

Housing Land Supply Statement for South Oxfordshire District Council

July 2022



Table 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..... | 8 |
| Annual Housing Requirement..... | 8 |
| Shortfall or Over Delivery..... | 8 |
| Housing Delivery Test..... | 9 |
| Buffer | 9 |
| Total Five-Year Housing Requirement..... | 10 |
| 4. Deliverability of Sites | 11 |
| Category A sites | 11 |
| Category B sites | 12 |
| Windfalls | 13 |
| Student Accommodation..... | 20 |
| Residential Institutions..... | 20 |
| Permitted Development | 21 |
| Supply of deliverable sites | 21 |
| 5. Five Year Land Supply position..... | 22 |
| Appendix A: Category A sites' trajectories | 23 |
| Appendix B: Category B sites' trajectories | 43 |
| Appendix C: Category B sites' pro-formas | 45 |
| Appendix D: Site lead-in Time analysis..... | 193 |
| Major Full Permissions | 193 |
| Major Outline Permissions..... | 195 |
| Appendix E: Site build-out rate analysis..... | 196 |
| Appendix F: Communal accommodation ratios..... | 199 |
| Student accommodation ratio | 199 |
| Communal accommodation ratio | 199 |

1. INTRODUCTION

- 1.1. This Statement sets out South Oxfordshire 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 represents the housing land supply position as of the 1 April 2022, covering the period between 1 April 2022 and 31 March 2027. This Statement provides a year by year, and site by site trajectory of the expected housing supply in the district between 1 April 2022 and 31 March 2027.
- 1.4. **The council can demonstrate a 5.58 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 Inspectorate¹. 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.

¹ NPPF, Paragraph 74

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*”². 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)³. In South Oxfordshire, our local plan is less than five years old and therefore we make the assessment against the housing requirement of our plan, not the standard method.
- 2.3. The PPG states that where a local plan uses a stepped housing requirement, as is the case in South Oxfordshire, the council should assess its land supply against the specific stepped requirement for the particular five-year period.⁴
- 2.4. 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 five-year 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 years⁵, to improve the prospect of achieving the planned supply.
- 2.5. 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 South Oxfordshire 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 NPPF, Paragraph 74

³ NPPF, Paragraph 74

⁴ PPG, Paragraph: 026 Reference ID: 68-026-20190722

⁵ A result below 85% on the Housing Delivery Test. NPPF, Footnote 39

- 2.6. 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 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.”⁶

- 2.7. 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

- 2.8. 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.”*
- 2.9. 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*

⁶ PPG, Paragraph: 031 Reference ID: 68-031-20190722

deliverable where there is clear evidence that housing completions will begin on site within five years.”⁷

- 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 council adopted the South Oxfordshire Local Plan 2035⁸ (the local plan) on 10 December 2020. The local plan sets out how development will be planned and delivered across South Oxfordshire to 2035. It identifies and guides where new homes will be built, where opportunities to provide new jobs will be created, and where infrastructure and services will be required.

⁷ NPPF, Annex 2, Glossary

⁸ South Oxfordshire Local Plan 2035, available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

2.13. Policy STRAT2 of the Local Plan establishes a requirement for 23,550 homes for 2011 to 2035, of which 18,600 homes are to meet the district's own housing need in full and 4,950 homes are to meet South Oxfordshire's agreed quantum of unmet housing need from Oxford City in full. The Plan identifies a higher housing requirement for the district than the Local Housing Need calculated using the standard method. The Local Plan has also identified a stepped requirement approach to meeting its housing requirement as follows:

- 2011/12 to 2025/26: 900 homes per annum
- 2026/27 to 2031/32: 1,120 homes per annum
- 2032/33 to 2034/35: 1,110 homes per annum.

Relevant case law

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

ST. MODWEN⁹

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

2.16. 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 certain or probable that housing will be in fact delivered upon it"

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

⁹ St. Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643 (20 October 2017)

¹⁰ Idem, Paragraphs 31 and 32

¹¹ Idem, Paragraph 35

- 2.17. 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.

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 is derived from the following:

- the housing requirement as determined by the stepped housing requirement for the relevant five-year period;
- adding the appropriate shortfall from the start of the plan period; 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 as identified by the stepped housing requirement in the Plan. In accordance with the PPG, the specific stepped requirement for each of the five years for 2021 to 2026 has been applied. The housing requirement includes both South Oxfordshire's own housing need and the apportioned amount of Oxford City's unmet housing need.

| Table 1: Annual housing requirement for 2022 to 2027 | | | | | | |
|--|---------|---------|---------|---------|---------|-------|
| Year | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | Total |
| Housing requirement (dwellings) | 900 | 900 | 900 | 900 | 1,120 | 4,720 |

Shortfall or Over Delivery

3.3. For the purposes of demonstrating a five-year supply, the council must consider if a shortfall of housing has been generated since the start of the plan period. The Plan identifies a stepped annual housing requirement of 900 homes per annum up to 2025/26, with the plan period starting in 2011.

3.4. Table 2 identifies the housing requirement for each year from the start of the plan period at 2011, against the number of housing completions each year. It shows that there has been a total shortfall of **874** homes that is added to the requirement over the next five years (the Sedgefield approach), in accordance with the PPG¹².

¹² PPG Paragraph: 031 Reference ID: 68-031-20190722

| Table 2: Housing completions against Local Plan requirement | | | |
|---|--------------|--------------|-------------|
| Year | Requirement | Completions | Shortfall |
| 2011/12 | 900 | 508 | -392 |
| 2012/13 | 900 | 475 | -425 |
| 2013/14 | 900 | 484 | -416 |
| 2014/15 | 900 | 600 | -300 |
| 2015/16 | 900 | 615 | -285 |
| 2016/17 | 900 | 722 | -178 |
| 2017/18 | 900 | 935 | 35 |
| 2018/19 | 900 | 1,369 | 469 |
| 2019/20 | 900 | 1,478 | 578 |
| 2020/21 | 900 | 868 | -32 |
| 2021/22 | 900 | 972 | 72 |
| Total | 9,900 | 9,026 | -874 |

Housing Delivery Test

- 3.5. The Housing Delivery Test¹³ 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 South Oxfordshire's result being 173%.
- 3.6. As the Housing Delivery Test Measurement Rulebook¹⁴ 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 figure¹⁵.
- 3.7. Therefore in South Oxfordshire's case, the lower figure is the minimum annual housing need figure (2,143 dwellings as of the 2021 measurement) so this is the figure against which the Council is measured in the Housing Delivery Test. This is not the same as the (higher) figure used in the 5 year housing land supply.

Buffer

- 3.8. As explained in paragraph 2.4 above, the NPPF¹⁶ 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

¹³ www.gov.uk/guidance/housing-supply-and-delivery#housing-delivery-test

¹⁴ Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

¹⁵ As determined by the standard method for assessing the minimum local annual housing need figure

¹⁶ NPPF, Paragraph 74

that significant under delivery will be determined by the Housing Delivery Test.

- 3.9. 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

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

| Table 3: Five-year housing requirement | | | |
|--|--|--------------|---------------|
| | | | Note |
| A | Local Plan requirement from 2022 - 2027 | 4,720 | See Table 1 |
| B | Shortfall / (surplus) from 2011 - 2022 | 874 | See Table 2 |
| C | 5-year requirement | 5,594 | A + B |
| D | 5-year requirement with 5% buffer | 5,874 | C + 5% |

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 is considered to comprise of 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.
- 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 South Oxfordshire (as shown in Appendix C). 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 2,967 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."*¹⁷

- 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.

¹⁷ 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 3,244 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.”¹⁸

- 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).¹⁹

- 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

¹⁸ NPPF, Paragraph 71

¹⁹ PPG, Paragraph: 023 Reference ID: 3-023-20190722

assess South Oxfordshire'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 2020/21 allowing us to use 10 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 37% to 78% 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 both on table 4.

Table 4: 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 | 398 | 508 | 78% | District = yes Didcot = yes | South Oxfordshire Local Plan 2011 |
| 2012/13 | 271 | 475 | 57% | District = yes Didcot = yes | Core Strategy |
| 2013/14 | 252 | 484 | 52% | District = yes Didcot = no | Core Strategy |
| 2014/15 | 208 | 600 | 35% | District = yes Didcot = no | Core Strategy |
| 2015/16 | 355 | 615 | 58% | District = yes Didcot = no | Core Strategy |
| 2016/17 | 308 | 722 | 43% | No land supply statement published | Core Strategy |
| 2017/18 | 580 | 935 | 62% | District = no | Core Strategy (out of date) |
| 2018/19 | 719 | 1369 | 53% | District = yes | Core Strategy (out of date) |
| 2019/20 | 649 | 1477 | 44% | District = yes | Core Strategy (out of date) |
| 2020/21 | 323 | 863 | 37% | District = yes | South Oxfordshire Local Plan 2035 |

STEP TWO: MAJOR WINDFALL OVERVIEW

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

Table 5: Split between major Brownfield and Greenfield sites – net windfall completions

| Year | Brownfield Land | Greenfield Land | Total |
|----------------|-----------------|-----------------|-------------|
| 2011/12 | 268 | 0 | 268 |
| 2012/13 | 163 | 0 | 163 |
| 2013/14 | 175 | 0 | 175 |
| 2014/15 | 116 | 0 | 116 |
| 2015/16 | 103 | 0 | 103 |
| 2016/17 | 134 | 0 | 134 |
| 2017/18 | 95 | 296 | 391 |
| 2018/19 | 116 | 390 | 506 |
| 2019/20 | 130 | 286 | 416 |
| 2020/21 | 86 | 129 | 215 |
| Total | 1386 | 1101 | 2487 |
| Average | 139 | 110 | 249 |

- 4.21. Our analysis shows that supply of windfalls from Brownfield land was broadly consistent through the assessment period, contributing 139 dwellings on average between 2011/12 to 2020/21.
- 4.22. On Greenfield sites, we did not record any windfalls on greenfield sites prior to 2017/18. Since 2017/18 delivery on these sites has been high, and is likely to be the result of the Core Strategy becoming out of date, and the land supply position falling below five years in 2016/17 and 2017/18. Therefore, as a new local plan has been adopted in December 2020, it is likely these Greenfield windfall completions will reduce and not form a consistent supply. As such, the Greenfield sources have not been carried forward 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 five 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 6: Net major windfall completions 2011/12 to 2020/21, Brownfield sites by previous land use | | | | | |
|---|------------|-----------|-------------|----------|-----------|
| Year | Industrial | Office | Residential | Retail | Other |
| 2011/12 | 2 | 0 | 0 | 0 | 266 |
| 2012/13 | 40 | 0 | 0 | 0 | 123 |
| 2013/14 | 0 | 0 | 0 | 0 | 156 |
| 2014/15 | 0 | 0 | 17 | 0 | 99 |
| 2015/16 | 35 | 68 | 0 | 0 | 0 |
| 2016/17 | 74 | 14 | 11 | 0 | 35 |
| 2017/18 | 82 | 0 | -32 | 0 | 45 |
| 2018/19 | 0 | 37 | 0 | 22 | 10 |
| 2019/20 | 0 | 28 | -33 | 5 | 57 |
| 2020/21 | 0 | 20 | 16 | 9 | 41 |
| Average | 23 | 17 | -2 | 4 | 83 |

- 4.25. Table 6 shows that there has been consistent windfall development from the 'other' (e.g. Garden Centres, Police Station, Community Centre) previous land uses. We have therefore analysed this source of supply in more detail in step four below.

- 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.

STEP FOUR – MAJOR WINDFALL ANALYSIS BY SITE SIZE

- 4.27. Next, we looked at the size of development 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
 - 251 dwellings and above
- 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 7 shows the windfall completions from the source ‘other’ taken forward from step three broken down by site size. This shows that windfall completions on the previous land use category of ‘other’, of between 10 and 50 dwellings has been consistent. Therefore this provides a reliable supply and we have taken this forward as part of our assessment.
- 4.30. Completions on sites over 51 dwellings have not been consistent in delivering housing. Therefore, we have not carried these forward as part of the assessment.

Table 7: Net major windfall completions carried forward from step 3 (from “other” previous land use category)

| Year | 10-50 dwellings | 51 -100 dwellings | 101-250 dwellings | 251+ dwellings |
|----------------|-----------------|-------------------|-------------------|----------------|
| 2011/12 | 0 | 87 | 95 | 84 |
| 2012/13 | 13 | 12 | 16 | 82 |
| 2013/14 | 0 | 0 | 54 | 102 |
| 2014/15 | 0 | 0 | 13 | 86 |
| 2015/16 | 0 | 0 | 0 | 0 |
| 2016/17 | 35 | 0 | 0 | 0 |
| 2017/18 | 45 | 0 | 0 | 0 |
| 2018/19 | 10 | 0 | 0 | 0 |
| 2019/20 | 15 | 42 | 0 | 0 |
| 2020/21 | 41 | 0 | 0 | 0 |
| Total | 159 | 141 | 178 | 354 |
| Average | 16 | 14 | 18 | 35 |

- 4.31. Table 7 shows that there is an average of 16 dwellings per annum delivered through major brownfield sites. As this is a consistent source of supply derived from ten years' worth of data, this should be included within the windfall allowance.
- 4.32. Table 8 shows a summary of the windfall supply sources that we have carried forward from step four, and those that have been removed.

| Table 8: Major windfall sites completions step four summary | | | | | |
|--|-------------------|---------------|--------------------|---------------|--------------|
| Year | Industrial | Office | Residential | Retail | Other |
| 10-50 dwellings | Excluded | Excluded | Excluded | Excluded | Included |
| 51-100 dwellings | Excluded | Excluded | Excluded | Excluded | Excluded |
| 101-250 dwellings | Excluded | Excluded | Excluded | Excluded | Excluded |
| 251+ dwelling | Excluded | Excluded | Excluded | Excluded | Excluded |

STEP FIVE: MINOR WINDFALL ANALYSIS

- 4.33. Finally, we examined windfall completions on sites of nine or fewer dwellings. Table 9 shows completions on minor sites between 2011/12 and 2020/21, the two-year rolling average of completions, and the average when the two highest and two lowest outliers are removed.
- 4.34. This shows that the averages are all similar; 158 completions on minor windfall sites, the two year rolling average is 171 dwellings, and when the outliers are removed the average is 154 dwellings. Therefore, 154 dwellings per annum of windfall completions on small sites will be included within the windfall allowance.

Table 9: Windfall completions on minor sites

| Year | Total | 2 year rolling average | Outliers removed |
|---------|------------|------------------------|------------------|
| 2011/12 | 130 | | 130 |
| 2012/13 | 108 | 119 | 108 |
| 2013/14 | 77 | 92.5 | Removed |
| 2014/15 | 92 | 84.5 | Removed |
| 2015/16 | 252 | 172 | Removed |
| 2016/17 | 174 | 213 | 174 |
| 2017/18 | 189 | 181.5 | 189 |
| 2018/19 | 213 | 201 | 213 |
| 2019/20 | 233 | 223 | Removed |
| 2020/21 | 108 | 171 | 108 |
| Total | 1576 | | 922 |
| Average | 158 | | 154 |

STEP SIX: TOTAL WINDFALL ALLOWANCE**Table 10: Windfall allowance totals**

| Site size | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------|----------|----------|----------|----------|----------|
| Major windfall allowance | 0 | 0 | 0 | 16 | 16 |
| Minor windfall allowance | 0 | 0 | 0 | 154 | 154 |
| Total windfall allowance | 0 | 0 | 0 | 170 | 170 |
| | Excluded | Excluded | Excluded | Included | Included |

- 4.35. We will only include the windfall allowance years 4 and 5 as this would, in practice, avoid double counting with the Category A sites.
- 4.36. **We expect 340 homes to be delivered on windfall sites during the five-year period.**

Student Accommodation

- 4.37. 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.²⁰
- 4.38. The calculation for this is based on the average number of students living in a student-only household, using the published 2011 Census data²¹ (as shown in Appendix F). For South Oxfordshire the average number of students living in a student-only household is 2.0 (rounded to 1 decimal place). This means that for every 2 student units proposed this would contribute 1 dwelling towards our housing land supply. When ONS publish this dataset for the 2021 census, we will update this figure for South Oxfordshire in the next position statement.
- 4.39. 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 South Oxfordshire.

Residential Institutions

- 4.40. 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 market²².
- 4.41. For residential institutions, the calculation is based on the average number of adults living in a household²³, using the published 2011 Census data²⁴ (as shown in Appendix D). For South Oxfordshire the average number of adults living in a household is 1.9 (rounded to 1 decimal place). When ONS publish this dataset for the 2021 census, we will update this figure for South Oxfordshire in the next position statement.
- 4.42. 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 South Oxfordshire.

²⁰ PPG, Paragraph: 034 Reference ID: 68-034-20190722

²¹ 2011 Census - Number of students in student only household.

www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumberofstudentsinstudentonlyhouseholdnationaltolocalauthoritylevel

²² PPG, Paragraph: 035 Reference ID: 68-035-20190722

²³ PPG, Paragraph 016a: 016a Reference ID: 63-016a-20190626

²⁴ 2011 Census - Age of Household Reference Person (HRP) by number of adults in household
www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel

Permitted Development

- 4.43. Permitted development rights are a national grant of planning permission under the General Permitted Development Order²⁵ which allows certain building works and changes of use to be carried out without having to make a planning application.
- 4.44. 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.
- 4.45. 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.
- 4.46. 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. It is therefore included in the housing supply and assumed to be deliverable. 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.

Supply of deliverable sites

- 4.47. Table 11 provides the breakdown of deliverable sites for the period 2021 to 2026.

| Table 11: Supply of deliverable sites | |
|---|--------------------------|
| Housing supply components | Housing supply 2022-2027 |
| Category A sites | 2,967 |
| Category B sites | 3,244 |
| Windfall allowance <i>(Only applying in years 2025/26 and 2026/27)</i> | 340 |
| Total | 6,551 |

²⁵ The Town and Country Planning (General Permitted Development) (England) Order 2015
www.legislation.gov.uk/uksi/2015/596/contents/made

5. FIVE YEAR LAND SUPPLY POSITION

- 5.1. The council's five-year housing land supply position, as shown in Table 12, is 5.58 years.

| Table 12: Five-year housing land supply calculation | | | |
|---|--|-------------|--------------------|
| Step | | Result | Notes |
| A | 5 Year Housing Requirement | 5,874 | See Table 3 |
| B | Housing supply | 6,551 | See Table 11 |
| C | Number of years' deliverable supply | 5.58 | (B / A) x 5 |
| D | Over / under supply | + 677 | 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|---|--------------------------------|--|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1673 | Former Carmel College, Mongewell Park, Mongewell, Oxon, OX10 8BU | P11/W2357 | 22 March 2016 | 166 | Major | 0 | | | | | | 45 | 45 | 45 | 31 | |
| 1441 | Joyce Grove, Nettlebed | P15/S0198/FUL | 01 April 2021 | 20 | Major | 0 | | | | | | 17 | 3 | | | |
| 1638 | Land to the South of A4130, Didcot | P16/S3609/O; P18/S0719/RM | 01 September 2017; 28 November 2018 | 166 | Major | 132 | | 31 | 38 | 63 | 34 | | | | | |
| 2453 | Little Sparrows, Sonning Common | [Hybrid] P19/S4576/O | 25 June 2021 | 133 | Major | 0 | | | | | | 45 | 45 | 43 | | |
| 1738 | CABI International | P15/S3387/FUL | 31 August 2017 | 91 | Major | 74 | | 28 | 10 | 36 | 17 | | | | | |
| 384 | South Oxfordshire Business Centre | P16/S2932/FUL | 10 November 2016 | 14 | Major | 0 | | | | | 14 | | | | | |
| 2265 | Wallingford Portcullis Social Club | P18/S0003/FUL | 20 April 2020 | 13 | Major | 0 | | | | | 13 | | | | | |
| 1958 | Unit A, Lower Broadway Broadway Didcot | P18/S1475/FUL | 05 November 2018 | 70 | Major | 0 | | | | | 37 | | | | | |
| 2065 | Unit 6 & 7, Goodsons Industrial Mews, Wellington Street, Thame | P19/S0206/N1A | 28 March 2019 | 12 | Major | 0 | | | | | 12 | | | | | |
| 2457 | Anderson House, Henley-On-Thames | P19/S0227/FUL | 15 July 2021 | 43 | Major | 0 | | | | | | 17 | 17 | 9 | | |
| 1926 | The Smith Centre, Fairmile, Henley on Thames, RG9 6AB | P19/S2661/N1A | 18 October 2019 | 78 | Major | 0 | | | | | 34 | 34 | 10 | | | |
| 2292 | 1, 3 and 5, Park Hill, Wheatley | P19/S4482/FUL | 07 December 2020 | 60 | Major | -3 | | | -3 | | 33 | | | | | |
| 2653 | Land to the West of Windmill Road, Thame | P20/S4693/FUL | N/A | 31 | Major | 0 | | | | | | 17 | 14 | | | |
| 2447 | Richards House, 81-83 Broadway, Didcot | P20/S4768/N1A | 03 February 2021 | 14 | Major | 0 | | | | | 14 | | | | | |
| 2527 | Hallmark House, Station Road, Henley on Thames, RG9 1AY | P21/S2344/N1A | 12 August 2021 | 18 | Major | 0 | | | | | | 17 | 1 | | | |
| 2542 | St Andrews Court, Part Ground and First Floors, Wellington Street, OX9 3WT | P21/S3022/N1A | 25 August 2021 | 18 | Major | 0 | | | | | | 17 | 1 | | | |
| 2608 | 47 Aylesbury Road, Thame, OX9 3PG | P21/S3402/N1A | 30 November 2021 | 32 | Major | 0 | | | | | | 17 | 15 | | | |
| 2618 | Kings Copse, Lower Road, Garsington, OX44 9BL | P21/S4232/LDP | 01 November 2021 | 16 | Major | 5 | | | | 5 | 6 | 5 | | | | |
| 1737 | Thames Farm, Reading Road, Shiplake, RG9 3PH | P16/S0970/O; P19/S0245/RM | 02 August 2017; 23 May 2019 | 95 | Major | 0 | | | | | | 20 | 50 | 25 | | |
| 1739 | Land off fieldside track, Long Wittenham, OX14 4PZ | P16/S1124/O; P19/S3346/RM | 03 January 2018; 14 January 2021 | 36 | Major | 4 | | | | 4 | 17 | 15 | | | | |
| 1675 | Newington Nurseries, A329 Newington road, Near Stadhampton, Oxfordshire, OX10 7AW | P16/S3988/O; P19/S1554/RM | 18 December 2017; 24 September 2020 | 21 | Major | 0 | | | | | | 17 | 4 | | | |
| 1560 | Land to the east of Benson Lane, Crowmarsh Gifford | P18/S0827/O; P18/S4138/RM | 22 May 2019; 02 October 2019 | 150 | Major | 98 | | | 16 | 82 | 52 | | | | | |

| Land Supply Reference | Site Name | Planning application reference | Date of permission | Total net units permitted | Major or Minor | Total completions as of 31 March 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|--|--------------------------------|------------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1753 | Daf Trucks Ltd Eastern Bypass Thame OX9 3FB | P18/S3143/O; P20/S4801/RM | 27 March 2020; 12 October 2021 | 197 | Major | 0 | | | | | | 22 | 45 | 45 | 45 | |
| 2244 | Land to the east of Reading Road Lower Shiplake RG9 4BG | P18/S3210/O; P21/S4102/RM | 14 October 2019; 28 February 2022 | 65 | Major | 0 | | | | | | 34 | 31 | | | |
| 1930 | Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson, | P17/S1964/O; P21/S0676/RM | 21 December 2020; 12 October 2021 | 240 | Major | 0 | | | | | 22 | 45 | 45 | 45 | 45 | 38 |
| 1965 | Littleworth Road, Benson - Phase 2 | P16/S1139/O; P18/S2262/RM | 18 January 2018; 07 December 2018 | 241 | Major | 133 | | 8 | 41 | 84 | 45 | 45 | 18 | | | |
| 1674 | Land east of Chalgrove, Chalgrove | P16/S4062/O; P18/S1853/RM | 06 October 2017; 21 November 2018 | 125 | Major | 109 | | 22 | 48 | 39 | 16 | | | | | |
| 1639 | Land West of Marley Lane, Chalgrove | P17/S0094/O; P20/S1262/RM | 10 April 2018; 25 May 2021 | 200 | Major | 0 | | | | | | 45 | 45 | 45 | 45 | 20 |
| 2031 | Land South of Greenwood Avenue, Chinnor, OX39 4HN | P16/S3284/O; P19/S4178/RM | 24 December 2018; 09 December 2020 | 116 | Major | 0 | | | | | 45 | 45 | 26 | | | |
| 2066 | CHOL7: Land west of Wallingford Road (part of CHOL7, connects to CHOL1) | P19/S2924/FUL | 19 January 2021 | 106 | Major | 7 | | | | 7 | 45 | 45 | 9 | | | |
| 1762 | Land Adjacent to the Village Hall, Main Road, East Hagbourne | P17/S2469/O; P19/S0357/RM | 26 January 2018; 26 April 2022 | 74 | Major | 0 | | | | | | 17 | 34 | 23 | | |
| 455 | JHHNDP Site M & M1: Highlands Farm, Highlands Lane, Rotherfield Greys, RG9 4PR | P16/S0077/O; P17/S0024/RM | 22 December 2016; 25 May 2017 | 191 | Major | 108 | 27 | 56 | 13 | 12 | 45 | 38 | | | | |
| 2070 | Shirburn Road, Watlington, OX49 5BZ | P18/S0002/O; P19/S2380/RM | 23 July 2019; 08 July 2020 | 101 | Major | 17 | | | | 17 | 45 | 11 | | | | |
| 1438 | Land to South of Kennylands Road, Sonning Common, | P19/S4350/O; P21/S2032/RM | 19 February 2021; 21 December 2021 | 26 | Major | 0 | | | | | 9 | 17 | | | | |
| 1440 | SCNDP site SON 5: Kennylands Paddock | P18/S2631/FUL | 16 January 2019 | 25 | Major | 21 | | | 4 | 17 | 4 | | | | | |
| 830 | Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX | P14/S2176/FUL | 05 August 2015 | 37 | Major | 0 | | | | | | 17 | 17 | 3 | | |
| 1937 | Watlington NDP: Site A- Land between Britwell Road and Cuxham Road | [Hybrid] P17/S3231/O | 25 February 2020 | 183 | Major | 66 | | | | 66 | 45 | 45 | 27 | | | |
| 977 | Woodcote NDP Site 01: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road, Woodcote, RG8 0QX | P20/S2110/FUL | 15 July 2021 | 31 | Major | 3 | | | | 3 | 17 | 11 | | | | |
| 179 | 1 Sandy Lane, Cholsey, OX10 9PY | P18/S3548/FUL | 17 January 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 206 | Dinckley Court Lodge, Burcot, OX14 3DP | P18/S1493/FUL | 20 June 2018 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 246 | 158 Broadway, Didcot, OX11 8RJ | P16/S0183/FUL | 07 March 2016 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 397 | Bromsgrove, Croft Road, Goring, Reading RG8 9ES | P19/S0540/FUL | 24 April 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 631 | Wood Park House, Catslip, RG9 5BP | P19/S0806/FUL | 07 June 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|--|--------------------------------|--------------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 646 | Whitfield Bungalow, Road Running Through Russells Water, Russells Water, RG9 6EU | P18/S1693/FUL | 15 August 2018 | 0 | Minor | -1 | | | -1 | | 1 | | | | | |
| 764 | Hawkhill Place, Stanton St John, OX33 1HS | P16/S1850/FUL | 25 November 2016 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 771 | Orchard Cottage, Kit Lane, Stoke Row, RG8 0TY | P18/S3526/FUL | 19 December 2018 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 773 | Skomer Basset Wood Stoke Row RG9 5RA | P19/S1480/FUL | 05 September 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 818 | 69 Park Street, THAME, OX9 3HU | P17/S0080/O | 07 April 2017 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 845 | The Oxford Belfry Hotel, London Road, Milton Common, OX9 2JW | P17/S1067/FUL | 23 May 2017 | 8 | Minor | 0 | | | | | 2 | 3 | 3 | | | |
| 986 | Red Lane Bungalow, Red Lane, Woodcote, RG8 0PD | P15/S3449/O; P17/S1690/RM | 17 December 2015; 25 August 2017 | 2 | Minor | -1 | | | | -1 | 3 | | | | | |
| 1458 | Land to r/o Mansfield Cottage 60 Preston Crowmarsh Preston Crowmarsh OX10 6SL | P19/S2482/FUL | 02 October 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1499 | Land adjacent to The Gables Station Road Lower Shiplake RG9 3JR | P16/S1246/FUL | 06 June 2016 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1513 | 4 Crest Estate Stoke Row Oxon RG9 5RB | P18/S3286/FUL | 04 March 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 1522 | Land rear of 4 East Street Thame OX9 3JS | P19/S1371/FUL | 03 July 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1566 | The Mill at Sonning (Theatre) Ltd, Sonning Eye, RG4 6TY | P17/S0259/FUL | 01 May 2018 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 1577 | Land at Cherry Orchard, Mongewell, OX10 8DA | P16/S3801/FUL | 23 June 2017 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1601 | 1 Manor Farmhouse, Henton, OX39 4AE | P17/S2001/O | 21 July 2017 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1611 | The Chalet, The Green, Stadhampton, OX44 7UA | P17/S1437/O | 23 June 2017 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 1629 | Highwood, Greenfield, Christmas Common, Watlington, OX49 5HG | P17/S2171/FUL | 22 August 2017 | 0 | Minor | -1 | | -1 | | | | 1 | | | | |
| 1644 | Balmaha, 42 Rotherfield Road, Henley-on-Thames, RG9 1NN | P17/S1085/FUL | 21 September 2017 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 1646 | Newtown Gardens, Henley-on-Thames, RG9 1EH | P17/S1122/FUL | 13 September 2017 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1677 | Land at Cat Lane, Stadhampton, OX44 7UN | P16/S3690/O; P20/S2263/RM | 27 October 2017; 05 November 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 1684 | 9 Station Road, Cholsey, OX10 9PT | P17/S2070/O | 02 October 2017 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1686 | 55 Abingdon Road, Dorchester-on-Thames, OX10 7LB | P17/S2111/FUL | 25 October 2017 | 0 | Minor | -1 | | -1 | | | | 1 | | | | |
| 1687 | Land adjacent to 69 Gidley Way, Horspath, OX33 1RG | P17/S2114/O | 08 November 2017 | 2 | 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|---|--------------------------------|-----------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1700 | Waterton, 33 Lambridge Wood Road, Henley-on-Thames, RG9 3BP | P17/S2700/FUL | 22 November 2017 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1705 | Comus, Howberry Lane, Nuffield, RG9 5SU | P17/S2900/FUL | 01 December 2017 | 0 | Minor | -1 | | -1 | | | 1 | | | | | |
| 1718 | Land to the west of Chiselhampton Hill, Garsington | P17/S3225/FUL | 22 December 2017 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1734 | Springfield, Burcot, OX14 3DP | P17/S3682/FUL | 18 December 2017 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 1763 | Park Grange Farm, Thame Park Road Thame, OX9 3PW | P17/S3097/FUL | 19 January 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1764 | Land at Woodcote Road, South Stoke, RG8 0JJ | P17/S3206/O; P19/S2865/RM | 18 January 2018; 04 December 2019 | 5 | Minor | 2 | | | | 2 | 2 | 1 | | | | |
| 1780 | 13 The Ridgeway, Nettlebed, RG9 5AN | P17/S0994/FUL | 05 February 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1781 | Land east of 206 Crowmarsh Hill, Crowmarsh Gifford, OX10 8BG | P17/S1168/O | 08 February 2018 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 1788 | 18 Holliers Close, Sydenham, OX39 4NG | P17/S4117/FUL | 11 February 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1793 | Plough Garden, Howe Hill, Oxon, OX49 5HA | P17/S4322/FUL | 23 February 2018 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 1801 | Little Stoney Farm, Britwell Hill, near Britwell Salome, OX49 5HD | P17/S2674/FUL | 09 March 2018 | 0 | Minor | -1 | | | -1 | | 1 | | | | | |
| 1805 | Land north of Unit 34 Gidley Way, Horspath OX33 1RQ | P19/S2360/FUL | 23 September 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 1819 | 6 Kentwood Close, Cholsey, OX10 9NQ | P17/S0043/FUL | 15 March 2017 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1820 | Conway Farm, Satwell, Rotherfield Greys, RG9 4QZ | P17/S0917/FUL | 13 June 2017 | 1 | Minor | -1 | | | -1 | | 2 | | | | | |
| 1833 | Huntercombe Golf Club, Nuffield Hill, Nuffield, RG9 5SL | P16/S1476/O | 10 May 2018 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 1841 | 1 Orchard Walk, Watlington, OX49 5RD | P17/S3797/FUL | 02 May 2018 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 1849 | Walnut Tree Cottage, High Street, South Moreton, OX11 9AG | P18/S0048/FUL | 17 August 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1856 | High Leas, Rotherfield Road, Henley-on-Thames, RG9 1NR | P18/S0375/FUL | 09 April 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1858 | 14 Bridle Path, Woodcote, RG8 0SE | P18/S0430/O | 22 May 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1862 | Yew Tree Cottage, Horsepond Road, Gallowstree Common RG4 9BP | P18/S0493/FUL | 03 August 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1864 | Hidden Glade, 63 Whitehouse Road, Woodcote RG8 0SA | P18/S0525/FUL | 30 April 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1866 | Pinnacle Tooling, Aston Hill, near Lewknor, OX49 5SG | P18/S0616/PDA | 19 April 2018 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 1878 | Bishop Court Farm, 91 High Street, Dorchester-On-Thames, OX10 7HP | P18/S0996/PAR | 01 May 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1880 | Corner House, Hop Gardens, Henley-on-Thames, RG9 2EH | P18/S1051/FUL | 30 July 2018 | 2 | 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|---|--------------------------------|-------------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1882 | Benwells Farm Barn, Land adjoining Benwells Farmhouse, Bix RG9 4RT | P18/S1066/FUL | 18 May 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1883 | Merlin House, Chinnor Road, Towersey OX9 3QZ | P18/S2901/FUL | 29 October 2018 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 1890 | IthilienWhitehall LaneCheckendon RG8 0TN | P18/S1293/FUL | 02 July 2018 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 1891 | 10 Queensway, Didcot OX11 8LZ | P18/S1295/FUL | 21 June 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1892 | Land to the east of Oxford Road & North of Minchin Recreation Ground, Dorchester-on-Thames, Oxfordshire | P19/S1825/FUL | 17 September 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 1901 | Glebe Barn, Cuxham Road, WATLINGTON, Oxon OX49 5NB | P18/S1541/FUL | 16 July 2018 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 1902 | Church Farm, Holton, OX33 1PR | P18/S3049/O; P21/S1610/RM | 19 November 2018; 03 September 2021 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 1903 | Manor Farm, Road Running Through Henton, Henton, OX39 4AE | P18/S1553/O | 17 August 2018 | 8 | Minor | 0 | | | | | 3 | 3 | 2 | | | |
| 1904 | Upper Farm, Denton OX449JQ | P18/S3750/FUL | 24 May 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 1912 | 2A Boston Road, Henley-On-Thames RG9 1DY | P18/S1758/FUL | 18 July 2018 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 1916 | Land Adjacent The Old Coach House, The Street, Crowmarsh Gifford OX10 8EH | P18/S4045/FUL | 28 January 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1917 | 38 High Street, CHINNOR, Oxon OX39 4DH | P18/S1874/FUL | 27 July 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1918 | 19 Richmere Road, Didcot OX11 8HT | P18/S1926/FUL | 31 July 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1925 | 31 Wood Lane, Sonning Common, RG4 9SJ | P18/S4256/FUL | 29 March 2019 | 8 | Minor | 0 | | | | | 2 | 3 | 3 | | | |
| 1932 | Westend Nurseries Site, Old Nursery Lane, Brightwell-Cum-Sotwell OX10 0RB | P19/S0911/FUL | 21 January 2020 | 4 | Minor | 0 | | | | | | | 4 | | | |
| 1948 | Land at Malthouse Orchard, Brightwell-Cum-Sotwell OX10 0RQ | P18/S2484/FUL | 12 September 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 1951 | Highlands Farm, Highlands Lane, Rotherfield Greys RG9 4PR | P17/S4409/O | 24 October 2018 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 1954 | The Rodings, High Road, Brightwell-cum-Sotwell OX10 0PS | P18/S0050/FUL | 07 November 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1955 | Manor Farm, Brookstones, Sydenham, OX39 4LZ | P18/S0967/FUL | 19 October 2018 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 1960 | Land at Newtown Road, HENLEY-ON-THAMES RG9 1HG | P18/S1510/FUL | 19 October 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1961 | 8 Church Road, Wheatley OX33 1NB | P18/S1630/FUL | 19 October 2018 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 1970 | Dormers Croft Road Goring, RG8 9ES | P18/S2102/FUL | 17 October 2018 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 1975 | Bishop Court Farm, High Street, Dorchester-on-Thames OX10 7HN | P18/S2476/FUL | 30 October 2018 | 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|--|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1977 | Store at Home Farm, Pyrton, Oxfordshire OX49 5AP | P18/S2676/N4B | 05 October 2018 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 1979 | American Barn, Crockmore Farm, Henley Park, Fawley, RG9 6HY | P18/S2708/FUL | 19 October 2018 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 1980 | Orchard House, 17 Rotherfield Road, Henley-on-Thames, RG9 1NR | P18/S2726/FUL | 23 November 2018 | 1 | Minor | -1 | | | | -1 | | 1 | 1 | | | |
| 1985 | The Garage, The Quarry, Horton Road, Beckley, OX33 1AG | P19/S1351/FUL | 12 September 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2001 | Small Oaks Goring Heath RG8 7FZ | P18/S0420/O | 11 December 2018 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2005 | Northcote House, High Road, Brightwell-Cum-Sotwell OX10 0QF | P18/S2242/FUL | 14 December 2018 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2010 | 26 Market Place, Henley-On-Thames RG9 2AH | P18/S2648/FUL | 14 December 2018 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2022 | Lower Berrick Farm, Access Road To Lower Berrick Farm, Berrick Salome OX10 6JL | P18/S3688/FUL | 30 January 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2024 | 22 Roding Way, Didcot OX11 7RQ | P18/S3765/FUL | 02 January 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2026 | 4 Haydon Road, Didcot, Oxon OX11 7JD | P18/S3939/FUL | 21 January 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2030 | Black Barn, Cherry Tree Farm, Great Mead, East Hagbourne OX11 9BN | P18/S4168/N4B | 30 January 2019 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2036 | Dove House Farm, Cuddesdon, OX44 9HG | P17/S4413/FUL | 12 February 2019 | 9 | Minor | 0 | | | | | 3 | 3 | 3 | | | |
| 2037 | The Four Horseshoes, Main Street, Checkendon RG8 0QS | P18/S1621/FUL | 08 February 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2038 | Navarac Oakley Wood near Nuffield OX10 6QG | P18/S2305/FUL | 20 February 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2043 | Ardhaven House, Old London Road, Milton Common OX9 2JR | P18/S3904/O | 08 February 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2044 | Ashbrook, The Croft, Aston Tirrold OX11 9DL | P18/S4099/FUL | 08 February 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2048 | Diagnostic Reagents Ltd, Chinnor Road, Thame OX9 3NU | P18/S4312/N2A | 15 February 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2049 | Diagnostic Reagents Ltd, Chinnor Road, Thame OX9 3NU | P18/S4313/N2A | 15 February 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2051 | Raleith Reading Road Lower Shiplake RG9 3PH | P17/S1118/FUL | 29 March 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2053 | Crowell Hill Farm, Crowell Hill, OX39 4BT | P18/S2682/O | 18 March 2019 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2056 | Crowell Hill Farmhouse Crowell Hill OX39 4BT | P18/S3797/FUL | 12 March 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2058 | Blackalls House, Caps Lane, Cholsey, Wallingford, OX10 9HE | P19/S0004/FUL | 28 March 2019 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2063 | Moreton Field Farm, Moreton OX9 2HT | P19/S0157/FUL | 29 March 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |

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|-----------------------|--|--------------------------------|------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2073 | (Former Forest Glade) now Chinnor Hill Kennels, 3 Chinnor Hill, Chinnor OX39 4BA | P18/S1674/O; P21/S3143/RM | 07 May 2019; 28 October 2021 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2074 | Land to the north of Oxford Road and south of Notcutts, Nuneham Courtenay | P18/S1891/FUL | 03 October 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2077 | Navarac, Oakley Wood near Nuffield OX10 6QG | P18/S2357/FUL | 24 June 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2079 | Bayswater Farm Road, Headington | P18/S2809/O | 12 June 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2080 | 3 Elmcroft, Goring RG8 9EU | P18/S2900/FUL | 05 July 2019 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2084 | Land North of Beckley Court, Beckley Oxfordshire | P18/S3705/FUL | 12 April 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2086 | Land adjacent to Red Cow House, Stoke Row RG9 5NY | P18/S4003/FUL | 20 August 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2088 | 1a Cornmarket, Thame Oxon OX9 3DX | P18/S4111/FUL | 24 May 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2089 | Parsonage Farm, The Green, Marsh Baldon OX44 9LJ | P18/S4171/FUL | 03 April 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2090 | Durham Leys Farm, The Green, Marsh Baldon OX44 9LP | P18/S4286/FUL | 31 May 2019 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2092 | Mount Ida, Reading Road, Lower Shiplake RG9 3PH | P19/S0038/O | 01 May 2019 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2094 | Pinfold, Greys Green RG9 4QG | P19/S0161/FUL | 12 July 2019 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2096 | Amberley, 26 Lambridge Wood Road, Henley-On-Thames RG9 3BS | P19/S0288/FUL | 22 July 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2097 | Norton Lee, Wood Lane, Kidmore End RG4 9BE | P19/S0310/FUL | 04 July 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2102 | 20 Slade Road, Didcot OX11 7AP | P19/S0392/FUL | 26 April 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2107 | Windmill Meadow, Windmill Road, Towersey OX9 3QQ | P19/S0606/FUL | 01 August 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2116 | 3 Old London Road, Wheatley OX33 1YW | P19/S0989/FUL | 20 May 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2119 | Walnut Tree Farm, Checkendon RG8 0UL | P19/S1056/FUL | 18 March 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2126 | 3 Mereland Road, Didcot OX11 8AP | P19/S1218/FUL | 11 July 2019 | 9 | Minor | 0 | | | | | 3 | 3 | 3 | | | |
| 2127 | Barn at Tetsworth, Judds Lane, Tetsworth | P19/S1226/LDP | 12 July 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2129 | Ross Acre, Goring RG8 0JY | P19/S1259/FUL | 26 June 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2131 | Monks Farm House & Monks Farm Cottage, Shotover OX3 8TD | P19/S1295/FUL | 24 September 2019 | 0 | Minor | -2 | | | | -2 | 1 | 1 | | | | |
| 2137 | Workshop at New Inn Court, Beckley OX3 9TY | P19/S1454/N2A | 20 June 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2139 | Syringa, Rod Eyot, Wargrave Road, near Henley-On-Thames RG9 3JD | P19/S1569/FUL | 22 October 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2143 | 25 Colborne Road, Didcot OX11 0AB | P19/S1779/O | 29 July 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2144 | 27 Queensway, Didcot OX11 8LY | P19/S1798/FUL | 16 August 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |

