

TOPIC PAPER

RESIDENTIAL FOCUSED SITE ALLOCATIONS

Joint Local Plan

Preferred Options Consultation
(Regulation 18 Part 2)



This topic paper supports the Joint Local Plan 2041.

We have prepared topic papers to present a coordinated view of the evidence that has been considered in drafting the Joint Local Plan 2041. We hope this will make it easier to understand how we have reached our current position.

The topic papers may be revised following the 'Preferred Options' consultation to inform the next stage of plan preparation, which is known as the 'Publication' stage. Final versions of the topic papers will be published alongside this final stage, which is timetabled for publication in Autumn 2024.

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Section 1: Introduction and Background

- 1.1 South Oxfordshire and Vale of White Horse District Councils are in the process of preparing a Joint Local Plan to guide development in our districts up to 2041. This topic paper deals with residential focused allocations, detailing the assessment we have undertaken on existing allocations and the proposed additional brownfield allocations, that are detailed in the Preferred Options Consultation document (January 2024).
- 1.2 The assessment of existing allocations and the consideration of additional brownfield allocations have been undertaken in the context of our preferred option for the overall housing requirement for our two Councils, as set out in Policy HOU1: Housing Requirement, of our Preferred Options consultation.

Joint Local Plan 2041, Preferred Option – Housing Requirement (Policy HOU1)

	Overall Housing Requirement (1 April 2021 – 31 March 2041)
South Oxfordshire	17,050
Vale of White Horse	14,390

- 1.3 For more detail on the housing requirement please see our separate Topic Paper – ‘Housing Requirement and Affordable Housing’¹.
- 1.4 Section 5 concludes with details of the supply, incorporating the allocations set out in this topic paper, against our requirement.

¹ <https://jlp.southandvale.gov.uk/pages/supporting-documents>

Section 2: Site Allocation Assessment Process

- 2.1 Our current adopted local plans (from 2016, 2019 and 2020) contain a significant number of residential allocations. Therefore, we've reported the planning permission status of each of the sites and set this out in section 3, and in Chapter 8 of the Preferred Options Consultation.
- 2.2 Where one of our existing allocations has completed building out, we are removing the allocation policy entirely; we no longer need the policy to help determine planning applications on those sites.
- 2.3 For the sites with planning permission which haven't finished building yet we are proposing to save the policies to an appendix to the Joint Local Plan, to help guide any detailed planning applications on these sites. However, as these sites have planning permission, the Joint Local Plan cannot influence whether development should happen in these locations (the principle of development).
- 2.4 For the remaining sites in our existing local plans; those sites that don't currently have planning permission, we have assessed if they remain appropriate development sites for the Joint Local Plan. This section explains how we have undertaken that process, and Appendix 1 (Site Assessment Proformas) gives a site by site analysis of that process.
- 2.5 Our overall approach to assessing all existing allocations was as follows:

Step 1: Planning permission status of the site	
The site has planning permission and has completely built out.	The policy and site allocation are no longer needed.
The site has planning permission but has not completely built out.	The policy for the site allocation will be saved as an appendix to the Joint Local Plan.
The site does not have planning permission.	These sites are subject to the review set out in Step 2.

- 2.6 Step 2 of the process reviews our sites that do not currently have planning permission. We have drawn from planning practice guidance to inform our assessment, notably guidance on how to assess the suitability of potential and existing allocated sites contained under the "Housing and Economic Land

Availability Assessment”² (HELAA) and “Plan Making”³ sections respectively. While we draw on the HELAA guidance in this section, this process is distinct and separate from our HELAA, which can be viewed online⁴.

- 2.7 Alongside our proposed submission consultation (due in the autumn of 2024), we will re-publish our HELAA and update the site review assessments as necessary.

