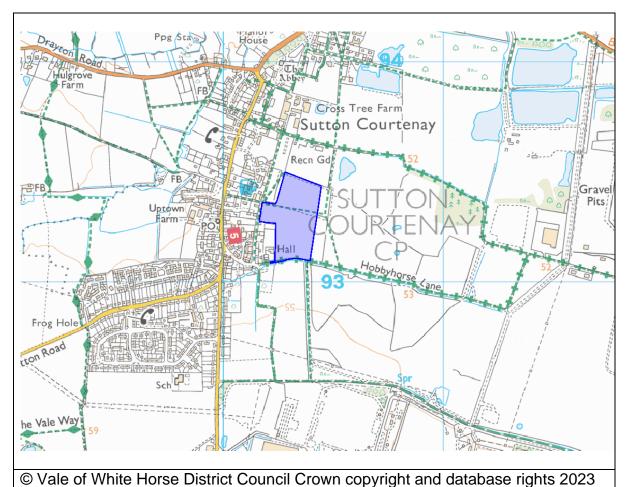
### 9c. Council's final trajectory for the site

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
							25	114	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	114	21					

Final 5-year total	0
The state of the s	-

Site name	East of Sutton Courtenay
Land supply reference	83

Total units in 5 year period	0



Ordnance Survey 100019525

Site status	Local Plan Part 2 Allocation
Total units allocated for development	220
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/V2682/O	Outline	175	17/09/2021	Refused 23/11/2022
P17/V1963/O	Outline	200	11/07/2017	Refused 09/08/2019
P15/V2353/O	Outline	200	1/10/2015	Appeal against non- determination – Withdrawn 29/06/2019

#### **Assessment of deliverability**

#### 1. Current planning status

The Council has considered three planning applications on this site as follows:

#### P15/V2353/O - Appeal withdrawn June 2018

The applicant, Redrow Homes, appealed against the Council's non-determination of this application following a resolution to refuse consent by the planning committee in March 2017. The planning committee resolved to refuse the application on the following grounds:

- access and highways,
- flood risk and drainage, and
- ground gas contamination.

### P17/V1963/O - Outline refusal August 2019

Redrow made a second application on this site. The Council refused an outline application for up to 200 dwellings in August 2019 on four grounds:

- traffic generation and highway safety;
- drainage;
- impact on trees, and
- a lack of legal agreement.

# P21/V2682/O – Refusal of permission November 2022. Appeal lodged on 25 May 2023

Roebuck Land and Planning Ltd submitted an outline planning application for up to 175 dwellings in 2021, seek to address the abovementioned matters. The Council refused planning permission for this outline application on 26 October 2022 at its planning committee.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

### Oxfordshire County Council (11/10/2022)

#### **Highways**

No objection, subject to conditions and S106 agreement securing financial contributions towards improvement of the local services and strategic highway infrastructure.

#### Conditions

- Access Roads and foot/cycleways
- Wheel washing facilities
- Travel Plans Construction Traffic Management Plan (CTMP)
- Public Rights of Way Conditions:
- Route alterations
- Temporary obstructions
- Vehicle access (Construction)
   Vehicle access (Occupation)
- Gates / right of way
- Improvements to routes

#### **Archaeology**

No objection, subject to conditions

- Written Scheme of Investigation
- Staged programme of archaeological evaluation and mitigation

#### **Education**

No objection, subject to S106 financial contributions towards secondary education and Special Education Needs

#### **Minerals and Waste**

No objection, subject to S106 financial contributions towards expansion and efficiency of Household Waste Recycling Centres (HWRC)

### **Lead Local Flood Authority**

No objection, subject to a condition

Submission of a detailed surface water drainage scheme

#### **■** Drainage Engineer (11/07/2022)

No objection, subject to conditions:

- Submission of a detailed sustainable drainage scheme
- Submission of a SUDS Compliance/Verification Report
- Submission of a detailed foul drainage scheme

### (†) Urban Design Officer (01/08/2022)

- A Design and Access Statement (DAS) must explain the design principles and concepts that have been applied to a particular proposal, and translated/ illustrated into plans
- It is not entirely clear what has informed the design decisions around the layout as a constraints and opportunities plan together with a design concept plan has not been submitted
- The applicant needs to demonstrate a clear link between their appraisal of the context, any applicable planning designations, the character of their site.
- Physical constraints and opportunities and their development proposals
- A character study needs to be carried out in order to identify the context within which the application site is set

### Forestry Officer (12/07/2022)

No objection, subject to condition

Detailed Tree Protection

#### Countryside Officer (12/08/2022)

No objection, subject to conditions

- Submission of the Biodiversity Enhancement Plan (BEP)
- Submission of the Construction Environmental Management Plan (CEMP)

#### Environmental Health – Air Quality (08/07/2022)

No objection, subject to conditions

- Submission of a dust mitigation scheme
- Details of the provision of EV charging at each property with off street carparking

#### Environmental Health – Contaminated Land (28/09/2022)

No objection, subject to conditions

- Agree with JNP in respect of the works detailed in JNP Group Remediation Statement Land north of Hobbyhorse Lane, Sutton Courtenay reference: M43417-JNP-XX-XX-RP-G-0003 P03 dated: 13/06/2022 being adequate to mitigate risk to the development from ground gas contamination.
- To ensure the safety of the development and that all gas mitigation measures and adequately incorporated, I would recommend that any planning permission is subject to the following conditions/ restrictions:
  - 1) Detailed design of CS3 gas protection measures for properties.
  - 2) Vent trench specification and construction to protect the whole site.
  - 3) Validation Report confirming installation of the gas protection measures to an acceptable.
  - 4) Unsuspected contaminated land if encountered to be mitigated.
  - 5) Maintenance of the venting trench to ensure it continues to operate as designed and installed
  - 6) Removal of permitted development rights

### Thames Water (08/10/2021)

No objection, subject to condition

Surface Water: No objectionFoul Water: No objection

• Water comments: Grampian condition

#### **Thames Valley Crime Prevention Design Advisor (14/07/2022)**

Thames Valley Crime Prevention Advisor removed their objection

#### 3. Site viability

Developer confirmed there are no known viability concerns.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

The recently refused outline planning application demonstrates that there are likely to be a number of infrastructure dependencies and enablers for the site.

Regarding highways, the Highways Authority has indicated through consultation responses that the following will be required:

- Widening of Frilsham Street between High Street and the development site access
- Widening of the existing footway between High Street and the development site access
- Amendments in the locality of the High Street/Frilsham Street junction

The site will also need to contribute to education provision.

The site will also need to provide mitigation for potential gas leakage from the neighbouring landfill site. In the recent Appeal, CS3 level mitigation was proposed in the form of a ventilated subfloor and gas membrane beneath homes.



#### **Transport**

Frilsham Street is in part, a designated by-way open to all traffic. It is used as a cycle route and provides access to the village hall. Frilsham Street is subject to on street car parking which narrows its useable width to a single lane. The increased traffic movements resulting from this proposal would fail to provide safe access for all users of Frilsham Street which is considered detrimental to highway safety.



#### Drainage and flooding

On the basis of the additional information provided during the appeal, the Flooding and Drainage Statement of Common Ground confirms the

Council's position is that it no longer wishes to maintain an objection on Flood Risk/Drainage

## 6. Site promoter comments

Pending the outcome of the live planning appeal:

1. When do you think construction work will commence, and are there any obstacles to starting construction?

Reserved Matters Consent will be required for appearance, landscaping, layout and scale of the proposed dwellings. Furthermore, any precommencement conditions and obligations will need to be discharged. This is anticipated to take a minimum of 9 months.

2. When do you think the first dwelling will be completed?

July 2025

3. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

There will be one sales outlet

4. How many homes a year do you think this site will deliver?

35

5. Are there any other comments you would like to raise?

#### 7. Officer conclusion on deliverability

The site is an allocation in the Vale of White Horse Local Plan 2031. The most recent outline application on the site, <u>P21/V2682/O</u>, was refused by the Council. The site promoters have appealed this decision and the decision on the appeal is currently outstanding.

Due to this the Council do not consider that the clear evidence to demonstrate deliverability is available and the site is not included in the 5-year housing land supply trajectory. However, if the site does gain planning permission there is no known constraints that would prevent it coming forward in accordance with the site promoter's intentions.

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8. Signatures							
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.							
Date 14 November 2023							
Name / signature	Ben Duffy Senior Planning Policy Officer						
On behalf of Roebuck Land, I consider the trajectory for this site.	is to be a realistic assessment of the						
No signature obtained.							
Date							
Name / signature							

# 9a. Council's initial trajectory shared with site promoter for comment

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
								18	37
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
37	37	37	9						

Council's initial 5-year total

0

# 9b. Site promoter's trajectory

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
				10	35	35	35	35	25
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

80

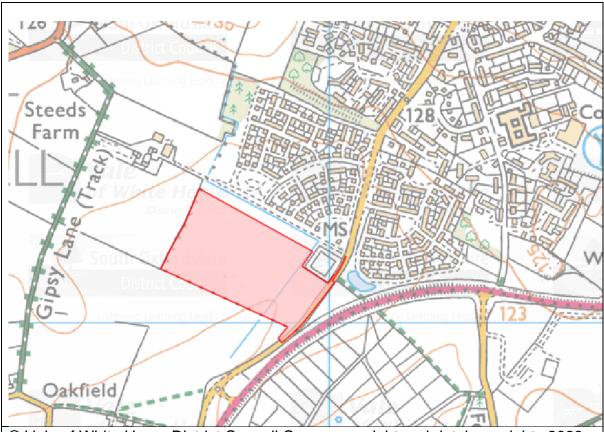
# 9c. Council's final trajectory for the site

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
								18	37
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
37	37	37	9						

	_
Final 5-year total	10
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Site name	Land South of Steeds Farm, Coxwell Road, Faringdon
Land supply reference	1729

Total units in 5 year period	110
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Site status	Outline Consent
Total units allocated for development	200
Total units with outline consent	125
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P18/V0259/O	Outline	125	30/01/2018	Appeal allowed 20/07/2021
P22/V0996/RM	Reserved Matter	125	20/04/2022	Refused 21/04/2023
P22/V0998/DIS	Discharge of Conditions	125	20/04/2022	Partially Discharged 26/01/2023
P23/V2162/RM	Reserved Matter	125	21/09/2023	

## **Assessment of deliverability**

#### 1. Current planning status

The site relates to the Southern part of the housing allocation in the Vale of White Horse Local Plan 2031 Part 1 (Core Policy 4 - South Faringdon).

The Outline application (P18/V0239/O) was refused for:

- 1. Insufficient affordable housings
- 2. Inadequate mitigation for the impacts on infrastructure and services via financial contributions to mitigate the direct impacts of the development
- 3. Absence of S106 agreement

On 20 July 2021, the appeal was allowed and planning permission was granted for outline planning application. The Inspector concluded the proposed development would be viable with the updated development plans provided by the applicant.

Following the outline consent, the applicant submitted Reserved Matters and Discharge of Conditions (Discharge of Condition 12 and 13) applications. The Reserved Matters application was refused for not meeting the requirements of design guide, as well as being contrary to the Local Plan and Great Coxwell Neighbourhood Plan.

As of November 2023, there is one Reserved Matters application (P23/V2162/RM) under consideration for 125 dwellings. It also includes Discharge of Conditions details for 7 (Biodiversity Enhancement Plan), 8 (Building Heights), 9 (Green Interface), 10 (Lighting), 11 (Acoustic Insulation & Ventilation Scheme), 14 (Floor Levels), 15 (Construction Method Statement), 17 (Travel Plan) and 18 (Electric Charging Points) on planning application P18/V0259/O (Revised Scheme).

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- 1 Identifies key consultee yet to respond

#### P23/V2162/RM

Thames Water Development Control (29/09/2023)

No comments

Housing Development (02/10/2023)

It is noted that the only provision of 1-bedroom maisonettes and terraced house types across the whole site are proposed as affordable housing. With no similar units provided for general market unit types, this makes these affordable units distinguishable and is, therefore, contrary to 2.4 of the Section 106 agreement which requires affordable homes to be designed in such a way that it is indistinguishable from the general market housing. It is advised the applicant revise plans to address this issue.

Landscape Architect (08/11/2023)

No objection

Oxfordshire County Council (03/11/2023)

Lead Local Flood Authority (15/11/2023) – No objection

Archaeology (03/11/2023) – No objection

Thames Valley police

Cannot support application without amendments to proposed lighting

**■ Waste Management Officer (18/10/2023)** 

No objection

Conservation Officer (16/11/2023)

No objection

Drainage Officer (02/11/2023)

Concerns can be addressed through discharge of conditions

Environmental Protection Team (10/10/2023)

No objection

## 3. Site viability

The Council are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in outline planning permission reference P18/V0239/O and reserved matters decision reference P22/V0996/RM, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

### Flood Risk and drainage

**P22/V0998/DIS** - Condition 13 (off-site water supply network upgrades)

There is no information contained with the submission with regards to offsite water supply network improvements. The development impact study is not yet complete so there is no evidence of sufficient capacity.

#### Cycle parking

The revised submission indicate that bicycles are to be stored within garages and cycle storage sheds which is accepted. However, details of the cycle storage sheds have not been provided, including the number of spaces assigned to each dwelling has not been specified on the submitted drawing which should accord with OCC standards. It is considered that this can be addressed by way of a condition.

#### 6. Site promoter comments

No comments received.

#### 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031 and has outline permission for 125 homes. A reserved matters application for 125 homes is currently under consideration. Comments received from specialist officers result in 2 remaining issues. The issues relate to affordable housing, with housing officers recommending that the affordable unit types are amended to ensure they are indistinguishable from the market housing. Thames Valley Policy have also recommended changes are made to the lighting scheme. These issues are not considered to be so significant as to threaten the delivery of the scheme.

We have not received information from the developer and therefore we have based the lead in time and build out rates on the average on sites of this size across the district. On average it takes 1.8 years for sites of this size from the submission of a reserved matters to the first housing completion. This reserved matters for the site were submitted in September 2023, therefore we would expect the first completions in around June 2025.

The average build out rate for a site of this in the district is 44 units per annum. We have therefore projected that the first year of delivery, 2025/26, will deliver 22 units. This is half of the average recognising that delivery may start partway through the year and delivery may be slower at the start. Anticipated delivery is then expected to be 44 homes per year for the remainder of the 5-yer period, leading to the expectation that 110 homes will be delivered in the 5-year period.

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There is clear progress on this site and a realistic prospect of delivery in the 5-year period.

8. Signatures								
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site								
Date	29 November 2023							
Name / signature	Ben Duffy Senior Planning Policy Officer							
No signature received								
Date								
Name / signature								

# 9a. Council's initial trajectory shared with site promoter for comment

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
				22	44	44	15		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total

110

# 9b. Site promoter's trajectory

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
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

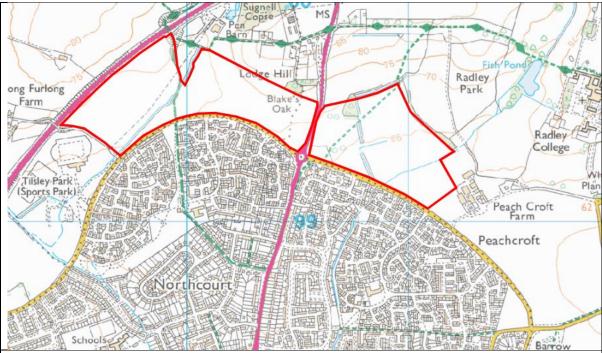
# 9c. Council's final trajectory for the site

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
				22	44	44	15		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	110

Site name	North of Abingdon
Land supply reference	1255

Total units in 5 year period	570



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Site status	Allocation with outline consent
	Various reserved matters
	Under construction

Total units allocated for development	800
Total units with outline consent	1030
Total units with detailed consent	796
Total completions to date	111

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P17/V0050/O	Outline	1030	09/01/2017	27/10/2019
P19/V1998/RM	Reserved Matters	425	12/08/2019	26/03/2021
P22/V0680/RM	Reserved Matters	371	15/03/2022	22/02/2023
P23/V1864/RM	Reserved Matters	Electricity substation	11/08/2023	19/10/2023

# **Assessment of deliverability**

#### 1. Current planning status

The site is allocated for development in the Vale of White Horse Local Plan 2031 for 800 homes and has outline permission for 1030 units. Reserved matters have now been agreed for 796 units of which 111 have been completed.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

There are currently no residential planning applications under consideration for the site.