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|-----------------------|--|--------------------------------|----------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2152 | Winsey View Farm Barn, Rectory Road, Great Haseley OX44 7JT | P19/S2194/N4B | 03 September 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2156 | 15 Park Close, Didcot OX11 0AA | P19/S2369/FUL | 29 October 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2159 | Shiplake House Farm, Mill Lane, Shiplake RG9 4BJ | P19/S2649/N4B | 14 October 2019 | 5 | Minor | 0 | | | | | 2 | 2 | 1 | | | |
| 2164 | Land at west from The Priory, Britwell Salome OX49 5LB | P16/S1879/FUL | 15 November 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2167 | 31 Acremead Road, Wheatley OX33 1NZ | P18/S3781/O | 08 November 2019 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2168 | The Chapel, Burcot House, Abingdon Road, Burcot OX14 3DJ | P18/S4261/FUL | 04 December 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2169 | The Tennis Court, land to the east of Burcot House, Abingdon Road, Burcot OX14 3DJ | P19/S0025/FUL | 04 December 2019 | 2 | Minor | 0 | | | | | | | 2 | | | |
| 2170 | Westfield House, Pack And Prime Lane, Henley-On-Thames RG9 1T | P19/S1142/FUL | 08 November 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2176 | Little Orchard, 20 Green Lane, Warborough OX10 7DY | P19/S2086/FUL | 02 December 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2179 | Land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme OX10 6HP | P19/S2138/FUL | 04 December 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2181 | 32 Cockcroft Road, Didcot OX11 8LH | P19/S2263/FUL | 22 November 2019 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2182 | 9 Emmens Close, Checkendon RG8 0TU | P19/S2607/FUL | 16 December 2019 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2183 | Dragon Court, 15 Station Road, Henley-On-Thames RG9 1AT | P19/S2740/FUL | 21 November 2019 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2184 | 19 Wantage Road, Didcot OX11 0BS | P19/S2825/FUL | 20 November 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2186 | Plough Garden, Howe Hill OX49 5HA | P19/S2886/FUL | 13 December 2019 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2188 | Easington Farm, Easington, near Watlington, Oxfordshire OX49 5AZ | P19/S2991/N4B | 20 November 2019 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2189 | HSBC, 186 Broadway, Didcot OX11 8RP | P19/S3028/FUL | 29 November 2019 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2190 | 136-144 (even) The Broadway, 3 & 5 Station Road & 1 and 2 Market Place, Didcot Oxon OX11 8RJ | P19/S3035/N1A | 20 November 2019 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2195 | 40 Brook Street, WATLINGTON, Oxon OX49 5JH | P18/S1822/FUL | 06 December 2019 | 4 | Minor | 0 | | | | | 1 | 1 | 2 | | | |
| 2198 | 2 Pine Close, Garsington OX44 9BS | P19/S0577/O; P20/S1369/RM | 27 January 2020; 15 June 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2199 | Chiltern House, 45 Station Road, Henley-On-Thames RG9 1AT | P19/S0596/FUL | 21 January 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2200 | Mount Pleasant Farm, Thame Road, Great Milton OX44 7HX | P19/S2605/FUL | 27 January 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |

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|-----------------------|--|--------------------------------|---------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2201 | Land Adjacent to No.69 Gidley Way, Horspath OX33 1RG | P19/S3079/FUL | 27 January 2020 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2203 | Grain Store, Manor Farm, Stoke Talmage, Oxfordshire OX9 7EU | P19/S4124/N4B | 09 January 2020 | 4 | Minor | 0 | | | | | 1 | 1 | 2 | | | |
| 2204 | Moorcourt Barn, Weston Road, Lewknor OX49 5RU | P19/S4174/N4B | 09 January 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2209 | Victoria House, 35 Queen Street, Henley-On-Thames RG9 1AR | P19/S4420/N1A | 30 January 2020 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2214 | Sandy Acre, Woodperry Road, Beckley OX3 9UY | P19/S2951/FUL | 05 February 2020 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2215 | Land and Buildings at Home Farm, Nuneham Park, Nuneham Courtenay OX44 9PQ | P19/S3374/FUL | 28 February 2020 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2218 | 14 Bridle Path, Woodcote RG8 0SE | P19/S4068/FUL | 11 February 2020 | 0 | Minor | 0 | | | | | -1 | 1 | | | | |
| 2222 | Grainstore at Drayton House Farm, Drayton St Leonard OX10 7BG | P19/S4577/N4B | 10 February 2020 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2223 | Highfield, Lower Road, Postcombe OX9 7DU | P19/S4596/FUL | 11 February 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2225 | Henley Joinery Unit, 5/6 Farm Road, HENLEY-ON-THAMES Oxon RG9 1EJ | P19/S4646/N2A | 11 February 2020 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 2229 | Unit 5 Goodson Industrial Mews, Wellington Street, Thame OX9 3BX | P19/S2720/FUL | 27 March 2020 | 8 | Minor | 0 | | | | | 3 | 3 | 2 | | | |
| 2230 | The Star Inn, Middle Road, Stanton St John OX33 1EX | P19/S2928/FUL | 10 March 2020 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 2234 | Land to the North of Hunters Gap, Pebble Hill, Toot Baldon OX44 9LH (NDP site 08-TB) | P19/S4399/FUL | 30 March 2020 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2237 | 69 Park Street, Thame OX9 3HU | P20/S0092/O | 02 March 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2239 | The Beehive, Road Running Through Russells Water, Russells Water RG9 6ER | P20/S0183/FUL | 30 March 2020 | 0 | Minor | 0 | | | | | -2 | 1 | 1 | | | |
| 2240 | Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH | P20/S0248/LDP | 16 March 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2241 | Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH | P20/S0252/LDP | 16 March 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2242 | Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH | P20/S0254/LDP | 16 March 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2243 | Henley Golf Club, Road Running Through Harpsden, Harpsden RG9 4HG | P20/S0321/FUL | 10 March 2020 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2261 | Former Telephone Exchange, Baldon Lane, Marsh Baldon, OX44 9LT | P19/S0102/FUL | 18 May 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2266 | 12 Weston Road, Lewknor, OX49 5TU | P19/S2262/O; P20/S4347/RM | 02 October 2020; 14 May 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2267 | 25 Croft Way, Woodcote, RG8 0RS | P19/S2513/FUL | 16 July 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |

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|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2268 | 2A Littleworth, Littleworth, OX33 1TR | P19/S2814/FUL | 05 November 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2269 | Land adjacent to 105 Queensway, Didcot, OX11 8SN | P20/S0412/FUL | 06 October 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2270 | Moorcourt Barn, Weston Road, Lewknor, OX49 5RU | P20/S0909/FUL | 18 December 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2273 | The Barn House, 46 Lower Icknield Way, Chinnor, OX39 4EB | P19/S0024/FUL | 08 January 2021 | 8 | Minor | 0 | | | | | 2 | 3 | 3 | | | |
| 2275 | 63 Lower Icknield Way, Chinnor, OX39 4EA | P19/S2366/O | 12 November 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2276 | Haseley End, Rectory Road, Great Haseley, OX44 7JL | P19/S2503/O | 14 August 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2277 | The Four Horseshoes, Main Street, Checkendon, RG8 0QS | P19/S2830/FUL | 05 February 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2278 | 25 Windmill Road and Pearce Court, Thame, OX9 2DJ | P19/S2914/FUL | 18 August 2020 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2279 | Land to the rear of The Swan, 5 High Street, Tetsworth, OX9 7AB | P19/S2916/FUL | 09 November 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2281 | Land adjacent to 54 Lower Icknield Way, Chinnor, OX39 4EB | P19/S3006/FUL | 22 October 2020 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2282 | Comus, Howberry Lane, near Nuffield, RG9 5SU | P19/S3206/FUL | 17 August 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2283 | 26 Martins Lane, Dorchester-on-Thames, OX10 7JE | P19/S3317/FUL | 21 May 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2284 | Rumbolds Farm, Brightwell Baldwin, OX49 5PN | P19/S3371/FUL | 02 April 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2285 | Barn at Tetsworth, Judds Lane, Tetsworth, OX9 7BN | P19/S3402/FUL | 15 April 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2289 | 10 Wayside Green, Woodcote, RG8 0QJ | P19/S4288/FUL | 24 November 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2290 | Bensgrove Farm, Section Of B4526 Running From Ladygrove Shaw To Bensgrove Wo, Goring Heath, RG8 7RY | P19/S4406/FUL | 15 May 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2294 | Garage Site adjacent to plot 5, Mongewell Park, Mongewell, OX10 8DA | P19/S4673/FUL | 07 August 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2295 | Cherry Cottage, Hill Bottom, Whitchurch Hill, RG8 7PU | P20/S0009/FUL | 22 October 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2296 | 107 High Street, Thame, OX9 3DZ | P20/S0015/FUL | 22 July 2020 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2299 | Moreton Field Farm, Moreton, OX9 2HT | P20/S0263/FUL | 13 November 2020 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2300 | 'The Sycamores', Land east of 206 Crowmarsh Hill, Crowmarsh Gifford, OX10 8BG | P20/S0267/FUL | 05 May 2020 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2301 | 25 Leaver Road, Henley-on-Thames, RG9 1UW | P20/S0285/FUL | 01 May 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |

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|-----------------------|--|--------------------------------|---|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2304 | 5 Boughtons Mill, St Marys Street, Wallingford, OX10 0ET | P20/S0418/FUL | 07 May 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2305 | Home Farm Barn, Blounts Court Road, Sonning Common, RG4 9RS | P20/S0432/FUL | 01 April 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2306 | Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR | P20/S0433/FUL | 14 April 2020 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2307 | 69-71 Gidley Way, Horspath, OX33 1RG | P20/S0453/FUL | 12 June 2020 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2308 | Ashbrook, The Croft, Aston Tirrold, OX11 9DL | P20/S0455/FUL | 08 April 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2310 | Longcote, Grange Avenue, Rotherfield Peppard, RG9 5JP | P20/S0576/FUL | 18 August 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2311 | 6 Thame Road, Great Milton, OX44 7HY | P20/S0578/FUL | 07 April 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2315 | Land rear of 59-63 Lower Icknield Way, Chinnor, OX39 4EA | P16/S4079/O; P20/S0676/RM | 18 September 2018; 17 September 2020 | 7 | Minor | 0 | | | | | 2 | 3 | 2 | | | |
| 2319 | Checkendon Equestrian Centre, Lovegrove's Lane, Checkendon, RG8 0NE | P20/S0748/FUL | 29 May 2020 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2321 | 24 Lambridge Wood Road, Henley-On-Thames, RG9 3BS | P20/S0819/FUL | 03 June 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2322 | Plot on Sand Path, Beckley, OX3 9UA | P20/S0821/FUL | 04 May 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2323 | Blenheim Farm, Icknield Way, Benson, OX10 6PR | P20/S0826/FUL | 27 July 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2325 | Former Henley Joinery site, Farm Road, Henley-On-Thames, RG9 1EJ | P20/S0875/FUL | 30 April 2020 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2326 | Land opposite Whitecross House, Reading Road, Wallingford, OX10 9ED | P20/S0912/FUL | 06 November 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2327 | 9 St Martins Street, Wallingford, OX10 0AL | P20/S0919/N1A | 20 May 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2330 | Mounthill Farm, 19 High Street, Tetsworth, OX9 7AD | P20/S0981/O | 12 November 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2332 | 180 Broadway, Didcot, OX11 8RN | P20/S0990/FUL | 31 July 2020 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 2333 | 9A Bradley Road, Nuffield, RG9 5SG | P20/S0991/FUL | 27 November 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2335 | 25 Thameside, Henley-on-Thames, RG9 2LJ | P20/S1165/FUL | 17 November 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2336 | 102 Norreys Road, Didcot, OX11 0AN | P20/S1173/O | 18 May 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2337 | High Down, Access Road To Meadow Cottage, Christmas Common, OX49 5HR | P20/S1189/FUL | 26 June 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2338 | 29 The Avenue, Chinnor, OX39 4PD | P20/S1237/FUL | 16 June 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2339 | Hedges & Sons Solicitors, 16 Market Place, Wallingford, OX10 0AE | P20/S1275/FUL | 20 August 2020 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |

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|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2341 | Land adjacent to 9 Chiltern Bank, Peppard Common, RG9 5HU | P20/S1288/FUL | 12 June 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2345 | 124 Broadway, Didcot, OX11 8AD | P20/S1431/N5B | 15 June 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2346 | Belchers Farm, Access Road To Belchers Farm, Ascott, OX44 7UH | P20/S1481/N4A | 25 June 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2349 | 33 Cowleaze, Chinnor, OX39 4TB | P20/S1618/FUL | 23 October 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2350 | 11 Queens Avenue, Wallingford, OX10 0NE | P20/S1656/FUL | 06 July 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2352 | 2 Garden City, THAME, OX9 3NT | P20/S1777/FUL | 08 February 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2353 | Building Adjacent To Nettlebed Estate Office, Lower Highmoor, RG9 5DL | P20/S1850/N2A | 20 July 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2356 | Swan Wood, Highmoor, RG9 5DH | P20/S1918/FUL | 10 December 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2360 | Land Adjoining 61 Brinkinfield Road, Brinkinfield Road, Chalgrove, OX44 7QX | P20/S2008/O | 08 September 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2361 | 59A St Marys Street, Wallingford, OX10 0EL | P20/S2028/FUL | 27 August 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2362 | 23 Green Close, Didcot, OX11 8TE | P20/S2041/FUL | 04 August 2020 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2363 | Hazels, Old Road, Shotover Hill, OX3 8TA | P20/S2047/FUL | 16 October 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2364 | 26 Manor Road, Didcot, OX11 7JY | P20/S2056/FUL | 27 August 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2365 | Mansfield Cottage, 60 Preston Crowmarsh, Preston Crowmarsh, OX10 6SL | P20/S2116/FUL | 04 September 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2366 | 26 Martins Lane, Dorchester-on-Thames, OX10 7JE | P20/S2119/FUL | 28 August 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2367 | Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR | P20/S2125/FUL | 07 September 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2369 | 47 Lynmouth Road, Didcot, OX11 8PW | P20/S2255/FUL | 11 November 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2370 | 25 The Avenue, Wheatley, OX33 1YL | P20/S2277/FUL | 09 November 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2371 | 27 Whitehouse Road, Woodcote, RG8 0RX | P20/S2308/FUL | 09 November 2020 | 1 | Minor | 0 | | | -1 | 1 | 1 | | | | | |
| 2372 | Five Acres, Howe Road, Watlington, OX49 5ES | P20/S2311/FUL | 26 October 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2374 | 3 Conduit Hill Rise, Thame, OX9 2EJ | P20/S2381/O | 18 December 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2375 | 4 Manor Close, West Hagbourne, OX11 0NQ | P20/S2401/FUL | 27 November 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2376 | 6 Gap Way, Woodcote, RG8 0RU | P20/S2432/FUL | 06 October 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2378 | Queens Gate Bungalow, Butts Way, Aston Rowant, OX49 5SZ | P20/S2457/FUL | 01 December 2020 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 2379 | Horns Farm, Tidmore Lane, Woodcote, RG8 0PH | P20/S2494/FUL | 03 November 2020 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 2380 | Robert House, 19 Station Road, Chinnor, OX39 4PU | P20/S2497/N1A | 04 September 2020 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |

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|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2382 | 8 Queens Road, Thame, OX9 3NQ | P20/S2525/FUL | 04 December 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2383 | 6 Kings Close, Thame, OX9 3DA | P20/S2545/FUL | 07 December 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2384 | Holliers Close, Thame Road, Towersey, OX9 3QD | P20/S2591/FUL | 02 November 2020 | 0 | Minor | -1 | | | -1 | | 1 | | | | | |
| 2386 | 2-3 Old Buildings, Wallingford, OX10 0BA | P20/S2735/FUL | 16 September 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2388 | Former Natwest Bank, 124 Broadway, Didcot, OX11 8AD | P20/S2763/FUL | 30 October 2020 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2390 | Land at Maidensgrove Farm, Maidensgrove, RG9 6HA | P20/S2823/FUL | 29 September 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2391 | Tree Tops, Gillott's Lane, Henley-On-Thames, RG9 1PT | P20/S2833/O | 22 January 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2393 | Units 1 and 1a Goodson Industrial Mews, Wellington Street, THAME, OX9 3BX | P20/S2901/N1A | 01 October 2020 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2394 | The Orchard, Manor Road, Goring-on-Thames, RG8 9DP | P20/S2910/FUL | 05 January 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2395 | The Old Court, Winterbrook, Wallingford, OX10 9DX | P20/S2920/FUL | 19 February 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2397 | Primrose Cottage, Newlands Lane, Stoke Row, RG9 5PS | P20/S2953/FUL | 28 January 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2398 | Land at Glendale, Elmhurst Road, Goring, RG8 9BN | P20/S2961/FUL | 06 November 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2401 | Buildings adjacent 1 Grove Farm Cottages, Grove Farm, Grove Road, Goring, RG8 0LU | P20/S2989/FUL | 09 October 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2403 | Calleva House 6 High Street and, Land at 99 High Street, Wallingford, OX10 0BP | P20/S3023/FUL | 27 October 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2407 | Red Lion Farmhouse, Stoke Talmage, OX9 7ES | P20/S3122/N4A | 15 October 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2408 | Whitehouse Farm, The Stables, Britwell Road, Watlington, OX49 5JY | P20/S3138/FUL | 28 October 2020 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2410 | Racquets Fitness Centre, North Street, Thame, OX9 3TH | P20/S3268/FUL | 11 November 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2412 | Land at Hook End Farm, Park Lane, Checkendon, RG8 0UH | P20/S3447/FUL | 15 January 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2413 | Coates Farm, Coates Lane, Swyncombe, OX49 5AA | P20/S3476/FUL | 08 January 2021 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2414 | 123 Broadway, Didcot, OX11 8AL | P20/S3529/FUL | 16 December 2020 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2415 | Land adjacent to and North West of Cherry Croft Cottage, Kingwood Common, RG9 5NB | P20/S3534/FUL | 09 February 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2416 | Brambles Floristry, 42A Wood Lane, Sonning Common, RG4 9SL | P20/S3587/FUL | 23 December 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |

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|-----------------------|--|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2418 | 2A Honey Lane, Cholsey, OX10 9NP | P20/S3618/N5B | 18 November 2020 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2420 | Rear of 14 Market Place, Wallingford, OX10 0AL | P20/S3748/FUL | 08 January 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2422 | 12 A The Old Bakehouse, High Street, Goring, RG8 9AR | P20/S3818/N1A | 25 January 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2427 | Thurle Down, Bridle Way, Goring, RG8 0HS | P20/S3979/FUL | 15 December 2020 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 2429 | Sandy Acre, Woodperry Road, Beckley, OX3 9UY | P20/S4112/FUL | 23 December 2020 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2431 | The Cottage, Harpsden, RG9 4AP | P20/S4151/FUL | 23 December 2020 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2432 | Land adjacent to Windmill Lane, Wheatley, OX33 1TA | P20/S4157/FUL | 18 January 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2436 | 17 Rotherfield Road, Henley-on-Thames, RG9 1NR | P20/S4215/FUL | 22 January 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2437 | 4 Woodlands Road, Sonning Common, RG4 9TE | P20/S4279/FUL | 03 February 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2438 | Duck Cottage, Waterperry, OX33 1LB | P20/S4334/FUL | 10 February 2021 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 2440 | The Chalet, The Green, Stadhampton, OX44 7UA | P20/S4531/FUL | 21 January 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2442 | Pophleys Farm, Grange Farm Road, Radnage, HP14 4ED | P20/S4636/FUL | 23 February 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2444 | Newells Farm, Stadhampton, OX44 7XJ | P20/S4668/N4A | 01 February 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2445 | Outbuilding, rear of 20 Upper High Street, Thame, OX9 3EX | P20/S4673/FUL | 19 February 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2452 | The Hollies, Goring Road, Woodcote, RG8 0QE | P19/S4457/FUL | 28 April 2021 | 3 | Minor | -1 | | | | -1 | 1 | 2 | 1 | | | |
| 2456 | Land to the south of Creek End, Abingdon Road, Burcot, OX14 3DJ | P19/S0058/FUL | 19 January 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2458 | Land at Allens Pit, Abingdon Road, Dorchester-on-Thames, OX10 7JY | P19/S4508/FUL | 12 August 2021 | 8 | Minor | 0 | | | | | 2 | 3 | 3 | | | |
| 2461 | Land next to Oak House Cottage, Track Leading To Box Cottage, Common Lane, RG9 4JY | P20/S1991/FUL | 27 September 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2462 | Ivy Cottages, Dunsden Green, Dunsden, RG4 9QJ | P20/S1993/FUL | 14 July 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2463 | 2 Sinodun Road, DIDCOT, OX11 8HN | P20/S2724/FUL | 14 September 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2464 | 11 Henton, Henton, Chinnor, OX39 4AH | P20/S2899/FUL | 02 September 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2465 | Land to rear of 128 Gidley Way, Horspath, OX33 1TD | P20/S3269/FUL | 25 May 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2466 | Wychwood, Sires Hill, within the parish of Brightwell-Cum-Sotwell, OX11 9BG | P20/S3916/FUL | 08 June 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2467 | Uplands Cottage, Hardwick Road, Whitchurch On Thames, RG8 7HH | P20/S4130/FUL | 09 July 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |

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|-----------------------|--|--------------------------------|------------------------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2468 | Dental Practice, 136 Reading Road, Henley-On-Thames, RG9 1DN | P20/S4181/FUL | 02 July 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2470 | Orchard Cottage, High Road, Brightwell-Cum-Sotwell, OX10 0PS | P20/S4461/FUL | 01 June 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2471 | 45 Manor Farm Road, Horspath, OX33 1SD | P20/S4516/FUL | 10 May 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2472 | 76 Papist Way, Cholsey, OX10 9QJ | P20/S4698/FUL | 09 April 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2474 | Woodhaven, Reading Road, Woodcote, RG8 0QX | P20/S4825/FUL | 16 April 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2476 | 18 Holliers Close, Sydenham, OX39 4NG | P21/S0083/FUL | 11 May 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2477 | Rear of V K Mini Market, Peppard Road, Sonning Common, RG4 9SU | P21/S0091/O | 12 April 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2479 | Korobe, Fairfield Road, Goring, RG8 0EX | P21/S0251/FUL | 14 May 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2480 | Road Running Through Pyrton, Pyrton, OX49 5AN | P21/S0260/FUL | 15 April 2021 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2481 | Land to the rear/side of 75 Honey Lane, Cholsey, OX10 9NJ | P21/S0267/O | 14 May 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2482 | Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP | P21/S0353/FUL | 21 April 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2483 | 16 Church Street, Didcot, OX11 8DQ | P21/S0421/FUL | 12 April 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2484 | Longcote, Grange Avenue, Rotherfield Peppard, RG9 5JP | P21/S0443/FUL | 14 April 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2485 | Our Lady Of Lourdes Chapel, Crown Road, Wheatley, OX33 1UL | P21/S0479/FUL | 21 May 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2486 | No14a Bridle Path, Woodcote, RG8 0SE | P21/S0489/O; P21/S5281/RM | 01 April 2021; 17 February 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2487 | Comus, Nuffield, RG9 5SU | P21/S0538/FUL | 21 May 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2488 | The Granary Barn, Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP | P21/S0598/FUL | 21 April 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2490 | The Orchards, Neals Lane, Wyfold, RG4 9JF | P21/S0617/FUL | 22 April 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2491 | Haseley End, Rectory Road, Great Haseley, OX44 7JL | P21/S0638/FUL | 29 April 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2492 | Bates Ley Farm, Moreton Lane, Thame, OX9 2HZ | P21/S0689/N4B | 14 April 2021 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2493 | 186 Abingdon Road, Didcot, OX11 9BP | P21/S0693/FUL | 28 May 2021 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 2494 | Butlers Farm, Goring Heath Road, Whitchurch Hill, RG8 7PN | P21/S0703/FUL | 03 August 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2495 | 6 Wyfold Cottages, Wyfold, RG4 9HX | P21/S0704/FUL | 09 April 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2496 | 21 Sedgewell Road, Sonning Common, RG4 9TA | P21/S0915/FUL | 16 July 2021 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |

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|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2498 | Kano, Wood Lane, Kidmore End, RG4 9BE | P21/S0956/O | 02 July 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2501 | 265 Greys Road, Henley-On-Thames, RG9 1QS | P21/S1079/FUL | 14 May 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2502 | Drayton House, Drayton St Leonard, OX10 7BG | P21/S1104/N4B | 27 April 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2504 | 123 Broadway, Didcot, OX11 8AL | P21/S1117/FUL | 08 June 2021 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2505 | Croft House, Kingwood Common, Kingwood, RG9 5NB | P21/S1167/FUL | 23 June 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2506 | 253 Greys Road, Henley-On-Thames, RG9 1QS | P21/S1175/O | 04 May 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2509 | 1a Hagbourne Road, Didcot, OX11 8DP | P21/S1243/N1A | 12 May 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2510 | 59 Gidley Way, Horspath, OX33 1RG | P21/S1352/FUL | 10 August 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2512 | Land to the south of Main Street, West Hagbourne, | P21/S1436/FUL | 15 June 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2514 | Alazan Oak, Cane End, RG4 9HG | P21/S1492/FUL | 20 May 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2516 | Workshops to the rear of New Inn Court, Beckley, OX3 9TY | P21/S1599/FUL | 17 August 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2517 | 2 Stonehouse Cottages, Highmoor Cross, RG9 5DU | P21/S1647/FUL | 07 September 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2518 | Webbs Yard, Cuxham Road, Watlington, OX49 5LZ | P21/S1791/FUL | 25 June 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2519 | Wallingford House, 46 High Street, Wallingford, OX10 0DB | P21/S1802/FUL | 10 June 2021 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2520 | Land adjacent to Beech Cottage, Beech Lane, Woodcote, RG8 0PY | P21/S1975/FUL | 06 July 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2521 | Land Adjacent to Jasmin Mews, The Street, Crowmarsh Gifford, OX10 8EJ | P21/S2010/FUL | 29 June 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2523 | Mounthill Farm, 19 High Street, Tetsworth, OX9 7AD | P21/S2028/FUL | 17 September 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2524 | Garages, Cross Road, Cholsey, OX10 9PE | P21/S2030/FUL | 09 September 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2525 | 102 Norreys Road, Didcot, OX11 0AN | P21/S2085/FUL | 30 July 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2526 | Dutch Barn at Manor Farm, Brookstones, Sydenham, OX49 4LZ | P21/S2243/N4B | 09 July 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2528 | Garage on Blenheim Road, 46 Butts Road, Horspath, OX33 1RJ | P21/S2463/FUL | 06 September 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2529 | Elm Cottage, Binfield Heath, RG9 4LE | P21/S2478/FUL | 25 September 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2531 | 114 Broadway, Didcot, OX11 8AB | P21/S2624/FUL | 24 September 2021 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2533 | Land to the rear of 4 & 6 Woodlands Road, Sonning Common, RG4 9TE | P21/S2656/FUL | 29 July 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2535 | 37 Martins Lane, Dorchester-On-Thames, OX10 7JE | P21/S2677/FUL | 08 September 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |

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|-----------------------|--|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2536 | 13 Newlands Avenue, Didcot, OX11 8PZ | P21/S2718/O | 27 August 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2537 | High Leas, Rotherfield Road, Henley-On-Thames, RG9 1NR | P21/S2758/FUL | 01 September 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2538 | 93 High Street, Dorchester-On-Thames, OX10 7HP | P21/S2884/FUL | 24 September 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2539 | Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP | P21/S2885/N4B | 18 August 2021 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2544 | Stable building to the south of The Orchard, The Ridings, Shotover Hill, OX3 8TB | P21/S3064/FUL | 16 September 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2546 | 38 Station Road, Chinnor, OX39 4PZ | P21/S3152/FUL | 17 September 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2548 | Rowan House (Unit 5), Beechwood Court, Long Toll, RG8 0RR | P21/S3184/N1A | 07 September 2021 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2552 | The White House, Cat Lane, Ewelme, OX10 6HX | P20/S4288/FUL | 30 March 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2553 | Dewpond Barn, Russells Water, RG9 6ER | P20/S4401/FUL | 02 March 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2554 | 97 Sinodun Road, Didcot, OX11 8HH | P20/S4460/FUL | 03 March 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2555 | The Bothy, Badgemore Park Golf Club, Badgemore, RG9 4NR | P20/S4702/FUL | 29 March 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2556 | 8 Macdonald Close, Didcot, OX11 7BH | P20/S4718/FUL | 24 March 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2557 | 85 Littleworth Road, Wheatley, OX33 1NW | P20/S4776/FUL | 01 March 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2558 | 53 Wood Lane, Sonning Common, RG4 9SJ | P20/S4837/FUL | 10 March 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2559 | Maybury House, Station Road, Lower Shiplake, RG9 3JR | P21/S0030/FUL | 12 March 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2560 | Chiltern View, London Road, Milton Common, OX9 2NT | P21/S0059/FUL | 15 March 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2561 | 58 Wood Lane, Sonning Common, RG4 9SL | P21/S0120/FUL | 25 March 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2562 | The Old Barn, Dysynni Cottage, Peppard Road, Sonning Common, RG4 9NJ | P21/S0278/FUL | 31 March 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2564 | High Leas, Rotherfield Road, Henley-On-Thames, RG9 1NR | P21/S0324/FUL | 10 March 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2565 | Land to the north of Basset Shaw, Uxmores Road, Stoke Row, RG8 0TD | P21/S0368/FUL | 31 March 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2566 | Victoria House, 35 Queen Street, Henley-On-Thames, RG9 1AR | P21/S0434/FUL | 31 March 2021 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2570 | Greylands, Gravel Hill, Peppard Common, RG9 5HD | P20/S3876/FUL | 22 October 2021 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2572 | Red Cow House, Stoke Row, RG9 5NY | P21/S2506/FUL | 04 October 2021 | 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2573 | The Willows, Kiln Lane, Binfield Heath, RG9 4EJ | P21/S2691/FUL | 06 October 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2574 | 20 Thame Road, Little Milton, OX44 7PZ | P21/S2724/FUL | 22 October 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2575 | Land Adjacent to Queensgate, Butts Way, Aston Rowant, OX49 5SZ | P21/S2755/FUL | 22 October 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2576 | 7 Summerfield Rise, Goring, RG8 0DS | P21/S2821/FUL | 15 October 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2577 | Fieldside Cottage, High Street, Long Wittenham, OX14 4QJ | P21/S3004/FUL | 08 October 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2578 | Village Farm, Units 1 & 2 The Barn, Emmington, OX39 4AA | P21/S3310/FUL | 28 October 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2579 | 14 Milldown Avenue, Goring, RG8 0AS | P21/S3325/O | 01 October 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2580 | Nettlebed Estate Office, Lower Highmoor, RG9 5DL | P21/S3547/FUL | 08 October 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2581 | Land to the west of Withywindle, Burcot, OX14 3DN | P21/S3553/FUL | 05 October 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2582 | 58 Park Road, Didcot, OX11 8QP | P21/S3557/O | 01 October 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2583 | 2 Elm Close, Wheatley, OX33 1UW | P21/S3619/FUL | 15 October 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2585 | Land opposite Whitecross House, Winterbrook, Wallingford, OX10 9ED | P21/S3669/FUL | 29 October 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2586 | Land to the rear of 10 High Street, Thame OX9 2BZ | P06/E0596 | 02 August 2006 | 9 | Minor | 0 | | | | | 3 | 3 | 3 | | | |
| 2587 | Goulds Grove, Old London Road, Ewelme, OX10 6PX | P19/S0821/FUL | 15 February 2022 | 5 | Minor | 0 | | | | | 2 | 2 | 1 | | | |
| 2588 | Aston Cottage, 18 Church Lane, Aston Rowant, OX49 5SS | P20/S1180/FUL | 25 January 2022 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2589 | Old Telephone Exchange, Church Road, Benson, OX10 6SF | P20/S2712/FUL | 30 November 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2590 | Park Meadow Cottage, Thame Park Road, Thame, OX9 3JA | P19/S1596/FUL | 01 December 2021 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2591 | Manana, Latchford Lane, Great Haseley, OX44 7LA | P20/S3905/FUL | 26 November 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2592 | JoJo's Vineyard (Formerly Chiltern Hills Farm), Russells Water, RG9 6EU | P20/S4850/FUL | 17 December 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2593 | The Mill at Sonning (Theatre) Ltd, Sonning Eye, RG4 6TY | P21/S1298/FUL | 04 January 2022 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2594 | Bellwood House, 57 Lower Road, Chinnor, OX39 4DU | P21/S1504/FUL | 08 November 2021 | 6 | Minor | 0 | | | | | 2 | 2 | 2 | | | |
| 2595 | Land to the rear of 60-66 High Street, Chalgrove, OX44 7SS | P21/S1638/FUL | 14 January 2022 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2596 | Land between Elmfield House & The Old Dairy, Moreton, OX9 2HS | P21/S2067/FUL | 05 November 2021 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2597 | 153 Thame Road, Warborough, OX10 7DD | P21/S2102/FUL | 01 November 2021 | 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 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2598 | 12 Gap Way, Woodcote, RG8 0RU | P21/S2229/FUL | 08 November 2021 | 1 | Minor | -1 | | | | -1 | 1 | 1 | | | | |
| 2599 | The Reformation, Horsepond Road, Gallowstree Common, RG4 9BP | P21/S2332/FUL | 04 February 2022 | 2 | Minor | 0 | | | | | | 1 | 1 | | | |
| 2600 | Crest Estate, Unit 4b, Road Running Through Stoke Row, Stoke Row, RG9 5RB | P21/S2371/FUL | 25 November 2021 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2601 | Rustlings, Springwood Lane, Rotherfield Peppard, RG9 5JJ | P21/S2770/FUL | 01 December 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2602 | Land between The Smokehouse and Shepherds Cottage, Berrick Salome, OX10 6JQ | P21/S2791/FUL | 05 November 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2603 | Land at Tree Tops House, Gillotts Lane, Henley-On-Thames, RG9 1PT | P21/S3034/FUL | 28 January 2022 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2604 | Manor Paddock, Colliers Lane, Peppard Common, RG9 5LT | P21/S3074/FUL | 16 November 2021 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 2605 | Oldfield House, Horsepond Road, Gallowstree Common, RG4 9BX | P21/S3287/FUL | 05 November 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2607 | 8 Gap Way, Woodcote, RG8 0RU | P21/S3399/FUL | 17 December 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2609 | Land at Elm Tree Farm, Moreton, OX9 2HR | P21/S3586/FUL | 11 February 2022 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2610 | Rush Court Gardens, Shillingford Road, Shillingford Hill, OX10 8LJ | P21/S3648/FUL | 13 December 2021 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2611 | Kingsley House, Crowsley Road, Lower Shiplake, RG9 3LU | P21/S3776/FUL | 04 February 2022 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2612 | 2 Bungalow Close, Beckley, OX3 9XA | P21/S3827/FUL | 24 January 2022 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2613 | 14 Elm Close, Wheatley, OX33 1UW | P21/S3834/FUL | 04 February 2022 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2614 | Willingtons Barn, High Street, Long Wittenham, OX14 4QH | P21/S4113/FUL | 24 November 2021 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2615 | Woodhaven, Reading Road, Woodcote, RG8 0QX | P21/S4165/FUL | 24 November 2021 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2617 | 5 Hagbourne Road, Didcot, OX11 8DP | P21/S4174/FUL | 16 February 2022 | 7 | Minor | 0 | | | | | 2 | 3 | 2 | | | |
| 2619 | The Tennis Court, Land to the east of Burcot House, Abingdon Road, Burcot, OX14 3DJ | P21/S4320/FUL | 14 December 2021 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2620 | Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP | P21/S4405/FUL | 07 February 2022 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2621 | Fir Tree Cottage, Land to the west of Wallingford (Site B), Wallingford, | P21/S4434/D | 15 November 2021 | -1 | Minor | 0 | | | | | | | -1 | | | |
| 2622 | 32 Cockcroft Road, Didcot, OX11 8LH | P21/S4470/FUL | 13 January 2022 | 2 | Minor | 0 | | | | | 1 | 1 | | | | |
| 2623 | Drayton House Farm (modern buildings), Drayton St Leonard, OX10 7BG | P21/S4551/FUL | 20 December 2021 | 5 | Minor | 0 | | | | | 1 | 2 | 2 | | | |
| 2625 | First and Second floors, 20-21 Market Place, Wallingford, OX10 0AD | P21/S4639/N5D | 16 December 2021 | 7 | Minor | 0 | | | | | 2 | 3 | 2 | | | |

| Land Supply Reference | Site Name | Planning application reference | Date of permission | Total net units permitted | Major or Minor | Total completions as of 31 March 2022 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|-----------------------|---|--------------------------------|--------------------|---------------------------|----------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 2626 | Havenbury, 14 Crown Lane, Benson, OX10 6LP | P21/S4693/FUL | 25 January 2022 | 0 | Minor | -1 | | | | -1 | 1 | | | | | |
| 2627 | Larnaka, Gallowstree Road, Peppard Common, RG9 5HT | P21/S4698/FUL | 16 February 2022 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2628 | 15 Wood Lane Close, Sonning Common, RG4 9SP | P21/S4755/FUL | 28 January 2022 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2629 | The Cedars, Brookfield Close, Wallingford, OX10 9EQ | P21/S4864/FUL | 07 January 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2630 | Uplands Cottage, Hardwick Road, Whitchurch On Thames, RG8 7HH | P21/S4904/FUL | 18 February 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2632 | 8 Gorwell, Watlington, OX49 5QE | P21/S4960/FUL | 21 January 2022 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2633 | Stoke Grange Barn, Stoke Talmage, OX9 7EZ | P21/S4971/FUL | 20 January 2022 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2634 | 37 Windmill Lane, Wheatley, OX33 1TA | P21/S5123/PD | 06 January 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2639 | Wayside, Stert Road, Chinnor, OX39 4NL | P21/S1458/FUL | 08 March 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2640 | Rumbolds Farm, Brightwell Baldwin, OX49 5PN | P21/S1715/FUL | 31 March 2022 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2641 | Holmsdale, Tokers Green Lane, Tokers Green, RG4 9EB | P21/S3140/FUL | 04 March 2022 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2642 | Tree Tops House, Gillotts Lane, Henley-On-Thames, RG9 1PT | P21/S3371/FUL | 22 March 2022 | 4 | Minor | 0 | | | | | 1 | 2 | 1 | | | |
| 2643 | Notley, Little Croft Road, Goring, RG8 9ER | P21/S3832/FUL | 16 March 2022 | 0 | Minor | -1 | | | | -1 | | | 1 | | | |
| 2644 | Land adjacent to Stonehaven, Berrick Salome, OX10 6JQ | P21/S4214/FUL | 14 March 2022 | 1 | Minor | 0 | | | | | 1 | | | | | |
| 2646 | Farm Cottage, Chalkhouse Green, RG4 9AN | P21/S4379/FUL | 25 March 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2647 | Stonehaven, Berrick Salome, OX10 6JQ | P21/S4796/FUL | 14 March 2022 | 0 | Minor | 0 | | | | | | -1 | 1 | | | |
| 2648 | Land rear of 1 Lower Icknield Way, Chinnor, OX39 4DZ | P21/S4954/FUL | 11 March 2022 | 1 | Minor | 0 | | | | | | 1 | | | | |
| 2649 | 174 Broadway, Didcot, OX11 8RN | P22/S0142/N5D | 07 March 2022 | 3 | Minor | 0 | | | | | 1 | 1 | 1 | | | |
| 2650 | 61 Church Road, Wheatley, OX33 1LU | P22/S0203/O | 11 March 2022 | 1 | Minor | 0 | | | | | | | 1 | | | |
| 2651 | Between Lower Farm Barn & No1 Windmill Meadow, Winsey View Farm (part of field at), Rectory Road, Great Haseley, OX44 7JT | P22/S0214/O | 29 March 2022 | 2 | Minor | 0 | | | | | | | 2 | | | |
| 2652 | Pool Cottage, Cane End, RG4 9HG | P22/S0219/FUL | 15 March 2022 | 0 | Minor | 0 | | | | | | -1 | 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 2022 | 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 |
|--|-------------------------------|--------------------------------|--------------------|---------------------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1410 | Culham Science Centre | N/A | N/A | 3500 | 0 | | | | | | | | | | | 129 | 258 | 258 | 258 | 258 | 258 |
| 2245 | Manor Road, Goring | P19/S2923/O | 22 June 2021 | 20 | 0 | | | | | | 4 | 12 | 4 | | | | | | | | |
| 1894 | Land at Northfield | N/A | N/A | 1800 | 0 | | | | | | | | | 100 | 200 | 200 | 200 | 20 | 200 | 200 | 200 |
| 2034 | Wyevale Garden Centre | P18/S0951/O | 26 November 2019 | 40 | 0 | | | | | 10 | 20 | 10 | | | | | | | | | |
| 1411 | Land at Chalgrove | N/A | N/A | 3000 | 0 | | | | | | | | | | | 129 | 258 | 258 | 258 | 258 | 258 |
| 1418 | Land at Wheatley Campus | P17/S4254/O | 23 April 2020 | 500 | 0 | | | | | | | 58 | 116 | 116 | 116 | 94 | | | | | |
| 1893 | Grenoble Road | N/A | N/A | 3000 | 0 | | | | | | | | | | | 100 | 200 | 300 | 336 | 336 | 336 |
| 1929 | Land West of Hale Road | P17/S3952/O | 01 October 2021 | 84 | 0 | | | | | | 3 | 20 | 34 | 27 | | | | | | | |
| 1015, 2069, 2071, 2637 | West of Wallingford Site B | P14/S2860/O; various RMs | 04 October 2017 | 555 | 36 | | 18 | 18 | 111 | 132 | 79 | 90 | 55 | 52 | | | | | | | |
| 2067 | Dorchester House, Berinsfield | P16/S3462/O | 25 July 2019 | 39 | 0 | | | | | | | | | | | | | | | | |
| 1939 | Pyrton Road Watlington | P19/S1927/O | 17 January 2022 | 60 | 0 | | | | | | | 4 | 21 | 34 | 1 | | | | | | |
| 1938 | Cuxham Road Watlington | P19/S1928/O | 17 January 2022 | 70 | 0 | | | | | 3 | 20 | 34 | 13 | | | | | | | | |
| 1010 | Didcot Gateway | N/A | N/A | 300 | 0 | | | | | | | | 111 | 33 | 156 | | | | | | |
| 1009, 1972, 2087, 2132, 2216, 2448, 2568 | Didcot North East | P15/S2902/O; various RMs | 30 June 2017 | 2030 | 225 | 27 | 82 | 116 | 146 | 191 | 238 | 273 | 233 | 153 | 135 | 148 | 132 | 132 | 132 | 23 | |
| 1434 | Gillotts School Playing Field | N/A | N/A | 50 | 0 | | | | | | | | | | | | | | 17 | 33 | |
| 1437 | Chiltern's End | N/A | N/A | 27 | 0 | | | | | | | | | | | | | | | 10 | 17 |
| 1432 | Chiltern Edge Top Field | N/A | N/A | 50 | 0 | | | | | | | 10 | 34 | 6 | | | | | | | |
| 1435 | 357 Reading Road | N/A | N/A | 50 | 0 | | | | | | | | | 17 | 33 | | | | | | |
| 1431 | Empstead Works | N/A | N/A | 42 | 0 | | | | | | | | | | | | 17 | 25 | | | |
| 1439 | Henley Youth Club | N/A | N/A | 23 | 0 | | | | | | | | | | | | | | | 10 | 13 |
| 1011 | Ladygrove East | N/A | N/A | 750 | 0 | | | | | | 18 | 87 | 132 | 132 | 132 | 132 | 117 | | | | |
| 1412 | Land at Berinsfield | N/A | N/A | 1700 | 0 | | | | | | | | | | | | 33 | 99 | 132 | 132 | 132 |
| 2454 | Land at Ladygrove | P20/S1577/O | 15 September 2021 | 150 | 0 | | | | | | 6 | 30 | 45 | 45 | 24 | | | | | | |
| 1561 | Land south of Newnham Manor | P16/S3852/FUL | N/A | 100 | 0 | | | | | | 20 | 44 | 36 | | | | | | | | |
| 1427 | Land West of Fair Mile | N/A | N/A | 70 | 0 | | | | | 6 | 24 | 34 | 6 | | | | | | | | |

| Land Supply Reference | Site Name | Planning application reference | Date of permission | Total net units permitted | Total completions as of 31 March 2022 | 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 |
|-----------------------|-------------------------------------|--------------------------------|--------------------|---------------------------|---------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1640 | Land West of Nettlebed Services | N/A | N/A | 15 | 0 | | | | | | | | | | | | | | | 15 | |
| 1443 | Land West of Priests Close | N/A | N/A | 11 | 0 | | | | | | | | | | | | | | | 11 | |
| 1424 | Lord Williams School | N/A | N/A | 135 | 0 | | | | | | | | | | | | | | | | |
| 1416 | Orchard Centre Phase 2 | N/A | N/A | 300 | 0 | | | | | | | | | | | | | 33 | 99 | 132 | 36 |
| 1676 | South of Wallingford Site E | P16/S4275/O | 09 August 2019 | 502 | 0 | | | | | 14 | 86 | 86 | 86 | 86 | 86 | 58 | | | | | |
| 1445 | TA Centre, Henley | N/A | N/A | 10 | 0 | | | | | | | | | | | | | | | 10 | |
| 1409 | Thame Cattle Market | N/A | N/A | 0 | 0 | | | | | | | | | | | | | | | | |
| 1931 | The Orchard, Brightwell Cum Sotwell | P16/S3958/O | 05 March 2019 | 20 | 0 | | | | | | 5 | 14 | 1 | | | | | | | | |
| 1416 | Vauxhall Barracks | N/A | N/A | 300 | 0 | | | | | | | | | | | | | | | | |
| 1895 | Land North of Bayswater Brook | N/A | N/A | 1100 | 0 | | | | | | 75 | 150 | 150 | 150 | 150 | 150 | 150 | 125 | | | |