Step 2: Review of existing site allocations	
2a	<p>Have circumstances changed which have altered the availability of the site as allocated in the adopted local plan?</p> <p>We have assessed whether the site promoter is still promoting the land to the council, examining our recent call for land and buildings available for change⁵, our housing land supply statements⁶ ⁷, and progress towards planning applications.</p>
2b	<p>Have circumstances changed which alter the achievability of the site as allocated in the adopted local plan?</p> <p>We considered any issues affecting viability and developability of the site.</p>
2c	<p>Have circumstances changed that alter the suitability of the site as allocated in the adopted local plan?</p> <p>We have tested if allocated sites are proposing new homes within National Landscapes (formally Areas of Outstanding Natural Beauty) or Green Belt. We have proposed not to retain allocated sites that would result in new homes being developed in these locations as national policies give significant protection to these areas.</p> <p>We have also tested the sites against three key principles in the emerging spatial strategy (Policy SP1). These are whether the site is:</p> <p>A. closely located, and well related, to an existing major employment site in Science Vale?</p>

² Paragraph: 018 Reference ID: 3-018-20190722

³ Paragraph 065 Reference ID: 61-065-20190723

⁴ <https://jlp.southandvale.gov.uk/pages/supporting-documents>

⁵ <https://storymaps.arcgis.com/stories/83c42d77f9104794a8cb49a815ff2352>

⁶ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/our-development-plan/five-year-land-supply/>

⁷ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/supporting-documents/>

	<p>B. in a Garden Village or Garden Town?</p> <p>C. is the site identified in the adopted local plan as addressing the previously agreed unmet housing need from Oxford (i.e. a site located close to Oxford City):</p> <ul style="list-style-type: none"> i. Land North of Bayswater Brook ii. Land South of Grenoble Road iii. Land at Northfield iv. North of Abingdon-on-Thames v. North-West of Abingdon-on-Thames vi. North-West Radley vii. South of Kennington viii. Dalton Barracks
2d	<p>Does the policy need any minor presentation changes to ensure it remains an effective policy?</p> <p>For example, where the policy cross references to other policies that would be superseded by the Joint Local Plan or where the policy can be more clearly worded.</p>

- 2.8 If the answer to all of the steps 2a to 2d questions in bold above was **no**, then the existing site allocation policy is considered sound to carry over and we have proposed to save the existing allocation policy to an appendix of the Joint Local Plan.
- 2.9 If the answer to any of the steps 2a to 2d questions in bold above was **yes**, then we considered whether we could tweak the policy to pass the availability, achievability and suitability tests in steps 2a to 2c, or if it requires presentational changes under step 2d. This included, for example, changes to text details / criteria, as well as considering whether we need to change the site concept plan, boundary or total homes on the site. In these circumstances where a change can rectify these challenges, we have proposed an update to the policy accordingly and the continued allocation in the Joint Local Plan.
- 2.10 If we could not amend the existing policy to ensure suitability, deliverability, and availability, then we have proposed that the site allocation is not retained (i.e. the allocated status is proposed to be removed from the site in the emerging Joint Local Plan).

Section 3: Site Allocation Assessment Outcomes

- 3.1 Our current adopted local plans (from 2016, 2019 and 2020) contain a significant number of residential allocations. Therefore, we've reported the planning permission status of each of the sites below and in Chapter 8 of the Preferred Options Consultation.
- 3.2 We've further assessed those allocated sites that don't currently have planning permission, to consider if they remain appropriate allocations. The assessment proformas for these sites can be found at appendix 1.

Allocated sites from previous local plans where we no longer need a policy

- 3.3 When a residential focused development site has fully built, there will be no need for the Joint Local Plan to continue allocating it for development. The following sites in our current local plans have finished construction and do not need a policy anymore:

Sites where construction has completed and we no longer need a policy		
Site	District	Status
Great Western Park, Didcot	Both districts	Completed
Hadden Hill, Didcot	South Oxfordshire	Completed
Land South of the A4130, Didcot	South Oxfordshire	Completed
East of Coxwell Road, Faringdon	Vale of White Horse	Completed
West of Harwell	Vale of White Horse	Completed
East of Kingston Bagpuize with Southmoor	Vale of White Horse	Completed

Allocated sites from previous plans where we need to keep (or save) the policies in an appendix to the Joint Local Plan

- 3.4 Many of the sites that our current local plans allocated have some sort of planning permission. While these sites are still under construction, or yet to start construction, we will need to save the original policy and propose to present these in an appendix to the Joint Local Plan for ease. For the sites with all the relevant planning permissions, this is in case the applicant submits new or varied plans. For the other sites, we will need to retain the policy to

determine reserved matters applications (the detailed applications that follow outline consent). This will mean that the councils can still use the previous policy, upon which the developer secured their outline permission, to determine these reserved matters applications.