#### 3. Site viability

The Council are not aware of any viability issues affecting this site.

North of Abingdon Reference: 1255

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

### 5. Infrastructure dependencies and enablers

The site is dependent on the funding of the Lodge Hill slip roads onto the A34 to the north of Abingdon. The Council attached a condition to the outline consent limiting the occupation of dwellings on site to 400 until the County Council has signed a contract for construction works of the slip roads.

The Section 278 agreement specifies the following works to support the application:

- 1. A new ghost island west of Alexander Close
- 2. A new Toucan Crossing across Dunmore Road
- 3. A new uncontrolled crossing with refuge island across Dunmore Road
- 4. A new eastbound bus stop layby
- 5. A new on-carriageway westbound bust stop
- A new 3 metre wide shared surface along the northern side of Dunmore Road

It stipulates that no dwellings shall be occupied in the central parcel until these works have been completed.

There are no other infrastructure constraints affecting the delivery of this site.

#### 6. Site promoter comments

### P22/V0680/RM (Bellway Homes):

- Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?
- 2. When do you think the first dwelling will be completed?
- 3. How many homes a year do you think this site will deliver?

#### P19/V1998/RM (David Wilson Homes)

1. How many homes a year do you think this site will deliver?

North of Abingdon Reference: 1255

#### P17/V0050/O:

- 1. Please provide a timetable forecasting when you will submit further reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)
- 2. When do you think construction work will commence, and are there any obstacles to starting construction?
- 3. When do you think the first dwelling will be completed?
- 4. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
- 5. How many homes a year do you think this site will deliver?
- 6. Are there any other comments you would like to raise?

#### 7. Officer conclusion on deliverability

The site is allocated for development in the Vale of White Horse Local Plan 2031 for 800 homes and has outline permission for 1030 units. Reserved matters have now been agreed for 796 units of which 111 have been completed.

We have not received feedback from the developer on this site as it stands. The Council's initial trajectory was based upon the trajectory form 2022. As we have not received information from the developers, we have based the site build out rate on the average for sites of this size in the district, which is 114 homes per annum, which is supported ramping up of completions show over the two years it has been delivering homes. This leads to a projected 570 units being delivered in the 5-year period which should be considered category A homes, as they all have detailed permission.

There is condition limiting the site to 400 occupations until the County Council has signed a contract for construction works of the slip roads. This scheme has now received full funding through Brownfield, Infrastructure and Land Fund. Details can be found <a href="https://example.com/here">here</a>. We therefore do not expect this to hold up delivery of homes.

# 8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	28 November 2023

North of Abingdon Reference: 1255

Name / signature	Ben Duffy Senior Planning Policy Officer
On behalf of the site promoters, I conside trajectory for this site.	r this to be a realistic assessment of the
No signature received	
Date	
Name / signature	

# 9a. Council's initial trajectory shared with site promoter for comment

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
8	103	66	88	88	88	130	88	88	88
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
88	75								

Council's initial 5-year total 460

# 9b. Site promoter's trajectory

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
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

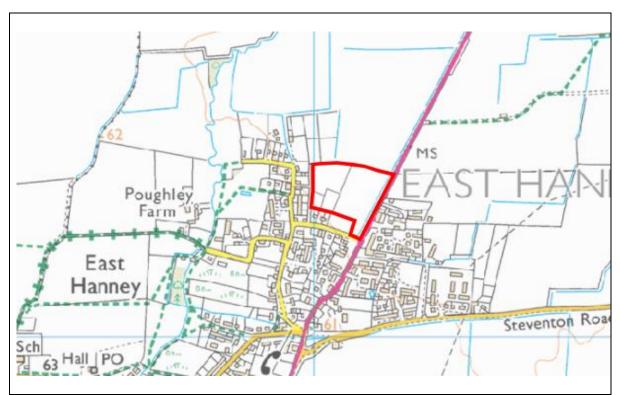
# 9c. Council's final trajectory for the site

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
8	103	114	114	114	114	114	114	114	83
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	570
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Site name	North of East Hanney
Land supply reference	1273

Total units in 5 year period	9
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Site status	Detailed consent			
Total units allocated for development	80			
Total units with outline consent	0			
Total units with detailed consent	45			
Total completions to date	0			

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/V0376/FUL	Full	45	05/02/2021	Resolution to Grant 11/05/2022

## Assessment of deliverability

### 1. Current planning status

The applicant, Pye Homes, submitted a full application for 64 dwellings in 2019, but withdrew this application on 3 April 2020. The applicant withdrew this application to enable them to respond to the comments made by consultees. Pye Homes then submitted a new full application on 5 February 2021 for "phase 1" of the development for 50 units. This has subsequently been revised down to 45 units due to amended plans, 15 of which will be affordable dwellings. The applicant will submit a separate application for Phase 2.

Pye Homes has been working with the Council to ensure that key consultee comments are addressed, submitted revised plans or additional information throughout 2021 and 2022. On the 11 May 2022 the application was put to Planning Committee and a resolution to grant approval, subject to approval of a S106 agreement, was granted. The S106 agreement is currently awaiting an update from the applicant.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- dentifies pre-commencement conditions
- 1 Identifies key consultee yet to respond

# The Resolution to Grant Committee (11/05/2022)

The resolution to grant permission at Committee identified the following pre-commencement conditions that will be attached to the consent:

- Biodiversity No development shall commence unless and until a certificate confirming the agreement of an Offsetting Provider to deliver a Biodiversity Offsetting Scheme totalling a minimum of 5.46 biodiversity units has been submitted to and agreed in writing by the Local Planning Authority.
- 2) Drainage No development shall commence until a detailed sustainable drainage scheme has been submitted to and approved

in writing by the local planning authority. This shall be based on drainage strategy drawing ASH ICS P1 XX DR C 0200 rev P08, a minimum buffer between peak monitored groundwater levels and finished floor levels as outlined in Infrastructure's Groundwater Assessment dated 25th January 2022, sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

- Drainage - No development shall commence until a detailed foul drainage scheme has been submitted to and approved in writing by the local planning authority.
- 4) Forestry Officer Prior to the commencement of any site works or operations, including demolition and site clearance relating to the development hereby permitted, an Arboricultural Method Statement and accompanying Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority.
- 5) Landscape Architect A management and maintenance plan will be required covering a minimum 20 year period, setting out design principles and objectives, management responsibilities and maintenance operations and schedules, and including a plan indicating which areas of the site the management plan covers and detailing different management procedures for the various landscape types on the site. This can be subject to condition.
- 6) A Construction Traffic Management Plan to be submitted prior to development commencing.
- 7) An archaeological staged investigation is required.
- 8) Details of electric vehicle charging provision to be submitted.

#### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in the Resolution to Grant report, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

### Community Infrastructure Levy

The development will be required to pay a Community Infrastructure Levy contribution of £905,472.67.

### Section 106 Agreement

Awaiting input from the applicant before finalising the S106 agreement.

#### Education

Education contributions are to be secured via a s106 rather than CIL. The nearest, and designated, school serving this development is St James CE primary school.

#### 6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

No specific comments from site promoters.

2. When do you expect to address the pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these (see section 2 above)?

Pye envisages discharging pre-commencement conditions by circa. July 2024 with commencement on site as soon as possible thereafter and by the end of 2024.

3. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

Pye would expect to complete the s106 by early 2024, subject to comments from the District and County Council.

4. When do you think construction work will commence, and are there any obstacles to starting construction?

Pye envisages discharging pre-commencement conditions by circa. July 2024 with commencement on site as soon as possible thereafter and by the end of 2024.

5. When do you think the first dwelling will be completed?

No specific comments from site promoters.

6. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

No specific comments from site promoters.

7. How many homes a year do you think this site will deliver?

No specific comments from site promoters.

8. Are there any other comments you would like to raise?

No specific comments from site promoters.

#### 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031, with a full application submitted and a resolution to grant permission in February 2022.

The applicant expected to complete the Section 106 Agreement by early 2024, subject to comments from the District and County Council; discharging precommencement conditions by circa. July 2024 with commencement on site as soon as possible thereafter and by the end of 2024. Given the history of this site and the prolonged time it has taken to resolve outstanding technical issues and sign the legal agreement, we consider that the applicant's estimated date of permission in early 2024 could be too optimistic. We have therefore forecast that the site will receive permission in early 2025 - cautiously allowing an extra year for these matters to be resolved.

Applying the average lead in time for a full permission of 10-49 homes to the permission date (1.9 years), this would mean the first completion on this site is expected to be in early 2027. This is some time after the projected date from Pye Homes above, who advised first completions would take place in 2025.

The average build out rate for a site of this size is 16 homes a year. In the first year, we would forecast half of this number to reflect the site starting up and finding its market. In the first year of completions (falling within the years of 2026/27 and 2027/28), we have therefore forecast 8 homes delivering on North of Eash Hanney. In subsequent years, this number rises to 16 homes in line with the average.

The Council considers that there is clear evidence this site will deliver 9 units in the 5-year period.

8. Signatures					
On behalf of Vale of White Horse District assessment of the trajectory for this site	Council, I consider this to be a realistic				
Date	13 November 2023				
Name / signature  Ben Duffy Senior Planning Policy Officer					
On behalf of Pye Homes, I consider this to trajectory for this site.	be a realistic assessment of the				
No signature received					
Date					
Name / signature					

# 9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	6	12	16	11	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

45

# 9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	9	20	16	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

45

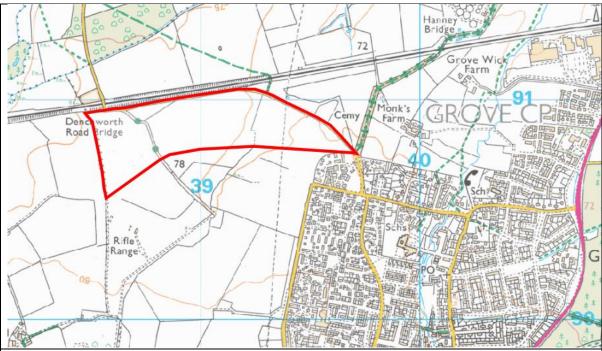
# 9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	1	8	16	16	4
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Electric control of	0
Final 5-year total	9

Site name	North West of Grove
Land supply reference	1271

# Total units in 5 year period 0



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Site status	Local Plan Part 2 Allocation
Total units allocated for development	400
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/V3113/O	Outline	624	27/11/2020	

## Assessment of deliverability

### 1. Current planning status

The Council allocated this site for around 400 dwellings in its Local Plan Part 2 Core Policy 15a, which the Council adopted in October 2019. In November 2020, the site promoter, Persimmon Homes, submitted an outline planning application for 624 homes. This increased number above the allocation is, according to the planning statement, due to a detailed density assessment through the density parameter plan. This takes the total number of homes on site to 531 dwellings. In addition to this, if a primary school is not required on site, then a further 93 dwellings can be accommodated according to the applicant taking the total to 624.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (T) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

The outline application is currently underdetermined and is subject to the following unresolved technical / key consultee comments:

Environmental Health Officer (Air Quality) (12/01/2021)

The officer requires more information to be satisfied that modelling of the predicted impacts on air quality in the operational phase will be realised, particularly in the most sensitive part of the Marcham AQMA.

Tenvironmental Protection Officer (Contaminated Land) (15/12/2020)

The content of the report does not satisfactorily address the requirements for submission of a Phase 1 contaminated land preliminary risk assessment. Condition should be attached to ensure compliance.

**?** Countryside Officer (Biodiversity) (14/01/2021)

Survey information for Great Crested Newts (GCN) needs to be submitted to support this application along with an outline mitigation strategy to demonstrate that a site derogation licence would likely be granted by Natural England. Alternatively, evidence of the scheme's entry into the GCN district licence scheme should be submitted avoiding the need to provide additional survey information and mitigation plans.

### Flood Risk Engineer (19/01/2021)

An error in one section of the Drainage Strategy needs amending. The report and strategy drawing should be updated to reflect the SUDS train requirement and provide greater detail and extent of SUDS features that will be incorporated. The report should include for a 15% reduction in discharge through the use of primary / source control on plot SUDS features as per the Grove Airfield FRA. The strategy does not reference incorporation of a 10% allowance for urban creep and this should be included.

# ? Environmental Health Officer (Noise) (10/12/2020)

The applicant will need to submit detailed proposals for minimising the impact of transport noise on proposed noise sensitive development. However, this could best be dealt with as a reserved matter.

# Landscape Architect (01/2021)

- a) More land is likely to be required for play space and youth provision on site – up to an additional 0.52ha on the larger proposals in the parameter plans. However, the DAS identifies 3 LEAPs and a NEAP on site, which would exceed the requirement. The LEAPs need to be relocated to ensure access across the site. A strategy is needed for youth provision on site.
- b) Additional details are needed in the DAS to demonstrate the areas of public open space.
- c) More information on the locations of the combined pedestrian / cycle route is needed.
- d) Clarification on the density parameter plans and height parameters is needed.
- e) There is inconsistency in the labelling of the Landscape and Green Infrastructure Plans.
- f) Detailed comments on the DAS that needed addressing.

# Network Rail (02/2021)

- a) Information is needed on how the applicant will apply for a diversion order for the Grove Level Crossing
- b) Conditions will be needed to ensure no drainage onto Network Rail land
- c) The developer will need to engage with Network Rail's asset protection team prior to commencement

# County Council Highways (25/02/2021)

- a) Connections for all traffic modes from the site to the new Grove Northern Link Road (GNLR) would be essential to provide routes to ensure good connectivity and permeability through the adjoining Monks Farm development and beyond. While the GNLR to the south is likely to be delivered by Persimmon as part of the Grove Airfield development, the GNLR and connections to the north have not been confirmed regarding their deliverability.
- b) The Transport Assessment (TA) contains trip distribution and generation figures that the County Council cannot agree to.
- c) The TA fails to sufficiently detail proposed new access points, together with vehicular, cycle and pedestrian links.
- d) The TA fails to sufficiently assess the traffic impact on the highway network and therefore to identify any potential measures that might be necessary to mitigate its impact.
- e) A direct and attractive bus service cannot be provided between sites in the locality due to lack of direct connections.
- f) Insufficient details have been provided on access points.

### County Council Drainage Engineer (13/01/2021)

- a) The SuDS hierarchy for discharging surface water drainage should be followed, this should not be based on adjacent site proposals.
- b) Evidence of infiltration testing to BRE 365 was not provided to confirm permeability for SuDS purposes.
- c) Discharge rates were based on adjacent site discharge rates, this is not acceptable. Should infiltration be found unfeasible, discharge rates should be to Greenfield run-off rates.
- d) The Proposed Drainage Strategy drawing provides insufficient information for review.
- e) Insufficient and unclear information provided in Microdrainage calculations.
- f) 10% Urban Creep allowance was not incorporated into the design calculations.
- g) Exceedance flow paths were not demonstrated for the pre-development and post-development site to show that flows will be contained within the site and away from any buildings post development.
- h) Construction details of the SuDS features were not provided.

# ? County Council Education (26/01/2021)

The applicant is required to complete and submit the OCC 'Education Site Checklist' and all documentation required therein to OCC. The officer has submitted some detailed comments on the design, layout, and access of the proposed primary school on site.

County Council Archaeologist (23/12/2020)

Prior to the determination of any planning application for this site the applicant should be responsible for the implementation of an archaeological field evaluation

## Sport England (16/12/2020)

The applicants have not justified the proposed playing field arrangement of 3 pitches in decreasing size which have been 'fitted -in' to a triangular shaped piece of land, which I suspect are football pitches. They have not indicated who manage these playing fields, there is no support facilities i.e. changing pavilion, cycle parking car parking for visitors outside the area. The applicants have not addressed the requirement for built facilities either on site or contributions to off-site facilities.

### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

An area of land is required to provide a section of the Grove Northern Link Road.

#### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Local Plan Part 2 Policy 15a, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

# Transport

- A redirection order for the Grove Level Crossing
- Delivery of a section of the Grove Northern Link Road

### Education

 OCC need to confirm whether primary school provision is required on site.

#### 6. Site promoter comments

1. Do you have a timeframe to work to as agreed with your client / landowner in respect of target dates for the submission of applications and the receipt of planning permission, are provisions made to any extension of time that may be needed?

We are confident that permission can be secured within the timeframes/deadlines within the Option agreement.

2. When do you expect to submit amended plans or documents to address comments by technical consultees (see Section 2 above)?

TBD in terms of a precise date. However, we are targeting Dec 2023.

3. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

There are a number of consultee comments which need to be worked through before permission can be issued.

4. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

Difficult to say at this stage as we have not discussed \$106 obligations.

5. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

Application has not progressed this far yet.

6. When do you think construction work will commence, and are there any obstacles to starting construction?

Post 2028. Persimmon Homes are currently building out the Grove Airfield Site and we can only sustain building a certain number of homes per year. We still have c. 1,500-2,000 homes to deliver on this site so it will be some time before dwellings on North Grove will come forward. We are endeavouring to on board a delivery partner to improve delivery on the site but one has not yet been secured at this time. As such, it is unlikely that development at North Grove will commence prior to 2028 and it may be a while after this.

7. When do you think the first dwelling will be completed?

Difficult to put a precise date on things, but definitely Post 2028.

8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

At present, the intention would be to have Persimmon Homes and Charles Church outlets on the site, as is the case with Grove Airfield.

9. How many homes a year do you think this site will deliver?

624. However, this is subject to the revisions in response to consultee comments.

10. Are there any other comments you would like to raise?

It should be noted that the Local Plan envisages this site coming forward to the back end of the plan period. As such, it was not intended to be delivering homes at this stage.

#### 7. Officer conclusion on deliverability

There are 7 key issues that the site needs to resolve:

- 1) Environmental health
- 2) Flooding
- 3) Network Rail
- 4) Highways
- 5) Archaeology
- 6) Sports England
- 7) Landscape

The applicant has suggested they will submit revised plans by December 2023, however given that progress on resolving comments to date has been slow, we consider that April 2024 may be a more realistic (albeit cautious) date for the council to receive these. We have then forecast it would take another 24 months for the Council to review and approve the plans, to enter into a legal agreement, and grant planning permission for the site. This would mean outline planning permission will be in place in April 2026.

Applying the average lead in time for an outline permission of 500 or more homes to this permission date, would mean the first completion on this site would be in September 2028. This broadly aligns with the feedback from Persimmon Homes above, who advised first completions would take place in the year 2028/29.

The average build out rate for a site of this size is 114 homes a year. In the first year, we would forecast half of this number to reflect the site starting up and finding its market. In the first year of completions (2028/29), we have therefore forecast 57 homes delivering on North-West Grove. In subsequent years, this number rises to 114 homes in line with the average.

There are therefore no homes forecast on this site in the 5 year period.

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site					
30 November 2023					
Ben Duffy Senior Planning Policy Officer					
der this to be a realistic assessment of the					
18/10/2023					

# 9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	57	114	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	111						

Council's initial 5-year total

0

# 9b. Site promoter's trajectory

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
		0	0	0	0	0	50	100	100
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
100	100	100	74						

Site promoter's 5-year total

0

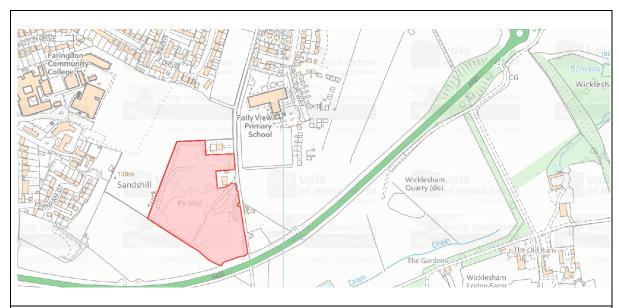
# 9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	33	90	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	45	0	0	0	0	0	0

Final 5-year total	0
The state of the s	~

Site name	Rogers Concrete, Sandshill, Faringdon, SN7 7PQ
Land supply reference	1636

Total units in 5 year period	0



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Site status	Outline Consent
Total units allocated for development	350
Total units with outline consent	95
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/V0855/O	Outline	95	31/03/2020	08/04/2022

#### **Assessment of deliverability**

#### 1. Current planning status

The site forms part of the allocation known as 'Land South of Park Road, Faringdon' within the Vale of White Horse Local Plan Part 1 for 350 dwellings. The site, approximately 3.7 hectares in size, is situated in the southwestern corner of the wider allocation area and comprises a former quarry. The application has been reviewed by Planning Committee in August 2021 and October 2021, being granted outline permission for 95 dwellings in April 2022.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

Application has been agreed, there are no outstanding comments.

#### 3. Site viability

The Council are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in outline planning permission reference P20/V0855/O, the key

S:\Shared\Monitoring (GDPR)\1. Housing\1. Housing land supply updates\6. 2023\Proformas

infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

#### **Drainage**

Concurrent with the submission of any reserved matters, details of any offsite foul water network upgrade required to accommodate the additional flows from the development, or a housing and infrastructure phasing plan agreed in consultation with Thames Water, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter no properties shall be occupied until confirmation has been provided that any necessary wastewater network upgrade has been completed or where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure plan.

#### 6. Site promoter comments

No site promoter comments received.

#### 7. Officer conclusion on deliverability

The site is part of a site allocation in the Vale of White Horse Local Plan 2031, with an outline application approved in April 2022.

So far no reserved matters application has been received and we have not received any feedback from the developer. Therefore, we do not consider there to be the necessary evidence to demonstrate this site as deliverable. No homes are expected in the 5-year period.

8. Signatures					
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site					
Date	29 November 2023				
Name / signature	Ben Duffy Senior Planning Policy Officer				
No response received					
Date					
Name / signature					

# 9a. Council's initial trajectory shared with site promoter for comment

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
					37	37	21		
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total

74

# 9b. Site promoter's trajectory

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
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

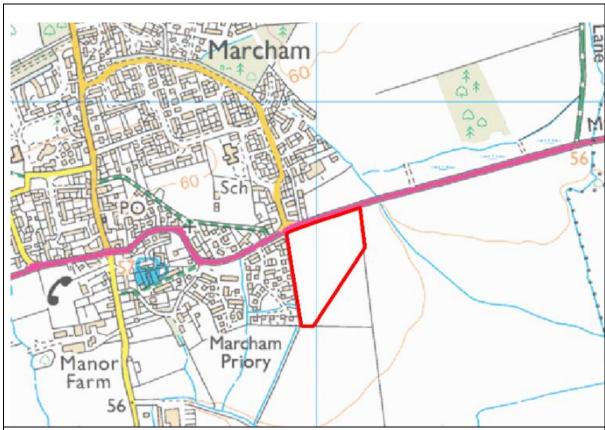
# 9c. Council's final trajectory for the site

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
							37	37	21
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Final 5-year total	0
Final 5-year total	U

Site name	South East Marcham
Land supply reference	1272

Total units in 5 year period	88



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Site status	Outline Consent
Total units allocated for development	90
Total units with outline consent	90
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/V1388/O	Outline	90	11/06/2020	01/04/2022
P23/V1077/RM	Reserved Matters	88	04/05/2023	TBD

### Assessment of deliverability

#### 1. Current planning status

The site is allocated in the Local Plan 2031: Part 2 for 90 dwellings. On 11 June 2020, the site promoter submitted an outline planning application for 90 dwellings and the Council granted outline consent on 1 April 2022. There is currently 1 reserved matters application under consideration (<a href="P23/V1077/RM">P23/V1077/RM</a>), which is for 88 dwellings.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- dentifies pre-commencement conditions
- ? Identifies key consultee yet to respond

#### P23/V1077/RM

Thames Valley Police (18/10/2023)

No objection but have identified conditions recommended to be attached to any permission.

(T) Landscape Architect (10/10/2023)

Holding objection- Concern over lack of variation in street trees, though this could be addressed through conditions.

Forestry Officer (14/11/2023)

Amended plans address concerns.

Countryside Officer (27/06/2023)

The submitted Biodiversity Enhancement Plan is generally acceptable.

The development will result in a net loss of biodiversity, even with landscaping being provided (1.93 area habitat units). As such, offsetting will need to be relied upon to achieve compliance with CP46. This can be secured with a planning condition.

# Waste management officer (25/10/2023)

Amended plans address concerns.

# Oxfordshire County Council (28/11/2023)

Transport
No objection

<u>Lead Local Flood Authority</u> Holding Objection. Wrong Cv's used.

### Affordable Housing Team (20/10/2023)

The majority of issues raised have been addressed through the amended plans submitted in October 2023. There is one comment regarding the parking arrangements for plot 16 with a recommendation to make changes.

### Urban Design Officer (17/10/2023)

- Opportunity to add street trees.
- Would also like to see the materials in situ to appreciate what they would look like.
- question the over reliance of tarmac on some private drives/ parking areas. Reducing tarmac overall will result in an overall improvement on the street scene/ public realm
- Boundary treatments that are particularly visible from the public realm should be made of durable materials. Side boundaries of units 57 and 58 should be stone wall rather than timber fencing as well as side boundaries of units 72, 63 (which is in a focal point location), 78 and 79, 54 and 55, 81 and 82, and 83 and 84.

#### 3. Site viability

The Council are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in outline planning permission reference P20/V1388/O and the related planning applications, the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Contributions to infrastructure have been agreed through the S106 agreement accompanying the outline permission.

#### 6. Site promoter comments

No comments received.

#### 7. Officer conclusion on deliverability

The site is allocated in the Local Plan 2031: Part 2 for 90 dwellings. On 11 June 2020, the site promoter submitted an outline planning application for 90 dwellings and the Council granted outline consent on 1 April 2022. There is currently 1 reserved matters application under consideration (P23/V1077/RM), which is for 88 dwellings. Following consultation with specialist officers revised plans were submitted in October 2023 that have addressed some of the concerns raised. The remaining issues related to the flood risk assessment, urban design and a parking space for an affordable housing unit.

We have not received a response from the developer. However, clear progress is being shown on site with the addressing of issues through the submission of revised plans.

We have developed the trajectory for the site by using our district wide average lead in times and build out rates. On average it takes 2.2 years on sites of this size from the submission of reserved matters to the first completions. The reserved matters application was submitted in May 2023. We would therefore anticipate the first homes being delivered in around August 2025.

The average build out rates for sites of this size is 37 homes per annum. We have therefore assumed half the average build out for the first year of delivery, 2025/26, with delivery rising to 37 per annum until completion. This would lead to 88 homes being delivered in the 5-year period.

Clear progress is being made on site and we consider there to be a realistic prospect that homes will be delivered in the 5-year period.

8. Signatures						
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.						
Date	29 November 2023					
Name / signature	Ben Duffy Senior Planning Policy Officer					
No response received from the developer						
Date						
Name / signature						

# 9a. Council's initial trajectory shared with site promoter for comment

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
				18	37	33			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Council's initial 5-year total

88

# 9b. Site promoter's trajectory

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
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

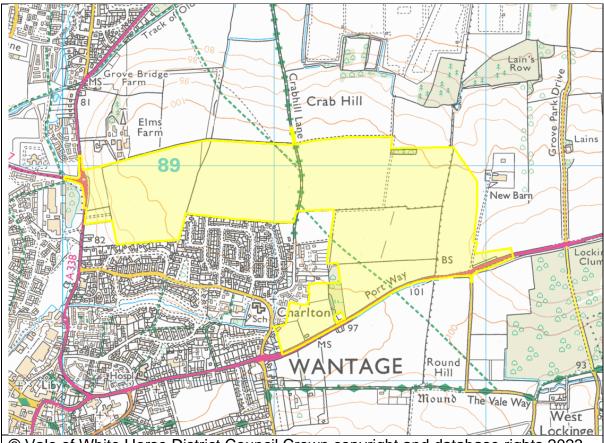
# 9c. Council's final trajectory for the site

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
				18	37	33			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

I	Final 5-year total	88
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Site name	Crab Hill, Wantage
Land supply reference	1244

Total units in 5 year period	659



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Allocation with outline permission. Several reserved matters approved.
Site is under construction.

Total units allocated for development	1500
Total units with outline consent	1534
Total units with detailed consent	938
Total completions to date	598

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P13/V1764/O	Outline	1,500	1 August 2013	13 July 2015
P17/V1499/RM	Reserved Matters	70	30 May 2017	12 November 2017
P18/V2227/RM	Reserved Matters	82	03 September 2018	09 January 2019
P18/V2992/RM	Reserved Matters	174	04 December 2018	11 March 2019
P19/V0565/RM	Reserved Matters	102	05 March 2019	24 October 2019
P22/V1318/FUL	Full Application	1	25 May 2022	22 December 2022
P20/V2756/RM	Reserved Matters	171	23 October 2020	11 June 2021
P21/V1265/RM	Reserved Matters	121	29 April 2021	04 February 2022
P21/V2040/RM	Reserved Matters	72 (Care Home)	14 July 2021	16 February 2022
P21/V2546/RM	Reserved Matters	Highways Infrastructure	2 September 2021	27 June 2022
P22/V1910/RM	Reserved Matters	145	3 August 2022	22 June 2023
P23/V0134/O	Outline application	669	17 January 2023	2 November 2023
P23/V0865/RM	Reserved Matters	Community Hub	11 April 2023	19 July 2023
P23/V1296/RM	Reserved Matters	Open Space Infrastructure	1 June 2023	N/A
P23/V1358/RM	Reserved Matters	Nursery and Retail Uses	9 June 2023	N/A
P23/V1538/RM	Reserved Matters	Replanning of 2 plots on P19/V0565/RM	28 June 2023	11 September 2023

#### **Assessment of deliverability**

# 1. Current planning status

This site benefits from an allocation in the Vale of White Horse Local Plan 2031. Outline permission was granted in July 2015 for 1,500 homes. A number of reserved matters applications have been submitted and permitted since, and work has commenced on site with 598 homes delivered up to 1 April 2023.

A further outline application has been submitted and approved (2 November 2023) concerning the western section of the site, to provide amended plans and increase the number of homes to be delivered from this section of the development site.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- dentifies pre-commencement conditions
- ? Identifies key consultee yet to respond

There are no applications currently under consideration.

#### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

Crab Hill, Wantage Reference: 1244

#### 5. Infrastructure dependencies and enablers

The main infrastructure requirements were agreed through the S106 legal document supporting the original planning permission, <u>P13/V1764/O</u>. There are no significant changes to this.

#### 6. Site promoter comments

#### P23/V0134/O

- When do you expect to submit amended plans or documents to address comments by the affordable housing team?
   N/A application is now approved
- 2. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
  N/A application is now approved
- 3. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed?
  N/A application is now approved
- 4. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?

There are pre-commencement conditions, however these are all straight forward design matters for Reserved Matters applications to submit and not for the master developer to be involved with.

5. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

Phase 6 Feb 24, Phase 7 Dec 24, Phase 8 March 25, Phase 9 Dec 25 - Estimates

6. Are there any site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?

N/A

- 7. When do you think construction work will commence, and are there any obstacles to starting construction?

  Following RM approval.
- 8. When do you think the first dwelling will be completed? N/A

Crab Hill, Wantage Reference: 1244

9. How many sales outlets will be on site, and will these be present at the same time or in separate phases?

There are 4 phases with different sales outlets. There may be a period where all 4 are building at the same time.

- 10. How many homes a year do you think this site will deliver?

  Hugely varies depending on delivery of the phases. 219 2022, 128 2021
- 11. Are there any other comments you would like to raise?

  Infrastructure work across the site is well under way, WELR 1 is complete and is to open in the coming weeks, WELR 2 is near completion. WELR 3 which is the County Councils responsibility has been subject to significant delays and forms an obstacle to the entirety of the WELR opening.

# 7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031. Outline permission was granted for 1,500 homes in 2015 and the site is currently under construction with a number of reserved matters having been approved on parcels of the site. As of April 2023, the Council has recorded 598 housing completions (the difference in the figures between the Council and the Developer is due to the Council recording completions, with the developer recording occupations). 938 units have gained detailed permission, which leaves 340 units with detailed permission that have not been built.

A further outline application (P23/V0134/O) has been approved which has amended the remaining phases to be delivered, leading to an additional 34 dwellings on the 1,500 previously granted outline permission.

St Modwen are the master developer for the site and have been involving other housebuilders in delivering the site, selling parcels of the development to them. So far Hayfield Homes, Bellway, Taylor Wimpey and Cala Homes have developed parcels of land on the site.

St Modwen have advised that they expect further reserved matters applications to be submitted in 2024 and 2025 for the remaining homes on the development without detailed permission. These homes will be delivered in 4 phases, with St Modwens advising these outlets may all be on site at the same time at some stage. An indicative trajectory has been provided that covers the homes that have detailed permission (398 homes) and the remaining homes from the revised outline permission (669 homes).