APPENDIX C: CATEGORY B SITES' PRO-FORMAS

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

| Site | Land supply reference | Page |
|--|-----------------------|------|
| 357 Reading Road | 1435 | 46 |
| Bayswater Brook | 1895 | 50 |
| Chiltern Edge Top Field | 1432 | 56 |
| Chiltern's End | 1437 | 60 |
| Cuxham Road, Watlington | 1938 | 63 |
| Didcot Gateway | 1010 | 67 |
| Didcot Northeast | 1009 | 72 |
| Dorchester House | 2067 | 80 |
| Empstead Works | 1431 | 84 |
| Gillotts School | 1434 | 87 |
| Grenoble Road | 1893 | 90 |
| Hale Road, Benson | 1929 | 97 |
| Henley Youth Club | 1439 | 102 |
| Ladygrove East | 1011 | 105 |
| Land adjacent Culham Science Centre | 1410 | 111 |
| Land at Berinsfield | 1412 | 115 |
| Land at Chalgrove Airfield | 1411 | 118 |
| Land at Lady Grove | 2454 | 123 |
| Land at Northfield | 1894 | 127 |
| Land at Wheatley Campus | 1418 | 132 |
| Land South of Newnham Manor | 1561 | 137 |
| Land West of Fairmile | 1427 | 141 |
| Land West of Nettlebed Service Station | 1640 | 145 |
| Land West of Priests Close | 1443 | 148 |
| Lord Williams School | 1424 | 151 |
| Manor Road, Goring | 2245 | 154 |
| Orchard Centre Phase 2 | 1416 | 158 |
| Pyrton Lane, Watlington | 1939 | 161 |
| South of Wallingford Site E | 1676 | 165 |
| TA Centre Henley | 1445 | 169 |
| Thame Cattle Market | 1409 | 172 |
| The Orchard, Brightwell-cum-Sotwell | 1931 | 175 |
| Vauxhall Barracks | 1416 | 180 |
| West of Wallingford Site B | 1015 | 183 |
| Wyevale Garden Centre | 2034 | 188 |

| | |
|------------------------------|--------------------------|
| Site name | 357 Reading Road, Henley |
| Land supply reference | 1435 |



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2022 OS 100018668.

| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|-----------------------------------|
| Total units allocated for development | 30 (50 in proposed reviewed plan) |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 30 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Henley and Harpsden Neighbourhood Plan for 50 dwellings. This plan is now undergoing an examination.

2. Progress towards a planning application

The site promoter has engaged in confidential pre-application advice discussions with the Council.

3. Site promoter's progress with other site assessment work

As part of initial discussions with the site promoter, the Council is aware of the following studies:

- Ecological appraisal
- Flood risk assessment
- Tree surveys
- A high-level transport scoping note

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

Policy SP5 of the Henley and Harpsden Neighbourhood Plan identifies a need to replace the facilities for Henley Hockey and AFC Henley, and a requirement for development of the site to not commence until the replacement sports facilities are open.

7. Site promoter comments

No comments received

Date comments received

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harspden Neighbourhood Plan for 30 dwellings, and the reviewed plan is seeking to increase that allocation to 50 dwellings. The site promoter has begun early work on developing proposals for the site, but given that this is still very early in the planning process, and there are infrastructure / relocation dependencies that need to be resolved, the Council do not think this site will deliver in the next 5 years.

However, the site promoter has shown an interest in developing the site, and it is therefore reasonable to assume that completions will occur in the medium term. The trajectory below sets out when we consider completions will occur on this site. We have used the figure from proposed reviewed neighbourhood plan for the capacity of this site of 50 dwellings.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 17 | 33 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

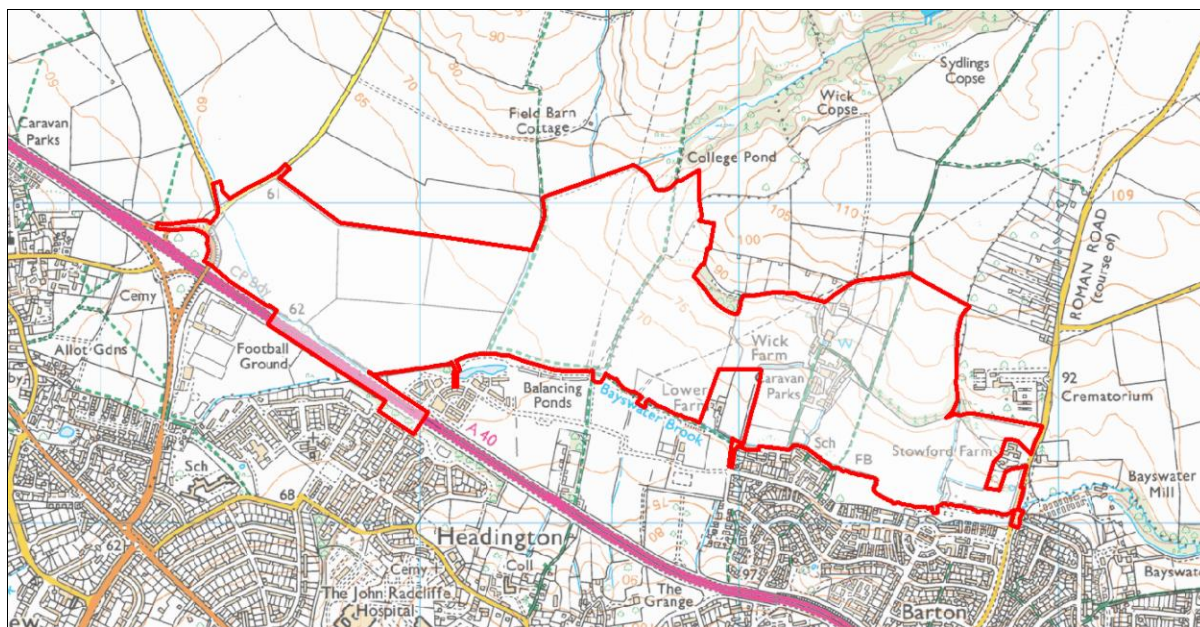
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 17 | 33 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|-----------------|
| Site name | Bayswater Brook |
| Land supply reference | 1895 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 375 |
|-------------------------------------|-----|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-------|
| Total units allocated for development | 1,100 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 1,100 dwellings by Policy STRAT13 of the South Oxfordshire Local Plan.

2. Progress towards a planning application

The applicant has submitted two Environmental Impact Assessment Screening Opinions to the Council. The first of these were adopted by the Council on 22 May 2019, and the second on 6 May 2022. However, the Council has stated that the latter of these still requires additional information on: the Water Framework Directive, Sustainability, Monitoring, Competent Experts, Arboriculture, Major Accidents and Hazards, and the site size in hectares.

The Council, Oxford City Council, Oxfordshire County Council and the site promoters (Christ Church and Dorchester Residential Management) have signed a Planning Performance Agreement (PPA) the latest version is dated June 2022.

3. Site promoter's progress with other site assessment work

The Screening Opinion considers a variety of technical topic areas, but the applicant needs to undertake further scoping work on the topics identified above.

The applicant has also sought pre-application advice from the local authority and has prepared a suite of documents across key topic themes such as infrastructure provision, design, affordable housing, and flood risk.

They have also engaged in discussions with Oxfordshire County Council in their role as the local highway and education authority. Oxford City Council has also been involved in early discussions on this site, due to the potential cross-authority impacts of the proposals.

4. Site viability

The Council is not aware of any viability constraints affecting this development.

5. Ownership constraints

The largest part of the site is owned by Christ Church, who have secured Dorchester Residential Management as a developer. The Council is not aware of any land ownership constraints affecting this development.

The allocation in the Local Plan also includes a parcel of land to the southeast. This is not promoted by Christ Church or Dorchester Residential Management. There has been no progress on this parcel of land. However, it is separate from

the wider allocation and therefore would not prevent the wider site coming forward if it is not developed.

6. Infrastructure dependencies and enablers

Policy STRAT13 of the Local Plan expects the site to deliver the following infrastructure / other forms of enablers:

- Affordable housing (50%)
- Primary education – a 1.5 form entry primary school on site with early years provision
- Secondary and SEN education – appropriate contributions toward off site provision
- Primary healthcare – contributions toward provision
- Convenience retail floorspace – provision on site to meet the day to date needs of the local community
- Transport and movement improvements including – high quality pedestrian, cycling, and public transport access to Oxford City Centre and other major employment hubs, a new pedestrian and cycle bridge over the A40, road access from the surrounding network, and measures to mitigate impacts on the highway network.
- Repairs to Wick Farm Wellhouse (Grade II* Listed Building)
- Measures to mitigate the effects of the development on Sidlings Copse and College Pond SSSI.
- Air quality mitigation
- Archaeological investigation

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 the applicant and other stakeholders to assess this impact, and then secure mitigation measures through either planning conditions or a legal agreement.

7. Site promoter comments

Substantial progress has been made through a series of Technical Workshops with SODC and statutory consultees, the Design Review Panel. In addition, extensive public consultation/ engagement has taken place (in March 2022 and again in June/July 2022). SODC officers are familiar with the entire process as a A Planning Performance Agreement has been agreed with SODC (the most recent signed with SODC is dated June 2022).

The PPA envisages a planning application being submitted in September 2022. It states at para 2.11 that:

“All parties agree to work towards a position where the applicant lodges the planning applications at the earliest possible date which the applicants anticipate in September 2022. The Applicant’s indicative timeline of key events is included at Appendix 2”

- An outline planning application for land including most of the site allocated under Policy STRAT 13 (excluding the eastern 'Sandhills' area also under Policy STRAT13) to be submitted to SODC as LPA.
 - All matters reserved, save for Access
 - 1,450 new dwellings (Class C3)
 - Up to 120 units of Assisted Living dwellings (Class C2/C3)
 - New community use buildings (Class F2)
 - New commercial business/service buildings (Class E)
 - New primary school (Class F1)
 - Green infrastructure
 - Associated transport and access, surface water and utility infrastructure works
- A full planning application for the change of use of the Wick Farm main barn building and curtilage barns to Use Class E uses, with repairs to the external fabric of buildings (including and repairs to the well-house building and its change of use to Class F2) to be submitted to SODC as LPA.
- These outline and full applications are to be submitted as a combined 'hybrid' planning application.
- A separate full planning application to be submitted for the package of access connection points/works in respect of highways (Marston Interchange/Elsfield Road, new A40 bus access, new bus access crossing onto Barton Village Road, and Bayswater Road), cycle routes and footpaths connections and upgrades across Bayswater Brook, new pedestrian/cycle bridge over the A40, together with ramps and connections to the cycleway network both to the north and south of the A40.
- Identical planning applications to be submitted to SODC and Oxford City Council as the respective LPAs for this application, which straddles both these LPA's boundaries.

5.2.

Appendix 2 of the PPA provides an updated programme for June 2022 and envisages the submission of a of hybrid and access package planning applications to the LPAs in September 2022.

Date comments received

12/07/2022

8. Officer conclusion on deliverability

~~The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. However, the site promoters have submitted two EIA Scoping Opinions, entered into a PPA, and has engaged in ongoing feedback with the Council and key stakeholders (such as the County Council and the City Council). The site promoters are therefore~~

~~demonstrating significant progress on identifying, and addressing the key technical issues present on site. In accordance with the PPA, the Council do not expect a planning application to be submitted earlier than September 2022, and for the purposes of this assessment have assumed an outline application will be submitted in April 2023.~~

~~Our average lead in time analysis suggests that first completions on this site will take place 6.4 years after the submission of the outline application. This would place first completions in September 2029, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions). This is a rate of 5.5 dwellings a month ($132 \div 2 \div 12 = 5.5$), or 39 (38.5) dwellings from September 2029 to March 2030. The same rate of delivery would apply between April 2030 and August 2030, or 28 (27.5) dwellings. The remainder of 2030/31 will be built out at a rate of 132 dwellings per annum, or 11 dwellings a month from September 2030 to March 2031. This makes 105 dwellings in the year 2030/31. From then on, each year we anticipate 132 dwellings to be built out on this site.~~

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. However, the site promoters have submitted two EIA Scoping Opinions, entered into a PPA, and has engaged in ongoing feedback with the Council and key stakeholders (such as the County Council and the City Council). The site promoters are therefore demonstrating significant progress on identifying, and addressing the key technical issues present on site. In accordance with the PPA, the Council expect a planning application to be submitted in September 2022.

The site promoters have indicated previously in response to the Call for Sites in September 2021 that the site it will be available for development within five years. Furthermore, in the recent public consultation on the scope of the new Joint Local Plan, they have started the expect to submit the first reserved matter application will be submitted in early 2023 and phased work to create Bayswater will commence on site in 2024. The site promoters anticipate that the development will complete in 2035, with an average 150 dwellings to be completed per annum.

This timing and speed of delivery is ahead of what the Council's average lead in times would suggest for a site of this size. However, the applicant has clearly demonstrated progress, such as the PPA, the EIA scoping opinions, and engagement with key stakeholders, that would indicate the average lead in times would be too slow for this site. Given this progress, the Council considers it reasonable to assume first completions could occur on site in the year 2024/25 as suggested by the site promoter's comments, and following the timescales set out in the PPA. We have assumed 75 dwellings per annum would be achieved in the first year, before reaching 150 dwellings per annum in line with the developer's assumptions. As this is only 18 dwellings per annum above the average rate of 132 per annum, this is a reasonable assumption.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 39 | 105 | 132 | 132 | 132 | 132 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

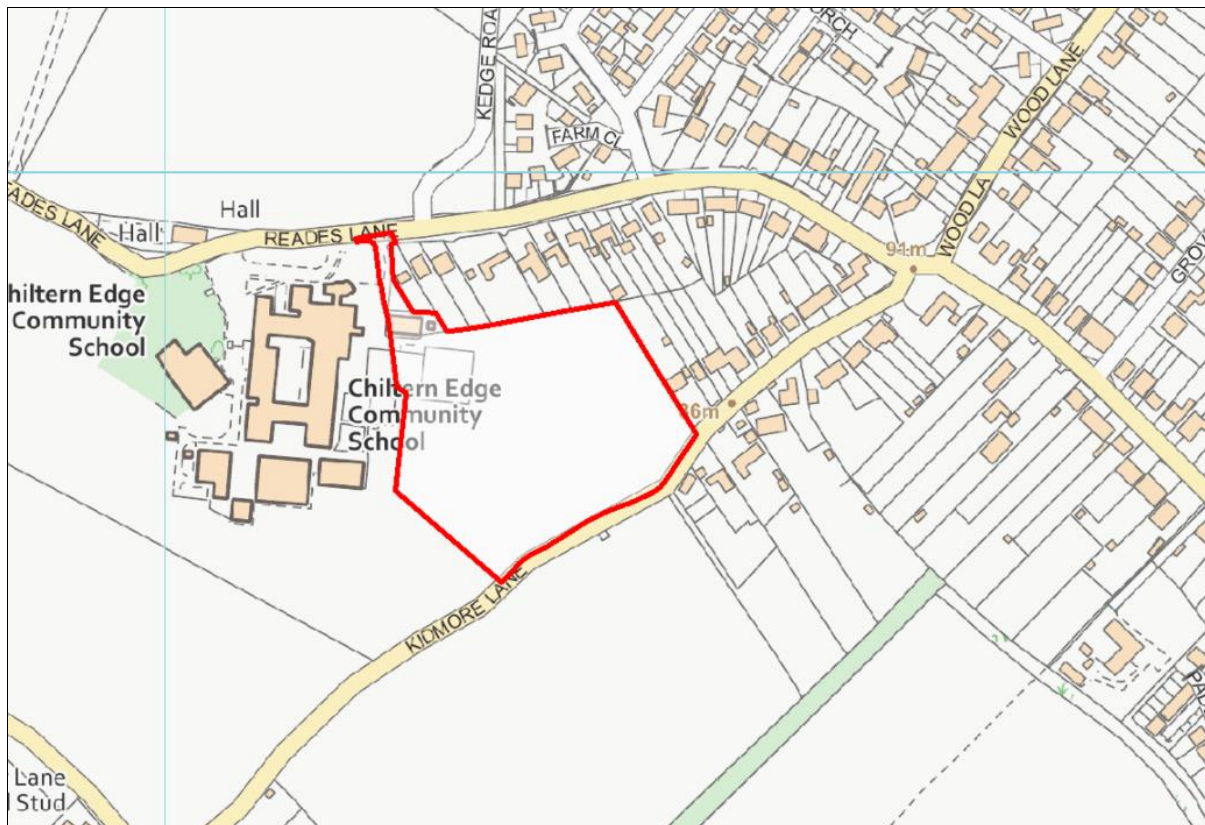
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 75 | 150 | 150 | 150 | 150 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 150 | 150 | 125 | 0 | 0 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|-------------------------|
| Site name | Chiltern Edge Top Field |
| Land supply reference | 1432 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 44 |
|-------------------------------------|----|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|-----------------------------------|
| Total units allocated for development | 37 (50 in proposed reviewed plan) |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|---------------|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | P22/S2180/FUL |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for around 37 dwellings in the Sonning Common Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Sonning Common Neighbourhood Plan, for 50 dwellings. This plan is now undergoing an examination.

The site promoter (Maiden Erlegh Trust and Deanfield Homes Ltd.) submitted a full planning application for 50 homes on 8 June 2022.

2. Progress towards a planning application

The Council has held confidential pre-application discussions with the site promoter, and a full planning application has been submitted

3. Site promoter's progress with other site assessment work

The site promoter has submitted detailed evidence in support of the planning application including:

- An accommodation schedule
- Arboricultural impact assessment
- Archaeological desk based assessment
- Biodiversity net gain calculator
- Design and access statement
- Ecological appraisal
- Energy statement
- Geotechnical ground investigation report
- Landscape and visual impact assessment
- Phase 1 ground condition assessment
- Planning statement
- Statement of community involvement
- Transport statement

4. Site viability

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

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is currently used as part of the playing fields for Chiltern Edge Community School, although the neighbourhood plan notes that the school has permission from government to sell the land (page 82) for residential development. The planning statement accompanying the full planning application also confirms that the site is surplus school playing fields, and that there is no community use on site.

6. Infrastructure dependencies and enablers

The site will need to make a Community Infrastructure Levy payment, and will need to enter into a Section 106 agreement to make contributions for affordable housing and other potential infrastructure.

7. Site promoter comments

No comments received. Emails sent 28 June 2022, 05 July 2022, and 19 July 2022.

Date comments received

Not applicable

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the Sonning Common Neighbourhood Plan for around 37 dwellings, and the reviewed plan is seeking to increase that allocation to 50. The full planning application is aligned with the revised figure of 50 homes.

As the site is allocated for 37 homes, and the parish council has proposed to increase this to 50 homes, the Council is unlikely to raise in principle objections to the application.

The site owner, Maiden Erlegh Trust has appointed a development partner, Deanfield Homes Ltd, meaning there will be no time lag between consent and commencement caused by the need to take the site to market.

On average, sites of this size take 36 months from the submission of a planning application to first completions. As this was submitted in June 2022, this would place first completions in June 2025. On average, sites of this size deliver 34 homes per annum, and we have assumed half this rate for the first year from June 2025 to May 2026. This is a rate of 1.4 dwellings a month. For the monitoring year 2025/26, this would deliver 14 dwellings (10 months from June 2025 to March 2026). In the year 2026/27, this rate would continue for 2 months (April and May) delivering 3 homes, before rising to 34 dwellings per annum (or 2.8 dwellings a month). The remaining 10 months of this monitoring year would therefore deliver 28 homes, taking the total for 2026/27 to 31. The remainder of the site (5 dwellings) would build out beyond the five year period in 2027/28.

Taking the above into account, the Council considers that there is a reasonable prospect that housing completions will take place on this site in the five year period. We have projected the delivery of this site on the trajectory below.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 10 | 34 | 6 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 10 | 34 | 6 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|----------------|
| Site name | Chiltern's End |
| Land supply reference | 1437 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 27 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 27 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Henley and Harpsden Neighbourhood Plan for 27 dwellings. This plan is now undergoing an examination.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harpsden Neighbourhood Plan for 27 dwellings, and the reviewed plan is seeking to roll forward that allocation. However, the site promoter has shown no indication that they are progressing a planning application on this site. The Council does not therefore consider the site to be deliverable in the next five years.

The Council consider that the site is developable in the long term however, and have assume the site will deliver dwellings toward the end of the plan period as shown on the trajectory below.

Final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

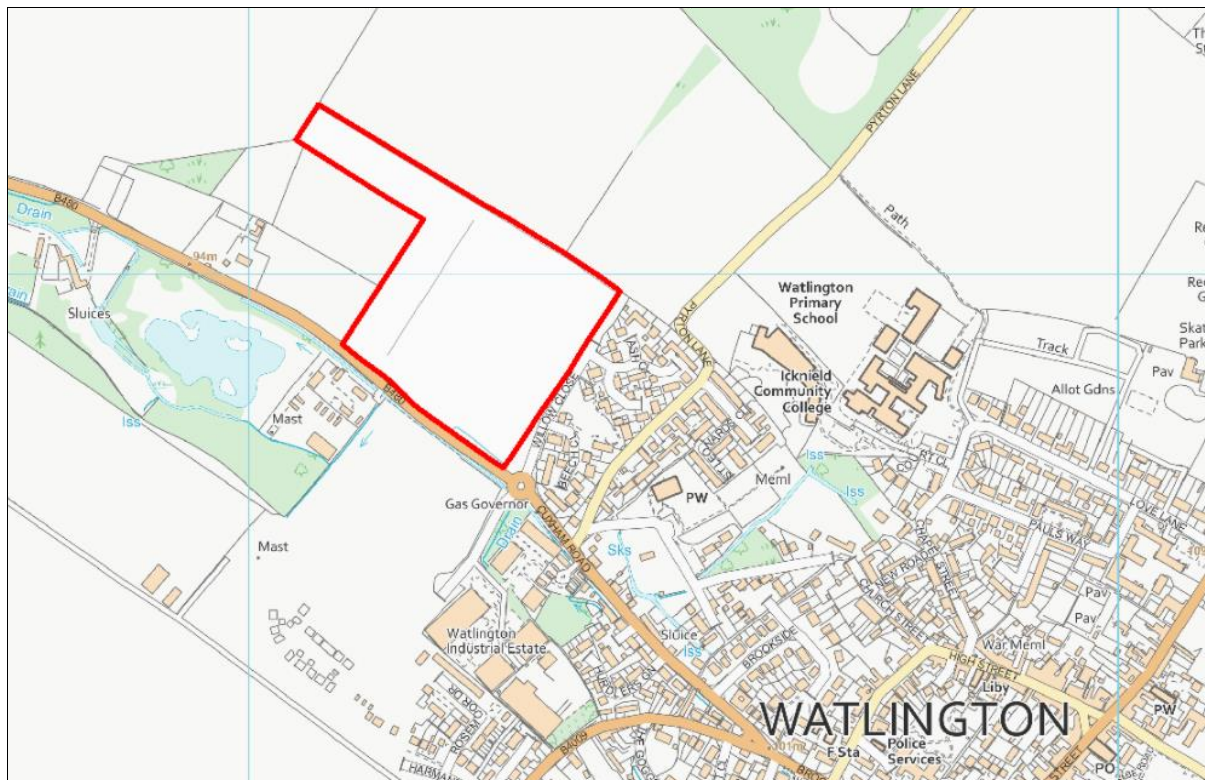
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 10 | 17 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|-------------------------|
| Site name | Cuxham Road, Watlington |
| Land supply reference | 1938 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 70 |
|-------------------------------------|----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 60 |
| Total units with outline consent | 70 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|--------------------|
| Outline application reference | P19/S1928/O |
| Outline permission date | 17/01/2022 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | P22/S0893/RM |
| Reserved Matters permission date | Not yet determined |

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission for this site in January 2022. The site promoter submitted a reserved matters application on 7 March 2022.

2. Progress towards a planning application

The Council has consulted on the reserved matters application, which has identified the following issues that need to be addressed through either the determination of the reserved matters, or a subsequent discharge of condition application:

1. The need for a scheme outlining mitigation measures to address any adverse impacts on local air quality
2. Information is required on ecological site surveys to determine whether the construction environmental management plan requires updating
3. Comments from the Council's landscape architect regarding boundary planting, open and play space, attenuation features, the spine road, detailed planting plans, lighting, boundary treatments, and materials will need to be addressed, as well as the need for a landscape and habitat management plan.

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The Council is not aware of any viability constraints affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

Sites around Watlington have been affected by the need to facilitate the Watlington Relief Road. This route has now been agreed in principle through the relevant sites at Watlington. The illustrative masterplan accompanying the outline application for this site shows that the development of the site would not prejudice the route of the relief road, and the detail of this route is to be agreed through the live reserved matters application. The County Council has yet to respond to the reserved matters application regarding the aligned route, although the spine road

layout as submitted broadly follows the illustrative route (option 1) as agreed in the outline consent.

The County Council has agreed that some development can take place in Watlington prior to the relief road being open to traffic, and has secured legal agreements for both this site, and Land at Britwell Road (P17/S3231/O / Ref: 1937) to implement town centre traffic management schemes to mitigate the short term impact. The County Council expect the road to be operational in late 2023 / early 2024, but no conditions are attached to the outline consent limiting commencement or occupation based on this.

Other infrastructure contributions are set out in the S106 agreement, but similarly do not place restrictions on commencement.

7. Site promoter comments

No additional comments to add. Redrow homes intended to commence construction as soon as all the necessary permissions are in place.

Date comments received

29/06/2022

8. Officer conclusion on deliverability

Sites in Watlington have been affected by the need to plan for the Benson relief road. However, these issues have now been resolved and Oxfordshire County Council has agreed a route for the road through the sites allocated in the Watlington Neighbourhood Plan. These issues have been resolved on this site through the relevant legal agreements associated with the outline permission, and short term mitigation measures for the town centre to allow development to commence. Therefore, the key barrier to development on this site has now been addressed.

On average, it takes around 29 months for a site of this size to see first completions from the outline permission date. This was effectively the 1st October 2021, meaning first completions would be February 2024. Sites of this size deliver on average 34 dwellings per annum, and we have assumed half this for the first year of completions (Feb 2024 to Jan 2025). This is a build out rate of 1.4 dwellings a month ($34 \div 2 \div 12 = 1.4$). For the first year of completions (2023/24), this would result in 3 completions (February and March). From April 2024 to January 2025, this rate would continue, delivering 14 completions. The rate would then double back up to 34 dwellings per annum (or 2.8 a month) for February and March 2025 (or 6 dwellings). For 2024/25 this would see total completions at 20. From then onwards the site will deliver 34 dwellings per annum until complete.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 3 | 20 | 34 | 13 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|-----------------------|----------------|
| Site name | Didcot Gateway |
| Land supply reference | 1010 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 111 |
|-------------------------------------|-----|



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2022 OS 100018668.

| | |
|-------------|-----------|
| Site status | Allocated |
|-------------|-----------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 300 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-------------|
| Outline application reference | P22/S0491/O |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 300 dwellings by Policy H2(f) of the South Oxfordshire Local Plan 2035. In 2015, the Council's Didcot Development Manager submitted an outline planning application for 300 dwellings, but withdrew the application prior to determination in June 2020. During this time, the Council approved permission to demolish the Didcot Labour Club and nearby buildings on Lydalls Road on the eastern edge of the site (P20/S3926/D), which was completed in September 2021. Subsequently, Homes England have submitted a revised outline application for 144 dwellings covering the western parcel of the site (the former Julian's Garage and carpark), and the demolished buildings on the confluence of Lydalls Road and Station Road. There are no detailed permissions on site.

2. Progress towards a planning application

The council is considering an outline planning application for 144 dwellings (P22/S0491/O).

3. Site promoter's progress with other site assessment work

The applicant, Homes England, is responding to comments submitted in response to the public consultation on their outline application. This is discussed in more detail in Box 6 below.

4. Site viability

Viability issues have affected the site in the past, notably the need to find a suitable replacement site for Lydalls Nursery on Lydalls Road, and whether the Prince of Wales Pub would form part of the overall redevelopment. The outline application under consideration excludes these however.

5. Ownership constraints

As referenced above, the wider Didcot Gateway site is controlled by multiple landowners. This will affect the ability of the wider site to come forward in the short term.

6. Infrastructure dependencies and enablers

Highways and transport: The highway network around Didcot is severely congested, and will be improved by a number of transport schemes funded through the Housing Infrastructure Fund (HIF). The County Council is aiming to submit a planning application for the first part of these HIF schemes (HIF1) to their planning committee in June 2022. In the past, the County Council has objected to

new developments around Didcot on the basis of highways impact. However, in June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. For developments of 10 or more homes (major development), the County Council confirms that it will no longer raise highways objections as "*HIF 1 funding has been secured and OCC is confident in delivering HIF 1*" (Paragraph 7). Instead, the County Council is seeking developer contributions to sustainable and active travel methods, and to introduce occupancy limited conditions. The report notes that the HIF 1 schemes should be operational by mid 2026. The County Council has not raised the lack of operational HIF schemes as a reason for this development to be delayed *. However, the County Council has raised an objection to the application on the basis that the Transport Assessment needs to run additional modelling. The response also notes that a Section 278 Agreement will be needed to enable works along the highway where required, and a Section 106 agreement will be expected to contribute to strategic highways improvements, public transport infrastructure, traffic regulation orders, and a travel plan.

Flooding: The County Council will require a detailed surface water drainage scheme to be submitted and agreed prior to commencement of development. This view was supported by the district council's own drainage engineer (response dated 18 March 2022).

Education: A financial contribution toward education provision across the Didcot area will be required.

Waste: A financial contribution toward expanding Household Waste Recycling Centres will be required.

Air Quality: The Council's Air Quality officer has requested that the Air Quality Assessment be expanded due to concerns of emissions impact on The Broadway and B4493 (7 March 2022).

Contaminated land: The Council's Environmental Protection Officer has identified concerns with previous land uses on site (two garages and their associated fuel tanks). They have requested that pre-commencement conditions are attached requiring further investigation, and if necessary, remediation (4 March 2022).

Water utilities: Thames Water has advised the foul water network infrastructure cannot accommodate this development. Consequently they request that prior to the occupation of the development, Thames Water must confirm that the necessary foul water network upgrades have been completed. They are also recommending that only 49 dwellings can be occupied until similar improvements are undertaken to the water supply network.

Other infrastructure dependencies: The Council is not aware of any other infrastructure dependencies that will affect the development of this site.

*See P22/S0491/O OCC Single Response dated 04/05/2022

7. Site promoter comments

Following a review of the previous application on the site and site constraints, Homes England prepared revised proposals for the land within its ownership. An outline planning application was submitted in February 2022 and is currently under consideration by SODC.

Homes England's proposed development is intended to act as a catalyst for the wider Didcot Gateway development. The development is deliverable and not reliant on other parcels coming forward. It will not prejudice the wider development planned at Didcot Gateway.

Market testing was undertaken prior to the submission of the application to ensure that the development proposals are attractive to housebuilders.

Homes England are working proactively with SODC to address comments on the submitted application material and progress towards the timely determination of the application. Following the grant of consent, Homes England will market the site and seek development partners to bring forward the proposed new homes. Homes England are committed to the timely delivery of new housing.

Alongside progressing the application, Homes England are also working with SODC and Soha to prepare a masterplan for the wider Didcot Gateway area which will inform development proposals coming forward across the wider area.

Date comments received

28/06/2022

8. Officer conclusion on deliverability

The wider gateway site has land ownership constraints that indicates not all 300 dwellings are deliverable in this 5-year period. However, in the past 2 years significant progress has been made on the Homes England-controlled portion of this site, resulting in an outline application being submitted in 2022. Demolition work to clear these parts of the site has completed. There are no in principle planning objections to the current outline consent, subject to the applicant providing more detail on highways, surface water flooding, air quality, contaminated land, and water utilities. These are fairly typical issues for a planning application to address, and it is normal for applicants to provide additional information in response to technical consultee comments.

As such, the council considers there is a reasonable prospect that development will occur on the outline application portion of the site within the 5 year period. Applying our average lead in times and build out rates for this site would suggest a 3.5 year gap between submission of the outline application and the first completion on site, or August 2025. The average build out rate for a site of this size would be 45 dwellings per annum. However, as the site is largely flatted development, the Council expects these to be completed quicker with all units from a block appearing as completions in one monitoring year. We have therefore delayed the

first completions from our average assessment by 1 year to August 2026, but allowed for completion in that year of Blocks 1, 2, 3 and 4, the parcel of land to the east of the site on Haydon Road. These total 111 homes. The remaining 33 homes of the outline consent will be delivered in 2027/28, outside of this five year assessment period.

We have assumed that the remaining land assembly issues can be resolved to deliver the remaining 156 homes in 2028/29, again outside of this five year assessment period.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

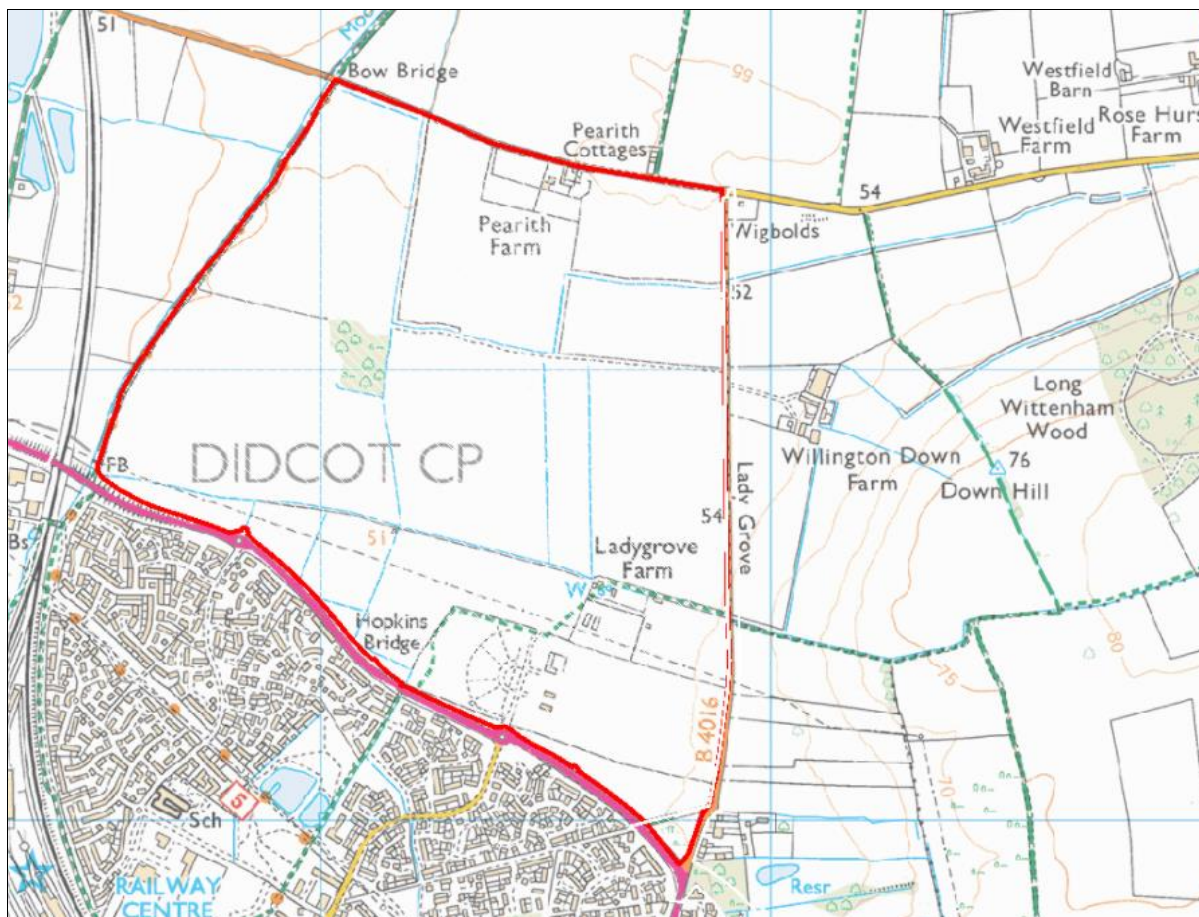
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 111 | 33 | 156 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|------------------|
| Site name | Northeast Didcot |
| Land supply reference | 1009 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 925 |
|-------------------------------------|-----|



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| | |
|--------------------|--|
| Site status | Under construction (part) Detailed consent (part) Outline consent (part) Live applications (part) |
|--------------------|--|

| | |
|--|-------|
| Total units allocated for development | 2,030 |
| Total units with outline consent | 1,880 |
| Total units with detailed consent | 603 |
| Total completions to date | 221 |

Please see accompanying strategic site breakdown table for Northeast Didcot to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

The site has outline consent for 1,880 units. Since granting outline consent in 2017/18, the council has received and permitted 5 reserved matters applications, resulting in 603 dwellings having detailed consent. Additionally, the developers have submitted a further two reserved matters applications in 2021/22, taking the total of dwellings with detailed proposals to 950.