- 3.5 In addition to those sites with some sort of permission, there are two sites (Vauxhall Barracks and North-West of Abingdon-on-Thames) in the current local plans where the policy is still appropriate and will be saved in the same way.
- 3.6 The following site policies (including content from the Vale of White Horse Local Plans' Development Templates) will be saved and appear in an appendix to the Joint Local Plan at the draft plan stage:

Sites the Joint Local Plan will save and appear in an appendix at the Draft Plan stage		
Site	District	Status
North-East of East Hanney	Vale of White Horse	Full permission, under construction
South-West of Faringdon	Vale of White Horse	Full permission, under construction
Milton Heights (smaller village)	Vale of White Horse	Full permission, under construction
North-West Radley	Vale of White Horse	Full permission, under construction
South of Kennington	Vale of White Horse	Full permission, under construction
North of Shrivenham	Vale of White Horse	Full permission, under construction
West of Stanford-in-the-Vale	Vale of White Horse	Full permission, under construction
Joyce Grove, Nettlebed	South Oxfordshire	Full permission
Ladygrove East	South Oxfordshire	Resolution to grant outline permission (subject to signing a legal agreement)
Didcot North East	South Oxfordshire	Outline consent, part detailed permission, under construction
Land West of Wallingford	South Oxfordshire	Outline consent, part detailed permission, under construction
Wheatley Campus	South Oxfordshire	Outline consent
Land South of Park Road, Faringdon	Vale of White Horse	Part outline consent, part completed
North of Abingdon-on-Thames	Vale of White Horse	Outline consent, part detailed permission, under construction
South of Faringdon	Vale of White Horse	Part outline consent, part completed
Monks Farm (North Grove)	Vale of White Horse	Outline consent, part detailed permission, under construction
Grove Airfield	Vale of White Horse	Outline consent, part detailed permission, under construction
Valley Park	Vale of White Horse	Outline consent, part detailed permission, under construction
East of Kingston Bagpuize with Southmoor	Vale of White Horse	Resolution to grant outline permission (subject to signing a legal agreement)
South-East of Marcham	Vale of White Horse	Outline consent
Crab Hill (North East Wantage and South East Grove)	Vale of White Horse	Outline consent, part detailed permission, under construction
Vauxhall Barracks	South Oxfordshire	No planning application, remains appropriate for redevelopment

North-West of Abingdon-on-Thames	Vale of White Horse	Majority of the site is completed, no application for the remaining part of the site (west of Dunmore Road, south of the new Aldi), remains appropriate for development
North of East Hanney	Vale of White Horse	Resolution to grant full permission (subject to signing a legal agreement)
East of Sutton-Courtenay (Hobbyhorse Lane)	Vale of White Horse	Outline consent

Allocated sites from previous plans with proposed updated policies in the Joint Local Plan

- 3.7 We are proposing updated policies for sites listed in the table below, to ensure they are consistent with priorities and other policies in this emerging Joint Local Plan and to reflect any change in circumstances. In some cases we are also proposing updated or new concept plans (for sites of 500 or more homes), this is to reflect the updated policies and to ensure consistency of approach across South Oxfordshire and Vale of White Horse allocations. Previously only South Oxfordshire used concept plans. The councils' current allocation policies are structured and presented differently, so we are proposing that these policies are shown in a consistent way. Where relevant, we have also updated the allocation boundary and shown the updated boundary on the emerging policies map.