Homes with detailed permission are expected to be delivered up to and including 2026/27. 2026/27 is when we would expect homes from the outline permission that do not have detailed permission to start delivering. This gives around 2 years for the 2 RM's that are expected to be submitted in 2024, and one year for the 2 RM's expected to be submitted in 2025. We would expect the homes related to the 2025

Crab Hill, Wantage Reference: 1244

RM's to start delivering after those from the 2024 RM's. On average though for a site of this size, it takes 1 year from submission from RM to first completion. It is therefore realistic to expect homes to be delivered from 2026/27 that do not currently have detailed permission.

We have relied on the build out trajectory provided by the developer. The overall trajectory does not significantly differ from the average we saw from sites across the district of this, of 114 homes per annum, and form the build out rate we have previously seen on this site (120 homes per annum, with some years being close to 200 homes per annum).

8. Signatures	
On behalf of Vale of White Horse District assessment of the trajectory for this site	Council, I consider this to be a realistic
Date	28 November 2023
Name / signature	Ben Duffy Senior Planning Policy Officer
On behalf of St Modwen, I consider this to trajectory for this site.  No signature received.	be a realistic assessment of the
Date	
Name / signature	

# 9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							18	109	106
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
187	178	100	82	61	83	107	110	108	88
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
88	88	26							

Council's initial 5-year total

433

# 9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							4	45	82
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
126	219	120	103	79	164	193	117	84	84
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
50	14								

Site promoter's 5-year total

659

# 9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							18	109	106
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
187	178	120	103	79	164	193	117	84	84
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
26									

Final 5-year total	659
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# Crab Hill

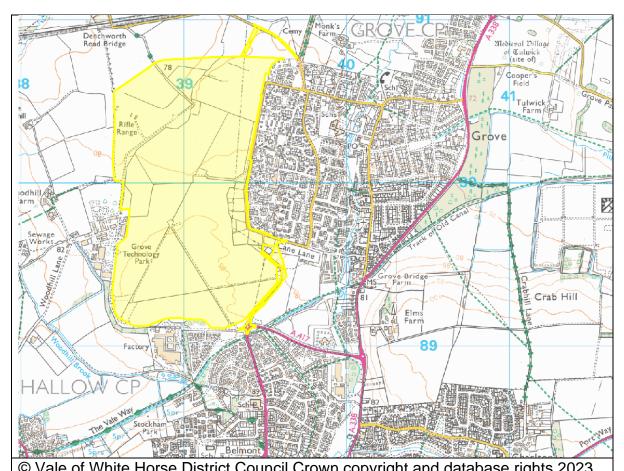
Key	/
S	Actual submission of planning application
	Forecast submission of planning application
Р	Actual granting of planning application
Р	Forecast granting of planning application
12	Forecast completions (dwellings per annum)

Allocation / Permission Reference	Developer	Status	No. of Homes	Completions to date	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Main Outline Application P13/V1764/O	Various	Permitted	1500	598	120	103	79									
Subsequent Outline Application P23/V0134/O  Phases Central Grove Road (East) Grove Road (West) South West Neighbourhood Centre	Crab Hill Partnership	Permitted	669 (additional 34 homes to the 1500 previously permitted)		Р			164	193	117	84	76				
Subsequent Reserved Matters	Developer	Status	No. of Homes	Completions to date	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
P17/V1499/RM <i>Phase 1a</i>	St Modwen Homes	Complete	70	70												
P18/V2227/RM South East A	Hayfield Homes	Complete	82	82												
P18/V2992/RM Centre West	Cala Homes	Complete	174	174												
P19/V0565/RM Phase 1B	St Modwen Homes	Under Construction	102	99	3											
P19/V1847/FUL	St Modwen Homes	Under Construction	1	1												
P20/V2756/RM Centre East	Taylor Wimpey	Under Construction	171	156	15											
P21/V1265/RM South East B	Bellway Homes	Under Construction	121	16	44	53	14									
P21/V2040/RM (Not included at this point)	Care UK	Under Construction	72 (Ratio applied 38)	0												
P22/V1910/RM North East	St Modwen Homes	Detailed permission, not started	145	0	58	50	37									

Allocation / Permission Reference	Developer	Status	No. of Homes	Completions to date	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Central Phase	N/A	Not submitted	115	0	S	Р	28	60	27							
Grove Road East	N/A	Not submitted	116	0		S	Р	50	56	9						
South West	N/A	Not submitted	259	0		S	Р	54	55	53	42	55				
Grove Road West	N/A	Not submitted	Circa 170	0			S	Р	55	55	42	21				

Site name	Grove Airfield
Land supply reference	1240

Total units in 5 year period	410



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Site status	Allocation with outline consent. Parcels of land have detailed permission
Total units allocated for development	2500
Total units with outline consent	2500
Total units with detailed consent	786
Total completions to date	595

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P12/V0299/O	Outline	2500	9 February 2012	17 July 2017
P17/V2753/RM	Reserved Matters	191	06 October 2017	17 April 2018
P18/V0399/RM	Reserved Matters	55	14 February 2018	07 August 2018
P18/V1485/RM	Reserved Matters	119	13 June 2018	08 June 2020
P19/V2105/RM	Reserved Matters	1 .).2		21 September 2020
P19/V2567/RM	Reserved Matters	33	21 October 2019	24 November 2020
P20/V2994/RM	Reserved Matters	169	18 November 2020	30 July 2021
P22/V0086/RM	Reserved Matters	196	24 December 2021	08 December 2022
P21/V1841/RM	Reserved Matters	Phase 2 Infrastructure	23 June 2021	22 June 2023
P21/V2959/RM	Reserved Matters	Primary School	15 October 2021	10 June 2022
P23/V0286/RM	Reserved Matters	Road Infrastructure	1 February 2023	27 April 2023
P23/V1331/RM	Reserved Matters	65	7 June 2023	N/A
P23/V1646/RM	Reserved Matters	194	12 July 2023	N/A
P23/V1928/RM	Reserved Matters	Secondary School	18 August 2023	N/A
P23/V1966/RM	Reserved Matters	Sports pitches	23 August 2023	N/A

#### **Assessment of deliverability**

#### 1. Current planning status

Grove Airfield was allocated in the Vale of White Horse's Local Plan 2011 and carried forward into the Local Plan 2031. The allocation is for 2500 dwellings. The site was granted outline permission in July 2017 since which a number of reserved matters have been submitted and approved. Construction has commenced on the

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site and the first homes were delivered in 2018/19. As of the 31 March 2023, 595 homes have been delivered.

There are currently 195 homes with detailed permission that have yet to be built on site. There are two further reserved matters under consideration for a further 259 homes (P23/V1331/RM and P23/V1646/RM). There are 2 reserved matters applications under consideration for site infrastructure (P23/V1928/RM and P23/V1966/RM).

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- ? Identifies key consultee yet to respond

#### P23/V1331/RM – 65 homes

Countryside Officer (16/08/2023)

No objections on the basis of ecology.

Flood Risk Engineer (14/07/2023)

No objection

Forestry Officer (21/06/23)

No objection. Recommended conditions to be attached to permission.

Air Quality Officer (29/06/2023)

No objection

Contaminated Land (20/06/2023)

No objection

Environmental Protection (15/06/2023)

No objection

Affordable Housing (21/07/2023)

It is noted that the only provision of terraced housing on this phase is for affordable housing. With no market provision of terraced housing, these units could be considered distinguishable, therefore not conforming with the Section 106 agreement. Amendments required.

Oxfordshire County Council (18/09/2023)

#### **Highways**

Amendments are required to the:

- Access/Layout
- Car Parking
- Cycle Parking
- CEMP

No objection from Archaeology, Flood Authority or Education.

#### P23/V1646/RM - 194 homes

Flood Risk Engineer (24/08/2023)

No objection

Forestry Officer (25/09/2023)

No objection

Air Quality (12/09/2023)

No objection

Contaminated Land (05/09/2023)

No objection

Environmental Health (11/08/2023)

No objection

Affordable Housing (31/08/2023)

1-bedroom shared ownership units are not anticipated in the number of overall units remaining. Amendments required. Location of affordable housing requires amendments and parking allocation requires minor amendments.

Landscape Architect (01/09/2023)

Holding Objection - Generally, comfortable with what is submitted however there are a few comments. The rose in the mixed native hedgerow should be substituted for another shrub, as the hedge is directly adjacent to a cycle route and the rose may cause health and safety risks being planted this close to the route. There is a considerable amount of hornbeam hedge proposed. It may be more appropriate to add seasonality and biodiversity to the scheme to plant a mixed native hedge between the flat blocks and the runway park, Units 737 to 750. Levels have only be provided for the roads and FFL of the housing. Levels required for the open spaces which are adjacent approved open spaces such as the Ecological Park and the Runway Park, along with the levels of adjacent areas outside the redline.

Oxfordshire County Council (03/10/2023)

Objection – Amendments are required to highways plans relating to visibility splays, junction radii and traffic calming measures. Further information should be submitted regarding refuse vehicle access.

Thames Valley Police (31/08/2023)

No objection but has requested amendments.

Thames Water (23/08/2023)

No Objection

Urban Design (04/09/2023)

The layout of the scheme does not currently conform to the Joint Design Guide due to its use of cul-de-sacs and needs amending.

Waste Officer (22/08/2023)

No Objection

#### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site.

### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

#### 5. Infrastructure dependencies and enablers

Please see appended phasing plan.

#### 6. Site promoter comments

For each application (outline / RM / Full . Hybrid):

- 1. When do you expect to submit amended plans or documents to address comments by specialist officers on the following applications?
  - a. P23/V1331/RM November 2023
  - b. P23/V1646/RM November 2023
- 2. What do you think are the key issues that need to be resolved before the council issues planning permission for:
  - a. P23/V1331/RM? Minor Comments to address
  - b. P23/V1646/RM? Comments have been addressed from UD by reformatting blocks of development. Other comments are minor and addressed.

3. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

Phase of 60 units to be submitted early 2023. Further phases to be submitted to include circa 200 dwellings by Q2 2025. To provide outlets of 60-100 dwellings annually.

- 4. How many sales outlets are on site?
- 5. How many homes a year do you think this site will deliver?
- 6. Are there any other comments you would like to raise?
  None

#### 7. Officer conclusion on deliverability

Grove Airfield is allocated in the Vale of White Horse Local Plan 2031 for 2500 dwellings. The site was granted outline permission in July 2017, since which a number of reserved matters have been submitted and approved. Construction has commenced on the site and the first homes were delivered in 2018/19. As of the 31 March 2023, 595 homes have been delivered.

There are currently 195 homes with detailed permission that have yet to be built on site. There are two further reserved matters under consideration for a further 259 homes (P23/V1331/RM and P23/V1646/RM). There are 2 reserved matters applications under consideration for site infrastructure (P23/V1928/RM and P23/V1966/RM).

The developer has advised that they expect to submit revised plans to address comments from specialist officers on the residential reserved matters applications currently under consideration in November 2023. On P23/V1331/RM, the developer has advised that there are only minor comments to address. On P23/V1646/RM, the developer has advised that comments from the Urban Design Officer have been addressed by reformatting blocks of development. Other comments are minor and are being addressed. Once agreed, a further 259 homes would have detailed permission, which in addition to the 195 that currently have detailed permission and have not been built out, which would mean 454 homes having detailed permission. Reserved matters applications on the site have, on average, taken a year from submission to being agreed. We would therefore expect both of these reserved matters applications to be agreed by July 2024 if not sooner, due to the relatively minor issues left to be addressed.

The developer has provided an anticipated housing trajectory that indicates the delivery of 410 homes in the 5-year period. The Council's initial trajectory was based upon district wide average build out rates for sites of this size, which indicted a higher delivery rate. The site-specific average build out rate is 119, again indicating a higher build out rate. The developer has provided an anticipated build out rate of 80-85 dwellings per annum. As this is the more pessimistic view we have relied on this to inform our housing trajectory.

There is clear progress on this site and it is realistic to assume that the homes form the reserved matters applications currently under consideration will be delivered in the 5-year period. Therefore, in total 410 homes are included from the site contributing to the 5-year housing supply, with 215 of these homes coming from planning applications that fall under category B of the definition of deliverable as set out in the NPPF.

9 Signatures									
8. Signatures									
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site									
Date	17 November 2023								
Name / signature	Ben Duffy Senior Planning Policy Officer								
On behalf of Persimmon Homes, I considerajectory for this site	er this to be a realistic assessment of the								
Date	17/11/2023								
Name / signature	B Harris								

# 9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							13	193	107
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
144	138	114	114	114	114	114	114	114	114
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
114	114	114	114	114	114	114	114	81	

Council's initial 5-year total

570

# 9b. Site promoter's trajectory

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
		80	80	80	85	85			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total

410

# 9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							13	193	107
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
144	138	80	80	80	85	85	85	85	85
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
85	85	85	85	85	85	85	85	85	85

Final 5-year total	410
5 ) 5 5	

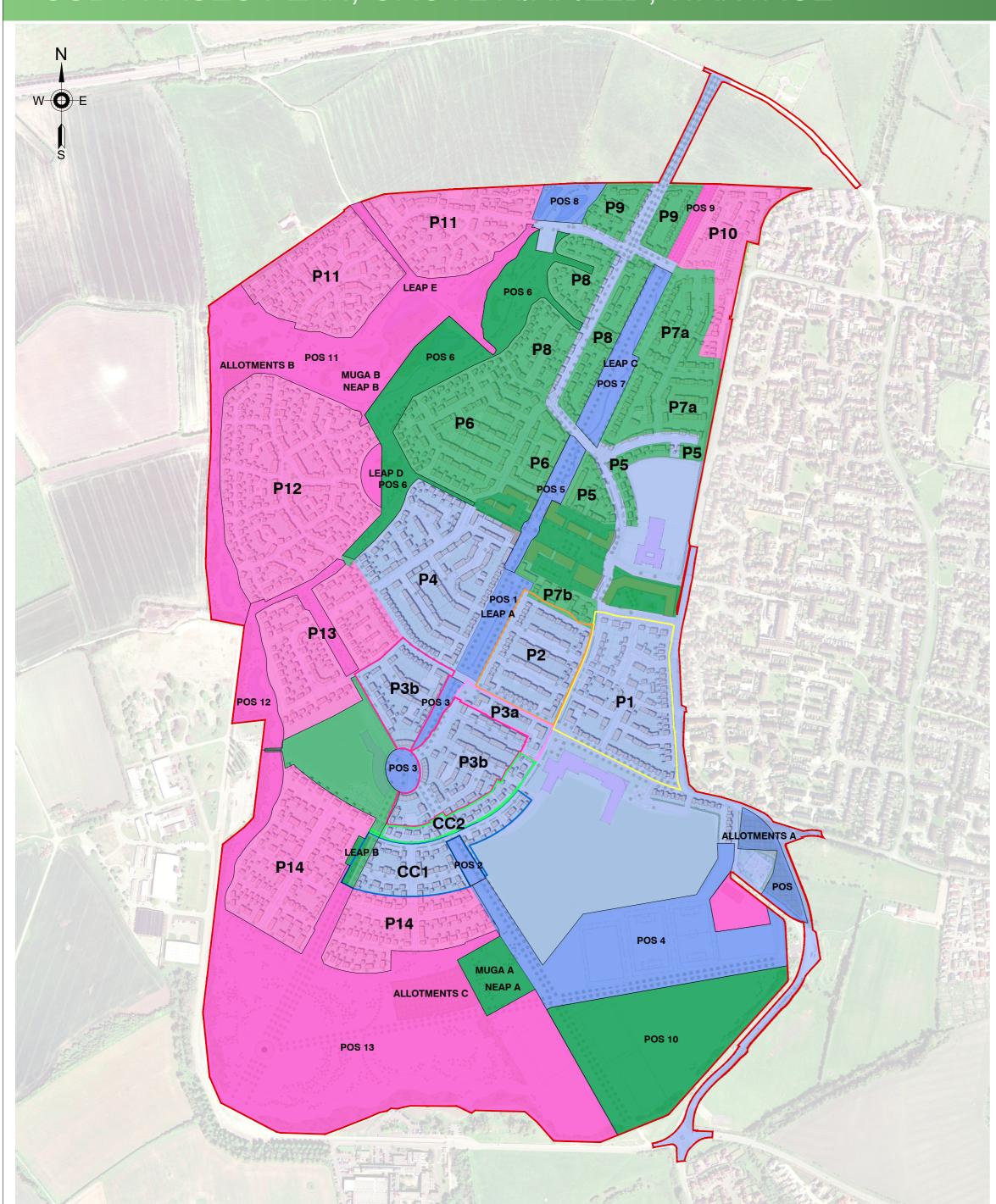
# **Grove Airfield**

Allocation / Permission Reference	Developer	Status	No. of Homes	Completions to date	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Main Outline Application P12/V0299/O	Various	Permitted	2500	595	80	80	80	85	85	85	85	85	85	85	85	85
Subsequent Reserved Matters	Developer	Status	No. of Homes	Completions to date	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
P17/V2753/RM	Persimmon Homes	Complete	191	191												
P18/V0399/RM	Persimmon Homes	Complete	55	55												
P18/V1485/RM	Persimmon Homes	Complete	119	119												
P19/V2105/RM	Persimmon Homes	Complete	23	23												
P19/V2567/RM	Persimmon Homes	Complete	33	33												
P20/V2994/RM	Persimmon Homes	Complete	169	133												
P22/V0086/RM	Persimmon Homes	Under construction	196	5	80	60	56									
P23/V1331/RM	Persimmon Homes	Under consideration	65	0	P	20	20	25								
P23/V1646/RM	Persimmon Homes	Under consideration	194	0		Ρ	4	60	85	45						