Outside of the main outline consent area (but within the allocation area), there are three live planning applications P19/S0021/O, P20/S0210/O, and P21/S1133/FUL that the council is considering. These three applications have delegated approval subject to the completion of a S106 Agreement

2. Progress towards a planning application

The council is considering two reserved matters applications totalling 347 dwellings (as referenced in box 1).

The council is also considering two outline applications and one full application totalling 281 dwellings. The council is also providing confidential pre-application advice for another parcel of land within the outline application area.

3. Site promoter's progress with other site assessment work

Detailed site assessment work has been submitted and agreed as part of the outline consent. Pre-application advice requests have been accompanied by some design and technical evidence documents.

4. Site viability

The ongoing construction and pursual of planning permissions demonstrates that there is an appetite from the industry to develop Didcot Northeast. No viability issues have been raised for this site, and a S106 agreement has already been agreed as part of the outline permission.

5. Ownership constraints

The site is split largely between two landowners: Reading University and Croudace Homes, who have submitted and agreed an outline planning consent. Both landowners have worked collaboratively to create a framework masterplan (agreed through the outline permission), agreed detailed plans through subsequent RM applications, and have agreed a s106 agreement covering the outline application area. Outside of the outline permission for 1,880 homes, there are various parcels of land where other landowners are seeking pre-application advice to bring forward the residual 150 dwellings from the 2,030 homes allocated at the site. The Council

is not aware of any landownership constraints preventing development coming forward.

6. Infrastructure dependencies and enablers

Highways and transport: The highway network around Didcot is severely congested, and will be improved by a number of transport schemes funded through the Housing Infrastructure Fund (HIF). The County Council is aiming to submit a planning application for the first part of these HIF schemes (HIF1) to their planning committee in June 2022. In the past, the County Council has objected to new developments around Didcot on the basis of highways impact. However, in June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. For developments of 10 or more homes (major development), the County Council confirms that it will no longer raise highways objections as "*HIF 1 funding has been secured and OCC is confident in delivering HIF 1*" (Paragraph 7). Instead, the County Council is seeking developer contributions to sustainable and active travel methods, and to introduce occupancy limited conditions. The report notes that the HIF 1 schemes should be operational by mid 2026.

The fact that HIF schemes have not yet become operational does not affect schemes covered by the Reading University / Croudace outline permission (P15/S2902/O) as the transport impact of these dwellings has been modelled. The County Council has raised no objections to the two live reserved matters applications P21/S2542/RM and P21/S3283/RM.

Outside of the Reading University / Croudace outline consent the County Council are applying the approach set out in their June 2021 Cabinet statement. The County Council is recommending a condition on one application limiting occupation to no more than 100 dwellings until the HIF schemes are operational*. On smaller schemes** the County Council is content that the impact of the proposals would be acceptable until HIF is operational**, currently scheduled to be in Autumn 2024.

Other infrastructure dependencies: The Council is not aware of any other infrastructure dependencies that will affect the development of this site.

*See P19/S0021/O OCC Single Response dated 18/05/2021

** See P20/S0210/O OCC Single Response dated 15/06/2021

7. Site promoter comments

Reading University has confirmed they have no comments on the assessment.

Tilia Homes is promoting an 86 unit planning application under planning reference P21/S1133/FUL which is surrounded by the North East Didcot allocation but does not form part of the Croudace and L and G development. The application has a resolution to grant subject to negotiating a S106

agreement. A final draft is with South and Vale District Council for comment and the 86 units are deliverable within the envisaged 5 year plan period as long as there is no further delay caused by the Council or Highway Authority and an approval issued. Delivery is envisaged as follows, the Council's assumptions are shown in brackets:

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 20 | 30 (17) | 30 (34) | 6 (34) | 0 (1) | 0 |

Despite multiple invitation for comments, we have been unable to secure commentary from Cala Homes and Croudace Homes. They have been presented the information in this assessment, but chose not to assist the council in its assessment of delivery.

Date comments received

14 July (L&G / Reading University Land)

19 July (Tilia Homes)

8. Officer conclusion on deliverability

Croudace and L&G land (under outline consent P15/S2902/O)

There are currently 603 dwellings with detailed consent on the Croudace / L&G land (Reading University), with 221 completions as of April 2022. This means that there are 382 extant detailed dwelling permissions which are presumed deliverable in line with the NPPF's definition of a deliverable site.

In addition to these, the Council is also considering detailed planning applications for a further 347 dwellings under the outline consent. As shown on the accompany strategic site breakdown, reserved matters applications under the original outline (P15/S2902/O) have usually been determined within a year of submission, and completions recorded within the monitoring year following permission. Hence, site specific evidence suggests that these two applications (P21/S2542/RM and P21/S3283/RM) will begin delivering early within this five year assessment period. There is no evidence to suggest that these permissions will be delayed, and the opening of HIF schemes does not impose any commencement or occupation constraints. This takes the total number of deliverable units to 729.

For the longer term, the Council has had regard to the phasing plan (P19/S1170/DIS) agreed in January 2020. This identifies a further 6 development phases between Croudace and L&G. The timetables from this phasing plan, as well as the historic submission, determination, and commencement of reserved matters applications on this site, have informed the assumed start dates on these parcels. For most parcels on the site, we have assumed an average build out rate

of 45 dwellings per annum in line with sites of less than 500 dwellings across the district. Overall, the average build out rate over the five year period is 148 dwellings per annum, marginally higher than the 132 average for a site of this size. However, this is derived from a detailed assessment of the existing and forecasted reserved matters applications, and therefore is a more accurate assessment of the site's capacity than applying averages at a site wide level.

Other land within the allocation, outside the Croudace / L&G Outline

All other schemes outside of the Reading University / Croudace outline consent are allocated in the Local Plan, and hence the principle of the development is acceptable. Oxfordshire County Council has confirmed through its June 2021 strategy that it won't raise highways objections to these schemes, and has not done so to date. However, they have proposed a 100 dwelling occupation limit on the application P19/S0021/O prior to the opening of HIF. These three live applications were all submitted prior to the June 2021 County Council cabinet decision, and hence permissions have been delayed while highways concerns were addressed. Now the County Council's in principle objection has been dropped, and given that the principle of the development is confirmed in the Local Plan allocation, and these schemes now have delegated approval subject to the completion of a S106 agreement, the Council is confident that these applications will be granted consent in 2022/23. Previous reserved matters applications have been submitted and approved within a year of outline consent being granted on Northeast Didcot (see P18/S2339/RM) and therefore the Council considers it reasonable to assume that detailed consents will be in place in 2023/24. First completions would take place in the years 2024/25, again following trends of detailed consents delivering the year after permission (see P18/2339/RM, P18/S4084RM, P19/S1296/RM and P19/S4027/RM).

Original trajectory shared with site promoters

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 27 | 82 | 116 | 146 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 191 | 238 | 273 | 233 | 153 | 135 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 148 | 132 | 132 | 132 | 23 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 27 | 82 | 116 | 146 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 191 | 238 | 273 | 233 | 153 | 135 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 148 | 132 | 132 | 132 | 23 | 0 |

Red cells are those years in the five year supply period.

| | 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 Plan 2035 Policy H2b | Various | Allocated | 2,030 | | | | A* | | | | | | | 27 | 82 | 116 | 146 | 191 | 238 | 273 | 233 | 153 | 135 | 148 | 132 | 132 | 132 | 23 | 0 |
| Main Outline consent P15/S2902/O | Various | Permitted | 1,880 | | | | | | | S | | P | | 27 | 82 | 116 | 146 | 171 | 178 | 181 | 165 | 112 | 135 | 148 | 132 | 132 | 132 | 23 | 0 |
| Willowbrook Park Phase 1 P18/S2339/RM | Croudace | Under construction | 173 | | | | | | | | | | S | 27 | 70 | 42 | 34 | | | | | | | | | | | | |
| | | | | | | | | | | | | | P | | | | | | | | | | | | | | | | |
| <i>Willowbrook Park Phase 2</i> P18/S4084/RM | Croudace | Under construction | 201 | | | | | | | | | | S | P | | 27 | 45 | 45 | 45 | 39 | | | | | | | | | |
| Willington Down Phase 1 P19/S1296/RM | L&G Homes | Under construction | 168 | | | | | | | | | | | S | 8 | 47 | 45 | 45 | 23 | | | | | | | | | | |
| | | | | | | | | | | | | | | P | | | | | | | | | | | | | | | |
| Willington Down Phase 2 P19/S4027/RM | L&G Homes | Permitted | 4 | | | | | | | | | | | S | 4 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | P | | | | | | | | | | | | | | | |
| Willowbrook Park Phase 3a P20/S4138/RM | Croudace | Under construction | 57 | | | | | | | | | | | | S | P | 22 | 35 | | | | | | | | | | | |
| Willowbrook Park Phase 4a P21/S2542/RM | Croudace | Submitted | 59 | | | | | | | | | | | | | S | P | 22 | 37 | | | | | | | | | | |
| Willington Down Phase 2 and 4 P21/S3283/RM | L&G Homes | Submitted | 288 | | | | | | | | | | | | | S | P | 24 | 45 | 45 | 45 | 45 | 45 | 39 | | | | | |
| Willowbrook Park Phase 4b | Croudace | Not submitted | 208 | | | | | | | | | | | | | | S | P | 28 | 45 | 45 | 45 | 45 | | | | | | |
| L&G Phase 3 | L&G | Not submitted | 60 | | | | | | | | | | | | | | | S | P | 30 | 30 | | | | | | | | |

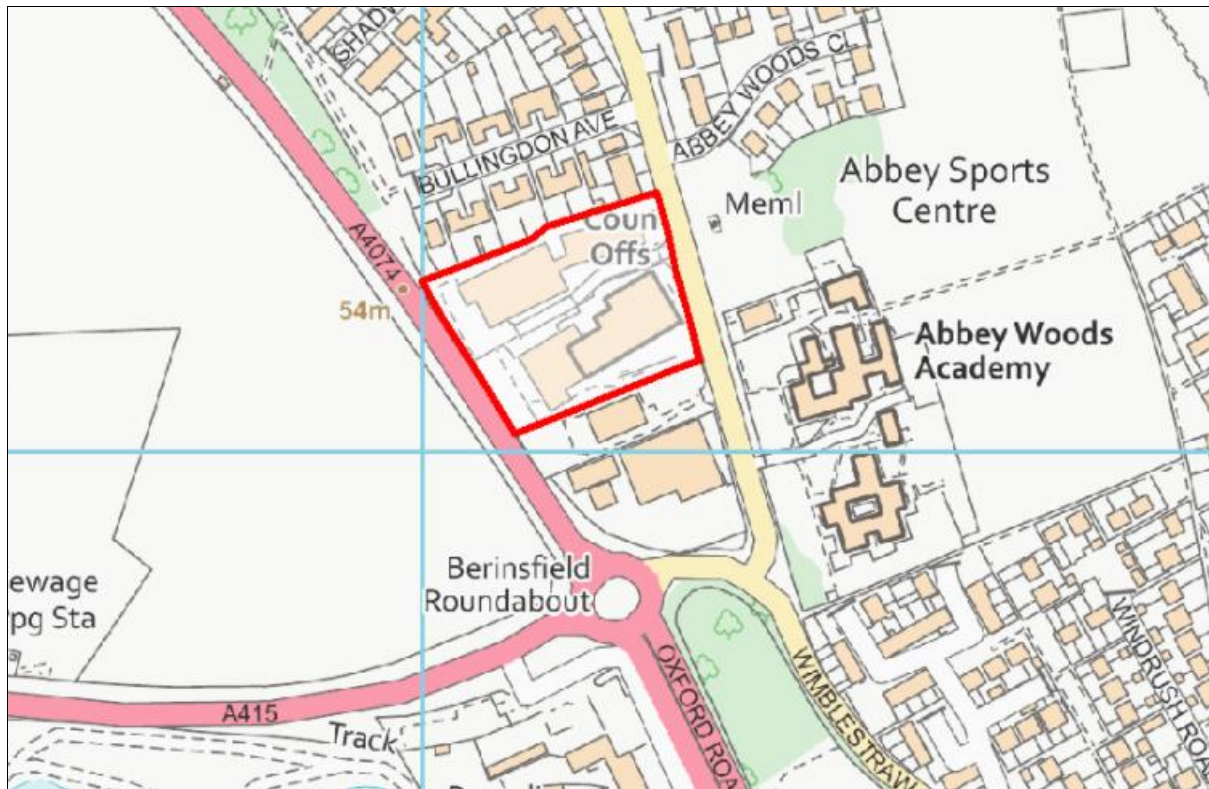
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|---------------|-----|--|--|--|--|--|--|--|--|--|---|---|---|--|---|----|----|----|----|----|----|-----|-----|-----|----|--|
| L&G Phase 4 | L&G | Not submitted | 110 | | | | | | | | | | | | | | S | P | 22 | 45 | | | | | | | | |
| L&G Phase 5 | L&G | Not submitted | 110 | | | | | | | | | | | | | | | | S | P | 22 | 45 | 43 | | | | | |
| L&G Phases 6 to 8 | L&G | Not submitted | 485 | | | | | | | | | | | | | | | | | | S | P | 66 | 132 | 132 | 132 | 23 | |
| "Reserved Farmland" Outline P19/S0021/O | Reading University | Submitted | 150 | | | | | | | | | | S | | | | P | | 22 | 45 | 45 | 38 | | | | | | |
| Reserved farmland RM application | TBC | Not submitted | 150 | | | | | | | | | | | | | | S | P | 22 | 45 | 45 | 38 | | | | | | |
| Pearith Farm P20/S0210/O | Halver Ltd | Submitted | 45 | | | | | | | | | | | S | | | P | | 8 | 17 | 17 | 3 | | | | | | |
| Pearith Farm RM application | TBC | Not submitted | 45 | | | | | | | | | | | | | | S | P | 8 | 17 | 17 | 3 | | | | | | |
| Hughes Land P21/S1133/FUL | Tilia Homes | Submitted | 86 | | | | | | | | | | | | S | | P | 20 | 30 | 30 | 6 | | | | | | | |

* The South Oxfordshire Core Strategy, adopted 2012, allocated this site for residential development. However, the South Oxfordshire Local Plan 2035 replaced the Core Strategy and carried over the allocation of this site.

| Key | |
|-----|---|
| A | Date the plan making the allocation was adopted |
| S | Actual submission of planning application |
| S | Forecast submission of planning application |
| P | Actual granting of planning application |
| P | Forecast granting of planning application |
| 12 | Actual completions (dwellings per annum) |
| 12 | Forecast completions (dwellings per annum) |

| | |
|------------------------------|---|
| Site name | Dorchester House, Holywell House, and Mountfield House, Berinsfield |
| Land supply reference | 2067 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|--------------------|
| Site status | Outline permission |
|--------------------|--------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 0 |
| Total units with outline consent | 39 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-------------|
| Outline application reference | P16/S3462/O |
| Outline permission date | 25/07/2019 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site benefits from an outline permission for 39 dwellings. This is set to expire on 25 July 2022 (as per condition one of the outline consent). The site promoter has not yet submitted any discharge of condition or reserved matters applications.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any site assessment work on this site.

4. Site viability

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

The site promoter has confirmed they no longer intend to develop this site.

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The commercial buildings identified for redevelopment are currently vacant, with the occupiers Knowles and Son no longer in business.

6. Infrastructure dependencies and enablers

The outline planning permission concludes that the site will need to make a Community Infrastructure Levy (CIL) payment. A section 106 agreement has also been signed between the site promoter, the Council, and the County Council to facilitate the delivery of affordable housing, open space provision, street naming, recycling bin provision, bus service pump priming (Wallingford-Berinsfield-Oxford), and monitoring.

7. Site promoter comments

The site promoter has no plans to redevelop the former JR Knowles site on Wimblestraw Road, Berinsfield

Date comments received

21/06/2022

8. Officer conclusion on deliverability

~~The site benefits from an outline permission, albeit one that expires on 25 July 2022. Given that no progress has been made toward a reserved matters application, and the short timeframe between now and expiration, the Council does not believe there is sufficient evidence to demonstrate that this site will deliver homes in the 5 year period.~~

~~The Council still consider this site to be developable, as key issues surrounding the principle of development and infrastructure contributions have been resolved through the outline consent.~~

The site promoter has confirmed they no longer intend to develop this site, and therefore we have removed this from our trajectory.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 17 | 22 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

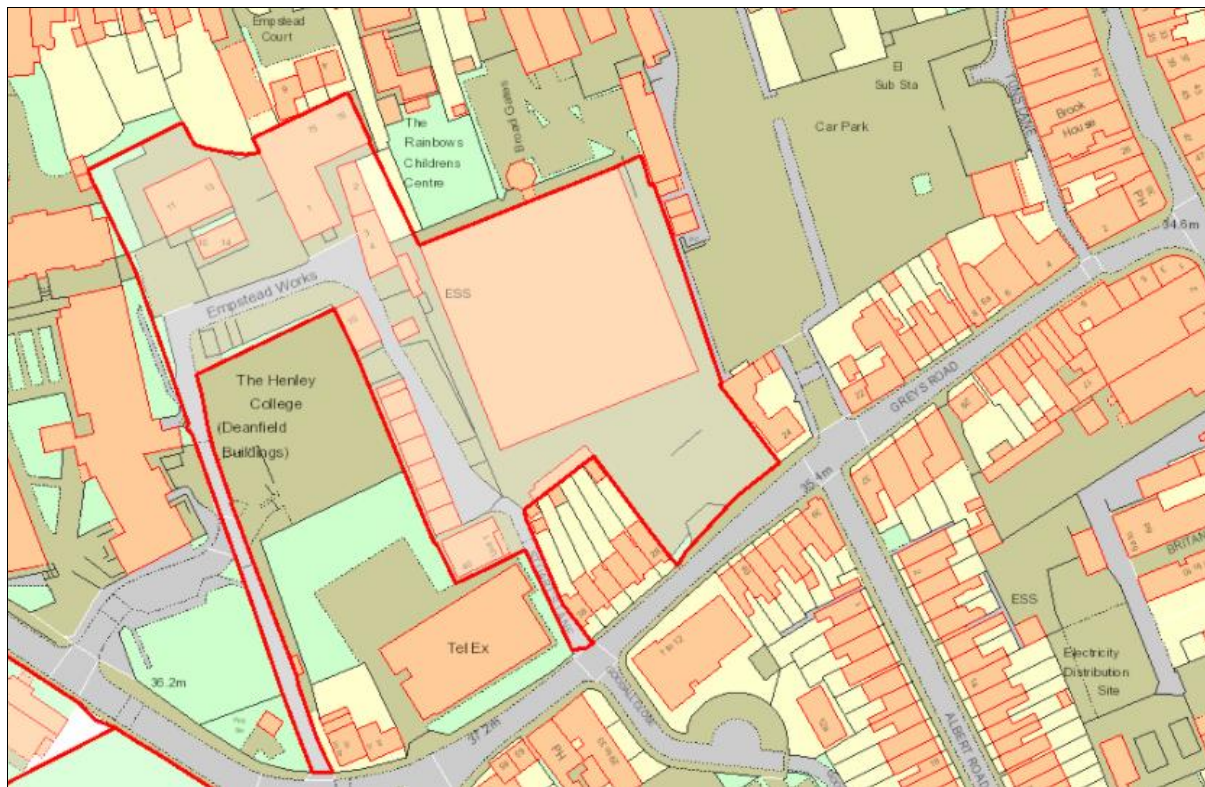
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|--------------------------------|
| Site name | Empstead Works / Stuart Turner |
| Land supply reference | 1431 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 42 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for a mixed use development containing around 42 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Henley and Harpsden Neighbourhood Plan, also for 42 dwellings. There are no planning applications on this site.

2. Progress towards a planning application

The Council has held confidential pre-application discussions with the site promoter, but no planning application has been submitted to date.

3. Site promoter's progress with other site assessment work

The site promoter has prepared high level technical assessments for heritage and landscape, and an extended Phase 1 Habitats Survey.

4. Site viability

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

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. However, the site is currently occupied by a number of businesses suggesting that leases may need to expire before development can commence.

6. Infrastructure dependencies and enablers

The site is still very early in the planning process and so key infrastructure dependencies are not yet known.

7. Site promoter comments

No comments received

Date comments received

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harpsden Neighbourhood Plan for around 42 dwellings, and the reviewed plan is seeking to

roll forward that allocation. While some early work has started on detailed site assessment work, the Council considers that the site is unlikely to see completions in the five year period.

The below trajectory assumes that the site will deliver later in the plan period, and therefore the site remains “developable”.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

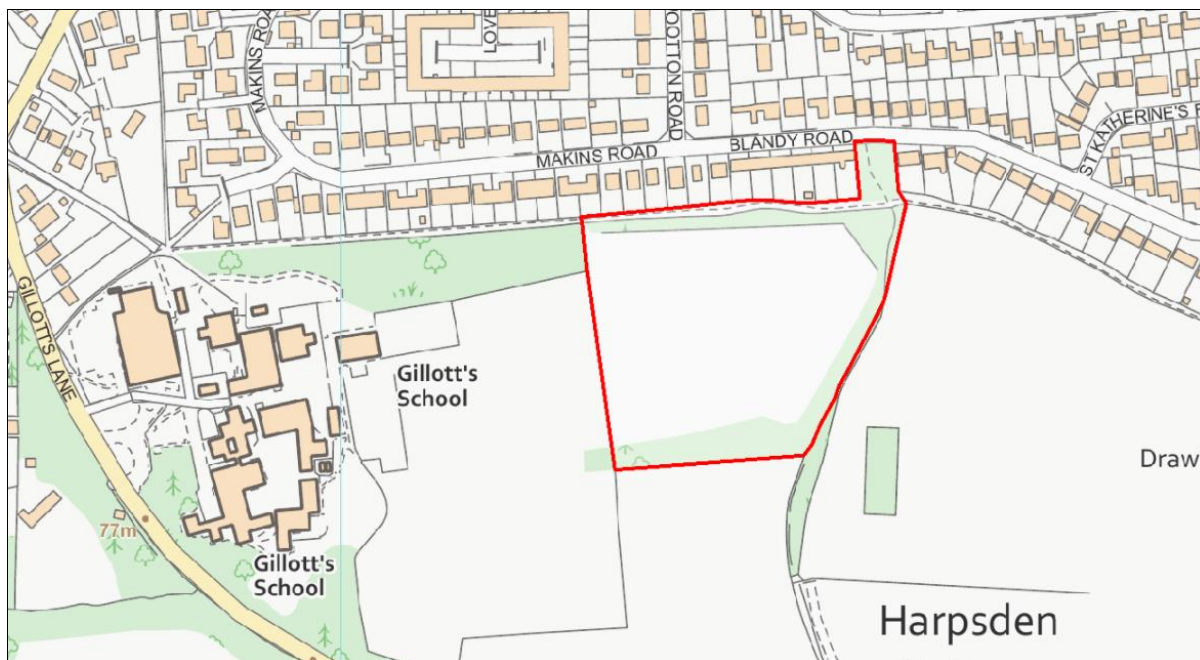
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 17 | 25 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-------------------------------|
| Site name | Gillotts School Playing Field |
| Land supply reference | 1434 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 50 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for around 50 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Henley and Harpsden Neighbourhood Plan for 50 dwellings. This plan is now undergoing an examination.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application.

3. Site promoter's progress with other site assessment work

The Council is not aware of any site assessment work.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The site is still very early in the planning process and so key infrastructure dependencies are not yet known. However, the school is currently used as a playing fields for Gillotts School. Policy SCI1 of the proposed reviewed neighbourhood plan requires alternative sports provision to be made as part of the development of the playing field.

7. Site promoter comments

Progress of development of the site has been impeded by the need for access to cross a bridleway which is controlled by Oxfordshire County Council. Discussions with the Council have been protracted but it now seems probable that an agreement allowing for an access route across the bridleway will be reached in the near future. This will enable the school to proceed towards a planning application. Against this backdrop, the school is hopeful that the trajectory of development will be faster than projected in this document but recognises that this cannot be guaranteed at the moment.

Date comments received

01/07/2022

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harspden Neighbourhood Plan for 50 dwellings, and the reviewed plan is seeking to roll forward that allocation. However, there has been no indication that the site promoter is preparing a planning application in the short term, and therefore the site is not deliverable in the next five years.

The below trajectory assumes that the site will deliver later in the plan period, and therefore the site remains “developable”.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

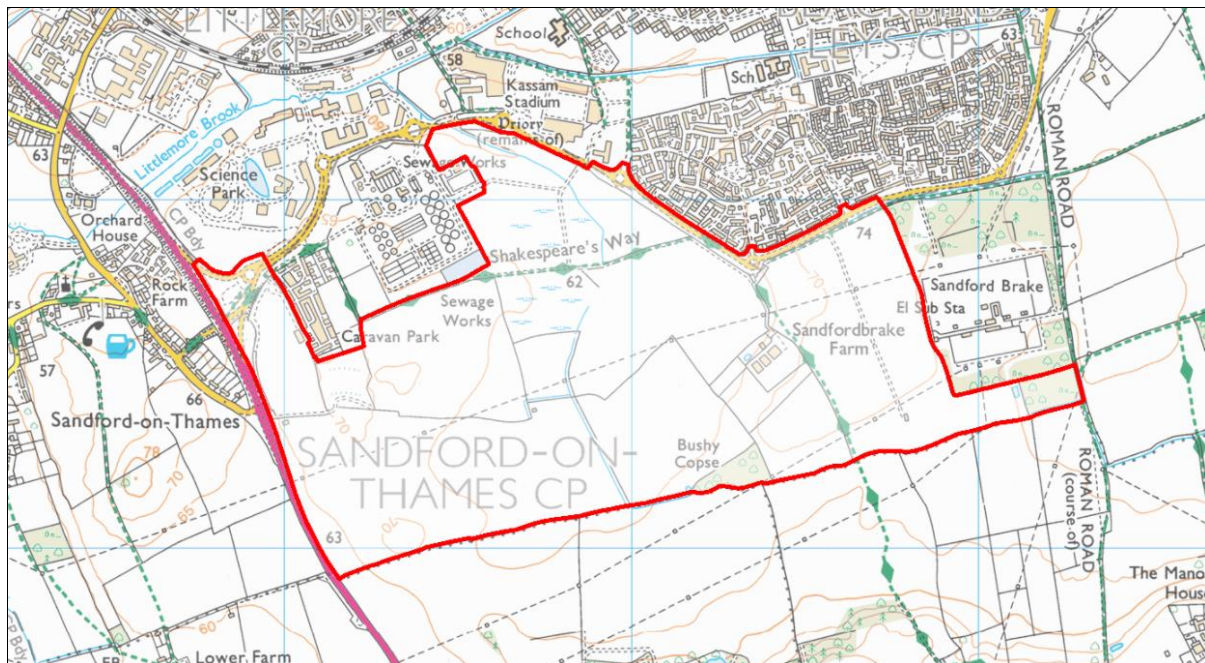
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 17 | 33 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|---------------|
| Site name | Grenoble Road |
| Land supply reference | 1893 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-------|
| Total units allocated for development | 3,000 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 3,000 dwellings by Policy STRAT11 of the South Oxfordshire Local Plan.

2. Progress towards a planning application

The applicant wishes to seek pre-application advice with the Council at the appropriate time and is ready to engage earlier if required ~~intends to seek pre-application advice with the Council~~. A planning performance agreement will be drafted and agreed between the Council and the site promoter to set out the key steps and timescales toward securing planning permission once the site promoter has secured a development partner.

3. Site promoter's progress with other site assessment work

As detailed in evidence submitted for the Examination (and which appeared as SODC's own evidence, reference number PSD47 Grenoble Road Housing Delivery Statement, Section 3.3), the Partners have undertaken the following technical work. Whilst some may require updating in advance of an application submission, this demonstrates the extent of work undertaken in relation to the site:

Landscape:

- Desk study
- Winter time photography
- Site walkover survey
- Lighting assessment
- Photomontages
- Landscape and visual impact assessment
- Green infrastructure strategy

Ecology:

- Desk study
- Extended Phase 1 Habitat Survey
- Walkover survey of Minchery Farm Meadow SLINC Littlemore and Northfield Brooks SLINC
- Botanical survey of Sandford Brake Local Wildlife Site (LWS) and potential extension areas
- Hedgerow survey
- Pilot winter bird survey
- Breeding bird surveys
- Tree and building inspections for bats and barn owls undertaken
- Aerial tree climbing inspection for roosting bats
- Bat emergence and re-entry surveys

- Bat activity surveys including manual transects and static detector deployment;
- Water vole and otter surveys
- Badger surveys
- Great crested newt eDNA surveys
- Reptile surveys
- Biodiversity impact assessment calculations
- Ecological impact assessment

Heritage and Archaeology:

- Desk study
- Site walkover surveys
- Geophysical survey
- Archaeology trial trench evaluation
- Archaeological and heritage assessment

Arboriculture:

- BS 5837:2012 arboricultural survey
- Arboricultural assessment

Public Rights of Way:

- Desk study
- Site Survey
- PRoW assessment

Transport:

- A number of traffic surveys have been commissioned by Peter Brett Associates LLP and undertaken by
- Traffic Survey Partners (TSP), a 3rd-party survey company, at a number of locations in the study area.
- These surveys include Automatic Traffic Count (ATC) surveys, junction classified turning count (CTC)
- surveys and queue length surveys.
- Transport Assessment
- Framework Travel Plan
- Site access junction drawings

Noise:

- Sound Survey

Air Quality:

- Air quality monitoring

Ground Conditions:

- Phase 1 Ground Condition Report
- Ground Investigation Report
- Waste Management Strategy

Utilities, Energy, and Waste:

- Utilities Appraisal
- Energy Strategy
- Waste Management Strategy

Flood Risk and Drainage:

- Flood Risk Assessment
- Surface Water Drainage Strategy

4. Site viability

The Council is not aware of any viability constraints affecting this development.

5. Ownership constraints

The site is under the control of three landowners: Magdalen College, Oxford City Council, and Thames Water.

6. Infrastructure dependencies and enablers

Policy STRAT11 of the Local Plan sets out that the site is expected to deliver:

- A new park and ride facility adjacent to the A4074
- Affordable housing
- Convenience floorspace to meet the day to day needs of the local community
- Improvements to existing facilities and services at Blackbird Leys
- Education provision, likely to be an onsite provision of one three-form entry primary school, and 1,200 place secondary school with capacity to expand, and a contribution toward Special Educational Needs (SEN)
- Contributions towards enabling primary healthcare service to address patient growth
- Transport infrastructure improvements
- Open space provision
- Assessment of, and implementation of mitigation measures for, odour arising from the sewage treatment works prior to commencement

The site's development will require cross boundary working with Oxford City Council to understand how the site will contribute to the regeneration of Blackbird Leys.

7. Site promoter comments

The key assumptions in the updated delivery trajectory below has been set out in evidence considered at the Examination and accepted by the Inspector (PSD47) alongside examples of other sites in Oxfordshire and Buckinghamshire where delivery is comparable to the figures set out in the housing trajectory. This evidence also suggests mechanisms that could be used to speed up housing delivery.

Additionally, validation from housebuilders regarding the assumptions and trajectory was provided in the submitted evidence.

On this basis, the trajectory provided below appears reasonable, delivering approximately 1,600 during the plan period, with opportunity for further accelerating this overall delivery rate.

Date comments received

08/07/2022

8. Officer conclusion on deliverability

~~There is currently no indication for when a planning application will be submitted on this site. The site is not therefore deliverable in the next five years. We have assumed that a planning application would be submitted on this site in 2024/25 to allow for any equalisation agreement that may need to take place.~~

~~Our average lead in times from outline submission to first completions for a development of this size is 6.4 years. This would place first completions in September 2031, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions).~~

~~This would mean that only 396 dwellings would be delivered in the plan period, far below the 2,480 expected in Policy STRAT11 of the Local Plan. Given the site's scale, it is more reasonable to assume a higher delivery rate, more in line with other strategic sites in South Oxfordshire (and the Vale of White Horse to broaden the comparison). Great Western Park, a site of 3,364 dwellings, has an average delivery rate of 323 dwellings per annum. Grove Airfield is also a comparable site at 2,500 dwellings, and has achieved an average delivery rate of 104 dwellings per annum across a three year build out period. This is significantly shorter than Great Western Park's 10 year build out life to date. Grove Airfield's average delivery rates have also been significantly impacted in the 2020/21 monitoring year due to covid-19 restrictions, falling from 193 completions in the previous year to 107. A more reasonable delivery rate to assume on this site would therefore be between 193 and 323 dwellings per annum, or a midpoint of 258 dwellings per annum (with half this number expected in the first year of completions).~~

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. The site promoters have confirmed that the submission of an outline planning application is targeted for 2024/2025 following the appointment of a Master Developer.

The submission of the application in 2024/2025 will allow for any equalisation agreement that may need to take place, for early assessment work to be undertaken on the regeneration work needed for Blackbird Leys, and for other early infrastructure scoping work (such as the sewage treatment works) . The appointment of a Master Developer will help facilitate a shorter period to commencing development on site, which the site promoter anticipates to be

no later than 2029. It is therefore acknowledged it is unlikely that there will be any completions in the first five years.

In line with evidence presented and accepted by the Planning Inspector during the Examination, (PSD47) there will be one sale per outlet per week with up to three outlets (50 per year) and an average of 3.5 sales per month with four outlets (42 per year). Assuming an average of four outlets there will be 336 dwellings per annum being sold. This will include 168 dwellings of open market housing and 168 dwellings of affordable housing on serviced parcels of land.

Delivery of the affordable housing would match the speed of delivery of the market housing. Given the emerging policy requirements for 50% affordable housing in this location, the affordable delivery would therefore match the quantum of market housing delivery. It is envisaged it will take a couple of years to build up to this maximum delivery.

This would place total completions in the plan period at **approximately 1,600 775.**

Taking the above into account, completions on site are not expected during the first five year period, **however work will be undertaken during this time to help target commencement on site in 2029.**

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 65 | 194 | 258 | 258 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

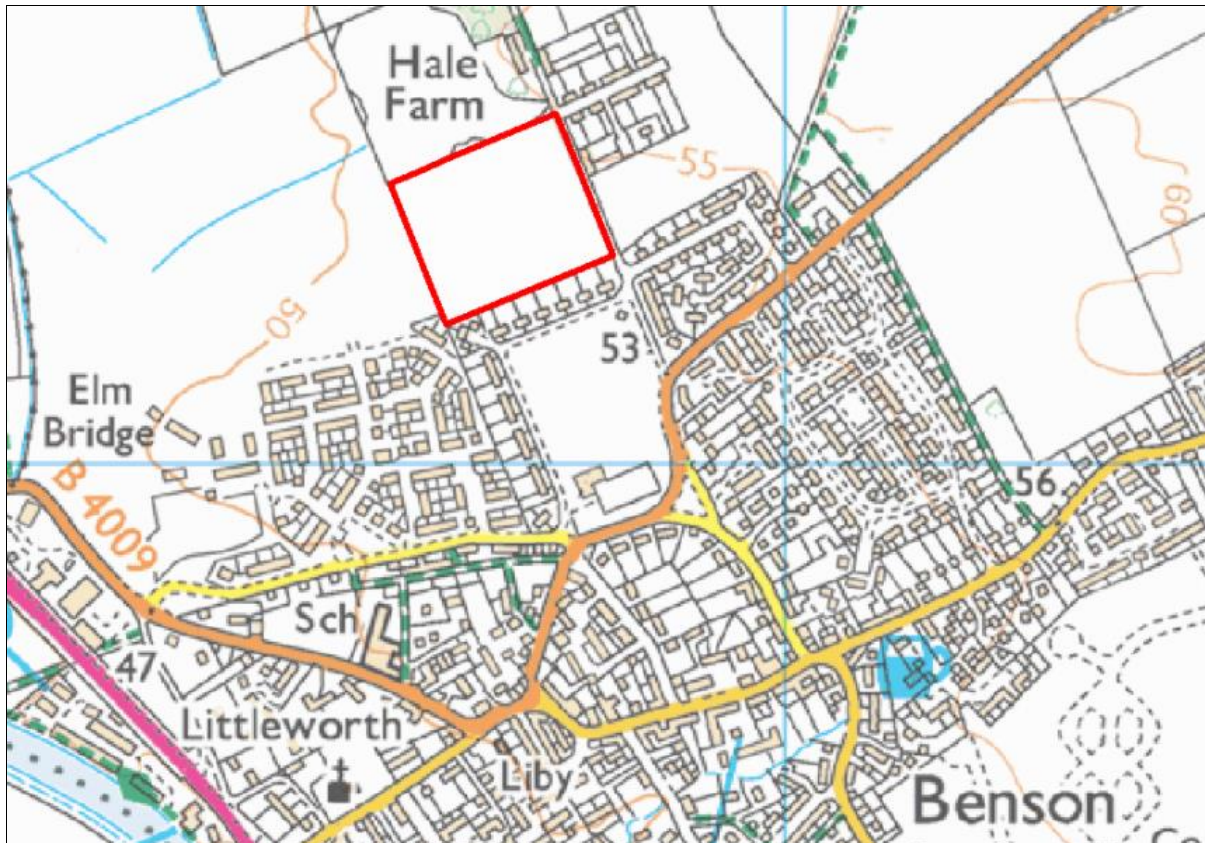
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 100 | 200 | 300 | 336 | 336 | 336 |

Red cells are those years in the five year supply period.

| | |
|------------------------------|--------------------------------|
| Site name | Land west of Hale Road, Benson |
| Land supply reference | 1929 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 57 |
|-------------------------------------|----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 80 |
| Total units with outline consent | 84 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|--------------|
| Outline application reference | P17/S3952/O |
| Outline permission date | 30/09/2021 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | P21/S4993/RM |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission for this site in September 2021. The site promoter submitted a discharge of condition application in October 2021 for the scheme of archaeological investigation (P21/S4506/DIS), and the council consented this in January 2022.

2. Progress towards a planning application

The Applicant submitted a RM application which was validated in November 2021. This contained the details required by condition as per the specific wording of conditions on the Outline Planning Permission

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The Council is not aware of any viability constraints affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Benson Neighbourhood Plan and the South Oxfordshire Infrastructure Delivery Plan identify the need for sites around Benson to contribute to the Benson Relief Road. The specification for the relief road through this site has been agreed through the outline consent, and a financial contribution has been made toward delivering the road in the Section 106 agreement. The applicant has worked with County Council and other developers in Benson facilitating the relief road through their sites. A condition is attached to the permission, limiting the number of homes that can be occupied to 42 (50%) until parts of the relief road are implemented.

Other on site infrastructure delivery and off-site contributions are set out in the S106 agreement for this site. Aside from the aforementioned occupancy condition, there are no other limitations to the timetable of development in the legal agreement.

7. Site promoter comments

The Applicant advises that the continued delays with the receipt of consultation responses on the Reserved Matters Application mean that no certainty can be given over the delivery of the site. At best it is expected that delivery could potentially be achieved from Q1 2025 however, with continued further delays the Applicant is likely to delay delivery of this site to the longer term in favour of other sites where consent is already achieved.

Date comments received

06/07/2022

8. Officer conclusion on deliverability

Sites in Benson have been affected by the need to plan for the Benson relief road. However, these issues have now been resolved and Oxfordshire County Council has agreed a route for the road through the sites allocated in the Benson Neighbourhood Plan. These issues have been resolved on this site through the relevant legal agreements associated with the outline permission. Therefore, the key barrier to development on this site has now been addressed.

The site promoter, Thomas Homes, has quickly begun to discharge pre-commencement conditions following the granting of outline consent (submitting the archaeological scheme of investigation within a month of outline consent being granted). Other pre-commencement conditions are likely to be addressed through the submission of a reserved matters application as set out in the decision notice.

The applicant has advised though, that while consultation responses to the reserved matters application are delayed, there is no “certainty” regarding delivery on this site. The applicant has stated that they are likely to delay delivery on this site into the “longer term” in favour of other sites where consent is already achieved. Our original trajectory for this site, shared with the site promoter, was based on the following assessment:

“On average, it takes around 29 months for a site of this size to see first completions from the outline permission date. This was effectively the 1st October 2021, meaning first completions would be February 2024. Sites of this size deliver on average 34 dwellings per annum, and we have assumed half this for the first year of completions (Feb 2024 to Jan 2025). This is a build out rate of 1.4 dwellings a month ($34 \div 2 \div 12 = 1.4$). For the first year of completions (2023/24), this would result in 3 completions (February and March). From April 2024 to January 2025, this rate would continue, delivering 14 completions. The rate would then double back up to 34 dwellings per annum (or 2.8 a month) for February and March 2025 (or 6 dwellings). For 2024/25 this would see total completions at 20. From then onwards the site will deliver 34 dwellings per annum until complete.”

The applicant has since advised that the earliest delivery could be achieved would be Q1 2025, and that “no certainty can be given over the delivery of the site”. However, the test for deliverability, as set out in the NPPF, and reaffirmed in the “St Modwen” Court of Appeal decision is that:

“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 certain or probable that housing will be in fact delivered upon it.”