Sites with updated policies in the Joint Local Plan		
Site	District	Status
Land at Berinsfield Garden Village	South Oxfordshire	No planning application
Land adjacent to Culham Science Centre	South Oxfordshire	No planning application
Land South of Grenoble Road	South Oxfordshire	No planning application
Land at Northfield	South Oxfordshire	No planning application
Land North of Bayswater Brook*	South Oxfordshire	Hybrid planning application (outline application for residential parts) for the main site.
Orchard Centre Phase II*	South Oxfordshire	Rich's Sidings part of the site has no application, although the Orchard Centre retail element is now complete
Didcot Gateway	South Oxfordshire	Outline planning application for part of the site
North West of Grove	Vale of White Horse	Outline planning application
North-West of Valley Park	Vale of White Horse	No planning application
Dalton Barracks*	Vale of White Horse	No planning application

**Updated boundaries shown on the emerging policies map. Change to Land North of Bayswater Brook is due to the proposed removal of the separate Sandhills parcel.*

- 3.8 The proposed updated policies for the above sites are set out in Chapter 8 of the Preferred Options consultation, in Policies AS1-A10.

Allocated sites from previous plans that are proposed to not be retained in the Joint Local Plan

- 3.9 As a result of the site allocation review, we believe the following sites are no longer suitable for continued allocation in the Joint Local Plan:

Sites that are proposed to not be retained in the Joint Local Plan		
Site	District	Status
Chalgrove Airfield	South Oxfordshire	Application withdrawn
West of Priests Close, Nettlebed	South Oxfordshire	No planning application
Land south of Nettlebed Service Station	South Oxfordshire	No planning application
Sandhills parcel of Land North of Bayswater Brook	South Oxfordshire	No planning application

Overall outcomes and the need for further residential allocations

- 3.10 This site review process has proposed that most of our existing allocations continue to be part of the housing supply in the Joint Local Plan. Policy HOU2 of the Joint Local Plan sets out how the various sources of housing supply contribute to our overall housing delivery between 2021 and 2041 as shown in the tables below. Where we have proposed to continue to allocate an existing site allocation from the site review process above, and that site does not have planning permission, its contribution is shown in the row “Supply from allocations in the Joint Local Plan”. This is because the current local plans will no longer exist when we adopt the Joint Local Plan, and therefore the Joint Local Plan will become the document making the allocations. This row therefore reflects the existing, rolled forward site allocations that do not yet have planning permission⁸.

South Oxfordshire Housing Supply	
Sources of supply	Net number of homes 2021 to 2041
Completions as of 31 March 2023	2,336
Committed development as of 31 March 2023	
Sites with planning permission	5,380
Sites allocated by neighbourhood plans	708
Outstanding commitment for the Thame Neighbourhood Plan	143
Supply from allocations in the Joint Local Plan	10,417
Windfall allowance ⁹	2,775
Total	21,759

⁸ For the Vale of White Horse, this also includes an additional supply of homes from the Dalton Barracks site as set out in Section 4 below.

⁹ 185 dwellings a year, applied to the remaining plan period after 3 years from now (i.e. from 1 April 2026). This is to ensure the windfall allowance does not overlap with sites that already have planning permission, which normally have a condition requiring they commence within 3 years from the permission date. The justification for this figure is set out in the South Oxfordshire 5 year land supply statement: <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2023/09/2023-09-11-South-5YHLS-Report.pdf>

Vale of White Horse Housing Supply	
Sources of supply	Net number of homes 2021 to 2041
Completions as of 31 March 2023	2,571
Committed development as of 31 March 2023	
Sites with planning permission	9,581
Sites allocated by neighbourhood plans	0
Supply from allocations in the Joint Local Plan	4,491
Windfall allowance ¹⁰	2,865
Total	19,508

- 3.11 The total supply for each district exceeds the plan's housing requirement in Policy HOU1. This means that the Joint Local Plan does not need to make any further housing site allocations to address the districts' housing requirements.