Key	<i>(</i>
S	Actual submission of planning application
S	Forecast submission of planning application
Р	Actual granting of planning application
Р	Forecast granting of planning application
12	Forecast completions (dwellings per annum)

# SUB PHASES PLAN, GROVE AIRFIELD, WANTAGE.





Phase	Indicative Parcel Pre – Commencement	Infrastructure Delivery  Denchworth Road Traffic Management	Delivery by Occupation Pre – Commencemen
	P1	Completion of Site Access 1	1
	P1/CC1	Construction of Replacement Pitch & Facilities	50
	P1/CC1	Temporary Community Building	50
	P1/CC1	Completion of Spine Road	100
	P1	1 LEAP (a) on Phase 1 land	150
		Southern Road Access Road, Denchworth Road/Mably	
	P3a	Way Junction Work.	250
₽		Completion of Newlands Drive; Traffic Calming	
าลร	P2	Scheme	350
Phase 1	P4	1st Primary School	DOV June 2023
		Brereton Drive & Main Street Pedestrian Crossing	
	P3b	Mallard Way, Swift Green Pedestrian/Cycle Link and Saville Way	500
		Improvements	
	P3b	One fully completed allotment site (a)	500
	P3b	3.35 ha of Sports Pitch	500
	Dah	Provide 140 Affordable Rented Units and 10 Shared	500
	P3b	Ownership Units.	500
	P3b	4.97ha Public Open Space (POS)	500
	P4	Junction 2 Works	750
Phase 1/Phase	P4	Site Access 3, Denchworth Road Improvements and	750
Phase /Phase	P4	Junction 3 works	/ 50
se se 2	P4/P5	2nd Primary School	800
N	P4/P5	Construction of entire temporary pedestrian/cycleway	800
	P6	Junction 1 Works	1000
3	P6	Final Bus Loop	1000
Phase 2	P6	Connection Denchworth Road	1000
e 12	P6	2 LEAPS (b + c)	1000
	P7a/P7b	10.27ha Public Open Space (POS)	1200
	P7a/P7b/P8	1 NEAP (a)	1200
	P7a/P7b/P8	MUGA 1 (a) Built and Equipped	1200
묫	P7a/P7b/P8	Junction 4 Works	1250
S S	D7 - /D71 /D0	Construction of Community Hub and Practical	4050
0 N	P7a/P7b/P8	Completion	1250
Phase 2/Phase 3		Provide the Affordable Extra Care Housing Consisting	
Se	P7a/P7b/P8	of 60 Affordable Rental Units and 20 Shared Ownership Units on the	1250
ဖ ယ		Relevant Land	
	P7a/P7b/P8	Construction the Health and Wellbeing Resource	1250
		Centre	
	P10	One fully completed allotment site (b)	1500
	P10	23.29ha Public Open Space (POS)	1500
	P10	Provide 210 Additional Rented Units and 10 Shared	1500
		Ownership Units	
	P10	7.34 ha of Sports Pitch	1500
	P10	2 LEAPS (d + e)	1500
	P10	MUGA (b)	1501
ס	P10	1 NEAP (b)	1501
Phase 3	P11	To have constructed to completion of the East- West link	1750
6	P11/P12	One fully completed allotment site (c)	1800
ω	P11/P12	0.81 ha of Sports Pitch	1800
	P11/P12	Construction of Pavilion	1800
	P12	Grove Road, Mably Way Junction Improvements,	2000
		Denchworth Road, Mill Street, Challow Road, Ham Street Junction Works	2000
	P12	Completion of Bridleway Link route	2000
	P12	Provide remainder of open space identified in the POS-brief	2000
	P14	Provide 340 Affordable Rented Units and 10 Shared	2500
	1 '''	Ownership Units	2000

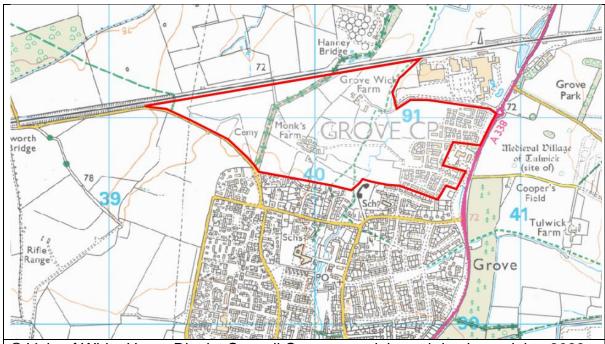
). 	Persimmon House, Tetbury Hill Malmesbury, Wiltshire. SN16 9JR
	Tel: 01666 824721 Fax: 01666 826152
	www.persimmonhomes.com
	Legend
	Application Site Boundary
	Phase 1
	Phase 2
	Phase 3
	Parcel P1 (191 Dwellings)
	Parcel P2 (119 Dwellings)
	Parcel P3a (33 Dwellings)
	Parcel P3b (169 Dwellings)
	Parcel CC1 (55 Dwellings)
	Parcel CC2 (23 Dwellings)

Indicative Phase	Housing Parcel Schedule	Area (ha)	Units	Cumulative
	Parcel P1	4.32 Ha	191	191
İ	Parcel CC1	2.69 Ha	55	246
모	Parcel P3a	0.66 Ha	33	279
Phase	Parcel CC2	0.89 Ha	23	302
<u>-</u>	Parcel P2	2.69 Ha	119	421
l	Parcel P3b	3.82 Ha	169	590
l	Parcel P4	4.43 Ha	196	786
	Parcel P5	1.33 Ha	59	845
_ l	Parcel P6	4.16 Ha	184	1029
Phase	Parcel P7a	3.79 Ha	168	1197
se	Parcel P7b	0.57 Ha	25	1222
N	Parcel P8	3.21 Ha	142	1339
l	Parcel P9	1.24 Ha	55	1394
	Parcel P10	2.17 Ha	88	1482
굨 [	Parcel P11	6.88 Ha	277	1759
Phase	Parcel P12	8.20 Ha	330	2089
မ	Parcel P13	3.83 Ha	125	2214
	Parcel P14	7.50 Ha	261	2475

POS (Public Open Space)	Description	Area (ha)	Parcel Delivery
POS1	POS Runway Corridor	0.89	P2
POS2	POS Runway Corridor	0.24	CC1
POS3	POS Runway Corridor	0.65	P3a/P3b
POS4	Delivery of 6no. Sports		
	Pitches + Facilities	6.21	P3b
	(3.35ha total)		
POS5	POS Runway Corridor	0.74	P5/P6
POS6	Strategic Lands cape and	4.09	P6/P8
	Ecological Park		
POS7	POS Runway Corridor	1.35	P7a/P8
POS8	POS Runway Corridor	0.64	P9
POS 9	POS Runway Corridor	0.35	P9/P10
POS10	Delivery of 7.no Sports	6.12	P9
	Pitches (4.8ha total)		
POS11	Strategic Landscape	7.76	P11/P12
	and Ecological Park		
POS12	Strategic Landscape	1.75	P12/P13
	and Ecological Park		
POS13	Community Park	18.74	P14

Site name	Monks Farm, Grove
Land supply reference	24

Total units in 5 year period	198
Total dilito ili o jour politou	



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Site status	Allocated site
	Various Outline and detailed consents

Total units allocated for development	885
Total units with outline consent	768
Total units with detailed consent	451
Total completions to date	368

Please see accompanying strategic site breakdown table for a breakdown of the various permissions / applications.

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P14/V0576/O	Outline	75	18/03/2014	02/04/2015
P15/V1722/O	Outline	160	20/07/2015	24/08/2016
P15/V0783/O	Outline	133	02/04/2015	13/08/2015
P16/V0981/O	Outline	400	19/04/2016	08/04/2021
P16/V1287/RM	Reserved Matters	75	16/05/2016	07/09/2016
P17/V2980/RM	Reserved Matters	160	30/10/2017	15/06/2018
P15/V0978/RM	Reserved Matters	133	27/04/2015	21/01/2016
P21/V3516/RM	Reserved Matters	83	20/12/2021	29/09/2022
P22/V1020/RM	Reserved Matters	primary school expansion	22/04/2022	13/03/2023
P22/V1031/RM	Reserved Matters	Infrastructure	25/04/2022	TBD

## **Assessment of deliverability**

## 1. Current planning status

The Council allocated this site for 885 homes in the Vale of White Horse Local Plan: Part 1.

The Council has granted four outline planning permissions on this site, totalling 768 dwellings. Three of these outline consents have since been supported by Reserved Matters consents and have been built out. This takes the total completions on site to 368, leaving 400 units on site with outline permission. On top of this, there is still capacity for 117 units to receive planning permission against the allocation of 885 units.

The Council granted permission for a reserved matters application from David Wilson Homes for 83 units (P21/V3516/RM) under the outline consent for 400 homes (P16/V0981/O) on 29 September 2022. The Council is also considering a reserved matters application from David Wilson Homes for Phase 1A of the outline application (P22/V1031/RM). This does not include residential units but does include enabling infrastructure such as access and SUDS / Open space for the 400 units outline consent. The Council has approved a reserved matters application for a new multiuse games area for the existing primary school and new school playing fields under P22/V1020/RM.

#### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development, along with steps the council or applicant are taking to address them. We have graded these as follows:

- Identifies a serious technical objection with no plan in place to address this
- Identifies a serious technical objection with a plan in place to address this
- Identifies no objections to the development
- (†) Identifies pre-commencement conditions
- 1 Identifies key consultee yet to respond

Currently there are no residential applications that are undetermined.

## 3. Site viability

At present, DWH are engaging with the LPA and Housing Officer in regard to the affordable housing within Phase 1B. We have tendered the affordable housing and received no proceedable/viable offers and are working with the LPA to resolve.

#### 4. Ownership constraints

The Council is not aware of any land ownership constraints affecting development.

The developer has advised that there are no issues with land ownership, with one minor issue being resolved through OCC's agreement to a slight deviation from technical standards for the design of the coach lay by for the school and confirm that it can be adopted (design within S106 does not comply with technical standards).

## 5. Infrastructure dependencies and enablers

A significant section of the allocation has been completed. The outline permission for 400 homes (P16/V0981/O) has agreed infrastructure contributions through an S106 agreement, with a key infrastructure piece being the delivery of a section of the Grove Northern Link Road.

#### 6. Site promoter comments

Officer is to populate this section with questions dependent on the stage of the site. Identify questions then send to case officer first for their input (if not being completed by a DM officer). Suggested list below, but make sure you draw down on the key blockages you have identified in boxes 2 and 5 above – what is being done to overcome these?

#### P16/V0981/O:

- 1. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)
  - Phase 2A Jan 24
  - Phase 2B & 3 Jan 25
- 2. Are there any site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?
  - Yes live S73 application P23/V1198/S73 with regards to conditions 12 and 13.
  - A separate DoC application has been submitted for condition 12 (Letcombe Brook Habitat Restoration Method Statement)
  - Condition 13 to be submitted early 2024.
- 3. When do you think construction work will commence, and are there any obstacles to starting construction?
  - Date of commencement: 13/07/2023
  - Commencement has started for first 55 units. Potential obstacle to further development post-55 dwellings is timing of planning permission, seasonal ecology works, EA licence, and mobilisation and construction works.
- 4. When do you think the first dwelling will be completed?
  - June 2024.
- 5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
  - Two at the same time (David Wilson Homes and Barratt Homes).
- 6. How many homes a year do you think this site will deliver?

- 50 in total per annum (25 per brand) subject to bridge consents/condition, and market conditions.
- 7. Are there any other comments you would like to raise?
  - N/A

### 7. Officer conclusion on deliverability

The site has an outline permission for 400 units, with detailed permission for 83 units. Work has commenced on site with the first homes expected to be delivered in June 2024. Further reserved matters for the remaining homes related to the outline permission that do not have detailed permission are expected to be submitted in January 2024 and January 2025.

The developer has advised that two outlets will be on site, David Wilson Homes and Barratt Homes, delivering a total of 50 homes per annum.

The developer has raised a number of criteria that need to be met to ensure the development proceeds in accordance with proposed timetable, including planning permission, seasonal ecology works, EA licence, and mobilisation and construction works. DWH has a good track record on this site, securing reserved matters permission within 9 months of submission for P21/V3516/RM (submission December 2021, permission September 2022). This first detailed consent is forecasted to build out its first units in June 2024, and subsequent RMs will be submitted in Jan 2024 and Jan 2025.

The Council consider it realistic that the site will come forward in accordance with the developer provided trajectory, taking into account average lead in times for sites of this size in the district. The earliest homes from further reserved matters applications would be expected to deliver would be in 2026, providing circa 2 and a half years from the submission of a further reserved matters in January 2024 to first completion. The district wide average is 1.8 years from submission of reserved matters to first completion.

There is therefore clear evidence of a realistic prospect that these homes will be delivered in the 5-year period as anticipated by the developer.

Monks Farm, Grove Reference: 24

Council, I consider this to be a realistic
14 November 2023
Ben Duffy Senior Panning Policy Officer
sider this to be a realistic assessment of obtained)

## 9a. Council's initial trajectory shared with site promoter for comment

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
					3	90	90	127	49
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
9		22	44	44	44	44	44	44	44
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
44	26								

Council's initial 5-year total 198

## 9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
					3	90	90	127	49
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
9		0	50	30	50	50			
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41

Site promoter's 5-year total 180

# 9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
					3	90	90	127	49
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
9	0	0	50	30	50	50	50	50	50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
50	20								

Final 5-year total	180
i mai o jour total	

## APPENDIX ONE: STRATEGIC MAJOR SITE TRACKERS – Monks Farm

	Developer	Status	No. of homes	Completions to date	Extant units (not yet built)	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	2031/32	2032/33	2033/34	2034/35
Allocation Local Part 1 Core Policy 15	Various	Allocated	885	368	517						<b>A</b>	90	90	127	49	9	0	6	68	68	68	68	68	68	68	35			
Outline 1 P14/V0576/O	Gleeson / Gallagher	Completed	75	75	0			s		Р			43	30	2														
Bellway RM P16/V1287/RM	Bellway	Completed	75	75	0						S P		43	30	2														
Outline 2 P15/V0783/O	Gleeson / Gallagher	Completed	133	133	0					S	3	90	29	4	7														
Gleeson RM P15/V0978/RM	Gleeson Homes	Completed	133	133	0					S P	3	90	29	4	7														
Outline 3 P15/V1722/O	Williams Grand Prix	Completed	160	160	0					S	Р		18	93	40	9													
David Wilson RM P17/V2980/RM	David Wilson Homes	Completed	160	160	0							s	P 18	93	40	9													
Outline 4 P16/V0981/O	Gleeson / Gallagher	Consented	400	0	400						S					Р			50	30	50	50	50	50	50	50	20		
David Wilson RM Phase 1 P21/V3516/RM	David Wilson & Barratt	Live application	83	0	83											S	Р		50	25	8								
David Wilson RM Phase 2	David Wilson & Barratt	Not submitted	198	0	198													S P		5	25	30	30	30	30	28	20		
David Wilson RM Phase 3	David Wilson & Barratt	Not submitted	119	0	119														S P		17	20	20	20	20	22			

Key	
Α	Date the plan making the allocation was adopted
S S	Actual submission of planning application
S	Forecast submission of planning application
Р	Actual granting of planning application
Р	Forecast granting of planning application
12	Actual completions (dwellings per annum(
12	Forecast completions (dwellings per annum)