The Council considers that there is sufficient time for a reserved matters application to be determined within the 5-year period. The site is also under the control of house builder, and any reserved matter permission is likely to attract a time limited commencement date of 2 years. While the applicant therefore asserts that there is no certainty of development happening, the Council considers there is a reasonable prospect of completions within the 5 year period. The site promoter has claimed that the earliest delivery could occur would be Q1 of 2025, however, this seems extremely pessimistic given that strategic issues affecting this site have now been resolved, and taking into account the average lead in times referenced above. Our initial trajectory for this site is given below, showing completions in 2023/24. We have delayed this by one year to take account of the site promoter’s comments, as well as the other evidence presented in this pro-forma. The final assumed delivery rates for this site are shown on the revised final trajectory.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 3 | 20 | 34 | 27 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

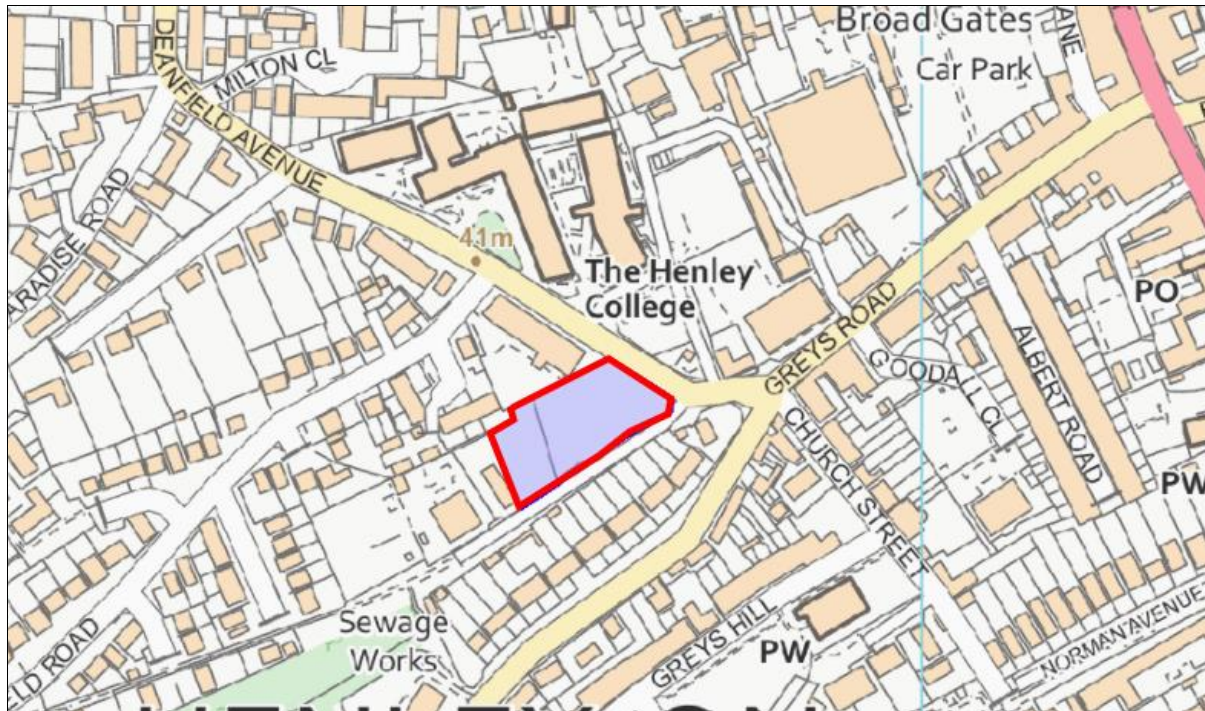
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 3 | 20 | 34 | 27 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-------------------|
| Site name | Henley Youth Club |
| Land supply reference | 1439 |

| | |
|-------------------------------------|----|
| Deliverable? | No |
| Total units in 5 year period | 0 |



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 23 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 23 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Henley and Harpsden Neighbourhood Plan for 23 dwellings. This plan is now undergoing an examination.

2. Progress towards a planning application

The site promoter previously sought planning permission for an elderly care home on two occasions (P17/S0526/FUL and P19/S2486/FUL). Both applications were refused due to being contrary to the neighbourhood plan, while the latter also cited overdevelopment of the site as a reason for refusal.

Since these refusals, no planning applications have been submitted on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harpsden Neighbourhood Plan for 23 dwellings, and the reviewed plan is seeking to roll forward that allocation. However, the site promoter has previously sought

permission for development regarded by the Council as contrary to the neighbourhood plan. Given this site's history, and unknown intentions of the site promoter, the Council considers that this site will not deliver housing in the next five years.

The Council consider that the site is developable in the long term however, and have assume the site will deliver dwellings toward the end of the plan period as shown on the trajectory below.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

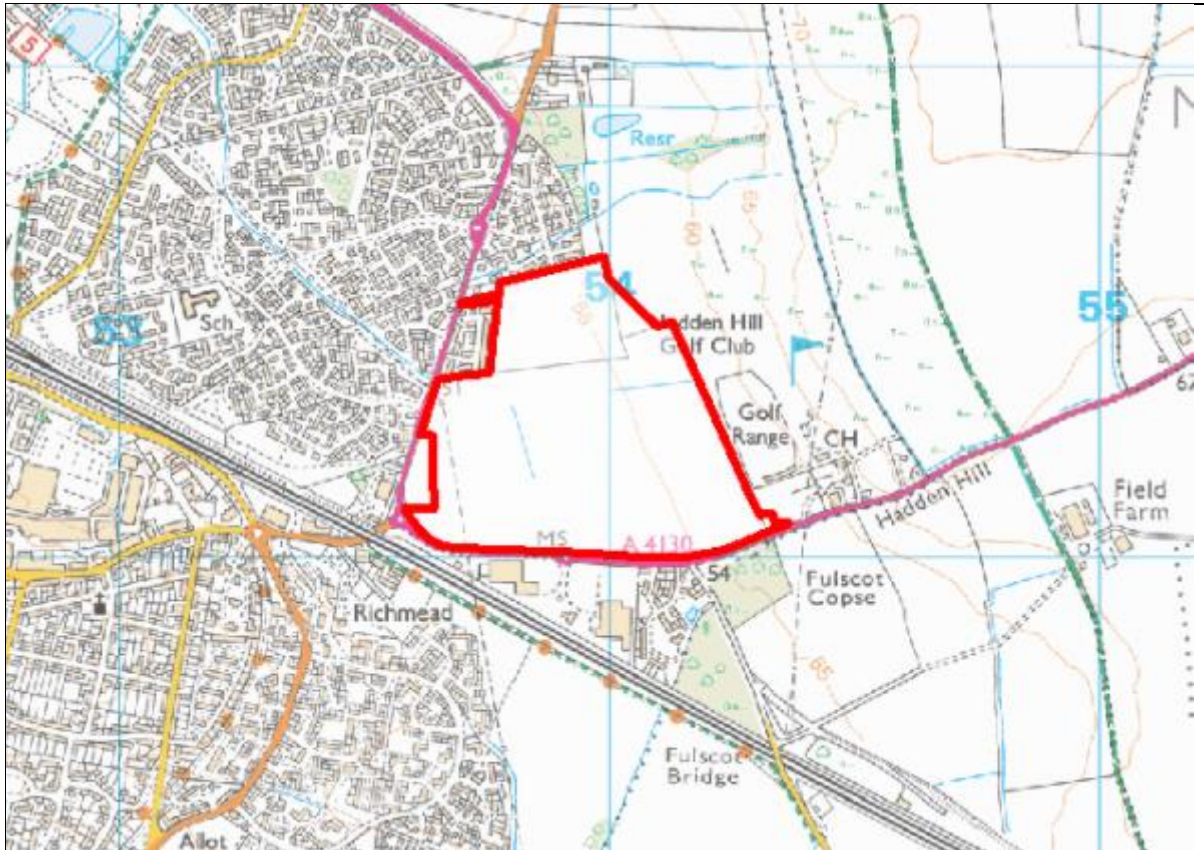
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 10 | 13 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|----------------|
| Site name | Ladygrove East |
| Land supply reference | 1011 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 105 |
|-------------------------------------|-----|



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| | |
|--------------------|--|
| Site status | Resolution to grant outline permission |
|--------------------|--|

| | |
|---------------------------------------|---------------------------|
| Total units allocated for development | 642 |
| Total units with outline consent | 750 (resolution to grant) |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-------------------------------------|
| Outline application reference | P19/S0720/O |
| Outline permission date | 16 March 2022 (resolution to grant) |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 642 dwellings by Policy H2(a) of the South Oxfordshire Local Plan 2035. The Council received an outline planning application from Bloor Homes and Dare Warwick (Properties) Ltd in March 2019 for 750 dwellings (P19/S0720/O). The Council's planning committee resolved to grant planning consent, subject to the signing of a Section106 agreement, at its meeting on 16 March 2022.

Due to highway capacity issues at the time of submission (see box 6 below), the applicants brought forward a smaller outline application for 250 dwellings in July 2020 (P20/S2361/O). The applicants are no longer pursuing the 250 dwelling proposal, however it has not been formally withdrawn yet.

2. Progress towards a planning application

The Council has resolved to grant outline planning permission for 750 dwellings, subject to the signing of a Section106 agreement. The Council has not received any reserved matters applications.

3. Site promoter's progress with other site assessment work

The Council has only recently resolved to grant outline consent for this development, and is therefore not aware of any reserved matters work to date.

4. Site viability

The Council is not aware of any viability issues affecting this site, although negotiations are ongoing regarding the Section 106 agreement, the Heads of Terms for which have been agreed.

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is under the control of a developer, Bloor Homes.

6. Infrastructure dependencies and enablers

Highways and transport: The highway network around Didcot is severely congested, and will be improved by a number of transport schemes funded through the Housing Infrastructure Fund (HIF). The County Council is aiming to submit a planning application for the first part of these HIF schemes (HIF1) to their planning committee in June 2022. In the past, the County Council has objected to new developments around Didcot on the basis of highways impact. However, in June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes.

For developments of 10 or more homes (major development), the County Council confirms that it will no longer raise highways objections as "*HIF 1 funding has been secured and OCC is confident in delivering HIF 1*" (Paragraph 7). Instead, the County Council is seeking developer contributions to sustainable and active travel methods, and to introduce occupancy limited conditions. The report notes that the HIF 1 schemes should be operational by mid 2026. As noted in Box 1 above, the County Council previously raised an objection to this application on the highway capacity grounds. However, the applicant and the County Council have positively engaged during the application process, and no matters are now outstanding.

It has been agreed that the applicant will directly deliver the southern portion of the Didcot Northern Permitter Road Part 3 (NPR3) including the roundabout and second access to the site on the eastern boundary, the detailed design of which will be a reserved matter. The delivery will be required by S106 agreement. The following occupancy limiting conditions will be attached to the permission:

- 250 dwellings prior to the completion of HIF infrastructure
- 250 dwellings prior to the completion of A4130 / Abingdon Road junction works (secured through planning permission P15/S2902/O – Northeast Didcot)
- 300 dwellings before the completion of the southern NPR3 roundabout and improvement to South Moreton Junction on Hadden Hill,
- 500 dwellings prior to the completion of the remainder of NPR3.

The applicant will also make financial contributions towards off site highways and public transport infrastructure improvements.

Other infrastructure contributions: In addition to the highways dependencies listed above, the Section106 agreement will need to include contributions for:

- Other transport infrastructure
- Education
- Libraries, adult day care services, and children and family services
- Sports and recreational facilities
- Healthcare
- Police
- Recycling and waste
- Street naming
- Biodiversity monitoring
- Open space, play space, and allotments
- Community facilities

Following lengthy and in depth discussions during the planning application process, the Council and Bloor Homes have agreed the heads of terms for the Section 106 agreement for infrastructure including transport, education, affordable housing and leisure provision.

7. Site promoter comments

A s106 is currently subject to drafting. Bloor Homes remain committed to advancing to a formal outline decision as soon as possible.

Bloor Homes has reviewed previous delivery trajectory, in light of the resolution to grant of March 2022. Previous assumptions were on the basis of a single sales outlet.

Bloor Homes considers the Council's trajectory (see table below) to be cautious. Whilst a s106 remains to be signed and reserved matters approval sought, Bloor Homes anticipate delivery of a small quantum of initial units in 2024/5. It is considered that peak annual completions will sit somewhere between 85 and 150 dwellings, depending on how the site is delivered and the number of outlets running.

The Council is correct to identify the associated highways triggers, as detailed within this statement.

Date comments received

19/07/2022

8. Officer conclusion on deliverability

In previous years this application has been affected by the County Council's transport objections around the Didcot area. This resulted in the applicant submitting a separate outline application in 2020 for a smaller portion of the site to try and address the highways concerns. This created some uncertainty for the future of the site in the short term. However, the highway issues have now been successfully addressed by: (a) the County Council's June 2021 strategy, (b) the subsequent removal of County Council's objection and the resolution to grant planning permission in March 2022, and (c) the occupancy limitation conditions contingent on the delivery of infrastructure.

The previous submission of an alternative application for 250 homes demonstrates that the applicant has an appetite to bring forward development as soon as possible. They have also agreed the Heads of Terms for the Section 106 agreement, indicating that they wish to progress this quickly. However, the resolution to grant planning permission was only made in March 2022, and the Council and site promoters have significant work ahead in order to sign the Section 106 agreement, prepare and agree reserved matters applications, and discharge pre-commencement conditions.

The Council's average lead in time from outline consent to first completions for a site of this size is 2.8 years. Conservatively allowing a full monitoring year for the Section 106 agreement to be signed (given heads of terms have been agreed), would place first completions on this site 3.8 years from March 2022 – or January 2026. Sites of 500 or more homes, on average deliver 132 homes per annum in South Oxfordshire. However, our trajectories clearly show that the first year of completions is normally around half of the average completions for large sites. Hence for the first 12 months (January 2026 to January 2027) we have assumed a

monthly completion rate of 6 homes per month ($((132 \div 2) \div 12 = 6)$). This gives 18 completions in the year 2025/26 (Jan 2026 to March 2026), and 54 homes between April 2026 and December 2026. From January 2027 onward, the site will have been delivering for a year, and so the average build out rate would raise back to 132 homes per annum, or 11 homes per month. Hence between January 2027 and March 2027, the completions would be 33 homes. Adding this to the 54 homes between April 2026 and December 2026 takes that monitoring year's projected completions to 87.

Bloor homes has advised that this timetable is too pessimistic however, and expect to see first delivery in 2024/25. They therefore advise that the trajectory should be accelerated by one year against the average lead in times. We do not see any evidence that suggests this wont be achieved, and have therefore accepted this trajectory for the site.

Within the five year period, we therefore believe there is a reasonable prospect of 105 dwellings being delivered on this site. This falls below the occupancy trigger points set out above, and so infrastructure constraints within the Section 106 agreement will not restrict the delivery of these homes. The applicant has also demonstrated a commitment to bring forward the development quickly through pursuing a smaller application to address (the then) highways concerns, agreeing the heads of terms of the Section 106 agreement, and through having a housebuilder maintaining an interest in the site.

For each subsequent monitoring year, we have assumed an average build out rate of 132 homes per annum, although this falls outside of this five year supply period. Later years of delivery may be affected by the occupancy trigger points in the Section 106 agreement, however, the minimum trigger point of 250 homes will not be met until 2029/30 – some 8 years from now. There is therefore significant time for these schemes to be implemented before occupancy triggers are expected to be met.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 18 | 87 | 132 | 132 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 132 | 132 | 117 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

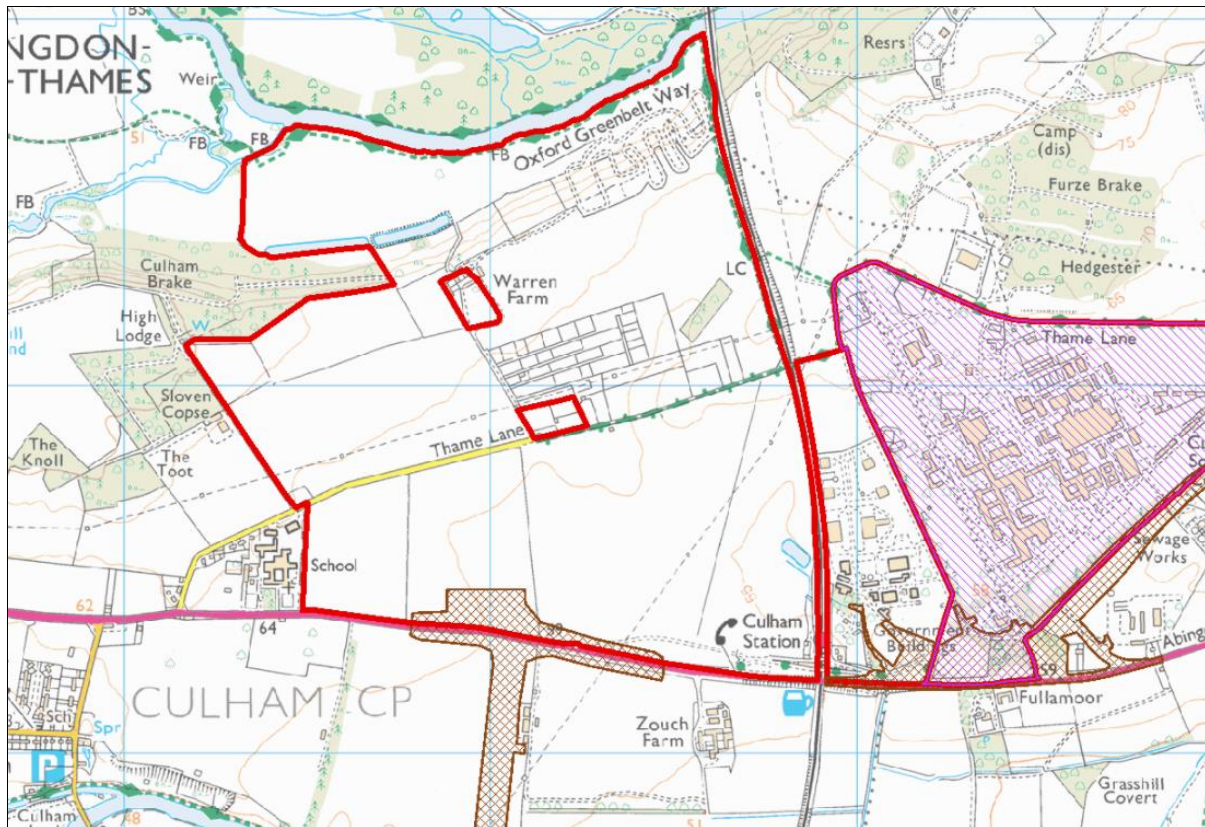
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 18 | 87 | 132 | 132 | 132 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 132 | 117 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-------------------------------------|
| Site name | Land adjacent Culham Science Centre |
| Land supply reference | 1410 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-------|
| Total units allocated for development | 3,500 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 3,500 dwellings by Policy STRAT9 of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The Council has agreed a planning performance agreement with the site promoter, Commercial Estates Group (CEG) in April 2022. This agreement states that CEG will **look to** submit an outline planning application for the residential element of the site in Autumn 2023.

3. Site promoter's progress with other site assessment work

The Council has seen the vision document prepared by the applicant and provided two EIA scoping opinions (P17/S3719/SCO and P22/S0877/SCO) but no further detailed work has been submitted at this time in relation to the wider site. Notwithstanding, the applicant is in the process of undertaking and updating site survey / assessment work which will be presented predominantly through the Environmental Statement that will be submitted with the outline planning application for the wider site.

~~not reviewed any site assessment work prepared by the applicant. However, the applicant has confirmed in their review of this assessment that site assessment work in support of an outline planning application has begun.~~

4. Site viability

The Council is not aware of any viability issues affecting this site. The Council's Infrastructure Delivery Plan sets out the key infrastructure dependencies for this site, and the development will be expected to make financial contributions toward these, or to facilitate their delivery within the site. This is discussed in box 6 below.

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is under the control of CEG, which is both a land promoter and developer.

6. Infrastructure dependencies and enablers

Highways and transport: Similarly to sites in Didcot, the Culham Science Centre site is affected by highway congestion issues that are to be resolved through the delivery of HIF infrastructure. HIF 1 schemes are expected to be operational by mid 2026. The Council's Infrastructure Delivery Plan (IDP) (April 2020) makes reference of the need for this site to contribute to this infrastructure, such as the

Culham-Didcot Thames river crossing, and Clifton Hampden by-pass. The site will also contribute to other highways and transport infrastructure such as Culham railway station redevelopment, a Culham to Abingdon pedestrian / cycle bridge, bus service provision, increasing rail service frequency at Culham, and other contributions to sustainable transport upgrades.

Other infrastructure dependencies: The site will be expected to contribute to a wide range of other typical infrastructure schemes for a site of this size. This includes: emergency services provision, community facilities, healthcare facilities, open space, sports and leisure, education, and utilities. The IDP does not identify these as being a barrier to development (i.e. requiring pre-commencement conditions mandating the delivery of these improvements), although when a detailed section 106 agreement is signed as part of the planning permission this may change.

7. Site promoter comments

CEG is preparing a site wide masterplan for the site, as required by policy STRAT9. This masterplan (and the subsequent planning applications) will be supported by a suite of surveys and assessments; all of which are in the process of being updated / completed.

The expectation is that applications will be submitted so that they can be considered and decided to align with the date at which the HIF infrastructure is completed. This will allow for the first phase of residential development to be available for occupation at the opening of the new roads i.e., in 2026/27.

Date comments received

05/07/2022

8. Officer conclusion on deliverability

The site is still at a very early stage of the planning application process, only having agreed a planning performance agreement (**PPA**) in April 2022.

Two EIA scoping opinions have been issued by the Council:

- **P17/S3719/SCO - 20th November 2017**
- **P22/S0877/SCO - 29th April 2022.**

The PPA provides an indicative timetable of a planning application in Autumn 2023. Conservatively estimating this submission in November 2023, and applying our average lead in times for sites of this scale is 6.4 years. This would place first completions in April 2029, beyond this five-year assessment period.

Assuming first completions in April 2029, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions) would mean that only 726 dwellings per annum would be delivered in the plan period, far below the 2,100 expected in Policy STRAT9 of the Local Plan. Given the site's scale, it is more reasonable to assume a higher delivery rate, more in line with other strategic sites in South Oxfordshire (and the Vale of White Horse to

broaden the comparison). Great Western Park, a site of 3,364 dwellings, has an average delivery rate of 323 dwellings per annum. Grove Airfield is also a comparable site at 2,500 dwellings, and has achieved an average delivery rate of 104 dwellings per annum across a three year build out period. This is significantly shorter than Great Western Park's 10 year build out life to date. Grove Airfield's average delivery rates have also been significantly impacted in the 2020/21 monitoring year due to covid-19 restrictions, falling from 193 completions in the previous year to 107. A more reasonable delivery rate to assume on this site would therefore be between 193 and 323 dwellings per annum, or a midpoint of 258 dwellings per annum (with half this number expected in the first year of completions). This would place total completions in the plan period at 1,419.

Taking the above into account, the Council does not consider that this site is deliverable (in the next five years, as defined in the NPPF) and has not assumed any dwellings will come forward in the five-year period.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

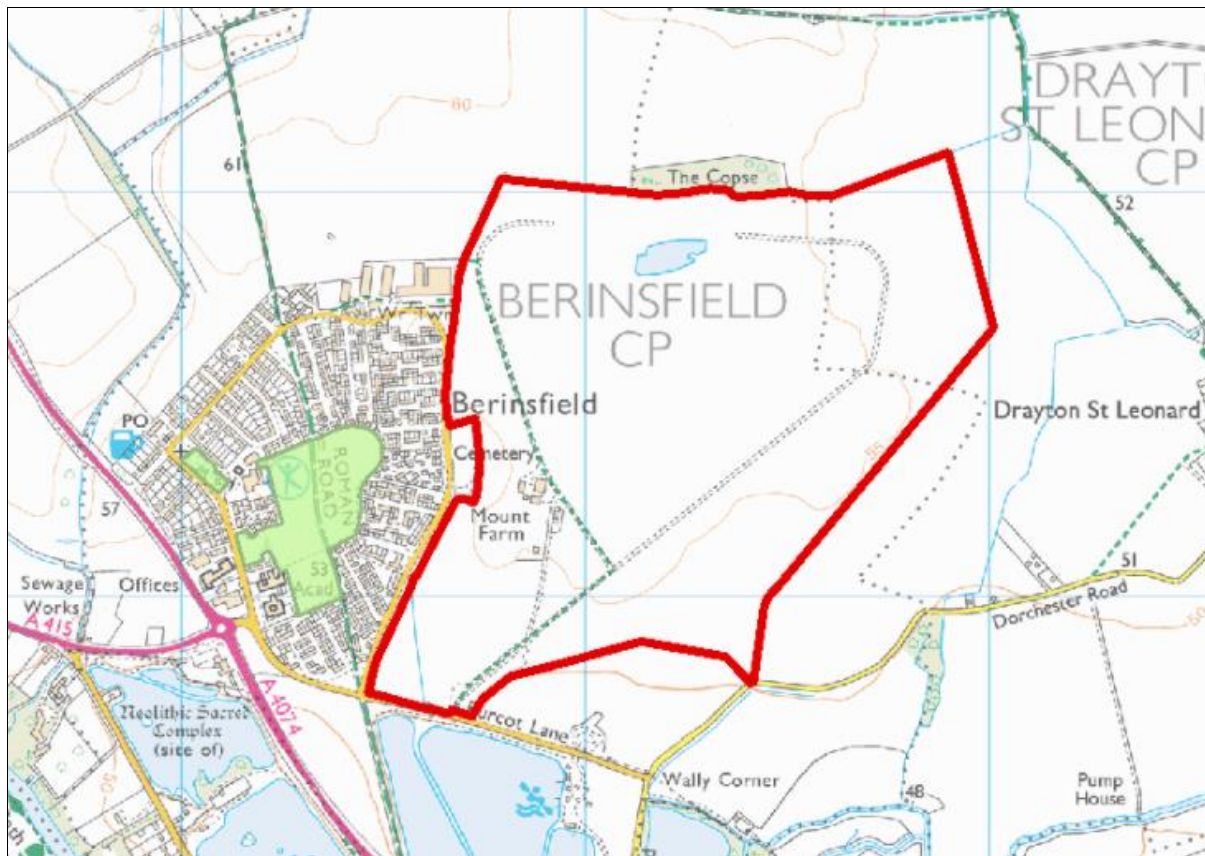
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 129 | 258 | 258 | 258 | 258 | 258 |

Red cells are those years in the five year supply period

| | |
|------------------------------|---------------------|
| Site name | Land at Berinsfield |
| Land supply reference | 1412 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-------|
| Total units allocated for development | 1,700 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 1,700 dwellings by Policy STRAT10i of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The applicant has sought confidential pre-application advice with the Council, but has not submitted a planning application to date.

3. Site promoter's progress with other site assessment work

The Council is not aware of any technical work supporting this site.

4. Site viability

The site will need to deliver community regeneration benefits, as well as contribute to necessary strategic infrastructure improvements (see box 6). Berinsfield is an area of relatively lower development viability within the district (although still a viable development area), and so the question of viability will be related to the amount of infrastructure this site needs to contribute toward.

5. Ownership constraints

The site is under the control of Ptarmigan Ltd, and land ownership constraints do not affect the delivery of this site.

6. Infrastructure dependencies and enablers

The Council's IDP identifies the following key infrastructure requirements for Berinsfield that could affect the delivery of this development:

- The provision of a new primary school
- The expansion of Abbey Woods Academy, or land to allow its relocation
- Upgrading of the A4074 / B4015 Golden Balls junction, the Culham-Didcot Thames River crossing, and the Clifton Hampden bypass
- Regeneration improvements including the refurbishment and expansion of Abbey sports centre and library to accommodate new community facilities in a community hub building

7. Site promoter comments

No comments received. Emails sent 24 June 2022, 05 July 2022, and 19 July 2022.

Date comments received

None received

8. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. There is currently no indication for when a planning application will be submitted on this site. The site is not therefore deliverable in the next five years.

We have assumed that a planning application would be submitted on this site in 2023/24. Our average lead in times from outline submission to first completions for a development of this size is 6.4 years. This would place first completions in September 2030, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions). This would mean that only 528 dwellings would be delivered in the plan period.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

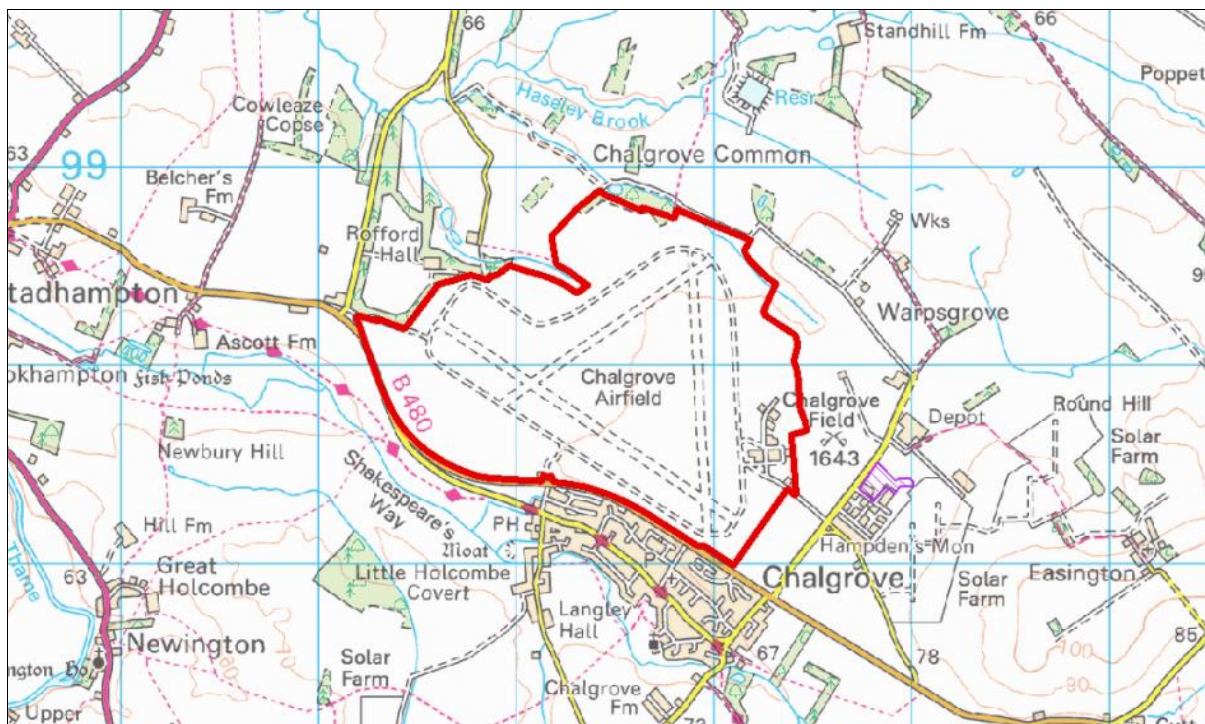
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 33 | 99 | 132 | 132 | 132 |

Red cells are those years in the five year supply period

| | |
|------------------------------|----------------------------|
| Site name | Land at Chalgrove Airfield |
| Land supply reference | 1411 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-------|
| Total units allocated for development | 3,000 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 3,000 dwellings by Policy STRAT7 of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The applicant, Homes England, submitted an outline planning application for 3,000 homes in June 2020 (P20/S2134/O). However, they withdrew this application in May 2021 prior to determination. In November 2021, Homes England issued a statement advising that they are working with the Civil Aviation Authority, Environment Agency, and Oxfordshire County Council to agree a revised scheme **and submit an updated Outline Planning Application in 2022/23. This position remains.**

3. Site promoter's progress with other site assessment work

Homes England has undertaken significant site assessment work to support the withdrawn outline planning application. While the revised scheme, expected in 2022, will be different to that submitted in 2020, much of the technical site assessment work will still be valid. This includes an in-depth Environmental Statement covering air quality, noise and vibration, cultural heritage, ecology, ground conditions, water and flood risk, transport, landscape and visual impact, socioeconomics, climate change, and an assessment of cumulative and residual effects. In support of this application, Homes England has also undertaken a public consultation event in July 2018, and published public newsletters in June 2018, Autumn 2018, and July 2020.

Homes England has also sought confidential pre-application advice from the Council and County Council for the delivery of relevant off-site highway works (see box 6 below).

4. Site viability

The Council is unaware of any viability constraints on this site. When a planning application is determined, the site promoter will need to sign a Section 106 and 278 agreement to undertake necessary infrastructure improvement works. These are discussed in Box 6 below.

5. Ownership constraints

The landowner, Homes England, wishes to pursue development of the site. Martin Baker Ltd, an ejector seat testing company, are based on the airfield site. They have objected to the development of the **site and benefit from a long term lease** but are ~~leaseholders~~, not landowners so do not control the land. **Policy STRAT7 and the available scheme information from Homes England**

demonstrates how Martin Baker can be retained onsite, alongside the redevelopment of the airfield.

~~The landowner, Homes England, wishes to pursue development of the site and their most recent (withdrawn) masterplan retained a runway for Martin Baker to remain operational.~~

Homes England has confirmed that Martin Baker's lease will not prevent the development of the site **and if necessary they are able to use their CPO powers to bring forward the site. in the short term**

6. Infrastructure dependencies and enablers

Highways and transport: The Council's Infrastructure Delivery Plan (IDP) identifies that the site will need to make significant contributions towards Watlington and Benson relief roads, and other highway schemes at Stadhampton, Cuxham, and Chiselhampton, and upgrades to M40 access roads. The Council does not currently know whether pre-commencement conditions will be attached to any permission, requiring these schemes to be delivered.

Benson relief road

The County Council granted planning permission for the final section of the Benson relief road on 25/01/2022 (R3.0106/21) with construction work expected to start in 2022 and last 6 months (see accompanying planning statement, p.18). All development sites in Benson expected to facilitate the route of the relief road have planning permission, and therefore the route is known and funded.

Watlington relief road

Watlington Relief Road is identified as a priority Oxfordshire Growth Deal scheme. The County Council Cabinet agreed to the route of the Watlington relief road on 21 September 2021. This is not the planning permission for the route. As with the Benson relief road, all sites expected to facilitate the route have full or outline planning permission, and therefore the route is known and funded.

Other highway schemes

Homes England has held public consultation on route alignments for other major highways works that could be a barrier to the early delivery of this development, has advised that the design is at an advanced stage and that detailed planning applications will be submitted alongside an updated application for the main site. Other highways works will be delivered through s106 / s278 agreements attached to a future consent. The Council is not aware of any significant progress on other highways works potentially needed to facilitate this development: Chiselhampton, Cuxham, and Stadhampton.

Other infrastructure dependencies: The site will be expected to contribute to a wide range of other typical infrastructure schemes for a site of this size. This includes: emergency services provision, community facilities, healthcare facilities, open space, sports and leisure, education, and utilities. The IDP does not identify these as being a barrier to development (i.e. requiring pre-commencement conditions mandating the delivery of these improvements), although when a

detailed section 106 agreement is signed as part of the planning permission this may change.

7. Site promoter comments

Homes England is the UK Government's housing accelerator, and our mission is to intervene in the housing market to ensure more homes are built in areas of greatest need, and to improve affordability. Homes England has a track record of delivering homes and the necessary supporting infrastructure on similarly complex sites, including 10,000 homes in Northstowe in Cambridgeshire and 3,500 homes at The Northern Arc at Burgess Hill in West Sussex.

Homes England continues to work on a revised scheme for the positive development of Chalgrove Airfield to provide much-needed housing and supporting infrastructure for the local area.

Homes England supports South Oxfordshire District Council's assessment of the sites deliverability and accurately reflects the current position with regards to planning and infrastructure delivery. It is considered that the delivery timescales set out are both achievable and realistic.

Date comments received

01/07/2022

8. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. However, the applicant has undertaken significant detailed site assessment work, public consultation on the site, sought pre-application advice, and submitted (and withdrawn) a planning application on this site. Homes England are the government's "housing accelerator... [providing] the appetite, influence, expertise and resources to drive positive market change."* Homes England has committed to producing a revised scheme in 2022, which means the year 2022/23 will be needed for public consultation, preparation, and submission of a planning application. Given the significant amount of work done in support of the previous application, and Homes England's mission statement, the Council considers submission of an outline permission by 31 March 2023 to be a reasonable timetable.

Our average lead in times from outline submission to first completions for a development of this size is 6.4 years. This would place first completions in September 2029, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions). However, this would mean that only 726 dwellings per annum would be delivered in the plan period, far below the 2,105 expected in Policy STRAT9 of the Local Plan. Given the site's scale, it is more reasonable to assume a higher delivery rate, more in line with other strategic sites in South Oxfordshire (and the Vale of White Horse to broaden the comparison). Great Western Park, a site of 3,364 dwellings, has an average delivery rate of 323 dwellings per annum. Grove Airfield is also a comparable site at 2,500 dwellings, and has achieved an average delivery rate of 104 dwellings per

annum across a three year build out period. This is significantly shorter than Great Western Park's 10 year build out life to date. Grove Airfield's average delivery rates have also been significantly impacted in the 2020/21 monitoring year due to covid-19 restrictions, falling from 193 completions in the previous year to 107. A more reasonable delivery rate to assume on this site would therefore be between 193 and 323 dwellings per annum, or a midpoint of 258 dwellings per annum (with half this number expected in the first year of completions). This would place total completions in the plan period at 1,419.

Taking the above into account, the Council do not consider that this site is deliverable in the short term, and have therefore assumed no dwellings will come forward in the five year period.

* <https://www.gov.uk/government/organisations/homes-england/about>

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

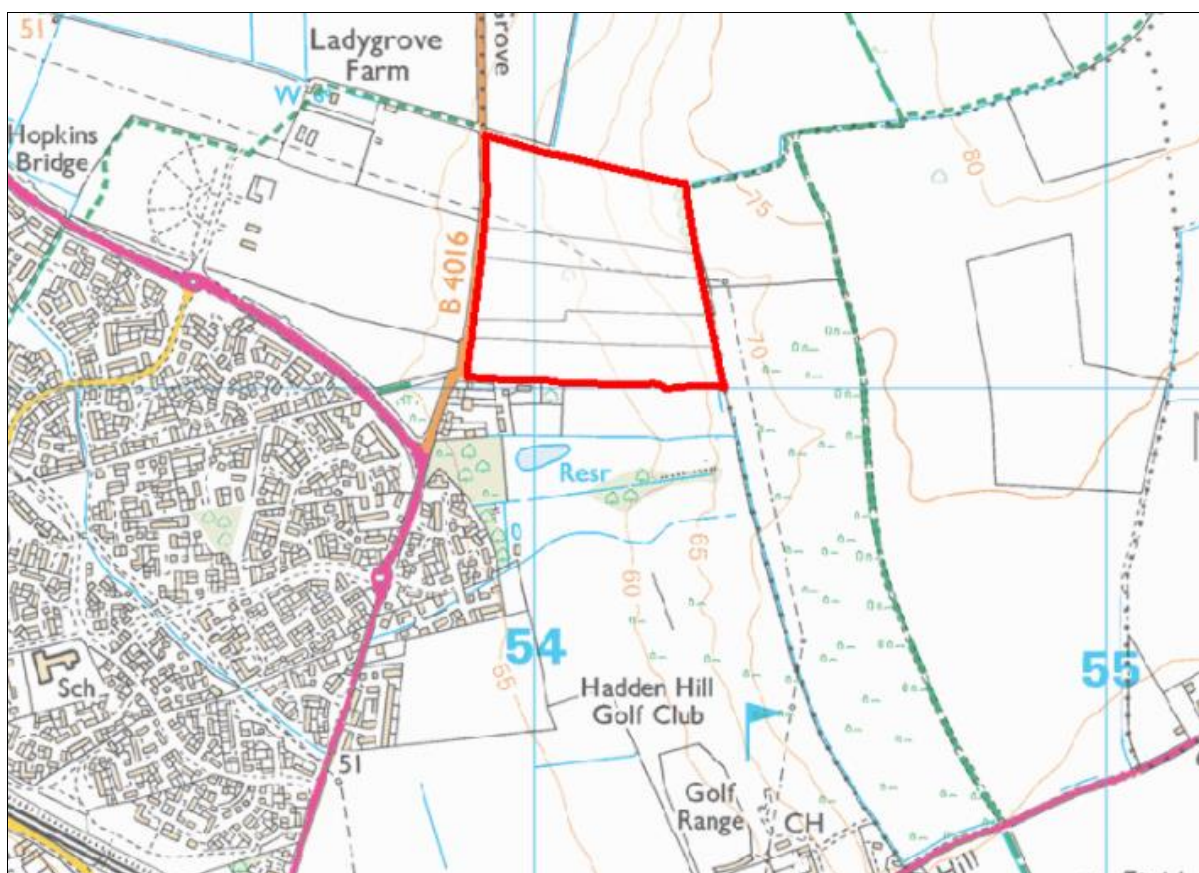
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 129 | 258 | 258 | 258 | 258 | 258 |

Red cells are those years in the five year supply period

| | |
|------------------------------|--------------------|
| Site name | Land at Lady Grove |
| Land supply reference | 2454 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 81 |
|-------------------------------------|----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline Planning Permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 0 |
| Total units with outline consent | 150 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-------------|
| Outline application reference | P20/S1577/O |
| Outline permission date | 15/09/2021 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site was granted outline planning permission at appeal in September 2021. On 31 March 2022, the applicant, Miller Homes submitted an application to discharge condition 6 (design code).

2. Progress towards a planning application

The site promoter of the outline planning permission, Manor Oak Homes, has sold the site to a developer, Miller Homes who are now working through discharging pre-commencement conditions and are preparing a reserved matters application.

3. Site promoter's progress with other site assessment work

Not applicable, site has planning permission.

4. Site viability

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

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is under the control of a developer, Bloor Homes.

6. Infrastructure dependencies and enablers

Highways and transport: The highway network around Didcot is severely congested, and will be improved by a number of transport schemes funded through the Housing Infrastructure Fund (HIF). The County Council is aiming to submit a planning application for the first part of these HIF schemes (HIF1) to their planning committee in June 2022. In the past, the County Council has objected to new developments around Didcot on the basis of highways impact. However, in June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. For developments of 10 or more homes (major development), the County Council confirms that it will no longer raise highways objections as "*HIF 1 funding has been secured and OCC is confident in delivering HIF 1*" (Paragraph 7). Instead, the County Council is seeking developer contributions to sustainable and active travel methods, and to introduce occupancy limited conditions. The report notes that the HIF 1 schemes should be operational by mid 2026

Other infrastructure contributions: In addition to the highways dependencies listed above, a Section106 agreement has been signed between the site promoter and the Council identifying the relevant infrastructure contributions for this site.