	Housing requirement (Policy HOU1) 1 April 2021 – 31 March 2041	Housing supply (Policy HOU2) 1 April 2021 – 31 March 2041	By how much does supply exceed requirement?
South Oxfordshire	17,050	21,759	+4,709
Vale of White Horse	14,390	19,508	+5,118

¹⁰ 138 dwellings a year, applied to the remaining plan period after 3 years from now (i.e. from 1 April 2026). This is to ensure the windfall allowance does not overlap with sites that already have planning permission, which normally have a condition requiring they commence within 3 years from the permission date. The justification for this figure is set out in the Vale of White Horse 5 year land supply statement: <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2023/12/2023-12-05-Vale-5YHLS-Statement.pdf>

Section 4: Additional brownfield allocations

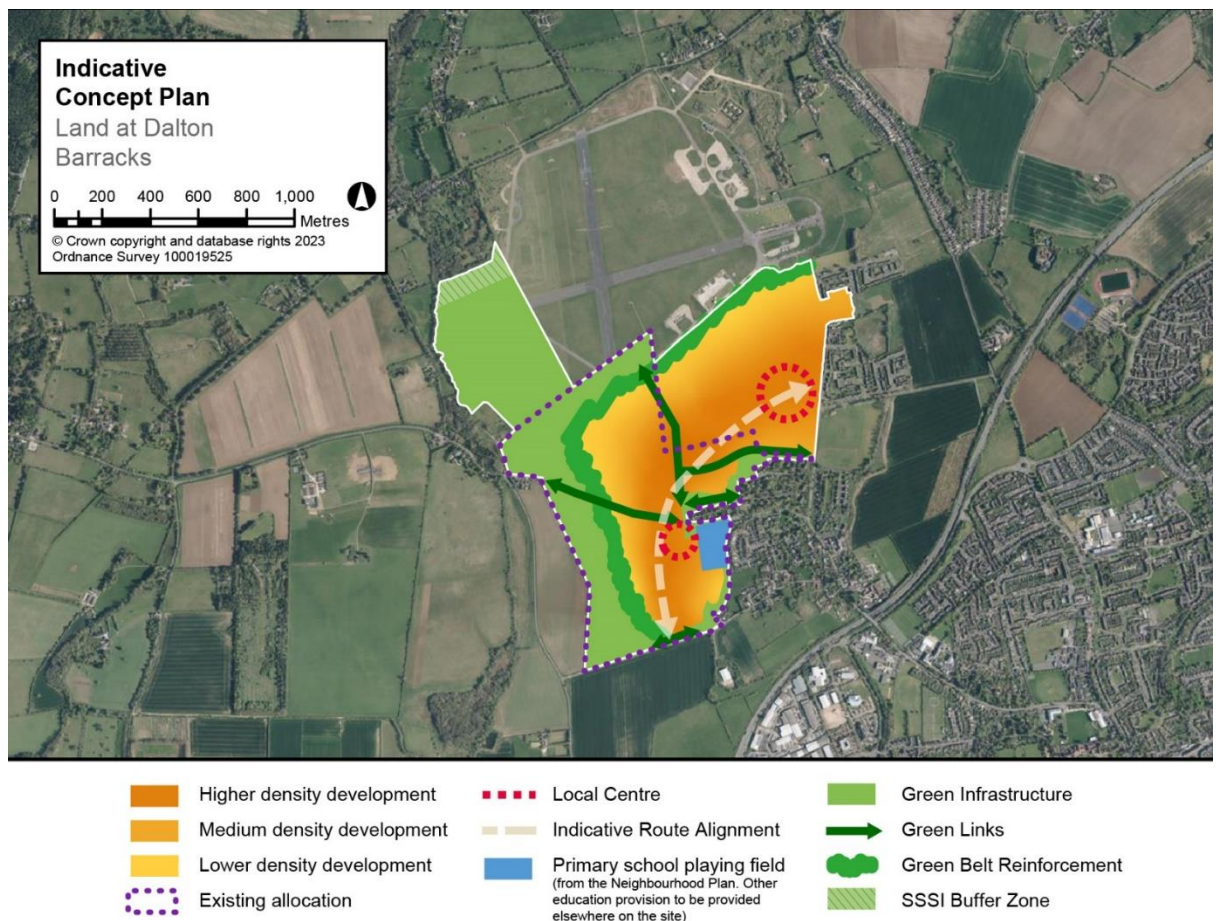
- 4.1 Our emerging spatial strategy states that we ‘will support new development on well-located brownfield sites’, so we have considered if there are appropriate brownfield sites for allocation.
- 4.2 We have no outstanding residential requirement that needs to be met by new allocations in the Joint Local Plan. We have proposed policies (SP1: Spatial Strategy and SP2: Settlement Hierarchy) that support brownfield windfall residential sites coming forward within settlements in our hierarchy. We have also considered if there are any specific suitable brownfield sites that would need allocation for a particular purpose and would have the effect of boosting our supply.
- 4.3 Through consideration of sites within our Housing and Economic Land Availability Assessment, we’ve identified two sites appropriate for allocation. These are:
- Land at Dalton Barracks Garden Village, Shippon (Vale of White Horse)
 - Land at Crowmarsh Gifford, Benson Lane - Site of former district council offices (South Oxfordshire)