# **Appendix D: Site Lead in time analysis**

	Milton Heights (Allocation - Site 9) South of Kennington (Allocation - Site 3) Botley Centre, West Way, Botley, Oxford- Part B Land North of Grove Road Harwell (Allocation - Site 10) Land at Stockham Farm, Denchworth Rd Land East of Drayton Road Abingdon  Land to the south of High Street Drayton Botley Centre, West Way, Botley, Oxford - Part A Land south of Majors Rd, opp Shrivenham Hundred Business Park Land at Grove Road, Wantage Land South of Park Rd  Average of sites delivering between 100-499 homes Land off Draycott Road Land South of Downsview Rd (Stockham Farm Phase 2) Land West of Stockham Farmhouse Wantage (in the parishes of Wantage, East Challow and Grove) OX12 Land at Alma Barn Didcot Road Harwell OX11 6DN Greenwood Way Site south of Housing along Orchid Mews Land to the south of Blenheim Hill Harwell Oxon OX11 0DS Land East of Meadow View, Didcot Road, Harwell, Land West of Abingdon Road, Drayton Land off Faringdon Road, Stanford in the Vale Land off Field Close Kingston Bagpuize w/ Southmoor							
			appl receiv perm	petween ication yed and nission ears)	perm a estii fi	netween nission and mated rst oletion		nated st
Application reference	Site name	Net homes	Vaars	Months	Years	Months	Years	Months
P16/V2900/FUL		458	0.9	11.3	0.9	11.2	1.9	22.5
P17/V2961/FUL		283	1.4	17.1	0.5	6.1	1.9	23.2
P16/V0246/FUL	· · · · · · · · · · · · · · · · · · ·	261	0.6	7.6	2.5	30.5	3.2	38.0
P15/V1504/FUL		207	1.3	15.7	1.0	11.6	2.3	27.3
P12/V1240/FUL	\	200	0.8	9.9	1.5	18.1	2.3	28.1
P14/V1196/FUL	· · · · · · · · · · · · · · · · · · ·	158	1.3	15.5	0.6	6.8	1.9	22.3
P15/V2447/FUL (Neighbourhood Plan Allocation)		140	1.1	12.7	0.9	10.9	2.0	23.6
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part A	128	0.6	7.6	4.2	50.0	4.8	57.6
P12/V1329/FUL	Land south of Majors Rd, opp Shrivenham Hundred Business Park	120	0.5	6.3	0.8	9.3	1.3	15.6
P17/V0813/FUL	Land at Grove Road, Wantage	115	0.6	7.1	3.5	42.0	4.1	49.1
[Hybrid] P17/V1082/O	Land South of Park Rd	103	2.6	31.7	1.2	14.6	3.9	46.3
Ave	rage of sites delivering between 100-499 homes		1.1	13.0	1.6	19.2	2.7	32.1
P12/V2653/FUL	Land off Draycott Road	98	0.4	5.1	1.4	16.3	1.8	21.4
P13/V1826/FUL	Land South of Downsview Rd (Stockham Farm Phase 2)	90	1.0	11.6	1.7	20.0	2.6	31.6
P14/V1810/FUL	Wantage, East Challow and Grove) OX12	90	0.9	10.5	2.3	27.3	3.2	37.8
P19/V0403/FUL	Land at Alma Barn Didcot Road Harwell OX11 6DN	85	0.6	7.0	1.9	23.2	2.5	30.3
P19/V2660/FUL		80	0.4	4.8	2.5	30.6	2.9	35.4
P14/V1663/FUL	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	80	1.3	15.5	0.9	11.1	2.2	26.5
P20/V1334/FUL		76	1.6	19.4	0.7	8.8	2.4	28.3
P14/V2504/FUL	-	73	1.0	12.2	0.4	4.8	1.4	17.0
P13/V0146/FUL	Land off Faringdon Road, Stanford in the Vale	73	1.0	11.5	1.2	14.7	2.2	26.2
P15/V1795/FUL		73	0.6	7.4	0.6	6.8	1.2	14.2
P12/V1261/FUL	Nalder Estate & The Old Canal Building, Main St	71	1.0	12.1	0.3	3.9	1.3	16.0
P15/V1671/FUL	Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	70	0.6	6.7	3.2	37.9	3.7	44.6
P14/V2757/FUL	Land off Colton Road Shrivenham	68	0.7	8.7	0.6	7.2	1.3	15.9
P13/V2445	Alder View, Land South of Grove Road, Harwell	65	0.5	5.7	0.9	11.0	1.4	16.7
P14/V1952/FUL	Land at Barnett Road Steventon OX13 6AJ	65	1.1	13.6	1.5	17.7	2.6	31.3
P08/V1237	The Old Gaol Leisure Centre	61	0.5	5.6	4.0	48.4	4.5	54.0
P15/V0612/FUL	Land West of Hyde Copse Marcham OX13 6PT	61	1.1	13.0	1.0	11.6	2.1	24.6
P16/V1705/FUL	Land at Manor Farm, Drayton, Oxon	57	1.0	12.2	0.2	2.9	1.3	15.0

	Vale Lead in time analysis- Major Full Per	missions						
			appli receiv perm	between ication ved and nission ears)	perm a esti f	petween nission and mated irst pletion	(appl recei estii fi	I time ication ved to nated rst letion)
Application reference	Site name	Net homes	Years	Months	Years	Months	Years	Months
P14/V2704/FUL	Land at Abingdon Road Steventon	57	1.0	12.4	0.3	3.8	1.3	16.1
,	Average of sites delivering between 50-99 homes	1 0,1	0.9	10.3	1.4	16.2	2.2	26.5
P19/V0910/FUL	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	48	1.6	19.7	1.5	18.5	3.2	38.2
P16/V3224/FUL	Land off Sheepstead Road, Marcham, Abingdon	47	0.6	7.7	5.1	61.8	5.8	69.5
P15/V2560/FUL	Land to the east of Portway Cottages Reading Road East Hendred Wantage OX12 8JD	46	1.0	12.6	0.9	10.5	1.9	23.1
P15/V2016/FUL	Land off Hanney Road Steventon OX13 6AS	44	0.8	9.9	0.8	9.5	1.6	19.4
P18/V0359/FUL	Parklands School, Besselsleigh, Appleton, Oxford	40	1.1	12.9	0.6	6.8	1.6	19.7
P13/V1151/FUL	Department of Social Services Mayott House, Ock Street, Abingdon, Oxfordshire	40	0.6	7.1	2.3	27.2	2.9	34.3
P15/V2175/FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	39	0.6	7.6	0.4	5.2	1.1	12.7
P17/V0321/FUL	Bellingers, 111 Ock Street, ABINGDON, OX14 5DQ	39	1.8	21.1	2.1	25.2	3.9	46.3
P11/V2953	Oakenholt Nursing Home, Eynsham Road, Cumnor, OX2 9NL	37	0.2	3.0	5.0	60.3	5.3	63.3
P12/V2582/FUL	East of Highworth Rd	36	0.4	4.6	3.4	41.1	3.8	45.7
P13/V1870/FUL	Land to rear of Station Road Uffington SN7 7SL	36	1.8	21.3	0.3	4.1	2.1	25.4
P13/V2490/FUL	Land at Highworth Road Shrivenham	35	2.6	31.2	2.3	27.3	4.9	58.5
P19/V0397/N1A	Riverside Court, 9 West Way, Botley, Oxford, OX2 0JB	34	0.2	1.8	3.3	39.7	3.5	41.5
P13/V0233/FUL	Land North of 92-112 Milton Rd	33	0.8	9.6	1.4	16.3	2.2	25.8
P14/V2877/FUL	Land at Cowans Camp Depot High Street Watchfield SN6 8TE	33	1.1	13.4	0.7	8.0	1.8	21.4
P17/V2427/PDO	55-59Stert StreetABINGDON OX14 3JF	32	0.5	5.9	0.6	7.1	1.1	13.0
P15/V0729/FUL	Police Station and Magistrates' Court Church Street Wantage OX12 8BW	32	0.3	4.0	1.7	20.1	2.0	24.2
P17/V2268/FUL	Land at Fallowfields Hotel Faringdon Road Southmoor ABINGDON OX13 5BH	31	0.7	8.8	0.4	4.8	1.1	13.6
P14/V0676/FUL	Land at Sutton Road, Milton	31	0.9	11.3	0.6	6.9	1.5	18.1
P12/V0324	Land between Station Rd & Townsend Rd	31	0.7	8.3	0.4	5.3	1.1	13.6
P13/V0692/FUL	Land at Causeway Farm, The Causeway	31	0.4	5.0	1.6	19.1	2.0	24.1
P13/V1827/FUL	Sports Ground & Pavilion, Abingdon Road, Kingston Bagpuize	30	1.2	14.4	2.4	29.3	3.6	43.7
P15/V0471/FUL	Chailey House Bessels Way Blewbury Didcot OX11 9NJ	30	1.0	12.5	0.6	6.6	1.6	19.1
P17/V0569/FUL	Land to the south of Challow Road and north of Naldertown Wantage OX12 9DJ	29	1.0	12.5	0.5	6.5	1.6	19.0
P13/V0344/FUL	Land adj to Folly Park, Park Rd	28	0.2	3.0	0.4	4.4	0.6	7.4
P14/V2362/FUL	Land off Milton Road Sutton Courtenay Oxon OX14 4BS	26	0.8	9.5	0.7	8.1	1.5	17.5
P14/V1964/FUL	Land to the North of Portway Villas, Reading Road	26	1.1	13.6	0.5	5.6	1.6	19.2

	Vale Lead in time analysis- Major Full Pe	rmissions						
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Application reference	Site name	Net homes	Years	Months	Years	Months	Years	Months
P13/V0381/FUL	Land East of A338, Crown Meadow, East Hanney	25	0.3	4.1	1.8	21.2	2.1	25.3
P14/V0866/FUL	Land off School Close, Causeway Farm, Steventon,	25	0.7	8.2	0.3	3.2	1.0	11.5
P05/V1700	Former bus depot site, Grove St & Limborough Rd	24	0.3	3.1	6.1	73.0	6.3	76.1
P12/V0870	Champion House, 12 Wootton Rd	24	0.6	6.9	0.4	4.7	1.0	11.6
P14/V2829/FUL	23 Wallingford Street Wantage OX12 8AU	24	0.7	8.0	1.6	19.6	2.3	27.6
P08/V0694	St Marys School, Newbury St	23	0.2	3.0	4.7	56.1	4.9	59.1
P11/V1520	46 Newbury Street	23	1.2	13.9	0.6	6.8	1.7	20.7
P12/V1878/FUL	Land West of Portway Villas, Reading Rd	21	1.3	16.0	0.3	3.1	1.6	19.1
P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL	18	1.2	14.6	4.5	54.0	5.7	68.6
P12/V2048/FUL	Land off Walnut Trees Hill, Ashbury	18	0.5	6.3	1.0	11.9	1.5	18.2
P13/V0859/FUL	Land North of Priory Lane	18	0.3	3.6	1.6	19.8	1.9	23.4
P16/V2105/FUL	Land off Drayton Road, Milton, OX14 4EU	18	0.8	9.1	0.4	4.3	1.1	13.5
P13/V2608/FUL	Land to the rear of Saxon Gate, East Hanney	16	0.8	10.2	0.5	5.7	1.3	15.9
P10/V1614	Land adj 31 & 34 Simpsons Way	16	0.7	7.9	3.0	35.6	3.6	43.4
P13/V2046/FUL	Land at Priory Lane, Marcham	16	0.7	7.8	0.4	4.8	1.0	12.6
P14/V0287/FUL	Land at Majors Road Watchfield Oxfordshire	16	1.5	18.2	1.6	19.6	3.1	37.8
P10/V2032	Amey Plc, Appleford Rd	15	0.6	7.1	0.3	4.0	0.9	11.1
P11/V2103	Land South of Alfreds Place	15	1.0	11.6	2.6	30.8	3.5	42.4
P15/V2887/FUL	Land off School Road, West Hanney, Wantage, OX12 0LA	15	0.7	8.7	6.1	72.8	6.8	81.6
P17/V1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	0.1	1.8	1.6	19.1	1.7	20.8
P11/V1960/EX	Challow Country Club, Woodhill Ln	14	0.3	3.2	9.5	114.1	9.8	117.3
P10/V1301	Land opp Shepherds Hey & Southbourne, Bessels Way	14	0.2	3.0	0.5	5.7	0.7	8.6
P14/V2318/FUL	Motorlux, 32 Newbury Street, Wantage, OX12 8DA	14	1.2	14.2	3.3	39.5	4.5	53.7
P15/V2490/FUL	Former H & L Site, Limborough Road, Wantage, OX12 9AJ	14	0.6	7.3	2.8	34.1	3.4	41.4
P16/V1976/FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	1.2	14.1	2.5	29.8	3.7	44.0
P14/V1886/FUL	Land to the rear of Firs and Ambleside, Didcot Road, Harwell	12	0.6	7.0	1.0	12.4	1.6	19.4
P07/V1057	35 And 37 Yarnells Hill, North Hinksey, Oxford, OX2 9BE	12	6.4	77.1	2.3	28.1	8.8	105.2
P17/V1863/FUL	77-79 and 81-91 Church Road, Radley	12	1.3	15.9	2.1	25.4	3.4	41.3
P10/V1846	St Johns Court, Oxford Ln	11	0.3	4.1	1.2	13.9	1.5	18.0
P12/V0958	17 to 20 Millbrook Sq	11	1.4	17.3	0.5	5.9	1.9	23.2
P12/V0270/EX	Ambulance Station, Ormond Rd	11	0.3	3.3	0.9	10.7	1.2	14.0
P16/V2704/FUL	Land off Field Close, kingston Bagpuize with Southmoor	11	0.7	8.7	0.2	2.6	0.9	11.3
P13/V0033/FUL	Faringdon Tennis Club, Southampton St	11	0.2	3.0	5.0	59.7	5.2	62.7

	Vale Lead in time analysis- Major Full Per	missions						
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Application reference	Site name	Net homes	Years	Months	Years	Months	Years	Months
P15/V2117/FUL	47 West Way Oxford, OX2 0JF	11	1.1	12.8	1.5	18.1	2.6	30.9
P08/V1739	Abbey House, Stirlings Rd	10	0.2	2.1	2.4	29.2	2.6	31.4
P12/V2196/FUL	33 West St Helen Street, Abingdon	10	0.2	2.9	1.2	14.6	1.5	17.5
P13/V0626/FUL	66 Cumnor Hill, Oxford	10	0.7	8.7	0.3	3.7	1.0	12.4
P12/V1410/FUL	98-100 West Way, Botley	10	0.4	4.9	0.4	4.3	0.8	9.2
P15/V2041/FUL	The Woolpack Inn Church Street Wantage OX12 8BL	10	0.4	4.6	1.7	20.6	2.1	25.2
P15/V0469/FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10	0.2	2.2	0.9	10.9	1.1	13.1
P15/V2905/FUL	Southmoor House Faringdon Road Southmoor Abingdon OX13 5AA	10	0.7	7.9	1.2	13.9	1.8	21.8
P17/V1877/FUL	5-7 Bromsgrove, Faringdon, SN7 7JF	10	0.3	3.9	1.4	17.0	1.7	20.9
P17/V3116/FUL	Riverside Court 9 West Way Botley Oxford OX2 0JB	10	0.7	8.8	4.0	47.6	4.7	56.4
P03/V0247	Manor Farm, Fernham	9	0.9	11.1	8.2	98.5	9.1	109.6
P04/V2030	Land adj to police HQ, Colwell Drive	9	1.4	16.6	4.9	58.4	6.3	75.0
	Average of sites delivering between 10-49 homes		0.8	10.1	1.9	23.2	2.8	33.3
	Average lead in times		0.9	10.4	1.8	21.5	2.7	31.9