7. Site promoter comments

Invitation to comment sent 18 July 2022, but no comments received

Date comments received

None received

8. Officer conclusion on deliverability

The site received outline planning permission in September 2021, and the site promoter has since sold the site to a house builder; Miller Homes. Miller Homes has subsequently begun to discharge the pre-commencement conditions attached to the outline consent. Therefore, there is strong progress on this site toward detailed consent.

The Council's average lead in time from outline consent to first completions for a site of this size is 2.4 years. This would place first completions on this site in February 2024. Sites of between 100 and 149 homes deliver on average deliver 45 homes per annum in South Oxfordshire. However, our trajectories clearly show that the first year of completions is normally around half of the average completions for large sites. Hence for the first 12 months (February 2024 to January 2025) we have assumed a monthly completion rate of 2 homes per month $((45 \div 2) \div 12 = 2)$. This gives 6 completions in the year 2024/25 (February to March), with this rate continuing to January the year 2025/26 – or 18 completions. The rate will then rise back up to 45 dwellings per annum, or 4 dwellings per month, equating an additional 12 dwellings between February and March 2026. The total for 2025/26 is therefore 30 dwellings.

Within the five year period, we therefore believe there is a reasonable prospect of 81 dwellings being delivered on this site.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 6 | 30 | 45 | 45 | 24 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

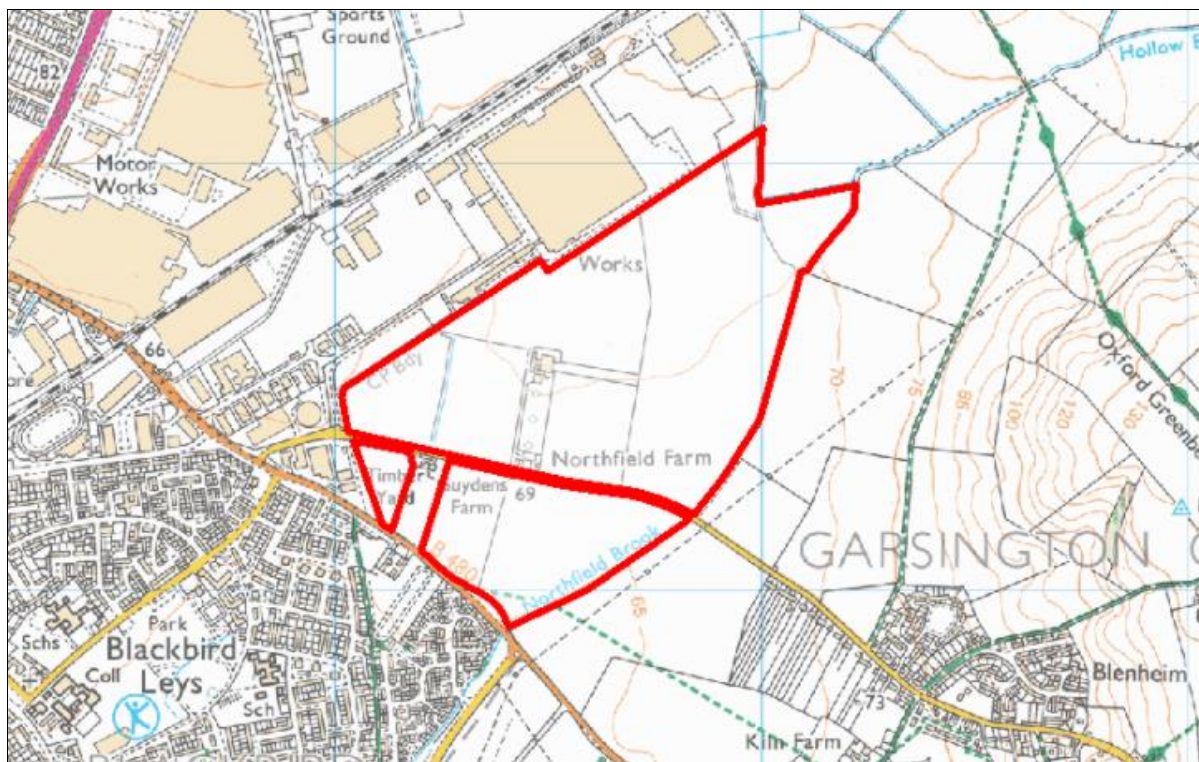
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 6 | 30 | 45 | 45 | 24 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|--------------------|
| Site name | Land at Northfield |
| Land supply reference | 1894 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-------|
| Total units allocated for development | 1,800 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 1,800 dwellings by Policy STRAT12 of the South Oxfordshire Local Plan.

2. Progress towards a planning application

The applicant has submitted an Environmental Impact Assessment Screening Opinion to the Council, which was approved in September 2021.

3. Site promoter's progress with other site assessment work

The Screening Opinion considers a variety of technical topic areas including, landscape and visual effects, archaeology, biodiversity, transport and access, air quality, noise, agriculture, population and human health, and climate change.

4. Site viability

The Council is not aware of any viability constraints affecting this development.

5. Ownership constraints

The site is part owned by Brasenose College and part owned by Oxfordshire County Council. The site is promoted by L&Q Estates. Oxfordshire County Council are not currently progressing a masterplan on this site, and so this is presenting a challenge to delivery in the short term.

6. Infrastructure dependencies and enablers

Policy STRAT12 of the Local Plan expects the site to deliver:

- Affordable housing contributions
- Primary school contribution, likely a new three form entry school on site
- Contributions to secondary education and SEN
- Contributions toward enabling primary healthcare services
- Provision of convenience floorspace
- Transport improvements including:
 - walking and cycling infrastructure, including the public right of way network off site, ensuring the site is well connected to Oxford City and appropriate surrounding villages;
 - contributions towards a scheme to improve the B480 route towards Cowley for buses, pedestrians and cyclists, and
 - upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction

- provision of infrastructure/financial support for Eastern Arc-Culham-Science Vale bus service;
- contributions towards improvements to bus services along the B480 corridor and through the site to Oxford City and nearby villages;
- upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction.
- open space provision as set out in the Infrastructure Delivery Plan;
- appropriate air quality mitigation measures to minimise impacts on the Oxford AQMA as demonstrated through an appropriate Air Quality Screening Assessment; and
- low carbon development and renewable energy in accordance with Policy STRAT4

7. Site promoter comments

Land at Northfield (Policy STRAT12) is controlled by only two landowners; Brasenose College (BNC) and Oxfordshire County Council Property (OCCP). The site is promoted by L&Q Estates, on behalf of BNC, working in conjunction with OCCP.

Both landowners are actively engaging with South Oxfordshire District Council in their statutory role and with relevant stakeholders regarding the progression of the site. To this end, a number of pre-application advice meetings have taken place throughout 2021/22, including discussions surrounding the scope and nature of the agreed comprehensive masterplan for the site. Further meetings and design review workshops are proposed to take place in Q3 and Q4 of 2022.

In addition to the EIA Screening Opinion submitted in Q1 2021, the landowners have also instructed a full package of technical studies to support a forthcoming outline planning application. This technical work is anticipated to progress throughout the remainder of 2022 and, to date, no constraints have been identified that would impact on the deliverability or viability of the site.

The submission of a planning application is targeted for 2023. It is therefore anticipated that the site will follow the following approximate trajectory:

- Submission of planning application – Q1 2023
- Planning permission granted – 2024
- Submission and determination of reserved matters applications – 2024
- Undertaking of infrastructure works – 2024 to 2026
- First delivery of dwellings (approx. 50) – 2026/27

5.3.

Based on the above, it is anticipated that 50 dwellings will be delivered within the five-year supply period 1 April 2022 to 31 March 2027. Contrary to the South Oxfordshire District Council's view, the site should accordingly be considered to be deliverable within the Council's five-year housing land supply.

Beyond 2026/27, it is anticipated that the site will deliver up to 200 homes per year

from up to four sales outlets, with completion of the site anticipated for 2035/36. Regarding Infrastructure Dependencies and Enablers, the landowners would comment that infrastructure delivered by the site will reflect that identified within Policy STRAT12, summarised as follows:

- Provision of a primary school on site, with sufficient capacity for up to three form entry
- Appropriate contributions to secondary education and SEN
- Contributions toward enabling primary healthcare services
- Provision of convenience floorspace that meets day-to-day needs
- Transport improvements including walking and cycling infrastructure, bus route improvements along the B480 corridor, eastern arc Culham-Science Vale bus service, and upgrades to existing junctions on the Oxford Eastern bypass
- On site open space provision
- Air quality mitigation measures

Date comments received

05/07/2022

8. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. There is currently no indication for when a planning application will be submitted on this site. The site is not therefore deliverable in the next five years.

We have assumed that a planning application would be submitted on this site in 2023/24 following from the publication of a Screening Opinion in September 2021. Our average lead in times from outline submission to first completions for a development of this size is 6.4 years. This would place first completions in September 2029, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions). This would mean that 672 dwellings would be delivered in the plan period.

The site promoter has advised that this is a pessimistic timetable, and that actual delivery on site will take place in 2026/27, within the five year period. The Council welcomes the pro-active timetable put forward by the site promoter, but given the scale of the site, the lack of a developer partner, and how far ahead of the average lead in times this is, the Council considers that this timetable is not realistic. The actual delivery is likely to be somewhere between the average position and that put forward by the site promoter. We have therefore assumed first delivery in year 6 (2027/28), at a rate of 200 dpa as suggested by the site promoter.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 39 | 105 | 132 | 132 | 132 | 132 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

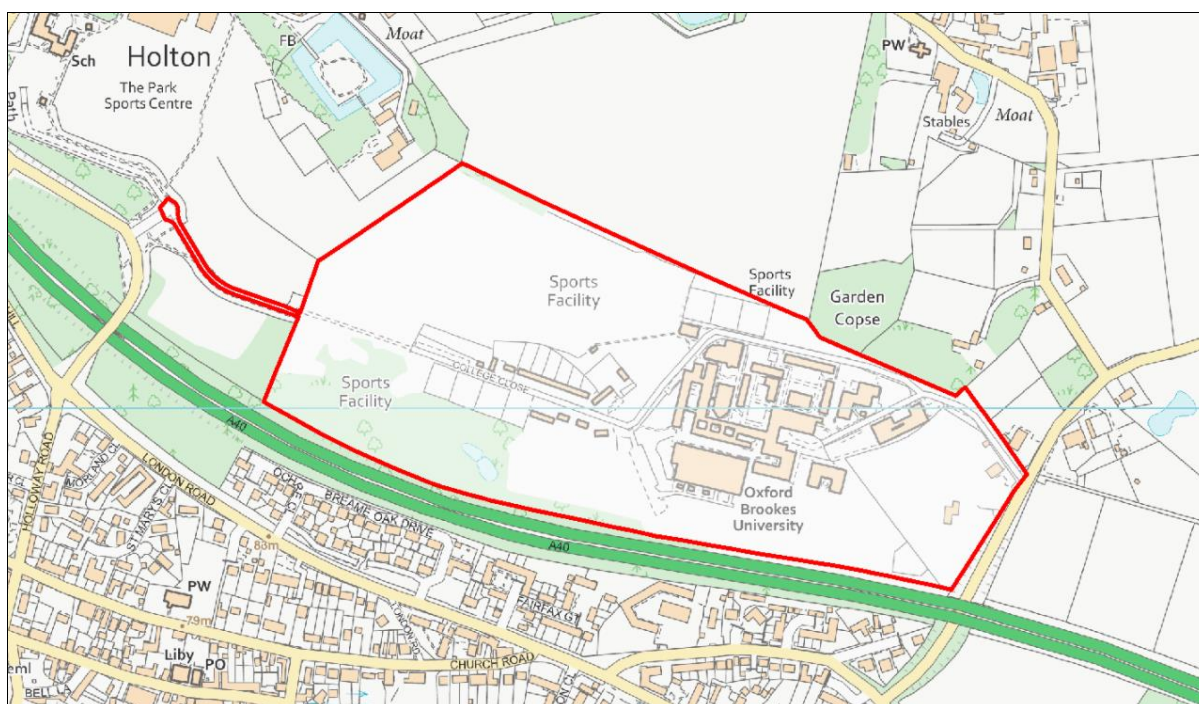
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 100 | 200 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 200 | 200 | 200 | 200 | 200 | 200 |

Red cells are those years in the five year supply period.

| | |
|------------------------------|-------------------------|
| Site name | Land at Wheatley Campus |
| Land supply reference | 1418 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 174 |
|-------------------------------------|-----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 500 |
| Total units with outline consent | 500 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-------------|
| Outline application reference | P17/S4254/O |
| Outline permission date | 23/04/2020 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site benefits from both an allocation in the Local Plan and an outline planning permission for 500 dwellings. The Secretary of State granted outline planning permission on 23 April 2020 as a result of an appeal against the Council's refusal of planning permission in December 2018.

2. Progress towards a planning application

The Council has not received a further reserved matters application to date. The redevelopment of the Wheatley Campus requires the university to relocate existing teaching facilities to their Headington Campus in Oxford. Oxford City Council granted planning permission for this in August 2018 (18/00872/FUL) and are currently considering a variation of this permission (21/03622/VAR).

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress with other site assessment work, although significant amount of such work has informed the outline permission. As referenced above though, this site's development is dependent on the relocation of existing facilities into Oxford. The university has made significant progress with this, agreeing permission with Oxford City Council and pursuing an amendment to the application. Therefore, the applicant has demonstrated significant progress toward the overall redevelopment of the site.

4. Site viability

The Council is not aware of any viability issues affecting this site. A section 106 agreement has been signed.

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The university does not have a development partner for this site yet, **but began marketing the site to development industry in June 2022.**

6. Infrastructure dependencies and enablers

There are no known infrastructure dependencies on this site. Infrastructure contributions have been agreed and resolved through Section 106 and Section 278 agreements. However, as discussed above the university will need to move out of its existing accommodation. The university currently estimates that this will be September 2024 at the earliest*.

*<https://www.brookes.ac.uk/estates-development/headington-hill/timescales>

7. Site promoter comments

Oxford Brookes University remains committed to vacating the Wheatley Campus site by September 2024.

It commenced the marketing of site in June 2022 to identify a developer to submit applications for the approval of reserved matters ahead of April 2023 and take development forward at the site.

The sale of the site is being conducted on behalf of the University by CBRE.

The sales brochure for interested parties has recently gone live via an online data hub.

There has already been significant developer interest in the site for housing. A number of site visits have been carried out with interested parties over the last few weeks. The aim is to agree the sale of the site by the end of Q3/ early Q4 2022.

In the light of this, the assumptions around delivery timescales, set out below in Section 8 below, may be cautious. However, the Council's assumed delivery rate of 132 dpa would appear to be ambitious compared to current market expectations. CBRE's view is that, assuming two sales outlets, a delivery rate of up to c. 8 dwellings per month or 96 dwellings per year is more realistic.

Date comments received

12/07/2022

8. Officer conclusion on deliverability

The site has outline planning permission, granted in April 2020. On average, sites of this size take around 2.8 years from outline consent to first completions. This would place completions in January 2023. However, the applicant has not submitted a detailed planning application to date. They have also stated publicly that the reopening of the existing teaching facilities in Headington will not be until September 2024. It is therefore unlikely that first completions will happen in 2023.

Nevertheless, the site promoter has shown progress with their applications in Oxford to relocate the existing uses on site. The outline planning permission will expire in April 2023, and therefore the applicant will need to submit a reversed matters application prior to this date. If this is submitted at the latest possible date of April 2023, and a year is allowed for determination, and a subsequent year until first completions, first dwellings will be complete on this site in April 2025. This aligns with the university's plan to vacate the site in time for the September 2024 academic year.

The applicant has advised that this timetable "may be cautious" and that the site is currently being marketed to developers. The aim to complete the sale of the site by April 2023, and to vacate the site by September 2024. The Council still assumes that this would mean completions won't take place until April 2025, to

allow for the site to be vacated and for any clearance work / pre commencement conditions to be discharged.

A phasing plan was submitted as part of the appeal on this site, showing that the first phase will contain parcels at both the eastern and western end of the site. The eastern parcel is a higher density core of apartment buildings up to 4 storeys in height, while the western parcel is lower density houses. As a site of 500 units, the average build out rate would be 132 dwellings per annum. Assuming a lower (50%) delivery rate in the first year of completions would place 66 units in 2025/26, and 132 in subsequent years.

The applicant has advised that this would be an optimistic delivery rate on site, and would expect a more conservative 96 dwellings per annum. The Council has therefore assumed a “mid-point” between the average build out rates, and that provided by the site promoter – or 116 dwellings per annum. Assuming a lower (50%) delivery rate in the first year of completions would place 58 units in 2025/26, and 116 in subsequent years.

Taking the above into account, the Council considers that there is a reasonable prospect that development will take place on this site in the next five years, and have assumed that a total of 198 units will be delivered.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 66 | 132 | 132 | 132 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 38 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

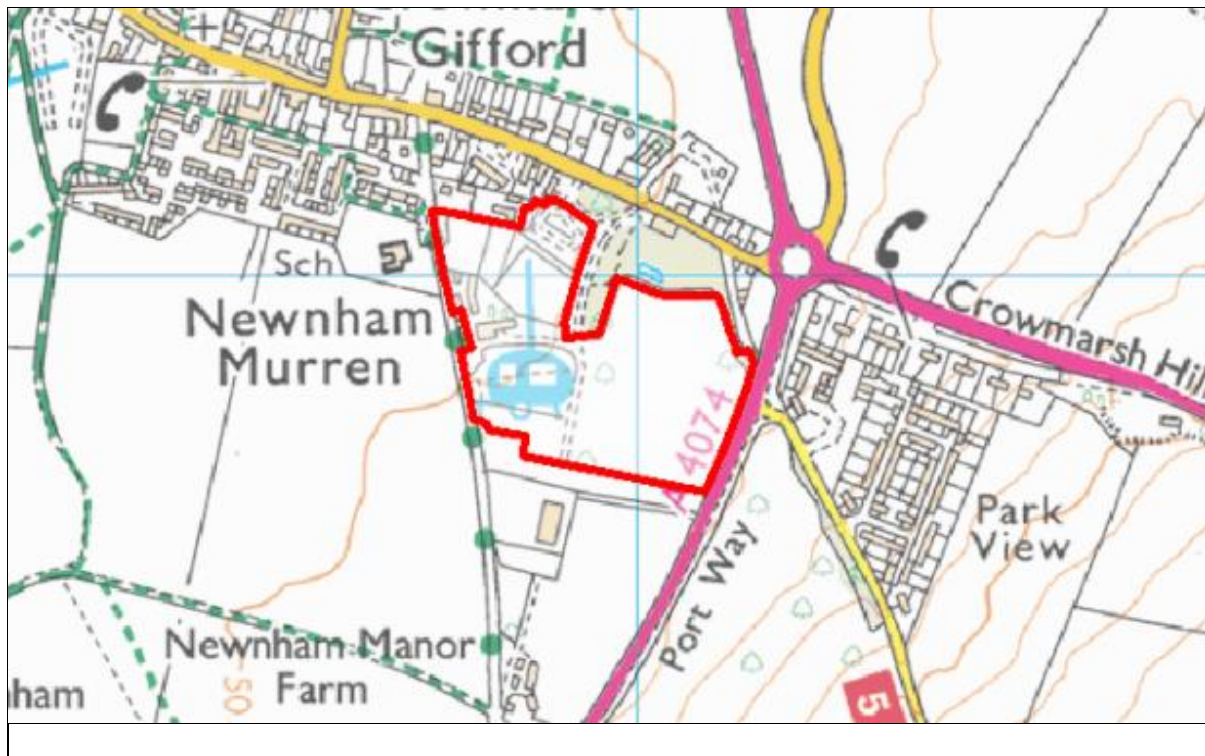
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 58 | 116 | 116 | 116 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 94 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-----------------------------|
| Site name | Land south of Newnham Manor |
| Land supply reference | 1561 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 100 |
|-------------------------------------|-----|



| | |
|--------------------|---|
| Site status | Resolution to grant outline planning permission |
|--------------------|---|

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

| | |
|----------------------------------|---|
| Outline application reference | P16/S3852/FUL (hybrid application with detailed consent for dwellings in outline) |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The Council resolved to grant hybrid planning permission for 100 homes on this site, subject to the signing of a legal agreement. This was agreed at the Council's Planning Committee meeting on 16 January 2018.

The site is not allocated in a development plan, although it is located within the village boundary of Crowmarsh Gifford as set out in Policy CRP1 of the Crowmarsh Neighbourhood Plan. Within this area, infill development is supported, provided that they accord with the design and development management policies of the development plan.

The Council has worked with the applicant to resolve the key issues affecting the permission, and the applicant has agreed in principle to both the Section 106 agreement and proposed conditions on the permission. The application was therefore considered by the planning committee again in December 2021, where it again resolved to grant planning permission subject to the completion of a Section 106 agreement.

2. Progress towards a planning application

See above.

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The key contributions on this site have now been agreed in principle.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

As referenced above, the need to provide land for Crowmarsh Gifford primary school has been a key issue in determining this planning application, as has the contribution toward affordable housing. These issues have now been agreed in principle with the applicant.

7. Site promoter comments

No comments received. Emails sent 17 June 2022, 05 July 2022, and 21 July 2022.

Date comments received

No comments received

8. Officer conclusion on deliverability

In previous years this application has been affected by highways issues which arose during negotiations on Section 278 agreement. Revisions to the access arrangements resulted in changes to the application which needed to be reported back to planning committee. This was also an opportunity to refine some of the layout issues, and improve the landscaping.

These issues have now been resolved, the Council has reconfirmed its resolution to grant planning permission based on these revised plans, and an in principle agreement has been reached with the applicant for the signing of the Section 106 agreement. The applicant has demonstrated an appetite to bring the site forward by working with the Council to resolve these issues, and the site is under the control of a developer, Avant Homes.

The Council's average lead in time from outline consent to first completions for a site of this size is 1.6 years. Conservatively allowing a full monitoring year for the Section 106 agreement to be signed (given heads of terms have been agreed), would place first completions on this site 2.6 years from December 2021 – or June 2024.

Sites of this size deliver on average 45 dwellings per annum. However, our trajectories clearly show that the first year of completions is normally around half of the average completions for large sites. Hence for the first 12 months (June 2024 to May 2025) we have assumed a monthly completion rate of 2 homes per month $((45 \div 2) \div 12 = 1.9)$. This gives 20 completions in the year 2024/25 (Jun 2024 to March 2025), and 4 homes between April 2025 and May 2025. From June 2025 onward, the site will have been delivering for a year, and so the average build out rate would raise back to 45 homes per annum, or 3.75 homes per month (rounded to 4). Hence between June 2025 and March 2026, the completions would be 40 homes. Adding this to the 4 homes between April 2025 and May 2025 takes that monitoring year's projected completions to 44. The final 36 dwellings would be completed in the year 2026/27.

Within the five year period, we therefore believe there is a reasonable prospect of 100 dwellings being delivered on this site.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

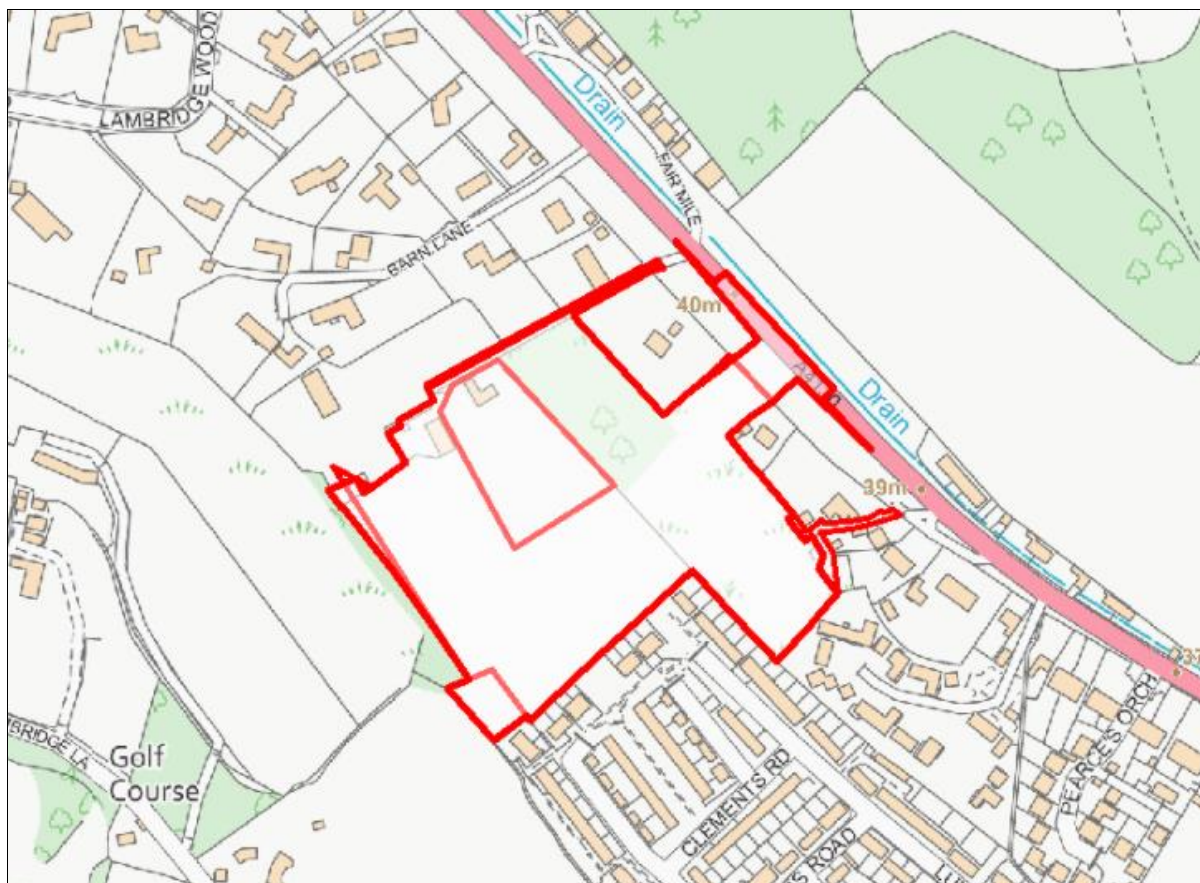
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 20 | 44 | 36 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-----------------------|
| Site name | Land West of Fairmile |
| Land supply reference | 1427 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 70 |
|-------------------------------------|----|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 60 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|---------------|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | P19/S2350/FUL |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 60 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site is also an allocation in the proposed submission draft of the reviewed Henley and Harpsden Neighbourhood Plan for 72 dwellings. There are no planning applications on this site.

The site promoter, Thames Properties Ltd, has submitted a full planning application for 72 dwellings. This includes the demolition of one cottage, Field Cottage, and so the net gain of dwellings would be 71. **The applicant will shortly be submitting amendments to the live planning application, as requested by Council officers, reducing the total number of units to 71, and therefore a net gain of 70.**

2. Progress towards a planning application

The Council is currently considering a detailed planning application for 72 dwellings on this site, **although this will shortly be reduced to 71.** The application was submitted in 2019, and the applicant has been working with the Council to submit revised plans in 2021 and 2022.

3. Site promoter's progress with other site assessment work

The site promoter is promoting the site through the reviewed joint Henley and Harpsden Neighbourhood Plan.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

Highways and transport

The County Council's most recent response to this application (dated 9th November 2021) does not identify any "in principle" highway or transport objections to the development. The County are requesting additional information from the applicant, as well as requiring internal design changes to the scheme, however, these can be resolved through the application process.

Other infrastructure

The Council is not aware of any infrastructure dependencies for this site, and the Council's Infrastructure Implementation officer has confirmed that the development will be Community Infrastructure Levy (CIL) liable. This means that the site is unlikely to require a Section 106 agreement for items other than County Council highways and transport.

7. Site promoter comments

This allocated site is available for immediate development upon the grant of detailed planning permission. The site is the only current allocated site to the north of Henley town centre and will provide 71 new residential units including 28 affordable homes (40%)

Date comments received

08/07/2022

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harspden Neighbourhood Plan, and the reviewed plan is seeking to increase that allocation from 60 to 72 dwellings. There is also a live planning application for 72 dwellings on the site, with the applicant engaging positively to provide new information and revised plans as requested by the Council or other consultees. Furthermore, there are no outstanding "in principle" objections to the planning application. Therefore, the Council considers that there is a reasonable prospect that development will take place on this site in the next five year period.

The average lead in time from submission to first completions for a site of this size is 3 years. This would place first completions in July 2022. This is unrealistic given the site does not currently benefit from planning permission. However, given the lack of in principle objections to this development, the Council considers it reasonable to assume that planning permission will be granted in 2022/23. Our average assessment indicates that it would take 1.7 years from permission to first completion, and therefore an assumed permission date of 31 March 2022 would place first completions in November 2023. We have assumed an average build out rate of 34 dwellings per annum, halved in the first year. This places 17 completions between November 2023 and October 2024, or 1.4 dwellings a month. For 2023/34 this makes 7 dwellings, but one is netted off due to the demolition of Field Cottage to make 6. Between April 2023 and October 2024, this equates to 10 dwellings. The remainder of 2023/24 is delivered at a rate of 34 dwellings per annum, or 14 dwellings, taking the total for that year to 24.

The Council considers the above evidence to demonstrate there is a realistic prospect of the site coming forward in the five year period. **The site promoter's comments align with this assessment.**

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 6 | 24 | 34 | 7 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

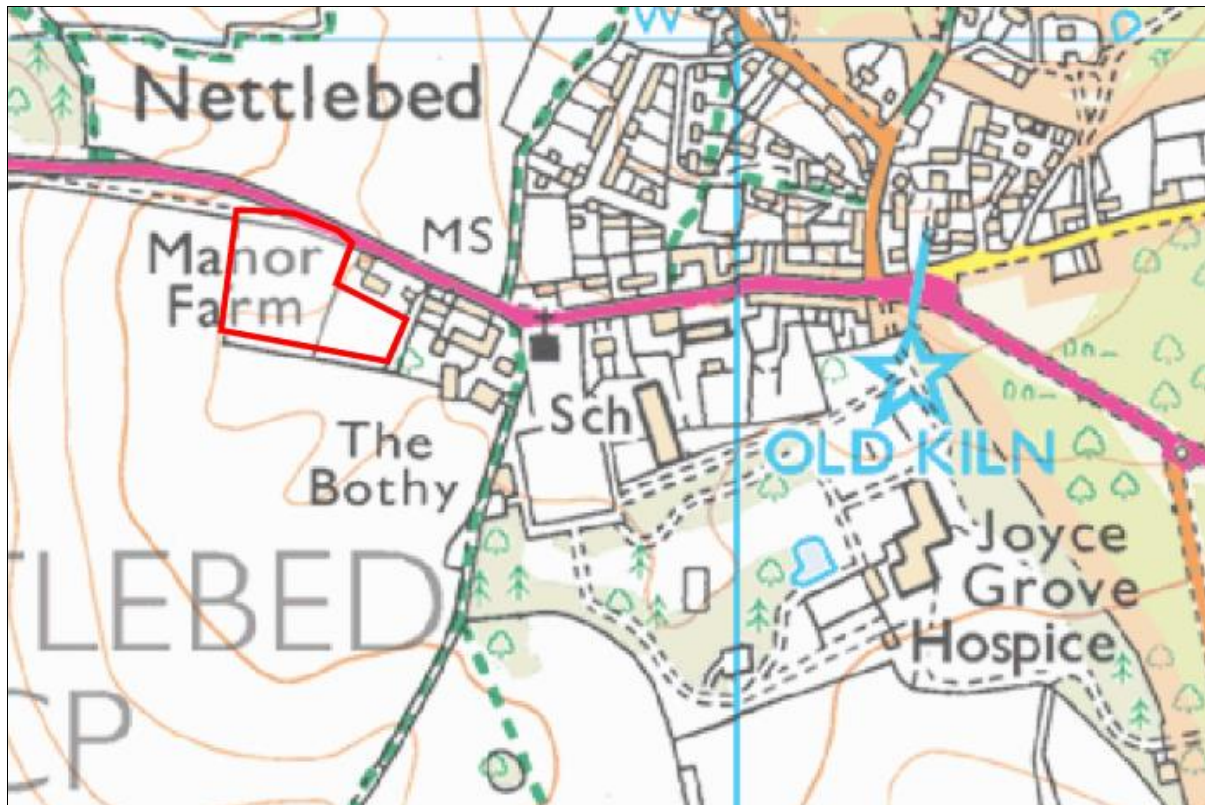
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 6 | 24 | 34 | 6 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|--|
| Site name | Land West of Nettlebed Service Station |
| Land supply reference | 1640 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 15 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 15 dwellings by Policy H7 of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site benefits from an allocation in the South Oxfordshire Local Plan 2035. However, the site promoter has shown no indication that they are progressing a planning application on this site. The Council does not therefore consider the site to be deliverable in the next five years.

The Council consider that the site is developable in the long term however, and have assume the site will deliver dwellings toward the end of the plan period as shown on the trajectory below.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

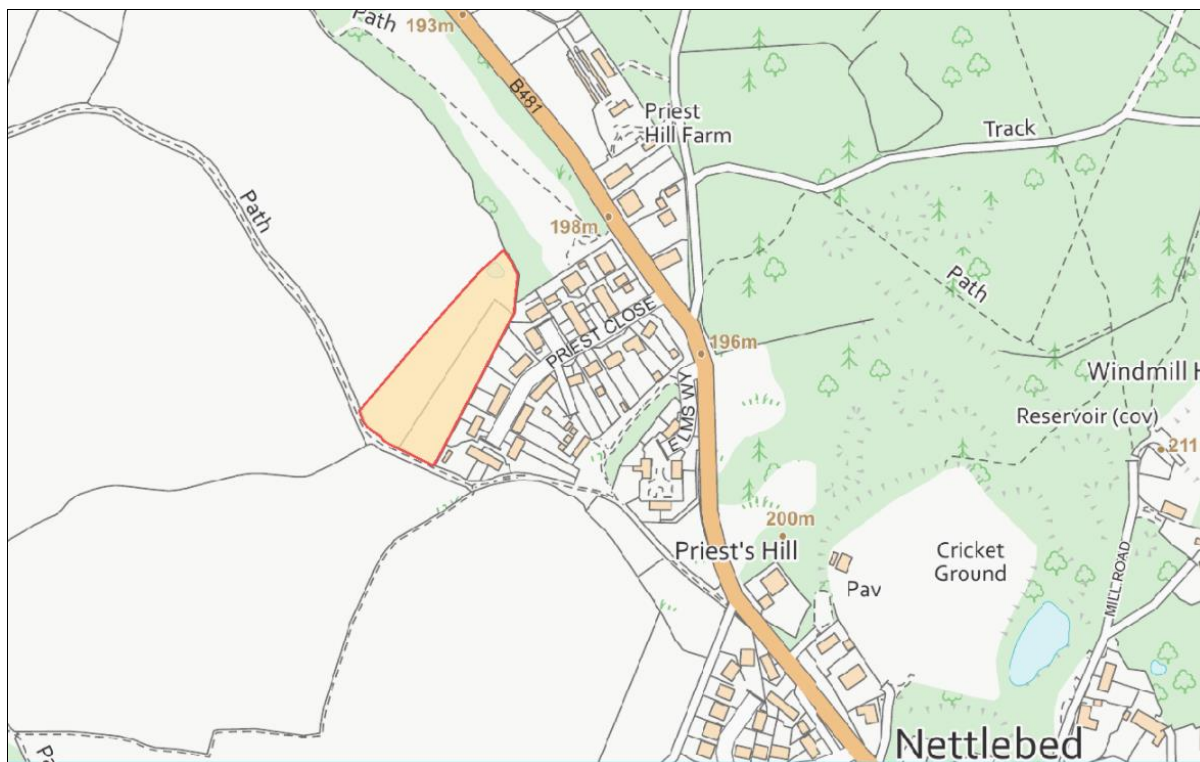
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 15 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|----------------------------|
| Site name | Land West of Priests Close |
| Land supply reference | 1443 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 11 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 11 dwellings by Policy H5 of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site benefits from an allocation in the South Oxfordshire Local Plan 2035. However, the site promoter has shown no indication that they are progressing a planning application on this site. The Council does not therefore consider the site to be deliverable in the next five years.

The Council consider that the site is developable in the long term however, and have assume the site will deliver dwellings toward the end of the plan period as shown on the trajectory below.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

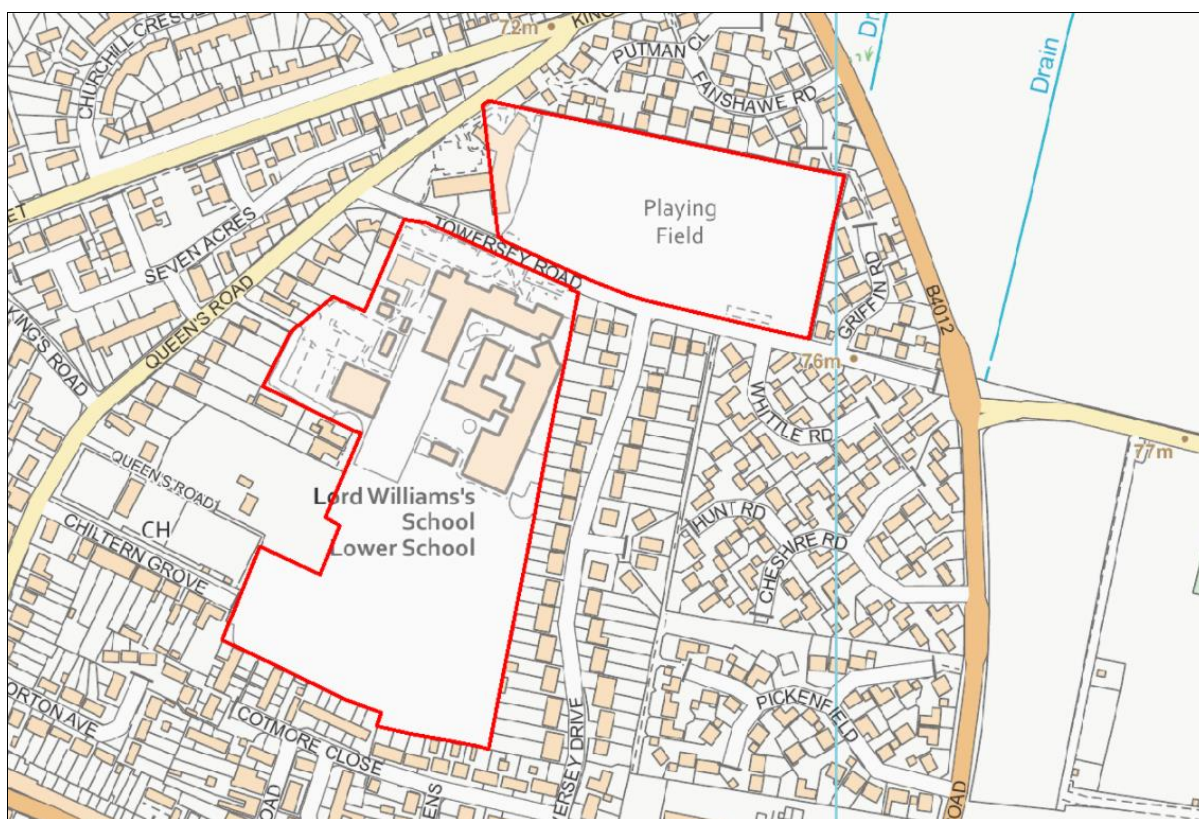
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 11 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|----------------------|
| Site name | Lord Williams School |
| Land supply reference | 1424 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 135 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 135 dwellings in the Thame Neighbourhood Plan. There are no planning applications on this site.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any site assessment work on this site.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

No detailed work on infrastructure has been undertaken for this site. At this point it is not possible to determine what infrastructure dependencies exist.

7. Site promoter comments

This site will now not proceed for housing, but will remain a school site.

Date comments received

17/06/2022

8. Officer conclusion on deliverability

The site promoter has advised there is no intention to deliver this site for housing, and it will remain a school site. Hence, the site is not part of our housing supply.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 45 | 45 | 45 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

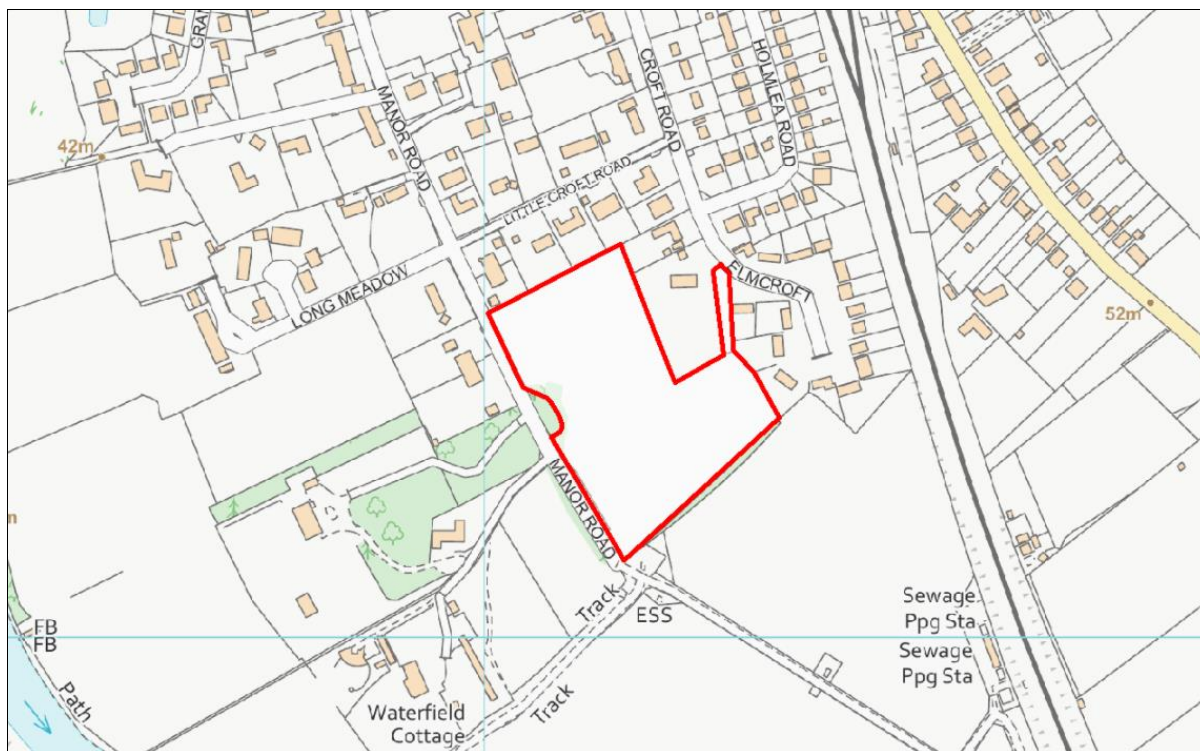
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|--------------------|
| Site name | Manor Road, Goring |
| Land supply reference | 2245 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 20 |
|-------------------------------------|----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 0 |
| Total units with outline consent | 20 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|--------------------|
| Outline application reference | P19/S2923/O |
| Outline permission date | 22/06/2021 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | P22/S0003/RM |
| Reserved Matters permission date | Not yet determined |

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission for this site in June 2021. The site promoter submitted a reserved matters application on 4 January 2022. The Council also discharged a pre-commencement condition for a written scheme of archaeological investigation on 27 July 2021 .