Land at Dalton Barracks Garden Village, Shippon

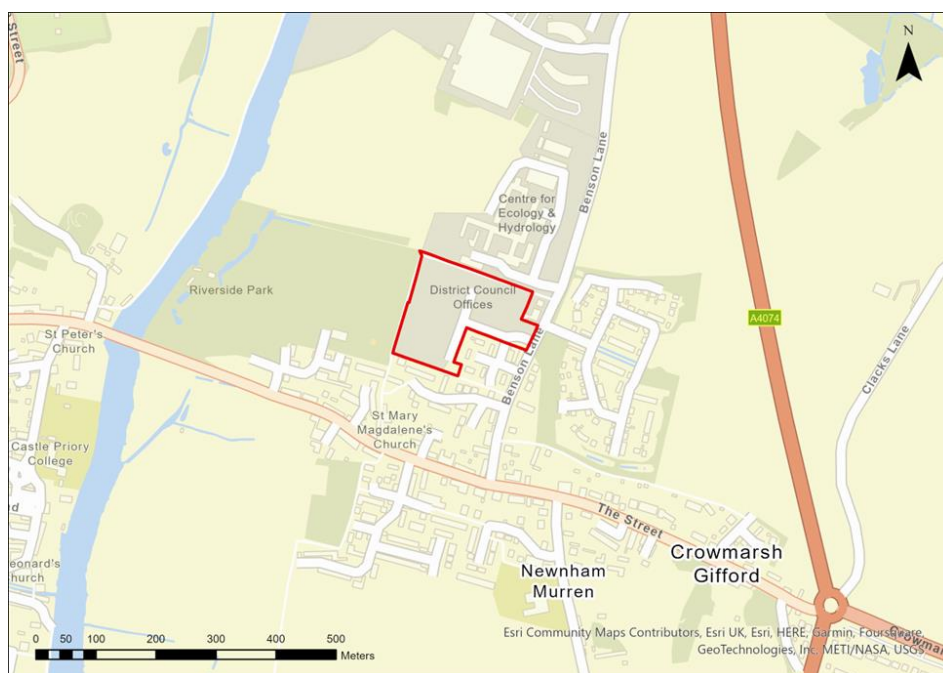
- 4.4 Through the Joint Local Plan we propose to continue and extend the allocation at Dalton Barracks, Shippon for the delivery of an exemplar mixed-use development, comprising approximately 2,750 new homes, supporting services and facilities, including parkland, education provision, leisure and recreational facilities, local centres, and opportunities for employment, following Garden Village Principles. The site is currently a Ministry of Defence site located adjacent to the village of Shippon to the north of Abingdon-on-Thames. The site will be delivered in accordance with other policies in the development plan, providing an exemplar development.
- 4.5 Part of the site was originally allocated by Core Policy 8a in Part 2 of the Vale of White Horse Local Plan 2031. Core Policy 8a allocated 1,200 new homes to the site. The preferred option is to extend and allocate the site for 2,750 homes in the Joint Local Plan, which will be delivered mainly within the plan period up until 2041, but also beyond it.
- 4.6 As part of Vale of White Horse Local Plan Part 2, the main area of Barracks buildings on the site was removed from the Green Belt, but this area was not allocated for development at that time. We consider that as the site is due to

be vacant from 2029 it is important to positively plan for the redevelopment of this brownfield (previously developed) area now. It is located immediately adjacent to the existing allocation. This offers huge potential to deliver a comprehensively planned exemplar development of a scale that provides the opportunity to bring forward associated facilities and infrastructure for the benefit of the local community. The extended area of the allocation is located within the Garden Village area and includes further land in the Green Belt to provide for a larger parkland, amounting to 52 hectares rather than the current policy requirement of 30 hectares.