		Val	e Lead in	time anal	ysis- Majo	or Outline	Permissions	;					
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Application reference	Site name	Net homes	Outline Application received date	Outline Decision date	Reserved matters received date	Reserved matters approval	Estimated date of first completion	Years	Months	Years	Months	Years	Months
P12/V0299/O	Land At Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	2500	09/02/2012			17/04/2018		5.4	65.2	6.2	74.2	6.6	79.7
P13/V1764/O	Crab Hill, North East Wantage (Allocation - Site 14)	1500			30/05/2017		01/10/2018	1.9	23.4	4.3	51.4	5.2	62.0
P02/V1594/O, Various	Land at Didcot Road, Great Western Park	760	03/10/2002	18/07/2008	28/07/2010	04/11/2010	01/04/2011	5.8	69.5	8.1	97.1	8.5	101.9
		Average of	sites 500+					4.4	52.7	6.2	74.2	6.8	81.2
P06/V1939/O, P08/V1078/RM	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	332	19/12/2006	17/04/2008	22/08/2008	07/01/2009	01/04/2011	1.3	15.9	2.1	24.6	4.3	51.4
P17/V0050/O, P19/V1998/RM	Land North of Dunmore Road, Abingdon, OX14 1PU	284	09/01/2017	08/11/2017	12/08/2019	26/03/2021	31/03/2022	0.8	10.0	4.2	50.5	5.2	62.7
P15/V1808/O, P17/V0662/RM	Land to the east of Witney Road Kingston Bagpuize OX13 5FZ	280	28/07/2015	29/06/2016	13/03/2017	13/09/2017	01/10/2017	0.9	11.1	2.1	25.6	2.2	26.2
P05/V1086/O, P11/V1557/RM	Land to the South of Chilton Field	275	25/07/2005	18/11/2009	18/07/2011	17/11/2011	01/04/2012	4.3	51.8	6.3	75.8	6.7	80.2
P13/V1810/O, P18/V0862/RM	Land to the East of Highworth Road, Shrivenham	240	08/08/2013	10/04/2017	04/04/2018	29/11/2018	01/10/2019	3.7	44.1	5.3	63.7	6.1	73.8
P17/V1894/O, P20/V0390/RM	North West of Radley	240	04/07/2017	24/07/2019	10/02/2020	05/03/2021	08/12/2021	2.1	24.6	3.7	44.0	4.4	53.2
P17/V1336/O, P19/V0169/RM	North West of Abingdon on Thames	200	12/05/2017	13/02/2018	17/01/2019	30/07/2020	21/01/2022	0.8	9.1	3.2	38.6	4.7	56.3
P15/V1934/O, P17/V0118/RM	The Steeds, Land West of Coxwell Road, Faringdon (Allocation - Site 19)	200	13/08/2015	23/05/2016	18/01/2017	13/06/2017	01/10/2017	0.8	9.3	1.8	22.0	2.1	25.6
P04/V1094/O, P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	25/06/2004	08/02/2007	26/02/2008	01/09/2008	01/10/2011	2.6	31.5	4.2	50.2	7.3	87.2
P16/V0775/O, P20/V0658/RM	South West of Faringdon	190	24/03/2016	25/06/2018	05/03/2020	29/10/2020	06/10/2021	2.3	27.0	4.6	55.2	5.5	66.4

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Application reference	Site name	Net homes	Outline Application received date	Outline Decision date	Reserved matters received date	Reserved matters approval	Estimated date of first completion	Years	Months	Years	Months	Vears	Months
reference	Land west of Station Road	Homes	date	date	date	арргочаг	Completion	Tears	Months	rears	Months	Tears	Worth
P15/V1722/O	(A338), South of Williams Grand Prix Engineering, Grove (Allocation - Site 15 (part))	160	20/07/2015	24/08/2016	30/10/2017	15/06/2018	01/10/2018	1.1	13.2	2.9	34.9	3.2	38.4
P15/V2952/O	King Alfred School East Springfield Road Wantage OX12 8ET	150	14/12/2015	05/08/2016	06/09/2017	15/05/2018	01/10/2018	0.6	7.7	2.4	29.0	2.8	33.6
P07/V0741/O, P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	16/05/2007	28/06/2012	15/04/2013	01/11/2013	01/04/2014	5.1	61.4	6.5	77.6	6.9	82.5
P06/V1269/O, P13/V0497/RM	Land off Lime Rd, Botley	136	09/08/2006	25/02/2013	05/03/2013	05/11/2013	28/10/2014	6.5	78.6	7.2	86.9	8.2	98.6
P15/V0783/O, P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	02/04/2015	13/08/2015	27/04/2015	21/01/2016	01/10/2016	0.4	4.4	0.8	9.7	1.5	18.0
P15/V0663/O, P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	24/03/2015	06/05/2016	24/03/2017	18/04/2018	01/10/2019	1.1	13.4	3.1	36.8	4.5	54.3
P13/V0139/O, P16/V1791/RM	Fernham Fields Faringdon	111	23/01/2013	14/01/2015	12/07/2016	20/10/2016	01/04/2017	2.0	23.7	3.7	44.9	4.2	50.2
P10/V1907/O, P14/V2061/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	104	08/10/2010	09/04/2013	05/09/2014	10/12/2015	01/10/2016	2.5	30.0	5.2	62.1	6.0	71.8
P16/V1589/O, P18/V2056/RM	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	100			13/08/2018		07/12/2022	0.5	6.1	3.7	44.3	6.5	77.6
P12/V2283/O, P13/V2359/RM	Cowans Camp High Street Watchfield SN6 8SZ	100			28/08/2013			1.8	21.3	1.8	21.3	2.4	29.1
		·	sites 100-499	1 2 20, 20 1 1		1 2 2 2 2 2 2 3 1 1	3 3 2 3	2.1	24.7	3.7	44.9	4.7	56.9
P18/V0069/O, P19/V1728/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	91	08/01/2018	09/10/2018	17/07/2019	16/06/2021	14/06/2022	0.8	9.0	3.4	41.2	4.4	53.2
P16/V0652/O P18/V0744/RM	Land at Park Farm, East Challow	88			22/03/2018			0.6	7.6	2.2	26.8	3.6	42.7
P12/V2316/O, P13/V2454/RM	Land east of Chainhill Rd	85	02/11/2012	11/07/2013	12/11/2013	11/07/2013	01/04/2015	0.7	8.2	0.7	8.2	2.4	28.9

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Application reference	Site name	Net homes	Outline Application received date	Outline Decision date	Reserved matters received date	Reserved matters approval	Estimated date of first completion	Years	Months	Years	Months	Years	Months
P16/V2134/O, P18/V2031/RM	Land North Of Ware Road, Stanford In The Vale, Oxon	78	19/08/2016				18/03/2021	0.5	5.9	3.5		4.6	54.9
P14/V0576/O	Land west of Bellingers Garage Station Road Grove OX12 7PN	75	18/03/2014	02/04/2015	16/05/2016	07/09/2016	01/04/2018	1.0	12.5	2.5	29.7	4.0	48.5
P12/V1819/O, P14/V0695/RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	21/08/2012	12/12/2013	28/03/2014	19/06/2014	01/04/2016	1.3	15.7	1.8	21.9	3.6	43.3
P06/V0446/O, P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	07/04/2006	06/07/2006	03/04/2007	04/07/2007	01/04/2014	0.2	3.0	1.2	14.9	8.0	95.8
P13/V0401/O, P13/V2321/RM	Milton Road, Sutton Courtenay	70	22/02/2013	26/07/2013	23/10/2013	26/07/2013	01/04/2015	0.4	5.1	0.4	5.1	2.1	25.2
P13/V1514/O	Land to the West of Longcot Road, Shrivenham	68	03/07/2013	19/02/2016	24/03/2015	26/03/2018	01/10/2018	2.6	31.6	4.7	56.7	5.2	62.9
P12/V1836/O, P13/V2562/RM	Land West of Witney Road and South of A420	63	22/08/2012	11/04/2013	27/11/2013	21/05/2014	01/04/2015	0.6	7.6	1.7	20.9	2.6	31.3
P13/V2731/O, P14/V2363/RM	Packhorse Lane, Marcham, OX13 6NU	63	20/12/2013	17/12/2014	15/10/2014	22/05/2015	01/04/2015	1.0	11.9	1.4	17.0	1.3	15.3
P12/V1302/O, P12/V1721/RM	Land South of Faringdon Rd, Southmoor	54	07/06/2012	16/01/2013	07/08/2012	25/04/2013	01/10/2013	0.6	7.3	0.9	10.6	1.3	15.8
P13/V0467/O, P17/V1077/RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	01/03/2013	22/10/2015	20/04/2017	07/09/2017	01/04/2019	2.6	31.7	4.5	54.2	6.1	73.0
P15/V0343/O, P17/V2904/RM	Land North of Summertown, East Hanney, Oxon	50	13/02/2015	03/05/2016	23/10/2017	06/12/2019	01/10/2019	1.2	14.6	4.8	57.7	4.6	55.6
P12/V1980/O, P13/V2691/RM	Land off Barnett Rd	50		25/07/2013	17/12/2013	22/05/2014	01/04/2015	0.6	7.3	1.4	17.2	2.3	27.5
D40/1/0575/0	Kinda Field Olescoton ID I	Average of	sites 50-99	I	T	I		1.0	11.9	2.4	28.3	3.7	44.9
P13/V0575/O, P14/V1241/RM	King's Field, Sheepstead Rd, Marcham	43	13/03/2013	26/09/2013	29/05/2014	19/09/2014	01/04/2015	0.5	6.5	1.5	18.2	2.1	24.6
P14/V1976/O, P16/V0992/RM	Land off Packhorse Lane Packhorse Lane Marcham ABINGDON OX13 6NU	43	26/08/2014	28/08/2015	21/04/2016	09/09/2016	01/10/2017	1.0	12.1	2.0	24.5	3.1	37.2
P06/V1928/O, P07/V1772/RM	Land adj Coxwell House & Winslow House, Coxwell Rd	43	20/12/2006	14/08/2007	13/11/2007	21/04/2008	01/10/2013	0.6	7.8	1.3	16.0	6.8	81.4

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Application reference	Site name	Net homes	Outline Application received date	Outline Decision date	Reserved matters received date	Reserved matters approval	Estimated date of first completion	Years	Months	Years	Months	Years	Months
	Land at Fallowfields Faringdon												
P15/V0251/O P15/V0898/O, P18/V0692/RM	Road Southmoor Steventon Road Nurseries Steventon Road East Hanney OX12 0HS	43	03/02/2015	19/02/2016 23/10/2015		01/08/2018	01/04/2018	0.5	6.2	3.3	30.2	4.0	37.9 47.5
P16/V1714/O, P17/V2502/RM	Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow, Wantage, OX12 9RH	38	30/09/2016	30/09/2016	07/09/2017	19/04/2018	22/10/2020	0.0	0.0	1.5	18.6	4.1	48.7
P13/V1949/O, P15/V2128/RM	Land at Bow Farm, Bow Road, Stanford-in-the-Vale	37	03/09/2013	23/04/2015	04/09/2015	31/03/2016	01/10/2017	1.6	19.6	2.6	30.9	4.1	48.9
P16/V0234/O, P18/V1089/RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	28/01/2016	19/12/2016	30/04/2018	16/10/2018	01/10/2019	0.9	10.7	2.7	32.6	3.7	44.1
P11/V1453/O, P12/V2023/RM	Broadwater, Manor Rd	20	29/06/2011	21/03/2012	21/09/2012	20/12/2012	01/04/2015	0.7	8.7	1.5	17.7	3.8	45.1
P14/V2822/O	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19		01/03/2016			01/10/2017	1.2	14.7	2.9	35.1	2.8	33.7
P05/V1050/O, P07/V0166/RM	Land adjacent to 35 Park Road, Faringdon	19	19/07/2005	03/11/2005	01/02/2007	03/05/2007	01/04/2015	0.3	3.5	1.8	21.5	9.7	116.4
P16/V1243/O	Land to north of Manor Close Chilton DIDCOT OX11 0SS	18	13/05/2016	21/10/2016	20/06/2017	20/10/2017	01/04/2018	0.4	5.3	1.4	17.2	1.9	22.6
P12/V2429/O, P14/V0034/RM	Land to the North of Rectory Farm Close, West Hanney	18	19/11/2012	17/10/2013	07/01/2014	25/04/2014	01/04/2015	0.9	10.9	1.4	17.1	2.4	28.4
P15/V1074/O, P17/V3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	06/05/2015	16/09/2016	20/11/2017	01/02/2018	01/10/2019	1.4	16.4	2.7	32.9	4.4	52.9
P15/V0271/O	Land at King's Lane Longcot, SN7 7SZ	15	05/02/2015	07/06/2016	03/03/2017	30/06/2017	01/10/2018	1.3	16.0	2.4	28.8	3.7	43.8
P16/V0527/O, P17/V0134/RM	The Bungalow, Townsend, Grove, WANTAGE, OX12 0AZ	13	29/02/2016	10/06/2016	19/01/2017	25/08/2017	01/01/2021	0.3	3.4	1.5	17.8	4.8	58.1

		Val	e Lead in	time analy	ysis- Majo	or Outline	Permissio	ons						
									ou appli receiv perm	petween tline cation red and ission ears)	ou appli and c	petween tline ication letailed nission	bet ou appl rece estima	al time ween Itline ication ived to ated first pletion
Application reference	Site name	Net homes	Outline Application received date	Outline Decision date	Reserved matters received date	Reserved matters approval	Estimated date of first completion		Years	Months	Years	Months	Years	Months
P15/V3042/O, P17/V2159/RM	Marcham Village Institute and Anson Field, Marcham, Abingdon OX13 6NG	13	22/12/2015	10/04/2017	31/07/2017	30/10/2017	01/10/2019		1.3	15.6	1.9	22.3	3.8	45.3
		Average of	sites 10-49						0.8	10.0	2.1	24.8	4.0	48.0
		Lead in tim	e averages						1.5	18.2	3.0	35.7	4.4	52.2

# **Appendix E: Build Out Rates**

Outline Application reference	Full/Detailed reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
		Great Western Park (Includes South				1	10	204	232	392	368	389	431	471				
P02/V1594/O	Various	Oxfordshire completions)	3444	287	325	I	10	204	232	392	300	309	431	471	430	205	132	80
P13/V1764/O	Various	Crab Hill	1500	119	145									18	109	106	187	177
P12/V0299/O	Various	Grove Airfield	2500	119	146									13	193	107	144	138
Various	Various	Monks Farm (North Grove)	885	61	89							3	90	90	127	49	9	
P17/V0050/O	Various	North of Abingdon-on-Thames	800	56	103												8	103
Various	Various	Valley Park	2550	42												45		39
		uild out rate sites of 500 and above		114	162													
	P16/V2900/FUL	Milton Heights	458	41	48									13	43	45	33	69
P06/V1939/O	P08/V1078/RM	Former Tree Nursery & Cricket Club & Jespers Hill. Park Rd	332	63	83	1	86	33	31	3								
	P17/V2961/FUL	South of Kennington (Allocation - Site 3)	283	36	44										11	46	43	43
P15/V1808/O	P17/V0662/RM	Land to the east of Witney Road, Kingston Bagpuize, OX13 5FZ	280	56	65								10	65	89	40	76	
		<u> </u>			03										09	40	70	
P17/V1082/O	P21/V0984/RM	Land South of Park Rd, Faringdon - Phase 2	277	17														17
P05/V1086/O	P11/V1557/RM	Land to the South of Chilton Field	275	92	75			76	75	124								
	P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part B	261	154											154			
P13/V1810/O	P18/V0862/RM	Land to the East of Highworth Road, Shrivenham	240	54	66										18	32	86	81
P17/V1894/O	P20/V0390/RM	North West of Radley	240	34	29												39	29
	P15/V1504/FUL	Land North of Grove Road, Harwell	207	52	81								30	67	94	16		
	P12/V1240/FUL	Land at Stockham Farm, Denchworth Rd	200	50	77					33	74	80	13					
P15/V1934/O	P17/V0118/RM	The Steeds, Land West of Coxwell Road, Faringdon	200	40	62								5	78	57	50	10	
P17/V1336/O	P19/V0169/RM	North West of Abingdon on Thames	200	58	74										<u> </u>	- 00	42	74
P04/V1094/O	P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	64	27	8		27	157									
P16/V0775/O	P20/V0658/RM	South West of Faringdon	190	43	49				107								37	49
P15/V1722/O	P17/V2980/RM	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove	160	40	67									18	93	40	9	
1 10/1/1/22/0	P14/V1196/FUL	Land East of Drayton Road Abingdon	158	53	58							55	58	45	33	70		$\overline{}$
P07/V0741/O	P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	38	49					46	27	70	7	_				
P15/V2952/O	P17/V2479/RM	King Alfred School, East Springfield Road, Wantage, OX12 8ET	150	30	36					10		1.0		4	27	61	20	38
1 13/1/2832/0	P15/V2447/FUL	Land to the south of High Street, Drayton	140	35	56					<u> </u>	1	+	10	69	42	10	20	- 30
P06/V1269/O	P13/V0497/RM	Land off Lime Rd, Botley	136	34	14				16	13	14	93	19	109	42	10		
P15/V0783/O	P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	27	41				10	13	14	3	90	29	4	7		
13/10/03/0	P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part A	128	20	41											20		