Stakeholders have provided comments on the submitted reserved matters application, with key (albeit not unusual) issues to resolve being:

- Comments from the Chilterns Conservation Board regarding landscape and AONB impact
- The need for a revised biodiversity metric assessment
- Outstanding comments from the Council's tree officer
- Outstanding comments from the Council's landscape officer
- The need for additional transport information and plans

2. Progress towards a planning application

A reserved matters application is under consideration.

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The Council is not aware of any viability constraints affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council and the applicant have signed a section 106 agreement covering provision for affordable housing, the provision of recycling / refuse bins, street naming, provision of public art, and a monitoring fee. Off-site infrastructure provision will be made through a Community Infrastructure Levy (CIL) payment.

7. Site promoter comments

If the RM planning application determination and condition discharge applications proceed as anticipated, we expect to start on in H1 2023. The first completions would be expected by H2 2024 and it is anticipated that all 20 units will be completed well in advance of the 2027 deadline (comment provided 04/07/22).

Date comments received

04/07/2022

8. Officer conclusion on deliverability

There are still technical design matters to address, and additional information needed to determine the reserved matters application. However, it is not unusual for such matters to arise, and the Council considers that these can be addressed in sufficient time to facilitate the delivery of housing on this site in the next five years. On average, it takes around 19.5 months for sites of this size to receive reserved matters consent from the point such an application is submitted. As the reserved matters application was submitted on 4 January 2022, this would equate to a determination date of September 2023. This gives nearly a year from the date of this statement to resolve the outstanding matters listed above.

Following from this, it takes on average 14 months from the determination date of a reserved matters application to first completions – or November 2024. Sites of this size build an average of 17 dwellings per annum, and so we have assumed this rate for this site, with half this number for the first year of completions (November 2024 to October 2025). For the year 2024/25, the site would deliver 5 months of completions at a rate of 8.5 dwellings per annum (~0.7 homes a month), delivering 4 homes in total for that year. This rate would continue into the first seven months of 2025/26, delivering 5 homes, before rising to the rate of 17 per annum (~1.4 a month). For the remaining 5 months of 2025/26, this equates to 7 homes. This would result in all homes on site being delivered by the end of 2026/27.

Given the site's current status and the live reserved matters application, the Council considers that there is a reasonable prospect of housing being delivered on this site in the next five years as shown on the trajectory below. **The site promoter has advised that this timetable will be achievable, albeit a conservative estimate of their expected delivery on site.**

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 4 | 12 | 4 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

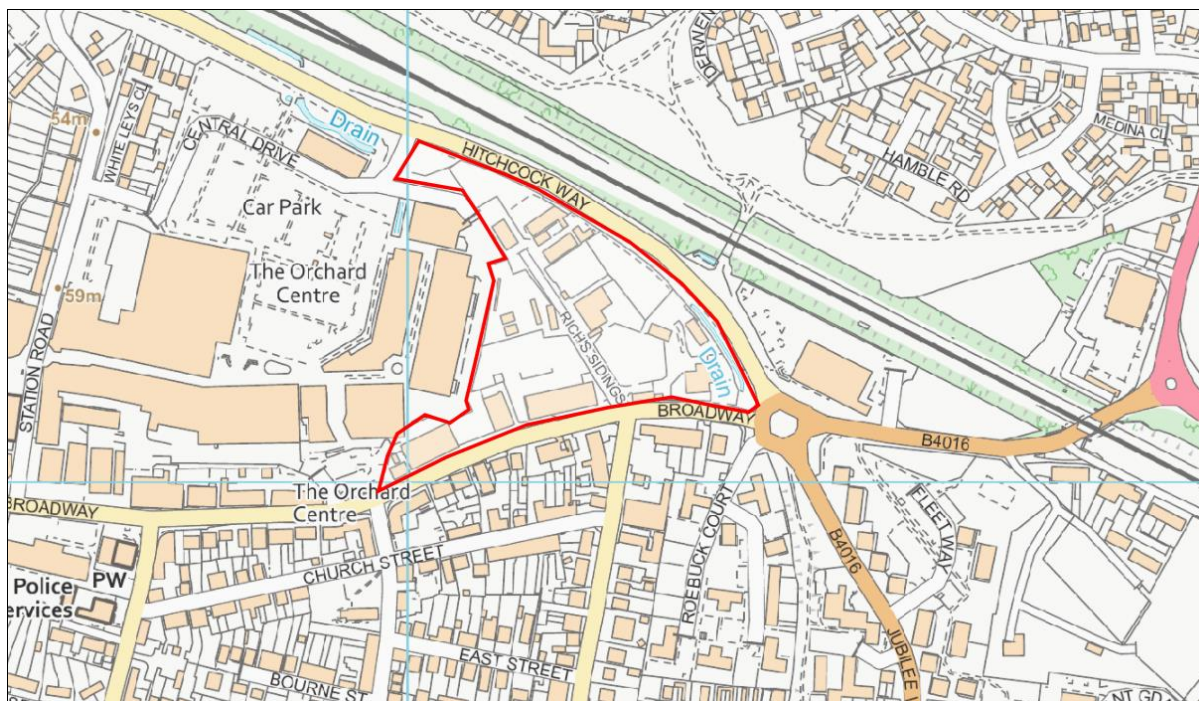
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 4 | 12 | 4 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|------------------------|
| Site name | Orchard Centre Phase 2 |
| Land supply reference | 1416 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 300 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 300 dwellings by Policy H2e of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application for this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any technical work supporting this site.

4. Site viability

The Council is not aware of any viability issues on this site, although any such issues may relate to the site's ownership constraints (see box 5)

5. Ownership constraints

The site is under multiple ownership, with businesses still operating from many units in the site area.

6. Infrastructure dependencies and enablers

The site would need to contribute to the infrastructure set out in Appendix 2.8 of the Council's Infrastructure Delivery Plan (IDP).

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. There is currently no indication for when a planning application will be submitted on this site. The site is not therefore deliverable in the next five years.

We have assumed that a planning application would be submitted on this site in 2028/29. Our average lead in times from outline submission to first completions for a development of this size is 3.5 years. This would place first completions in September 2031, and an average build out rate of 132 dwellings per annum for a site of this size (halved for the first year of completions).

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

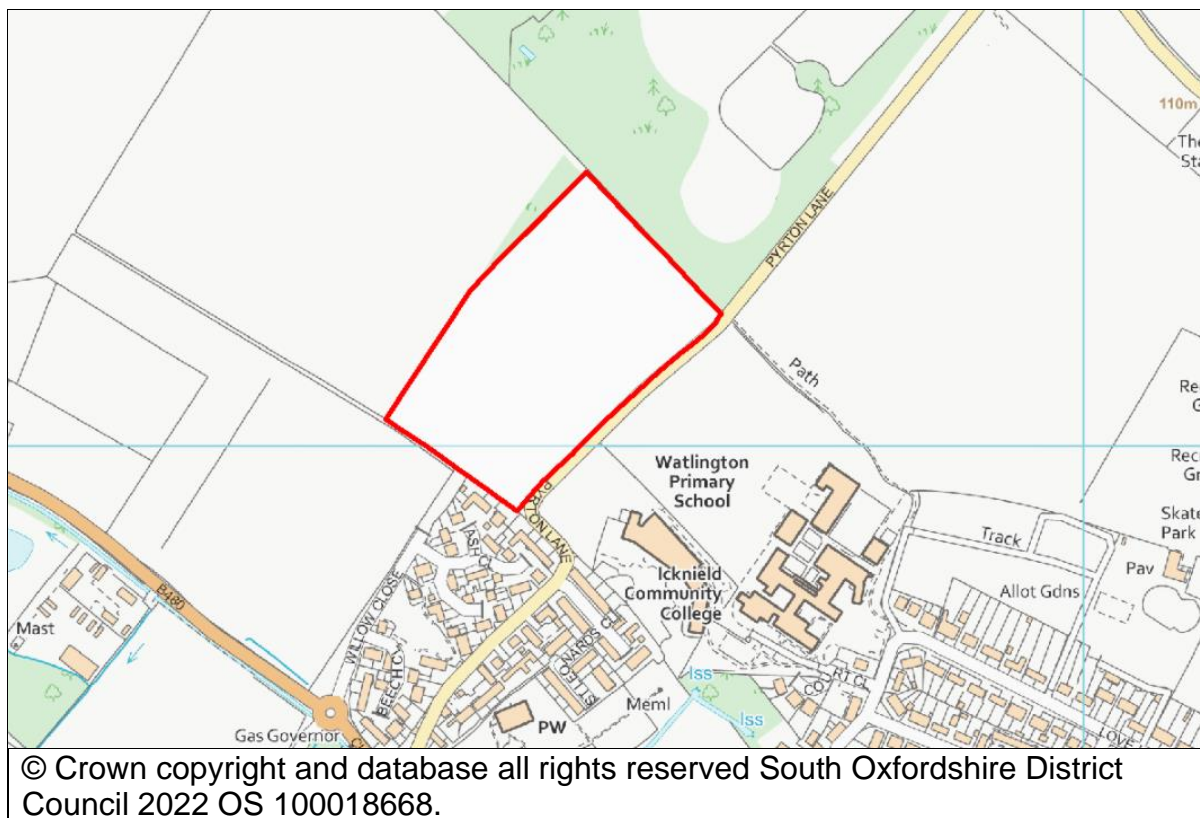
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 33 | 99 | 132 | 36 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|-------------------------|
| Site name | Pyrton Lane, Watlington |
| Land supply reference | 1939 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 25 |
|-------------------------------------|----|



| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 60 |
| Total units with outline consent | 60 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|--------------------|
| Outline application reference | P19/S1927/O |
| Outline permission date | 17/01/2022 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | P22/S1302/RM |
| Reserved Matters permission date | Not yet determined |

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission for this site in January 2022. The site promoter submitted a reserved matters application on 4 April 2022.

2. Progress towards a planning application

The Council has consulted on the reserved matters application, which has identified the following issues that need to be addressed through either the determination of the reserved matters, or a subsequent discharge of condition application:

1. The need for a scheme outlining mitigation measures to address any adverse impacts on local air quality
2. Information is required on ecological site surveys to determine whether the construction environmental management plan requires updating
3. Additional information for the infiltration system
4. Additional information regarding street trees on the spine road
5. Comments from the Council's landscape architect regarding boundary planting, open and play space, the spine road, detailed planting plans, lighting, boundary treatments, and materials will need to be addressed, as well as the need for a landscape and habitat management plan.

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The Council is not aware of any viability constraints affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

Sites around Watlington have been affected by the need to facilitate the Watlington Relief Road. This route has now been agreed in principle through the relevant sites at Watlington. The illustrative masterplan accompanying the outline application for this site shows that the development of the site would not prejudice the route of the relief road, and the detail of this route is to be agreed through the live reserved matters application. The County Council has yet to respond to the reserved matters application regarding the aligned route, although the spine road

layout as submitted broadly follows the illustrative route (option 1) as agreed in the outline consent.

The County Council has agreed that some development can take place in Watlington prior to the relief road being open to traffic, and has secured legal agreements for this site, Land at Cuxham Road (P17/S1928/O / Ref: 1938) and Land at Britwell Road (P17/S3231/O / Ref: 1937) to implement town centre traffic management schemes to mitigate the short term impact. The County Council expect the road to be operational in late 2023 / early 2024, but no conditions are attached to the outline consent limiting commencement or occupation based on this.

Other infrastructure contributions are set out in the S106 agreement, but similarly do not place restrictions on commencement.

7. Site promoter comments

No additional comments to add. Redrow homes intended to commence construction as soon as all the necessary permissions are in place.

Date comments received

29/06/2022

8. Officer conclusion on deliverability

Sites in Watlington have been affected by the need to plan for the Watlington relief road. However, these issues have now been resolved and Oxfordshire County Council has agreed a route for the road through the sites allocated in the Watlington Neighbourhood Plan. These issues have been resolved on this site through the relevant legal agreements associated with the outline permission, and short term mitigation measures for the town centre to allow development to commence. Therefore, the key barrier to development on this site has now been addressed.

On average, it takes around 19 months for a site of this size to receive reserved matters consent from the point of submission of a detailed application. The reserved matters application was submitted on 4 April 2022, meaning that the likely determination date will be November 2023. Using average lead in times, it would take 14 months for the first completions to take place on site, placing first completions in January 2025.

Sites of this size deliver on average 34 dwellings per annum, and we have assumed half this for the first year of completions (Jan 2025 to Dec 2025). This is a build out rate of 1.4 dwellings a month ($34 \div 2 \div 12 = 1.4$). For the first year of completions (2025/26), this would result in 4 completions (January to March). From April 2025 to December 2025, this rate would continue, delivering 13 completions. The rate would then double back up to 34 dwellings per annum (or 2.8 a month) for January to March 2026 (or 8 dwellings). For 2026/27 this would see total completions at 21. From then onwards the site will deliver 34 dwellings per annum until complete in 2026/27.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

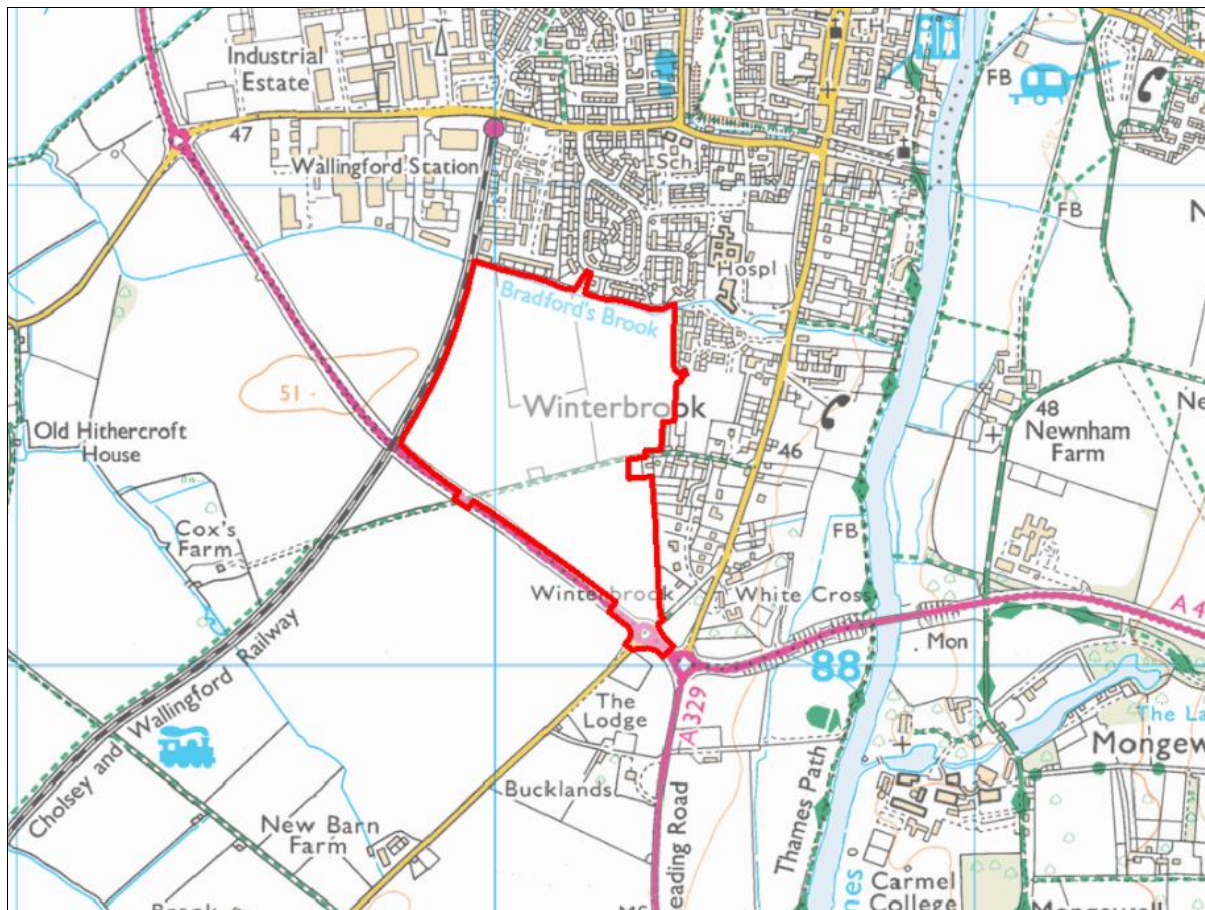
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 4 | 21 | 34 | 1 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-------------------------------|
| Site name | South of Wallingford (Site E) |
| Land supply reference | 1676 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 272 |
|-------------------------------------|-----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 502 |
| Total units with outline consent | 502 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|--------------|
| Outline application reference | P16/S4275/O |
| Outline permission date | 09/08/2019 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | P20/S2797/RM |
| Reserved Matters permission date | 08/11/2021 |

Assessment of deliverability

1. Current planning status

The site benefits from both an allocation in the Wallingford Neighbourhood Plan and an outline planning permission for 502 dwellings. The Council has also granted detailed planning permission for phase 1 of the development, which includes the access off Reading Road and the first part of the spine road into the site. It does not however contain any detailed permissions for dwellings.

2. Progress towards a planning application

Since the Council granted outline permission in August 2019, the applicant has worked proactively to discharge pre-commencement conditions, as well as securing detailed permission for the first part of the spine road. There was a slowing down of planning submissions during 2020 as a result of the Covid-19 pandemic, but once restrictions lifted there has been a steady flow of applications to discharge pre-commencement conditions.

Over the last 6 months pre application discussions regarding the first residential phase of development have taken place. This phase will be for around 200 homes. Discussions have also involved discharge of outline conditions. Conditions discharge applications have been submitted in relation to key site-wide conditions such as the Design Code, Play Strategy and Landscape Strategy. **The Reserved Matters Application for Phase 2 was submitted in June 2022 and has a target determination date of 30th September 2022.**

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The Council is not aware of any viability issues affecting this site. A section 106 agreement has been signed.

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is under the control of a developer, Berkeley Homes.

6. Infrastructure dependencies and enablers

There are no known major infrastructure dependencies on this site. Infrastructure contributions have been agreed and resolved through Section 106 and Section 278 agreements. The S106 agreement notes that certain sustainable transport improvements need to be in place prior to the first occupation – such as cycle

improvements to connect to the existing route to Cholsey, and the creation of bus stops on the Reading Road.

7. Site promoter comments

Berkeley Homes have been progressing with discharging all pre-commencement conditions in relation to the outline and Phase 1 (Access Road) consent. Berkeley are hopeful to start constructing the new arm off the A4130 roundabout and spine road into the development in late Summer/early Autumn, aiming to have it complete by the Spring. Thereafter and hopeful of a positive determination on the Phase 2 Reserved Matters Application, construction on the homes would start in Spring 2023, with the first home likely to be complete in Spring 2024. Berkeley expect a build out rate of between 70-90 dwellings per annum.

Date comments received

20/07/2022

8. Officer conclusion on deliverability

The site has outline planning permission for 502 dwellings, and is allocated in the Wallingford Neighbourhood Plan for the same number of homes. The principle of the development is therefore acceptable. The applicant has signed a section 106 agreement, and has begun to discharge pre-commencement conditions throughout 2021 and 2022. Furthermore, the site is under the control of a housebuilder, Berkeley Homes.

The Council's average lead in time from outline submission to first completions for a site of this size is 6.4 years. The applicant has accelerated progress with discharging conditions in 2022, with eight applications submitted between January and April. As set out in Box 2, the Council expects to receive a reserved matters application in the summer of 2022, and for this to be determined prior to the end of the year 2022/23. First completions would therefore occur in the year 2023/24. For a site of this size, we would expect around 132 dwellings per annum, in line with our average build out rate analysis (halved for the first year).

However, the developer, Berkeley Homes has advised that this rate may be optimistic for this site, and has instead suggested an annual build out rate of 86 dwellings per annum. The council considers this to be a realistic possibility on site, and has assumed this in our revised final trajectory for the site.

Given the evidence set out above, the Council considers that there is a reasonable prospect that dwellings will be completed on this site in the next 5 years, as set out on the table below. Overall, we expect the site to contribute 272 dwellings to the housing supply.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 66 | 132 | 132 | 132 | 40 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

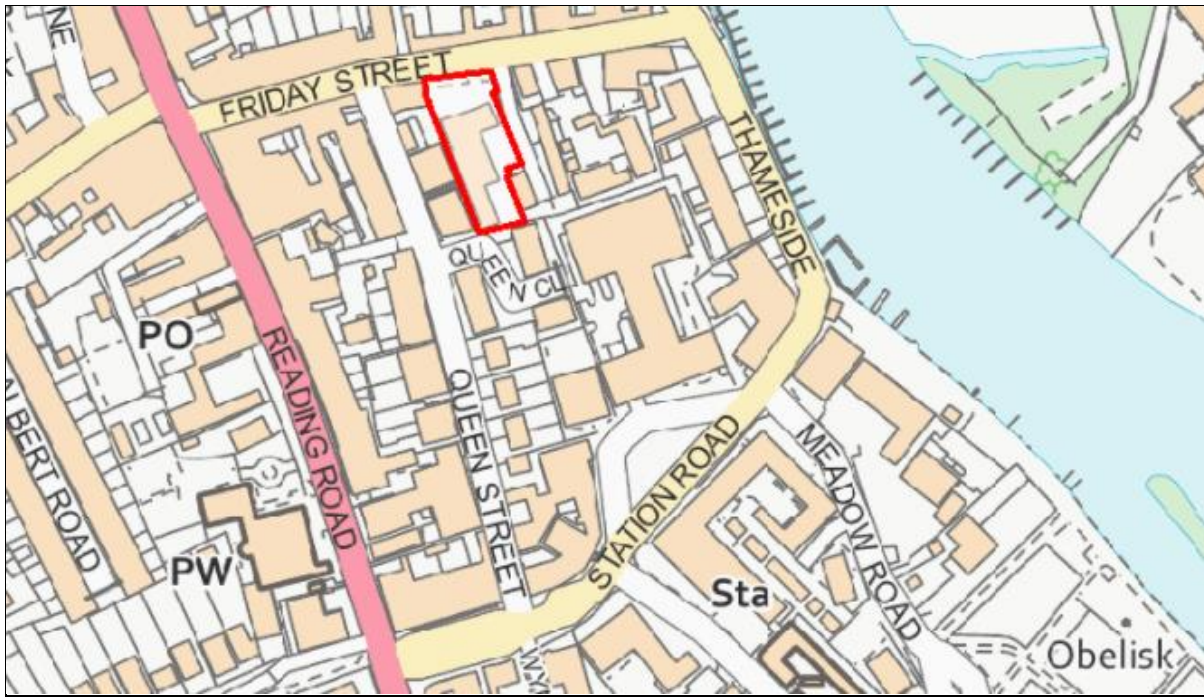
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 14 | 86 | 86 | 86 | 86 | 86 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 58 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-------------------|
| Site name | TA Centre, Henley |
| Land supply reference | 1445 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|------------|
| Site status | Allocation |
|--------------------|------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 10 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 10 dwellings in the joint Henley and Harpsden Neighbourhood Plan.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress toward other site assessment work.

4. Site viability

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

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council is not aware of any infrastructure dependencies affecting this site.

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site benefits from an existing allocation in the joint Henley and Harpsden Neighbourhood Plan for 10 dwellings. However, the site promoter has shown no indication that they are progressing a planning application on this site. The Council does not therefore consider the site to be deliverable in the next five years.

The Council consider that the site is developable in the long term however, and have assume the site will deliver dwellings toward the end of the plan period as shown on the trajectory below.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

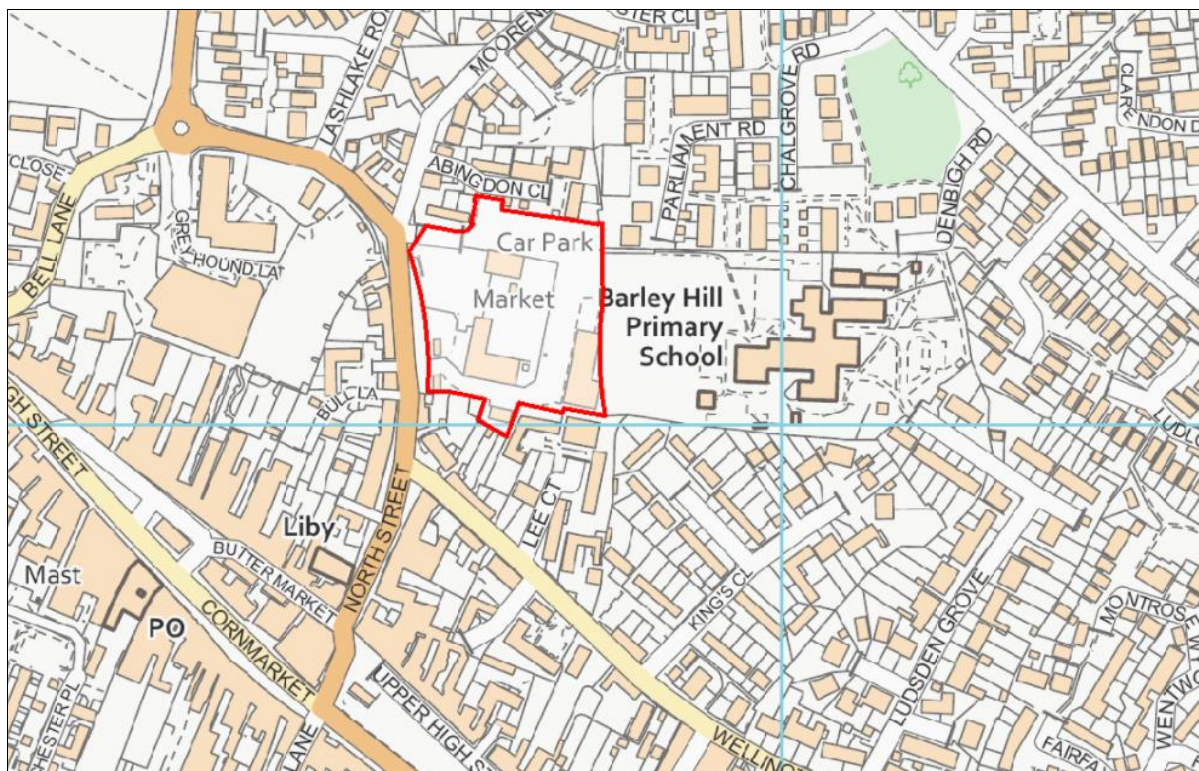
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 10 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|---------------------|
| Site name | Thame Cattle Market |
| Land supply reference | 1409 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|--------------------------------|
| Total units allocated for development | Unknown (mixed use allocation) |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for a mixed use development in the Thame Neighbourhood Plan. There are no planning applications on this site.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application on this site. However, the Council did grant planning permission in December 2018 for the relocation of the Cattle Market to a new site at Rycote Lane (P17/S4415/FUL).

3. Site promoter's progress with other site assessment work

The Council is not aware of any site assessment work on this site.

4. Site viability

The Council is not aware of any viability issues on this site, although as a brownfield redevelopment it may give rise to issues as more investigatory work is done.

5. Ownership constraints

The Council is not currently aware who controls this site.

6. Infrastructure dependencies and enablers

No detailed work on infrastructure has been undertaken for this site. At this point it is not possible to determine what infrastructure dependencies exist.

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

6. Officer conclusion on deliverability

There has been no progress on this site since it was allocated in the Thame Neighbourhood Plan in 2013. The recent decision to approve a new site for the cattle market is positive progress, but the cattle site is still operating from the site. Therefore, the site is not deliverable.

There are currently no detailed plans for this site, and the neighbourhood plan allocation only encourages a minor amount of residential on this site. We have therefore assumed no dwellings on this site until a planning application comes forward.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|-------------------------------------|
| Site name | The Orchard, Brightwell cum Sotwell |
| Land supply reference | 1931 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 20 |
|-------------------------------------|----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 20 |
| Total units with outline consent | 13 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|----------------|
| Outline application reference | P16/S3958/O |
| Outline permission date | 05/03/2019 |
| Full application reference | P21/S4771/FUL |
| Full permission date | Not determined |
| Reserved Matters reference | P22/S0855/RM |
| Reserved Matters permission date | Not determined |

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission for this site in March 2019. The site promoter submitted a reserved matters application for 13 dwellings on 4 March 2022. The target decision date for the reserved matters application is currently 8 June 2022.

The site promoter has also submitted a full planning application for 20 units on the same site, extending the number of units beyond the outline and reserved matters application.

2. Progress towards a planning application

A full planning application for 20 units has been submitted and is under consideration. Officers are minded to progress positively with the application to determination, subject to remaining issues and a signed S106 agreement – which is currently being drafted by legal teams.

The remaining issues to be addressed are:

- 1) Detailed landscaping design, biodiversity and open space
- 2) Inclusion of swales and drainage basins in the open space and verges
- 3) Signed S106 agreement

It is anticipated these matters can be resolved by July 2022.

In addition, a reserved matters application is under consideration. This application has been submitted to keep the permission alive and is also being dealt with by officers concurrent to the full planning application above. The following outstanding matters are to be addressed as part of the determination process:

1. The need for a biodiversity enhancement strategy
2. The need for a detailed surface water drainage scheme
3. The need for a new tree survey
4. Comments from the Council's landscape officer regarding the layout of the site, and a request for further information

A full application is also under consideration. Similar to the reserved matters application, there are key outstanding comments for the applicant to address:

1. The need for a biodiversity enhancement strategy
2. The need for a detailed surface water drainage scheme
3. The need for a new tree survey
4. Further landscape information and amendments relating to soft landscaping, drainage, hard landscaping and materials.
5. Further information relating to highways, access and transport to address the holding application by the local highway authority

3. Site promoter's progress with other site assessment work

The applicant is working to address the comments made by consultees during the course of the planning application.

4. Site viability

The Council is not aware of any viability constraints affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

There are no infrastructure constraints affecting this development, and the key contributions from this site will be secured through a legal agreement and/or CIL.

The full planning application will need to be subject to a new legal agreement, and therefore any infrastructure contributions will need to be addressed through this. These matters are being resolved and it is expected a suitable legal agreement can be prepared.

7. Site promoter comments

The assessment on delivery is appropriate and we would hope to develop the site well within this timeframe.

Date comments received

17/06/2022

8. Officer conclusion on deliverability

13 home proposal

The Council granted outline planning consent prior to the covid-19 pandemic, which has accounted for the relatively slow submission of a reserved matters application on this site. There are no significant constraints to development on this site, with the significant "in principle" issues being dealt with via the outline consent. There are some technical / design matters that need to be addressed, but this is standard for the planning process.

On average, it takes around 19 months for a site of this size to see first completions from the submission of a reserved matters application. This would place first completions in September 2023. The average build out rate for sites of this size is 17 dwellings per annum, and we would assume half of this for the first year of completions (September 2023 to August 2022). This is an average build

out rate of 0.7 dwellings a month. For the year 2023/24, the site would therefore deliver 5 dwellings, and the remainder will be delivered in 2024/25.

20 home proposal

The applicant submitted a full application for 20 homes on 9 November 2021. Sites of this size would take on average 34.6 months from submission of an application to first completions. This would place first completions on this site in September 2024.

The average build out rate for sites of this size is 17 dwellings per annum, and we would assume half of this for the first year of completions (September 2024 to August 2025). This is an average build out rate of 0.7 dwellings a month. For the year 2024/25, the site would therefore deliver 5 dwellings (September 2024 to March 2025). Between April 2025 and August 2025, this lower rate of delivery would continue, resulting in 4 houses. Between September 2025 and March 2026, the site would deliver 10 dwellings taking the total for the year 2025/26 to 14 houses. This would leave 1 dwelling to complete in 2026/27.

Summary

Taking the above into account, the Council considers that there is a reasonable prospect that housing completions will take place in accordance with the trajectory below. The principle of development has been accepted through the outline consent, and the relatively minor increase in dwellings is unlikely to result in significant challenges to the application (indeed, there are no in principle objections to the higher number at the moment, and the site is allocated for 20 homes in the neighbourhood plan). The case officer has confirmed that there are no in principle objections to the 20 home development, and that the remaining technical questions on site can be addressed by July 2022.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 5 | 14 | 1 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | |
|------------------------------|-------------------|
| Site name | Vauxhall Barracks |
| Land supply reference | 1416 |

| | |
|-------------------------------------|---|
| Total units in 5 year period | 0 |
|-------------------------------------|---|



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| | |
|--------------------|-----------|
| Site status | Allocated |
|--------------------|-----------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 300 |
| Total units with outline consent | 0 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|-----|
| Outline application reference | N/A |
| Outline permission date | N/A |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | N/A |
| Reserved Matters permission date | N/A |

Assessment of deliverability

1. Current planning status

The site is allocated for 300 dwellings by Policy H2e of the South Oxfordshire Local Plan 2035.

2. Progress towards a planning application

The Council is not aware of any progress toward a planning application for this site.

3. Site promoter's progress with other site assessment work

The Council is not aware of any technical work supporting this site.

4. Site viability

The Council is not aware of any viability issues on this site.

5. Ownership constraints

The site is under the control of the Ministry of Defence. It was originally allocated for development in the South Oxfordshire Core Strategy in 2012, when the MoD were planning to close the base in the 2020s. However, a recent statement by the Secretary of State for Defence confirmed that the site will remain operational until 2034*.

*<https://hansard.parliament.uk/commons/2021-11-25/debates/4B6A550A-167C-482B-B457-59C10258EBB3/ArmyRestructuringFutureSoldier>

6. Infrastructure dependencies and enablers

The site would need to contribute to the infrastructure set out in Appendix 2.8 of the Council's Infrastructure Delivery Plan (IDP).

7. Site promoter comments

Site promoter comments not invited due to Council's expectation that the site will not deliver until much later in the plan period.

Date comments received

N/A

8. Officer conclusion on deliverability

The site is still early in the planning process, not benefitting from a detailed nor outline planning permission. There is currently no indication for when a planning application will be submitted on this site. The site is not therefore deliverable in the next five years.

Given the Secretary of State's statement to parliament, the site is unlikely to be developed in the plan period.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

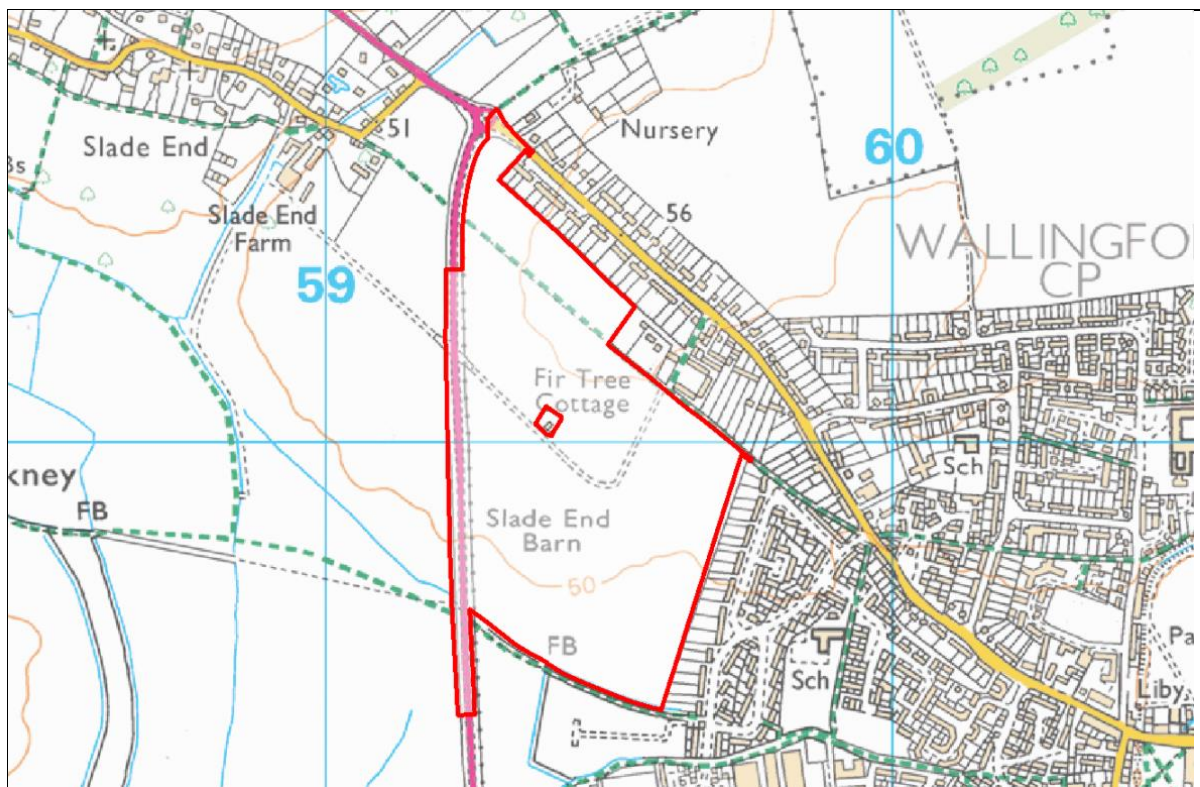
| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five-year supply period

| | |
|------------------------------|------------------------------|
| Site name | West of Wallingford (Site B) |
| Land supply reference | 1015 |

| | |
|-------------------------------------|-----|
| Total units in 5 year period | 467 |
|-------------------------------------|-----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|-----|
| Total units allocated for development | 555 |
| Total units with outline consent | 555 |
| Total units with detailed consent | 323 |
| Total completions to date | 18 |

Please see accompanying strategic site breakdown table for West of Wallingford (Site B) to see the outline consent and various reserved matters permissions / applications.

Assessment of deliverability

1. Current planning status

The site benefits from both an allocation in the Local Plan and an outline planning permission for 555 dwellings. The Council has also granted planning permission for 4 detailed phases of development, phase 1, phase 1b, phase 2, and phase 3, meaning that 323 of the 555 dwellings now benefit from detailed planning permission.

2. Progress towards a planning application

The Council has not received a further reserved matters application to date, although the most recent permission was in December 2021 showing progress from the applicant with securing detailed consent.

3. Site promoter's progress with other site assessment work

The Council is not aware of any progress with other site assessment work, although significant amount of such work has informed the outline permission and the 3 subsequent detailed planning permissions. There is also a live application on the site for the provision of a primary school (P21/S4699/FUL). The site has been cleared and is prepared for development. The community infrastructure is expected to complete by the end of 2022 showing good progress with delivery.

4. Site viability

The Council is not aware of any viability issues affecting this site. A section 106 agreement has been signed and development has started. The majority of the units on the site now have detailed planning consent.

5. Ownership constraints

The Council is not aware of any land ownership constraints affecting development. The site is under the control of a developer, St Edwards Homes / St Joseph Homes.

6. Infrastructure dependencies and enablers

There are no known infrastructure dependencies on this site. Infrastructure contributions have been agreed and resolved through Section 106 and Section 278 agreements.

7. Site promoter comments**No further comments to add****Date comments received**

27/06/2022

8. Officer conclusion on deliverability

The majority of the dwellings on the site have detailed planning permission, and these are considered deliverable in accordance with the NPPF's definition of a deliverable housing site. The remaining 232 units on site benefit from an outline planning consent.

Development has started on site, with first completions occurring in 2020/21. As set out on the accompanying strategic major site tracker for this site, the Council has assumed a maximum build out rate of 132 dwellings per annum. However, development on this site has been slow in the last two years, only delivering 18 homes per annum since commencement, likely affected by the Covid-19 pandemic's restrictions in these years. For Phase 1 (P17/S3891) we have therefore assumed that the build out rate will double to a still relatively low 36 homes per annum in 2022/23, before climbing to 53 in 2023/24.

Phase 2 is for an extra care facility (although all units are self-contained and therefore count 1:1 as a standard dwelling). As with other flatted / single block development in the district, we have assumed that all 75 units from this phase will be delivered in one monitoring year as a developer cannot open / occupy an unfinished building. As permission was granted for this in 2019/20, and construction work has commenced, we believe there is a reasonable prospect that this phase will be completed in 2022/23. This takes the total completions on site for 2022/23 to 111, below the average completion rate for a site of this size of 132 dwellings per annum.

Phase 3 was granted detailed planning permission in 2021/22. Site clearance work has already started and the development is therefore "under construction". We have assumed that this phase will commence as phase 1 finishes, as the developer is unlikely to stop building and remove their equipment on site, only to return shortly after. It is expected the on-site team, including construction workers, will be retained on site. We believe that phase 1 will complete in 2023/24, delivering 53 dwellings. As the site overall will be several years into development at this point, it is reasonable to assume that collectively the site can deliver the average annual build out rate of 132 dwellings per annum. This means phase 3 will deliver 79 homes in 2023/24, and the remaining 44 homes in 2024/25. This accounts for all the dwellings that currently benefit from detailed planning permission.