- 4.7 The council adopted a Supplementary Planning Document for Dalton Barracks in 2022. This should be used in conjunction with the Joint Local Plan to ensure an exemplar sustainable development is achieved in accordance with Garden Village Principles (see policy AS14 of the Preferred Options).
- 4.8 The indicative concept plan below shows the existing and new allocation boundaries.



Land at Crowmarsh Gifford, Benson Lane - Site of former district council offices



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- 4.9 This is a brownfield site, located at Benson Lane, Crowmarsh Gifford, it is just over 2.5 hectares in size. It was previously in employment use as it was home to South Oxfordshire and Vale of White Horse District Councils until a fire destroyed the offices in 2015. The councils have decided not to return to the site. As a vacant brownfield site, which is well located at a Tier 3 settlement and close to the Tier 1 settlement of Wallingford, it is appropriate for us to consider what use or uses it should have in the future through this plan.
- 4.10 The site is located within the Crowmarsh Neighbourhood Development Plan (NDP) area which was made (adopted) on 7 October 2021. However, no specific policies within the NDP address the future use of the site, rather it notes that the site will become available for other uses given the councils electing not to return to it. The site is roughly “L” shaped and is outside but adjacent the NDP’s village boundary. It is surrounded by development on most sides, with residential use to the south and east, employment use to the north and a recreation ground and nature area to the west.
- 4.11 We do not at this stage have a preferred option or associated proposed policy for the site, instead we are exploring options which can be refined further once we have reviewed comments and gathered additional evidence to better understand the needs of the district, including specialist housing or other uses.

4.12 We have proposed 4 options (A-D) in the Preferred Options Consultation for the land at Crowmarsh Gifford, Benson Lane.

4.13 Option A: Employment use

Option A would be to reuse the site for employment use. The site was used as the office base for South Oxfordshire and Vale of White Horse District Councils until a fire destroyed the offices in 2015. The councils have vacated the site and the previous office building has been demolished. Allocating the site for reuse for employment would represent a continuation of the current land use of the site and complement the neighbouring employment centre at Howbery Park to the north.

4.14 Option B: Residential use

Option B would be to allocate the site for residential use. Further work would be required to understand the potential capacity of the site for residential development and any site-specific requirements that the development would be required to provide. However, it may have capacity for up to approximately 100 homes.

Proposals for residential use would need to make appropriate provision for affordable housing and comply with other relevant policies in the development plan.

4.15 Option C: Specialist housing

Option C would be to allocate the site to address the housing needs of a specific group or groups, solely or alongside other uses. The councils are in the process of gathering the evidence necessary to understand the potential housing needs of specific groups. It may be necessary to consider the potential of this and other sites to address any additional need that cannot be accommodated within other allocated sites. This could include but not limited to:

- specialised housing for older people; and
- plots for self and/or custom housebuilders.

4.16 Option D: Other uses

Option D acknowledges there may be other appropriate land uses for the site not set out above in Options A-C. Other uses could include, but are not limited to:

- community facilities
- environmental use/renewable energy
- leisure and recreational uses.

Additional brownfield sites summary

4.17 These two additional brownfield sites have the potential to increase the supply of homes in the plan period by:

- In Vale, 800 homes from Dalton Barracks and already incorporated into the figures in Policy HOU2 (800 homes from the additional 1,550. The remaining 750 homes being built beyond the plan period, after 2041); and
- In South, 100 from Land at Crowmarsh Gifford (not incorporated into the figures in Policy HOU2, as we have not identified a preferred land use at this stage).