Outline Application reference	Full/Detailed reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
		Land south of Majors Rd, opp Shrivenham						40	70	10							
	P12/V1329/FUL	Hundred Business Park	120	40	70				. •								
P15/V0663/O	P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	29	38									25		46	15
		Land at Grove Road, Wantage	115	31											35	26	
P13/V0139/O	P16/V1791/RM	Fernham Fields, Faringdon	111	37	33								33	37			
P10/V1907/O		Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	104	17	21						3	14	55	16	0	16	
P17/V1082/O	[Hybrid] P17/V108	Land South of Park Rd	103	34	50										3	64	35
P16/V1589/O	P18/V2056/RM	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	100	35													35
F 10/V 1309/O	P 16/ V 2030/RIVI	Vale, FARINGDON, SIVI OTIQ	100	33						26	25	46	2				
P12/V2283/O		Cowans Camp High Street Watchfield SN6 8SZ	100	25	36					20	23		3				
		build out rates, sites of 100-499		44	52												
	P12/V2653/FUL	Land off Draycott Road	98	33	63				11	63	24						
P18/V0069/O	P19/V1728/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	91	55													55
1 10/10000/0		Land South of Downsview Rd (Stockham Farm									43	44	3				
	P13/V1826/FUL	Phase 2)	90	30	44							ļ.,	_				
		Land West of Stockham Farmhouse, Wantage (in the parishes of Wantage, East Challow and										24	37				.
	P14/V1810/FUL	Grove)	90	30	37							21	31	32			
D12/\/0120/O	P16/V2582/RM	Fernham Fields, Faringdon, Swindon, SN7 7EZ	89	22	37							9	52	21	7		
P13/V0139/O		Land at Park Farm, East Challow	88	25	36							-		3	-	27	25
P16/V0652/O P12/V2316/O	P18/V0744/RM	Land at Park Farm, East Challow	85	43	30					50	35	-		3	30		35
F 12/V23 10/O	P13/V2454/RM	Land at Alma Barn Didcot Road Harwell OX11	65	43						30	33					-	$\overline{}$
	P19/V0403/FUL	6DN	85	45											45		
	P14/V1663/FUL	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	80	40							20	60					
		Land North Of Ware Road, Stanford In The															
P16/V2134/O	P18/V2031/RM	Vale, Oxon	78	26	66										9	66	3
		Land west of Bellingers Garage, Station Road,											43				
P14/V0576/O	P16/V1287/RM	Grove, OX12 7PN	75	25	30								40	30	2	$\longrightarrow$	
	P13/V0146/FUL	Land off Faringdon Road, Stanford in the Vale	73	37						63	10						
		Land off Field Close Kingston Bagpuize w/									10	52	11				
		Southmoor	73	24	52							J2_	' '				
	P14/V2504/FUL	Land West of Abingdon Road, Drayton	73	73							73						
P06/V0446/O	P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	72					72								
P12/V1819/O	P14/V0695/RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	72							72						

Outline Application reference	Full/Detailed reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion vears omitted)	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Telefelice	Telefelice	Nalder Estate & The Old Canal Building, Main	Homes	Tate	years offitted)											$\overline{}$
	P12/V1261/FUL	St	71	24	39		1	39	31							
P13/V0401/O	P13/V2321/RM	Milton Road, Sutton Courtenay	70	35			+		40	30						
	P15/V1671/FUL	Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	70	37									37			
	P14/V2757/FUL	Land off Colton Road Shrivenham	68	34						29	39		-			
	P13/V2445	Alder View, Land South of Grove Road, Harwell		65					65							
	P14/V1952/FUL	Land at Barnett Road Steventon OX13 6AJ	65	33							63	2				
P12/V1836/O	P13/V2562/RM	Land West of Witney Road and South of A420	63	32					53	10						
	P08/V1237	The Old Gaol Leisure Centre	61	20	25		20	25	16							$\neg$
	P15/V0612/FUL	Land West of Hyde Copse Marcham OX13 6PT		61							61					
P13/V1514/O	P16/V2868/RM	Land to the West of Longcot Road, Shrivenham		30								18	41			
		Land at Manor Farm, Drayton, Oxon	57	19	43		_			ļ	2	43	12			
	P14/V2704/FUL	Land at Abingdon Road Steventon	57	29						42	15					
P13/V2731/O	P14/V2363/RM	Packhorse Lane, Marcham, OX13 6NU	54	18	8				39	8	7					
P13/V0467/O	P17/V1077/RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	27									32	21		
P12/V1302/O	P12/V1721/RM	Land South of Faringdon Rd, Southmoor	50	25			11	39								
P12/V1980/O	P13/V2691/RM	Land off Barnett Rd	50	50					50							
P15/V0343/O	P17/V2904/RM	Land North of Summertown, East Hanney, Oxon	50	17	27								7	27	16	
	Average bui	ld out rates, sites of 50- 99 dwellings		37	39											
N/A	P19/V0910/FUL	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	48	16	28										4	28
N/A	P16/V3224/FUL	Land off Sheepstead Road, Marcham, Abingdon	47	27												27
	P15/V2560/FUL	Land to the east of Portway Cottages, Reading Road, East Hendred, Wantage, OX12 8JD	46	15	32						8	32	6			
P12/V1836/O	P13/V2562/RM	Land West of Witney Road and South of A420	45	45						45						
D404/0575/2	P15/V2016/FUL	Land off Hanney Road Steventon OX13 6AS	44	22							43	1				
P13/V0575/O	P14/V1241/RM	King's Field, Sheepstead Rd, Marcham	43	22					32	2 11	1	1				
P15/V0251/O	P17/V1049/RM	Land at Fallowfields, Faringdon Road, Southmoor	43	14	14							34	7	2		
	P13/V1151/FUL	Department of Social Services Mayott House, Ock Street, Abingdon, Oxfordshire	40	40						40						

Outline Application reference	Full/Detailed reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
		Steventon Road Nurseries Steventon Road															
P15/V0898/O	P18/V0692/RM	East Hanney OX12 0HS	40	20										20	20		$\sqcup$
	P18/V0359/FUL	Parklands School, Besselsleigh, Appleton, Oxford	40	13	35									4	35	1	
	P15/V2175/FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	39	20							8	31					
	P17/V0321/FUL	Bellingers, 111 Ock Street, ABINGDON, OX14 5DQ	39	39											39		
		Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow,															
P16/V1714/O	P17/V2502/RM	Wantage, OX12 9RH	38	19											19	19	1 1
		Oakenholt Nursing Home, Eynsham Road,										37					
	P11/V2953	Cumnor, OX2 9NL	37	37													
	D. 10 1 10 00 00 10 1	Land off Packhorse Lane, Packhorse Lane,										6	26	_			1 1
P14/V1976/O	P16/V0992/RM	Marcham, ABINGDON, OX13 6NU	37	12	26			_						5			1
P06/V1928/O	P07/V1772/RM	Land adj Coxwell House & Winslow House, Coxwell Rd	36	18				7	29								1 1
P06/V 1926/O	P12/V2582/FUL	East of Highworth Rd	36	18							14	22					$\vdash$
	F12/V2302/FUL	East of Flighworth Rd	30	10							32						$\vdash$
	P13/V1870/FUL	Land to rear of Station Road Uffington SN7 7SL	36	18						4	32						1 1
		Land at Highworth Road, Shrivenham	35	9	11								11	17	5	2	
	1 10/12/100/102	Riverside Court, 9 West Way, Botley, Oxford,	55	1													
N/A	P19/V0397/N1A	1 2 2 2	34	34													34
		Land North of 92-112 Milton Rd	33	17						30	3						
		Land at Cowans Camp Depot High Street									9	2	22				
	P14/V2877/FUL	Watchfield SN6 8TE	33	11	2								22				1 1
		Police Station and Magistrates' Court Church										32					
			32	32													
		55-59Stert StreetABINGDON OX14 3JF	32	32									32				
		Land at Sutton Road, Milton	31	16						20	11						
	P12/V0324	Land between Station Rd & Townsend Rd	31	16				25	6								
	P13/V0692/FUL	Land at Causeway Farm, The Causeway	31	16						26	5						
		Land at Fallowfields Hotel, Faringdon Road,											6				1 1
	P17/V2268/FUL	Southmoor, ABINGDON, OX13 5BH	31	10	18									15	10		igwdown
		Sports Ground & Pavilion, Abingdon Road,										27	3				1 1
	P13/V1827/FUL	Kingston Bagpuize	30	15													$\vdash$
	D450/0474/5!!!	Chailey House Bessels Way Blewbury Didcot		4.5							8	22					
	P15/V0471/FUL	OX11 9NJ Land to the south of Challow Road and north of	30	15								-					$\vdash$
	D17//0560/ELU	Naldertown, Wantage, OX12 9DJ	29	15									8	21			
<u> </u>	P17/V0569/FUL P13/V0344/FUL	Land adj to Folly Park, Park Rd	29	14				7	21					21			$\vdash$
-	1 13/VU344/FUL	Land off Milton Road Sutton Courtenay Oxon	20	14				<del>- '</del>	21		26		-				$\vdash$
	P14/V2362/FUL	OX14 4BS	26	26							20						

Outline Application reference	Full/Detailed reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
		Land to the North of Portway Villas, Reading									14	12					1
	P14/V1964/FUL	Road	26	13													1
	P13/V0381/FUL	Land East of A338, Crown Meadow, East Hanney	25	25							25						
	P14/V0866/FUL	Land off School Close, Causeway Farm, Steventon,	25	25							25						
P16/V0234/O	P18/V1089/RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	8	10									7	6	12	
	P05/V1700	Former bus depot site, Grove St & Limborough Rd	24	24			24										
	P12/V0870	Champion House, 12 Wootton Rd	24	24				24									
	P14/V2829/FUL	23 Wallingford Street Wantage OX12 8AU	24	24								24					
	P08/V0694	St Marys School, Newbury St	23	23				23									
	P11/V1520	46 Newbury Street	23	12				21	2								
	P12/V1878/FUL	Land West of Portway Villas, Reading Rd	21	21					21								
P13/V1949/O	P15/V2128/RM	Land at Bow Farm, Bow Road, Stanford-in-the- Vale	20	20								20					
P14/V2822/O	P17/V1708/RM	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19	10									2	17			
P11/V1453/O	P12/V2023/RM	Broadwater, Manor Rd	18	18						18							
	P12/V2048/FUL	Land off Walnut Trees Hill, Ashbury	18	18					18								
	P13/V0859/FUL	Land North of Priory Lane	18	18						18							
	P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL	18	9										9	9		
P05/V1050/O	P07/V0166/RM	Land adjacent to 35 Park Road, Faringdon	18	18						18					J		$\Box$
P16/V1243/O	P17/V1730/RM	Land to north of Manor Close Chilton DIDCOT OX11 0SS	18	18						10			18				
1 10/11240/0	P16/V2105/FUL	Land off Drayton Road, Milton, OX14 4EU	18	9								6	12				$\overline{}$
		Land to the rear of Saxon Gate, East Hanney	16	16						16			12				
	P10/V1614	Land adj 31 & 34 Simpsons Way	16	16					16								$\Box$
		Land at Priory Lane, Marcham	16	16					16								
		Land at Majors Road Watchfield Oxfordshire	16	16								16					
P15/V1074/O	P17/V3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	8								· · •		3	13		$\Box$
12.1.10.1.0	P10/V2032	Amey Plc, Appleford Rd	15	15		15								Ţ			$\Box$
	P11/V2103	Land South of Alfreds Place	15	15					15								$\neg \neg$
P15/V0271/O	P17/V0573/RM	Land at King's Lane, Longcot, SN7 7SZ	15	8					.,				6	9			
	P17/V1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	7									7				
N/A	P15/V2887/FUL	Land off School Road, West Hanney, Wantage, OX12 0LA	15	15													15

					Average build out rate	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	3/19	2019/20	1/21	2021/22	2/23
Outline Application	Full/Detailed		Net	Average build out	(commencement and completion	2011	2012	2013	2014	201	2016	2017	2018/19	2019	2020/21	2021	2022/23
reference	reference	Site name	homes	rate	years omitted)												
N/A	P11/V1960/EX	Challow Country Club, Woodhill Ln	14	14	years offitted)											14	
IN/A	1 11/V 1900/LX	Land opp Shepherds Hey & Southbourne,	14	14		14									<u> </u>	14	+
	P10/V1301	Bessels Way	14	14		14											!
	F 10/ V 130 1	Motorlux, 32 Newbury Street, Wantage, OX12	14	14													+
	P14/V2318/FUL	8DA	14	14										14			!
	1 14/ 1/23 10/1 0L	Former H & L Site, Limborough Road,	14	14										14	<u> </u>		+
	P15/V2490/FUL	Wantage, OX12 9AJ	14	14										14			
	F 13/ V 2490/FUL	Land to the North of Rectory Farm Close, West	14	14						13				14			+
P12/V2429/O	P14/V0034/RM	Hanney	13	13						13							
F 12/V2429/O	F 14/ V 0034/IXIVI	The Bungalow, Townsend, Grove, WANTAGE,	13	13													+-
P16/V0527/O	P17/V0134/RM	OX12 0AZ	13	13											13		
F 10/V0321/O	F 17/ V 0 134/IXIVI	Marcham Village Institute and Anson Field,	13	13											13		+-
P15/V3042/O	P17/V2159/RM	Marcham, Abingdon OX13 6NG	13	7										5	8		
F 13/ V 3042/O	F 17/ V Z 139/1XIVI	Land to the rear of Firs and Ambleside, Didcot	13	- '1							12				"		+-
	P14/V1886/FUL	Road, Harwell	12	12							12						
	F 14/V 1000/FUL	35 And 37 Yarnells Hill, North Hinksey, Oxford,	12	12							12						+
	P07/V1057	OX2 9BE	12	12							12						
	P16/V1976/FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	12										12			+
		77-79 and 81-91 Church Road, Radley	12	6										12	9	3	+
	P10/V1846	St Johns Court, Oxford Ln	11	11			11								9	3	+
		17 to 20 Millbrook Sq					11		44								
	P12/V0958		11	11				4.4	11								+
	P12/V0270/EX	Ambulance Station, Ormond Rd	11	11				11					4.4				+
		Faringdon Tennis Club, Southampton St	11	11									11		ļ		
	P15/V2117/FUL	47 West Way Oxford OX2 0JF	11	11									11				
		Land off Field Close, kingston Bagpuize with										9	2				
	P16/V2704/FUL	Southmoor	11	6													!
	P08/V1739	Abbey House, Stirlings Rd	10	10		10											!
		33 West St Helen Street, Abingdon	10	10					10								<u> </u>
		66 Cumnor Hill, Oxford	10	10					10								!
	P12/V1410/FUL	98-100 West Way, Botley	10	10				10									
		The Woolpack Inn Church Street Wantage										10					
	P15/V2041/FUL	OX12 8BL	10	10											ļ		
											10						'
	P15/V0469/FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10	10													<b>↓</b> '
		Southmoor House Faringdon Road Southmoor										10					'
	P15/V2905/FUL	Abingdon OX13 5AA	10	10													<u> </u>
		Riverside Court 9 West Way Botley Oxford OX2															'
N/A	P17/V3116/FUL	0JB	10	10													10
		5-7 Bromsgrove, Faringdon, SN7 7JF	10	10										10			<u> </u>
	Average build ou	it rate, sites between 10 and 49 dwellings		16	19										<u> </u>		<u> </u>

# **APPENDIX F: COMMUNAL ACCOMMODATION RATIOS**

## Student accommodation ratio

Number of Students in Student Only Household	Number of Student Households	Number of Students in Household	Average Students in Household
1 student	115	115	N/A
2 students	60	120	N/A
3 students	28	84	N/A
4 students	11	44	N/A
5 students	2	10	N/A
Total	216	373	1.7

# **Communal accommodation ratio**

Number of adults in household	Number of households	Number of adults in households	Average adults in a household
1 adult	15,187	15,187	N/A
2 adults	27,762	55,524	N/A
3 adults	4,664	13,992	N/A
4 adults	1,449	5,796	N/A
5 adults	260	1,300	N/A
6 adults	62	372	N/A
7 adults	10	70	N/A
8 adults	2	16	N/A
9 adults	1	9	N/A
10 adults	0	0	N/A
11 adults	1	11	N/A
Total	49,398	92,277	1.9

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Please contact Planning Policy on 01235 422600