The remaining 232 dwellings do not have detailed permission. However, following the same logic for phase 3 means that the developer is unlikely to halt construction on site, while all their equipment and staff are present. The applicant has agreed a phasing plan with the Council in December 2017 (P17/S3806/DIS), identifying that

the development will be brought forward in 6 phases. Phase 4 appears to contain around 70 dwellings, Phase 5 around 55 dwellings, and Phase 6 around 107.

In line with other reserved matters applications, we have allowed a year between the most recent permission (Phase 3 P21/S2127/RM) and the submission for Phase 4. However, to ensure that there is a continuous pipeline of units with detailed consent so the developer does not have to decant from the site, we have assumed phases 5 and 6 will come forward for detailed consent in sequential years. Given that the developer is currently on site, that there has been a steady submission of reserved matters applications, construction work has started on the primary school, and that there are no outstanding infrastructure dependencies the Council believes this represents a reasonable trajectory for this site.

Final trajectory (not changed because of promoter input)

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 18 | 18 | 111 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 132 | 79 | 90 | 55 | 52 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

| | 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 Plan 2035 Policy H3 | St Edward Homes & The Prudential Assurance Company | Allocated | 555 | | | | | | | | | | | | A* | 18 | 111 | 132 | 79 | 90 | 55 | 52 | | | | | | | |
| | | | | | | | | | | | | | | | 18 | | | | | | | | | | | | | | |
| Outline Consent P14/S2860/O | St Edward & Prudential | Under construction | 555 | | | | | | S | | | P | | | 18 | 18 | 111 | 132 | 79 | 90 | 55 | 52 | | | | | | | |
| Phase 1 P17/S3891/RM & P19/S2729/RM 26 | St Joseph Homes | Under construction | 125 | | | | | | | | | S | | P | 18 | 18 | 36 | 53 | | | | | | | | | | | |
| Phase 2 P18/S0068/RM | St Joseph Homes | Under construction | 75 | | | | | | | | | S | | P | | | 75 | | | | | | | | | | | | |
| Phase 3 P21/S2127/RM | St Joseph Homes | Under construction | 121 | | | | | | | | | | | | S | | | 79 | 42 | | | | | | | | | | |
| | | | | | | | | | | | | | | | P | | | | | | | | | | | | | | |
| Future RM application “Phase 4” | St Joseph Homes | Not submitted | 72 | | | | | | | | | | | | | | | S | P | 37 | 35 | | | | | | | | |
| Future RM application “Phase 5” | St Joseph Homes | Not submitted | 55 | | | | | | | | | | | | | | | | S | P | 55 | | | | | | | | |
| Future Rm application “Phase 6” | St Joseph Homes | Not submitted | 107 | | | | | | | | | | | | | | | | | S | 55 | 52 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | P | | | | | | | | | |

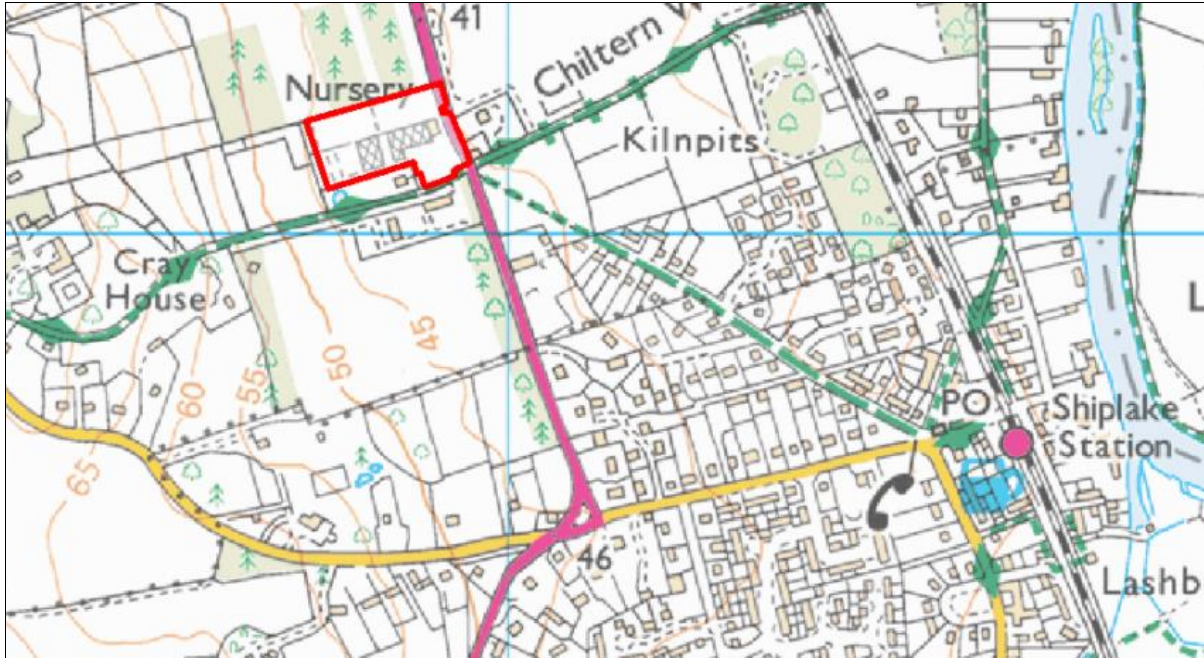
* The South Oxfordshire Core Strategy, adopted in December 2012, allocated this site for residential development. However, the South Oxfordshire Local Plan 2035 replaced the Core Strategy and carried over the allocation of this site.

| Key | |
|-----|---|
| A | Date the plan making the allocation was adopted |
| S | Actual submission of planning application |
| S | Forecast submission of planning application |
| P | Actual granting of planning application |
| P | Forecast granting of planning application |
| 12 | Actual completions (dwellings per annum) |
| 12 | Forecast completions (dwellings per annum) |

²⁶ This application is for 75 dwellings, but the 75 dwellings were already granted consent under P17/S3891/RM. The application sought minor, but wide ranging design changes to the remaining 75 units in phase 1, but did not add to the total permitted units with detailed consent.

| | |
|------------------------------|-----------------------|
| Site name | Wyevale Garden Centre |
| Land supply reference | 2034 |

| | |
|-------------------------------------|----|
| Total units in 5 year period | 40 |
|-------------------------------------|----|



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| | |
|--------------------|-----------------------------|
| Site status | Outline planning permission |
|--------------------|-----------------------------|

| | |
|---------------------------------------|----|
| Total units allocated for development | 0 |
| Total units with outline consent | 40 |
| Total units with detailed consent | 0 |
| Total completions to date | 0 |

| | |
|----------------------------------|--------------------|
| Outline application reference | P18/S0951/O |
| Outline permission date | 29/11/2019 |
| Full application reference | N/A |
| Full permission date | N/A |
| Reserved Matters reference | P21/S4271/RM |
| Reserved Matters permission date | Not yet determined |

Assessment of deliverability

1. Current planning status

The Council granted outline planning permission for this site in November 2019. The site promoter submitted a reserved matters application on 5 October 2021, and submitted supplementary geotechnical information plans in November 2021.

Stakeholders have provided comments on the submitted reserved matters application, with key (albeit not unusual) issues to resolve are:

- The need for a biodiversity metric assessment to demonstrate net gain of biodiversity on site
- Additional design work for soakaways and drainage
- Additional information to address landscape objections
- Additional information to address transport and highway objections from Oxfordshire County Council

2. Progress towards a planning application

A reserved matters application is under consideration.

3. Site promoter's progress with other site assessment work

See above.

4. Site viability

The Council is not aware of any viability constraints affecting this site.

5. Ownership constraints

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

6. Infrastructure dependencies and enablers

The Council and the applicant have signed a section 106 agreement covering provision for affordable housing, the provision of recycling / refuse bins, street naming, provision of public art, and a monitoring fee. Off-site infrastructure provision will be made through a Community Infrastructure Levy (CIL) payment.

7. Site promoter comments

Beechcroft intend to be on site and delivering units next year. We would therefore recommend that you bring forward your project trajectory by a year. The annual delivery is expected to be 25% in 23/24, 50% in 24/25 and 25% in 25/26.

Date comments received

05/07/2022

8. Officer conclusion on deliverability

There are still technical design matters to address, and additional information needed to determine the reserved matters application. However, it is not unusual for such matters to arise, and the Council considers that these can be addressed in sufficient time to facilitate the delivery of housing on this site in the next five years. On average, it takes around 19.5 months for sites of this size to receive reserved matters consent from the point such an application is submitted. As the reserved matters application was submitted on 5 October 2021, this would equate to a determination date of May 2023. This gives nearly a year from the date of this statement to resolve the outstanding matters listed above.

Following from this, it takes on average 14 months from the determination date of a reserved matters application to first completions – or July 2024. Sites of this size build an average of 17 dwellings per annum, and so we have assumed this rate for this site, with half this number for the first year of completions (July 2024 to June 2025). For the year 2024/25, the site would deliver 9 months of completions at a rate of 8.5 dwellings per annum (~0.7 homes a month), delivering 6 homes in total for that year. This rate would continue into the first three months of 2025/26, delivering 2 homes, before rising to the rate of 17 per annum (~1.4 a month). For the remaining 9 months of 2025/26, this equates to 13 homes. This would result in all homes on site being delivered by the end of 2027/28.

The site promoter has advised that following this timetable is unrealistically pessimistic, and that they intend to be delivering units on site in 2023. They expect to deliver 10 units in 2023/24, 20 units in 2024/25, and the remaining 10 in 2025/26. The Council considers there to be no reasons to delay delivery beyond this timetable and have therefore accepted the site promoter's trajectory for delivery on this site.

Original trajectory shared with site promoter

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 0 | 6 | 15 | 17 | 2 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Revised final trajectory

| 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

| 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
|---------|---------|---------|---------|---------|---------|
| 10 | 20 | 10 | 0 | 0 | 0 |

| 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 | 2034/35 |
|---------|---------|---------|---------|---------|---------|
| 0 | 0 | 0 | 0 | 0 | 0 |

Red cells are those years in the five year supply period

APPENDIX D: SITE LEAD-IN TIME ANALYSIS

Major Full Permissions

| South Oxfordshire Lead in time analysis- Major Full Permissions | | | | | | | | | | | | | |
|---|---|-----------|---------------------------|---------------|---|--|--------|--|--------|---|--------|--|--|
| | | | | | | Time between application received and permission | | Time between permission and estimated first completion | | Total time (application received to estimated first completion) | | | |
| Application reference | Site name | Net homes | Application received date | Decision date | Building control / Estimated date of first completion | Years | Months | Years | Months | Years | Months | | |
| P09/W1313 | Fairmile Hospital, Cholsey | 354 | 16/12/2009 | 30/07/2010 | 16/09/2011 | 0.6 | 7.4 | 1.1 | 13.6 | 1.7 | 21.0 | | |
| P14/S3841/FUL | Thame NDP Site F: Land north of Oxford Road THAME | 203 | 02/12/2014 | 30/07/2015 | 14/10/2016 | 0.7 | 7.9 | 1.2 | 14.5 | 1.9 | 22.4 | | |
| P16/S3611/FUL | Land north of Littleworth Road Benson | 187 | 28/10/2016 | 30/06/2017 | 27/06/2018 | 0.7 | 8.0 | 1.0 | 11.9 | 1.7 | 19.9 | | |
| P09/E0145/O | Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY | 178 | 17/02/2009 | 29/06/2010 | 15/07/2011 | 1.4 | 16.3 | 1.0 | 12.5 | 2.4 | 28.8 | | |
| P13/S3451/FUL | Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford | 134 | 06/11/2013 | 24/09/2014 | 18/03/2016 | 0.9 | 10.6 | 1.5 | 17.8 | 2.4 | 28.4 | | |
| P12/S1424/FUL | Townlands Hospital York Road HENLEY-ON-THAMES RG9 2EB | 110 | 10/07/2012 | 19/03/2013 | 01/04/2017 | 0.7 | 8.3 | 4.0 | 48.4 | 4.7 | 56.7 | | |
| Average site lead in time, 100-499 units | | | | | | 0.8 | 9.8 | 1.6 | 19.8 | 2.5 | 29.5 | | |
| P15/S3387/FUL | CABI international, Nosworthy way, Mongewell, OX10 8DE | 91 | 09/10/2015 | 31/08/2017 | 03/12/2019 | 1.9 | 22.7 | 2.3 | 27.1 | 4.2 | 49.8 | | |
| P15/S0191/FUL | Land West of Reading Road Wallingford OX10 9HL | 84 | 28/01/2015 | 21/03/2016 | 27/06/2018 | 1.1 | 13.7 | 2.3 | 27.2 | 3.4 | 40.9 | | |
| P14/S1619/O | Thame NDP Site C Phase one: Wenman Road Thame | 79 | 23/03/2014 | 19/03/2015 | 14/01/2016 | 1.0 | 11.9 | 0.8 | 9.9 | 1.8 | 21.7 | | |
| P14/S4066/FUL | Land to south of Hadden Hill Didcot | 74 | 19/12/2014 | 03/02/2017 | 14/12/2018 | 2.1 | 25.5 | 1.9 | 22.3 | 4.0 | 47.8 | | |
| P16/S3607/FUL | East End Farm, South of Wallingford Road, Cholsey | 67 | 28/10/2016 | 16/03/2018 | 25/06/2019 | 1.4 | 16.6 | 1.3 | 15.3 | 2.7 | 31.9 | | |
| P15/S4257/FUL | SCNDP site SON 9: Lea Meadow Sonning Common RG4 9NJ | 65 | 16/12/2015 | 19/05/2016 | 29/05/2018 | 0.4 | 5.1 | 2.0 | 24.3 | 2.5 | 29.4 | | |
| P15/S0779/FUL | Land on corner of Mill Lane & Thame Lane Chinnor | 61 | 11/03/2015 | 05/08/2016 | 19/04/2018 | 1.4 | 16.9 | 1.7 | 20.4 | 3.1 | 37.3 | | |
| P15/S2121/FUL | Land North of London Road Wheatley | 51 | 24/06/2015 | 31/03/2016 | 21/11/2017 | 0.8 | 9.2 | 1.6 | 19.7 | 2.4 | 28.9 | | |
| P16/S0942/FUL | Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road Oxford OX3 8BX | 50 | 16/03/2016 | 15/09/2016 | 19/12/2017 | 0.5 | 6.0 | 1.3 | 15.1 | 1.8 | 21.1 | | |
| P15/S4119/FUL | SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field | 50 | 07/12/2015 | 03/05/2018 | 11/12/2019 | 2.4 | 28.8 | 1.6 | 19.3 | 4.0 | 48.1 | | |
| Average site lead in time, 50-99 units | | | | | | 1.3 | 15.6 | 1.7 | 20.1 | 3.0 | 35.7 | | |
| P13/S3023/PDO | Angus House, Wenman Road, Thame, OX9 3XA | 44 | 26/09/2013 | 21/11/2013 | 11/05/2015 | 0.2 | 1.8 | 1.5 | 17.6 | 1.6 | 19.4 | | |
| P04/W0733 | Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh | 42 | 21/06/2004 | 09/07/2008 | 16/05/2012 | 4.0 | 48.6 | 3.9 | 46.2 | 7.9 | 94.8 | | |
| P16/S3525/FUL | Thames Valley Police Greyhound Lane THAME OX9 3ZD | 41 | 21/10/2016 | 28/09/2018 | 30/11/2020 | 1.9 | 23.2 | 2.2 | 26.1 | 4.1 | 49.3 | | |
| P14/S3987/FUL | Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS | 39 | 15/12/2014 | 10/09/2015 | 22/11/2016 | 0.7 | 8.8 | 1.2 | 14.4 | 1.9 | 23.3 | | |
| P11/E1862 | 17 Thame Park Road Thame OX9 3PD | 35 | 07/11/2011 | 19/07/2012 | 03/12/2013 | 0.7 | 8.4 | 1.4 | 16.5 | 2.1 | 24.9 | | |

| South Oxfordshire Lead in time analysis- Major Full Permissions | | | | | | | | | | | | |
|---|---|-----------|---------------------------|---------------|---|--|--------|--|--------|---|--------|--|
| | | | | | | Time between application received and permission | | Time between permission and estimated first completion | | Total time (application received to estimated first completion) | | |
| Application reference | Site name | Net homes | Application received date | Decision date | Building control / Estimated date of first completion | Years | Months | Years | Months | Years | Months | |
| P17/S0241/FUL | Land at Six Acres, Thame Road, Warborough | 29 | 20/01/2017 | 31/07/2019 | 03/10/2019 | 2.5 | 30.3 | 0.2 | 2.1 | 2.7 | 32.4 | |
| P14/S1156/FUL | Angus House, Thame Park Road, Thame, OX9 3RT | 27 | 14/04/2014 | 19/12/2014 | 11/05/2015 | 0.7 | 8.2 | 0.4 | 4.7 | 1.1 | 12.9 | |
| P18/S2631/FUL | SCNDP site SON 5: Kennylands Paddock | 25 | 01/08/2018 | 16/01/2019 | 01/02/2021 | 0.5 | 5.5 | 2.0 | 24.5 | 2.5 | 30.1 | |
| P16/S1227/FUL | JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE | 23 | 12/04/2016 | 30/05/2017 | 01/08/2019 | 1.1 | 13.6 | 2.2 | 26.1 | 3.3 | 39.6 | |
| P16/S3796/PDO | 309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL | 23 | 14/11/2016 | 11/01/2017 | 20/08/2018 | 0.2 | 1.9 | 1.6 | 19.3 | 1.8 | 21.2 | |
| P16/S1514/FUL | 13-16 St Martins Street WALLINGFORD OX10 0EF | 22 | 04/05/2016 | 21/10/2016 | 04/04/2019 | 0.5 | 5.6 | 2.5 | 29.4 | 2.9 | 35.0 | |
| P14/S0986/FUL | Siareys Yard Station Road Chinnor OX39 4HA | 22 | 01/04/2014 | 08/10/2015 | 20/10/2017 | 1.5 | 18.2 | 2.0 | 24.4 | 3.6 | 42.6 | |
| P14/S0655/FUL | Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ | 21 | 28/02/2014 | 20/11/2015 | 22/11/2016 | 1.7 | 20.7 | 1.0 | 12.1 | 2.7 | 32.8 | |
| P15/S2782/FUL | Thame Service Station 67-68 Park Street Thame | 20 | 14/08/2015 | 23/12/2015 | 13/02/2018 | 0.4 | 4.3 | 2.1 | 25.7 | 2.5 | 30.0 | |
| P11/W1724 | land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG | 19 | 27/10/2011 | 03/10/2012 | 01/10/2013 | 0.9 | 11.2 | 1.0 | 11.9 | 1.9 | 23.2 | |
| P11/S0098 | Icknield Place Goring RG8 0DN | 17 | 14/03/2012 | 20/11/2012 | 01/04/2014 | 0.7 | 8.2 | 1.4 | 16.3 | 2.0 | 24.6 | |
| P16/S2459/FUL | JHHNDP Site Z: 116-118 Greys Road HENLEY-ON-THAMES RG9 1QW | 16 | 18/07/2016 | 22/12/2016 | 22/05/2018 | 0.4 | 5.2 | 1.4 | 17.0 | 1.8 | 22.1 | |
| P18/S2125/FUL | CHOL9: 6 Reading Road Cholsey, OX10 9HN | 16 | 20/06/2018 | 19/09/2019 | 01/08/2020 | 1.2 | 15.0 | 0.9 | 10.4 | 2.1 | 25.4 | |
| P17/S1865/FUL | The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST | 16 | 19/05/2017 | 23/03/2018 | 11/04/2019 | 0.8 | 10.1 | 1.1 | 12.6 | 1.9 | 22.7 | |
| P18/S1010/FUL | Land to north of Charles Road but accessed from Meadow View/Celsea Place, Cholsey | 15 | 22/03/2018 | 28/06/2018 | 24/07/2019 | 0.3 | 3.2 | 1.1 | 12.8 | 1.3 | 16.1 | |
| P07/E1029 | Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH | 14 | 01/08/2007 | 11/12/2007 | 14/11/2020 | 0.4 | 4.3 | 12.9 | 155.1 | 13.3 | 159.5 | |
| P14/S2440/FUL | Woodcote NDP Site 18: Former Chiltern Queens Bus Depot, Long Toll, Woodcote, RG8 0RR | 14 | 29/07/2014 | 17/03/2015 | 06/01/2016 | 0.6 | 7.6 | 0.8 | 9.7 | 1.4 | 17.3 | |
| P16/S4085/PDO | 40 Oakley Road, Chinnor, OX39 4ES | 14 | 09/12/2016 | 06/02/2017 | 24/04/2018 | 0.2 | 1.9 | 1.2 | 14.5 | 1.4 | 16.5 | |
| P17/S3730/FUL | CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows (former Fairmile Hospital), Reading Road, Cholsey, OX10 9HJ | 14 | 18/10/2017 | 12/06/2018 | 05/08/2019 | 0.6 | 7.8 | 1.1 | 13.8 | 1.8 | 21.6 | |
| P07/W0875 | Corner of Papist Way & Reading Road, Cholsey | 13 | 12/07/2007 | 29/10/2007 | 09/09/2012 | 0.3 | 3.6 | 4.9 | 58.4 | 5.2 | 62.0 | |
| P11/W2346 | 27 Hagbourne Road Didcot OX11 8DP | 11 | 22/02/2012 | 01/06/2012 | 01/04/2016 | 0.3 | 3.3 | 3.8 | 46.0 | 4.1 | 49.3 | |
| P14/S0812/PDO | 174 The Broadway, Didcot | 11 | 17/03/2014 | 13/05/2014 | 16/10/2015 | 0.2 | 1.9 | 1.4 | 17.1 | 1.6 | 19.0 | |
| P16/S3709/FUL | Wallingford Youth & Community Centre, Shakespeare House, Clapcot Way, Wallingford, OX10 8HS | 10 | 07/11/2016 | 31/03/2017 | 12/07/2018 | 0.4 | 4.7 | 1.3 | 15.4 | 1.7 | 20.1 | |
| P19/S2222/N1A | Brook House Duke Street HENLEY-ON-THAMES Oxon RG9 1UP | 10 | 12/07/2019 | 13/09/2019 | 09/10/2020 | 0.2 | 2.1 | 1.1 | 12.9 | 1.2 | 14.9 | |
| Average site lead in time, 10-49 units | | | | | | 0.8 | 10.0 | 2.0 | 24.6 | 2.9 | 34.6 | |
| Average lead in times, all sites | | | | | | 0.9 | 11.2 | 1.9 | 22.9 | 2.8 | 34.1 | |

Major Outline Permissions

| South Oxfordshire Lead in time analysis- Major Outline Permissions | | | | | | | | | | | | | | | | |
|--|---|-----------|-----------------------------------|-----------------------|--------------------------------|---------------------------|--|--|--|--------|--|--|--------|--|---|--------|
| | | | | | | | | | Time between outline application received and permission (years) | | | Time between outline application and detailed permission | | | Total time between outline application received to first completion | |
| Application reference | Site name | Net homes | Outline Application received date | Outline Decision date | Reserved matters received date | Reserved matters approval | Building control/ Estimated date of first completion | | Years | Months | | Years | Months | | Years | Months |
| P02/W0848/O; Various | Great Western Park | 2604 | 21/10/2002 | 19/07/2008 | 28/07/2010 | 04/11/2010 | 01/04/2011 | | 5.7 | 68.9 | | 8.0 | 96.5 | | 8.4 | 101.3 |
| P15/S2902/O; Various | Didcot North East | 1880 | 24/08/2015 | 30/06/2017 | 06/07/2018 | 22/11/2018 | 01/01/2020 | | 1.9 | 22.2 | | 3.2 | 39.0 | | 4.4 | 52.3 |
| P14/S2860/O; Various | Land to the West of Wallingford (Site B), Wallingford | 555 | 04/09/2014 | 04/10/2017 | 31/10/2017 | 14/05/2019 | 25/01/2021 | | 3.1 | 37.0 | | 4.7 | 56.3 | | 6.4 | 76.7 |
| Average lead in time, Developments of 500+ | | | | | | | | | 3.6 | 42.7 | | 5.3 | 63.9 | | 6.4 | 76.8 |
| P16/S1139/O; P18/S2262/RM | Littleworth Road, Benson - Phase 2 | 241 | 05/04/2016 | 18/01/2018 | 02/07/2018 | 07/12/2018 | 01/03/2020 | | 1.8 | 21.5 | | 2.7 | 32.1 | | 3.9 | 46.9 |
| P16/S0077/O, P17/S0024/RM | JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR | 191 | 08/01/2016 | 22/12/2016 | 03/01/2017 | 25/05/2017 | 07/03/2019 | | 1.0 | 11.5 | | 1.4 | 16.5 | | 3.2 | 37.9 |
| P13/S2330/O, P15/S2166/RM | Thame NDP Site D: Land West of Thame Park Road Thame | 175 | 23/07/2013 | 10/06/2014 | 26/06/2015 | 27/04/2016 | 17/10/2017 | | 0.9 | 10.6 | | 2.8 | 33.1 | | 4.2 | 50.8 |
| P16/S3609/O; P18/S0719/RM | Land to the South of A4130, Didcot | 166 | 28/10/2016 | 01/09/2017 | 28/02/2018 | 28/11/2018 | 13/12/2019 | | 0.8 | 10.1 | | 2.1 | 25.0 | | 3.1 | 37.5 |
| P18/S0827/O; P18/S4138/RM | Land to the east of Benson lane, Crowmarsh Gifford | 150 | 07/03/2018 | 22/05/2019 | 11/12/2018 | 02/10/2019 | 10/03/2021 | | 1.2 | 14.5 | | 1.6 | 18.9 | | 3.0 | 36.1 |
| P16/S4062/O; P18/S1853/RM | Land east of Chalgrove, Chalgrove | 125 | 14/12/2016 | 06/10/2017 | 30/05/2018 | 21/11/2018 | 13/12/2019 | | 0.8 | 9.7 | | 1.9 | 23.2 | | 3.0 | 35.9 |
| P14/S1586/O, P17/S0574/RM | Land East of Crowell Road, Chinnor, OX39 4HP | 120 | 22/05/2014 | 14/10/2015 | 13/02/2017 | 02/06/2017 | 28/11/2018 | | 1.4 | 16.8 | | 3.0 | 36.4 | | 4.5 | 54.2 |
| P14/S1619/O, P16/S0073/RM | Thame NDP Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF | 108 | 23/05/2014 | 19/03/2015 | 08/01/2016 | 13/05/2016 | 05/05/2017 | | 0.8 | 9.9 | | 2.0 | 23.7 | | 3.0 | 35.4 |
| Average lead in time, developments of 100-499 | | | | | | | | | 1.1 | 13.1 | | 2.2 | 26.1 | | 3.5 | 41.8 |
| P08/E0324/O, P10/E0649/RM | Thame United Football Club, Windmill Road, Thame | 99 | 12/03/2008 | 22/12/2009 | 10/05/2010 | 25/08/2010 | 05/08/2011 | | 1.8 | 21.4 | | 2.5 | 29.4 | | 3.4 | 40.8 |
| P15/S0154/O, P17/S2915/RM | Land off Lower Icknield Way, Chinnor, Oxfordshire | 89 | 26/01/2015 | 23/03/2016 | 08/08/2017 | 06/02/2018 | 01/03/2019 | | 1.2 | 13.9 | | 3.0 | 36.4 | | 4.1 | 49.1 |
| P14/S0953/O, P15/S4131/RM | Land adjoining Greenwood Avenue Chinnor | 80 | 31/03/2014 | 14/10/2015 | 08/12/2015 | 07/10/2016 | 26/03/2018 | | 1.5 | 18.5 | | 2.5 | 30.3 | | 4.0 | 47.8 |
| P16/S1468/O, P17/S0808/RM | Land north of Mill Lane CHINNOR OX39 4RF | 78 | 29/04/2016 | 05/12/2016 | 27/02/2017 | 25/07/2017 | 01/10/2018 | | 0.6 | 7.2 | | 1.2 | 14.9 | | 2.4 | 29.1 |
| P14/S4105/O, P17/S1726/RM | Land to the east of Newington Road Stadhampton | 65 | 23/12/2014 | 19/05/2016 | 10/05/2017 | 16/03/2018 | 30/04/2019 | | 1.4 | 16.9 | | 3.2 | 38.7 | | 4.4 | 52.2 |
| P15/S0262/O,P17/S0875/RM | Land north of 12 Celsea Place Cholsey OX10 9QW | 60 | 02/02/2015 | 20/06/2015 | 03/03/2017 | 07/06/2017 | 09/10/2018 | | 0.4 | 4.5 | | 2.3 | 28.1 | | 3.7 | 44.2 |
| P14/S3524/O, P18/S0513/RM | Mount Hill Farm High Street Tetsworth Oxon OX9 7AD | 39 | 04/11/2014 | 10/06/2016 | 12/02/2018 | 23/05/2018 | 09/08/2019 | | 1.6 | 19.2 | | 3.5 | 42.6 | | 4.8 | 57.1 |
| P17/S0164/O; P18/S0624/RM | Little Martins Field, land east of Waterman's Lanenorth east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY | 31 | 13/01/2017 | 08/09/2017 | 22/02/2018 | 16/07/2018 | 04/03/2020 | | 0.7 | 7.8 | | 1.5 | 18.0 | | 3.1 | 37.7 |
| P13/S1481/O, P14/S2001/RM | Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD | 18 | 16/05/2013 | 13/03/2014 | 25/06/2014 | 23/02/2015 | 03/03/2016 | | 0.8 | 9.9 | | 1.8 | 21.3 | | 2.8 | 33.6 |
| P16/S3001/O; P18/S2308/RM | Land to rear of Cleeve Cottages, Icknield Road, Goring | 10 | 05/09/2016 | 25/01/2018 | 04/07/2018 | 06/09/2018 | 01/10/2019 | | 1.4 | 16.7 | | 2.0 | 24.0 | | 3.1 | 36.8 |
| Average lead in time, developments of 10-99 | | | | | | | | | 1.1 | 13.6 | | 2.4 | 28.4 | | 3.6 | 42.8 |
| All sites average | | | | | | | | | 1.5 | 17.5 | | 2.7 | 32.6 | | 3.9 | 47.3 |

APPENDIX E: SITE BUILD-OUT RATE ANALYSIS

| Application reference | Site name | Net homes | Average build out rate | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|------------------------------|---|-----------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| P02/W0848/O; Various | Great Western Park (Inc VoWH completions) | 3,364 | 323 | 110 | 204 | 232 | 392 | 368 | 389 | 431 | 471 | 430 | 205 |
| P15/S2902/O; Various | Land to the North East of Didcot | 1,880 | 55 | | | | | | | | | 27 | 82 |
| P14/S2860/O; Various | Land to the West of Wallingford (Site B), Wallingford | 555 | 18 | | | | | | | | | | 18 |
| Average 500 and above | | | 132 | | | | | | | | | | |
| P09/W1313 | Fairmile Hospital, Cholsey | 354 | 89 | 84 | 82 | 102 | 86 | | | | | | |
| P18/S2262/RM | Littleworth Road, Benson - Phase 2 | 241 | 25 | | | | | | | | | 8 | 41 |
| P14/S3841/FUL | Thame NDP Site F: Land north of Oxford Road THAME | 203 | 51 | | | | | | 43 | 74 | 72 | 14 | |
| P17/S0024/RM | JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR | 163 | 32 | | | | | | | | 27 | 56 | 13 |
| P16/S3611/FUL | Land north of Littleworth Road Benson | 187 | 62 | | | | | | | 38 | 86 | 63 | |
| P09/E0145/O | Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY | 178 | 45 | 95 | 16 | 54 | 13 | | | | | | |
| P15/S2166/RM | Thame NDP Site D: Land West of Thame Park Road Thame | 175 | 33 | | | | | | 10 | 36 | 52 | 36 | 32 |
| P18/S0719/RM | Land to the South of A4130, Didcot | 166 | 35 | | | | | | | | | 31 | 38 |
| P18/S4138/RM | Land to the east of Benson lane, Crowmarsh Gifford | 150 | 16 | | | | | | | | | | 16 |
| P13/S3451/FUL | Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford | 134 | 67 | | | | | | 74 | 60 | | | |
| P18/S1853/RM | Land east of Chalgrove, Chalgrove | 125 | 35 | | | | | | | | | 22 | 48 |
| P17/S0574/RM | Land East of Crowell Road, Chinnor, OX39 4HP | 120 | 60 | | | | | | | | 47 | 73 | |
| P12/S1424/FUL | Townlands Hospital York Road HENLEY-ON-THAMES RG9 2EB | 110 | 29 | | | | | | | 34 | | 24 | |
| P16/S0073/RM | Thame NDP Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF | 108 | 54 | | | | | | | 92 | 16 | | |
| Average 100 to 499 | | | 45 | | | | | | | | | | |
| P10/E0649/RM | Thame United Football Club, Windmill Road, Thame | 99 | 50 | 87 | 12 | | | | | | | | |
| P15/S3387/FUL | CABI international, Nosworthy way, Mongewell, OX10 8DE | 91 | 19 | | | | | | | | | 28 | 10 |
| P17/S2915/RM | Land off Lower Icknield Way, Chinnor, Oxfordshire | 89 | 26 | | | | | | | | 33 | 34 | 12 |
| P15/S0191/FUL | Land West of Reading Road Wallingford OX10 9HL | 84 | 28 | | | | | | | 7 | 56 | 21 | |
| P15/S4131/RM | Land adjoining Greenwood Avenue Chinnor | 80 | 40 | | | | | | | 13 | 67 | | |
| P15/S3385/FUL | The Workshop, Newtown Road, Henley-on-Thames, RG9 1HG | 80 | 42 | | | | | | | | | 42 | |
| P14/S1619/O | Thame NDP Site C Phase one: Wenman Road Thame | 79 | 79 | | | | | | 79 | | | | |
| P17/S0808/RM | Land north of Mill Lane CHINNOR OX39 4RF | 78 | 39 | | | | | | | | 6 | 72 | |
| P14/S4066/FUL | Land to south of Hadden Hill Didcot | 74 | 37 | | | | | | | | 33 | 41 | |
| P16/S3424/FUL | Churchfield Lane, Benson, OX10 6SH | 70 | 32 | | | | | | | | | | 32 |
| P17/S3564/FUL | Land at Wallingford Road/Reading Road, Wallingford, OX10 9EG | 70 | 37 | | | | | | | | | | 37 |
| P16/S3607/FUL | East End Farm, South of Wallingford Road, Cholsey | 67 | 34 | | | | | | | | 2 | 65 | |

| Application reference | Site name | Net homes | Average build out rate | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|-------------------------|---|-----------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| P15/S4257/FUL | SCNDP site SON 9: Lea Meadow Sonning Common RG4 9NJ | 65 | 33 | | | | | | | 30 | 35 | | |
| P17/S1726/RM | Land to the east of Newington Road Stadhampton | 65 | 22 | | | | | | | | 15 | 32 | 18 |
| P19/S4482/FUL | 1, 3 and 5, Park Hill, Wheatley, OX33 1ND | 62 | -3 | | | | | | | | | | -3 |
| P15/S0779/FUL | Land on corner of Mill Lane & Thame Lane Chinnor | 61 | 20 | | | | | | | 8 | 42 | 11 | |
| P17/S0875/RM | Land north of 12 Celsea Place Cholsey OX10 9QW | 60 | 30 | | | | | | | | 56 | 4 | |
| P16/S0720/FUL | JHHNDP Site H: 345 Reading Road Henley-on-Thames RG9 4HE | 54 | 54 | | | | | | | | 54 | | |
| P15/S2121/FUL | Land North of London Road Wheatley | 51 | 51 | | | | | | | 51 | | | |
| P16/S0942/FUL | Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road Oxford OX3 8BX | 50 | 25 | | | | | | | 25 | 25 | | |
| P15/S4119/FUL | SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field | 50 | 25 | | | | | | | | | 42 | 8 |
| Average 50 to 99 | | | 34 | | | | | | | | | | |
| P13/S3023/PDO | Angus House, Wenman Road, Thame, OX9 3XA | 44 | 44 | | | | | 44 | | | | | |
| P04/W0733 | Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh | 42 | 21 | 2 | 40 | | | | | | | | |
| P16/S3525/FUL | Thames Valley Police Greyhound Lane THAME OX9 3ZD | 41 | 41 | | | | | | | | | | 41 |
| P18/S0513/RM | Mount Hill Farm, High Street, Tetworth, Oxon, OX9 7AD | 39 | 13 | | | | | | | | 4 | 34 | 1 |
| P14/S3987/FUL | Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS | 39 | 20 | | | | | | 35 | 4 | | | |
| P11/E1862 | 17 Thame Park Road Thame OX9 3PD | 35 | 35 | | | | | 35 | | | | | |
| P18/S0624/RM | Little Martins Field, land east of Waterman's Lanenorth east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY | 31 | 16 | | | | | | | | | 16 | 15 |
| P17/S0241/FUL | Land at Six Acres, Thame Road, Warborough | 29 | 15 | | | | | | | | | | 15 |
| P14/S1156/FUL | Angus House, Wenman Road, Thame, OX9 3XA | 27 | 14 | | | | | 13 | 14 | | | | |
| P18/S2631/FUL | SCNDP site SON 5: Kennylands Paddock | 25 | 4 | | | | | | | | | | 4 |
| P16/S1227/FUL | JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE | 23 | 23 | | | | | | | | | 23 | |
| P16/S3796/PDO | 309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL | 23 | 23 | | | | | | | | 23 | | |
| P14/S0986/FUL | Siareys Yard Station Road Chinnor OX39 4HA | 22 | 22 | | | | | | | 22 | | | |
| P16/S1514/FUL | 13-16 St Martins Street, WALLINGFORD, OX10 0EF | 22 | 22 | | | | | | | | 22 | | |
| P14/S0655/FUL | Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ | 21 | 21 | | | | | | | 21 | | | |
| P15/S2782/FUL | Thame Service Station 67-68 Park Street Thame | 20 | 20 | | | | | | | 20 | | | |
| P11/W1724 | land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG | 19 | 19 | | | 19 | | | | | | | |
| P14/S2001/RM | Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD | 18 | 9 | | | | | 9 | 9 | | | | |
| P11/S0098 | Icknield Place Goring RG8 0DN | 17 | 17 | | | | 17 | | | | | | |
| P16/S2459/FUL | JHHNDP Site Z: 116-118 Greys Road, HENLEY-ON-THAMES, RG9 1QW | 16 | 5 | | | | | | -1 | 11 | 6 | | |
| P18/S2125/FUL | CHOL9: 6 Reading Road Cholsey, OX10 9HN | 16 | 8 | | | | | | | | | | 8 |
| P17/S1865/FUL | The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST | 15 | 15 | | | | | | | | | 15 | |
| P18/S1010/FUL | Land to north of Charles Road but accessed from Meadow View/Celsea Place, Cholsey | 15 | 15 | | | | | | | | | 15 | |

| Application reference | Site name | Net homes | Average build out rate | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 |
|-----------------------|---|-----------|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| P07/E1029 | Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH | 14 | 7 | | | | | | | | | 5 | 9 |
| P14/S2440/FUL | Woodcote NDP Site 18: Former Chiltern Queens Bus Depot, Long Toll, Woodcote, RG8 0RR | 14 | 14 | | | | | 14 | | | | | |
| P16/S4085/PDO | 40 Oakley Road, Chinnor, OX39 4ES | 14 | 14 | | | | | | | | 14 | | |
| P17/S3730/FUL | CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows (former Fairmile Hospital), Reading Road, Cholsey, OX10 9HJ | 14 | 14 | | | | | | | | | 14 | |
| P07/W0875 | Corner of Papist Way & Reading Road, Cholsey | 13 | 13 | | 13 | | | | | | | | |
| P11/W2346 | 27 Hagbourne Road Didcot OX11 8DP | 11 | 11 | | | | | | 11 | | | | |
| P14/S0812/PDO | 174 The Broadway, Didcot | 11 | 11 | | | | | 11 | | | | | |
| P18/S2308/RM | Land to rear of Cleeve Cottages, Icknield Road, Goring | 10 | 10 | | | | | | | | | 10 | |
| P16/S3709/FUL | Wallingford Youth & Community Centre, Shakespeare House, Clapcot Way, Wallingford, OX10 8HS | 10 | 10 | | | | | | | | 10 | | |
| P19/S2222/N1A | Brook House Duke Street HENLEY-ON-THAMES Oxon RG9 1UP | 10 | 10 | | | | | | | | | | 10 |
| Average 10 to 49 | | | 17 | | | | | | | | | | |

APPENDIX F: COMMUNAL ACCOMMODATION RATIOS

Student accommodation ratio

| Number of students in student-only household | Number of student households | Number of students in households | Average student household |
|--|------------------------------|----------------------------------|---------------------------|
| 1 student | 71 | 71 | N/A |
| 2 student | 49 | 98 | N/A |
| 3 student | 28 | 84 | N/A |
| 4 student | 16 | 64 | N/A |
| 5 student | 5 | 25 | N/A |
| Total | 169 | 342 | 2.02 |

Communal accommodation ratio

| Number of adults in household | Number of households | Number of adults in households | Average adults in a household |
|-------------------------------|----------------------|--------------------------------|-------------------------------|
| 1 adult | 15,943 | 15,943 | N/A |
| 2 adult | 30,932 | 61,864 | N/A |
| 3 adult | 5,020 | 15,060 | N/A |
| 4 adult | 1,774 | 7,096 | N/A |
| 5 adult | 325 | 1,625 | N/A |
| 6 adult | 88 | 528 | N/A |
| 7 adult | 12 | 84 | N/A |
| 8 adult | 6 | 48 | N/A |
| 9 adult | 1 | 9 | N/A |
| Total | 54,101 | 102,257 | 1.89 |

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