Section 5: Conclusion

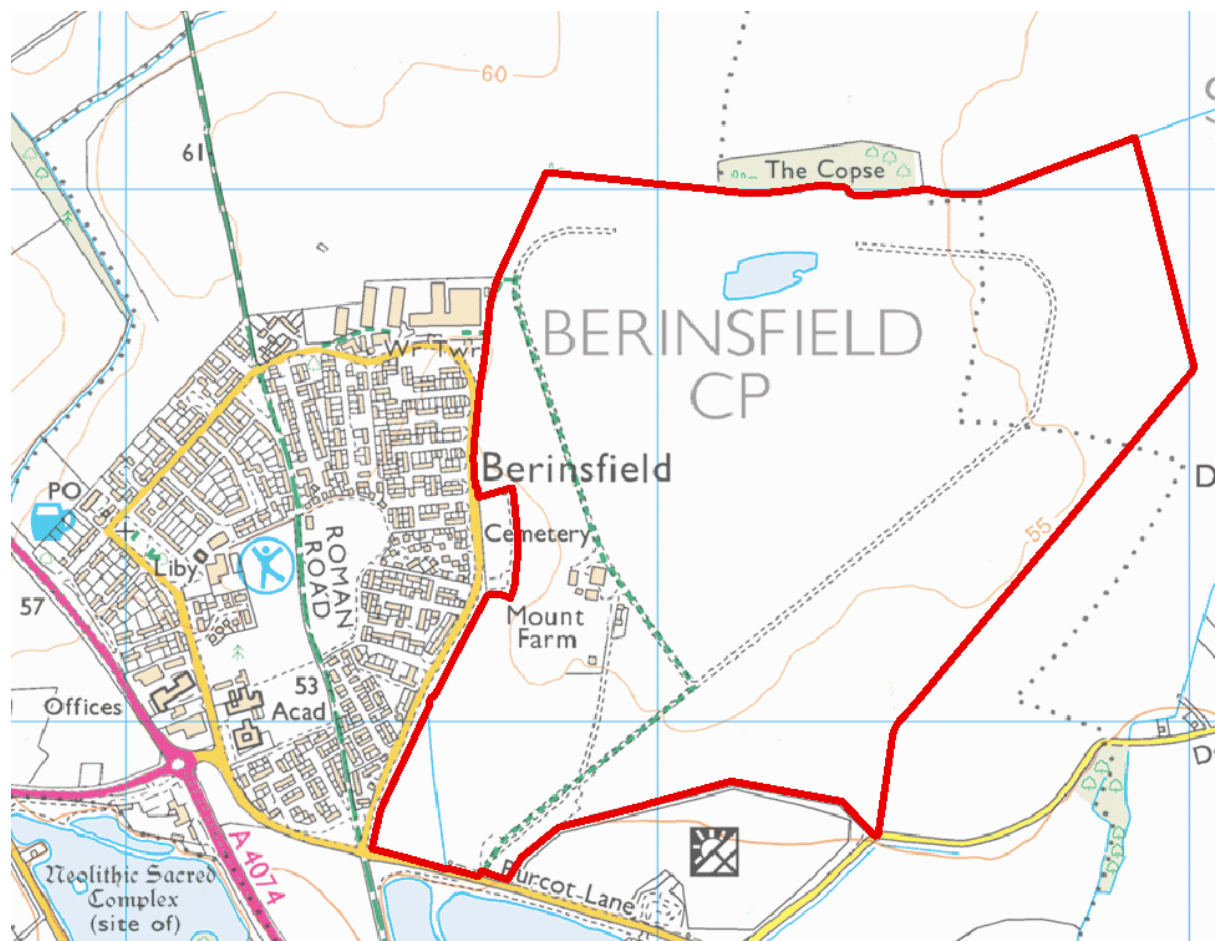
- 5.1 As demonstrated in section 3, our proposed supply exceeds our requirements. This takes account of the outcomes from our review of our existing allocations.

	Housing requirement (Policy HOU1) 1 April 2021 – 31 March 2041	Housing supply (Policy HOU2) 1 April 2021 – 31 March 2041	By how much does supply exceed requirement?
South Oxfordshire	17,050	21,759	+4,709
Vale of White Horse	14,390	19,508	+5,118

- 5.2 We have proposed to allocate two additional brownfield sites, for the specific reasons identified in section 4.

Appendix 1: Site Assessment Proformas

Site Name: Land at Berinsfield Garden Village

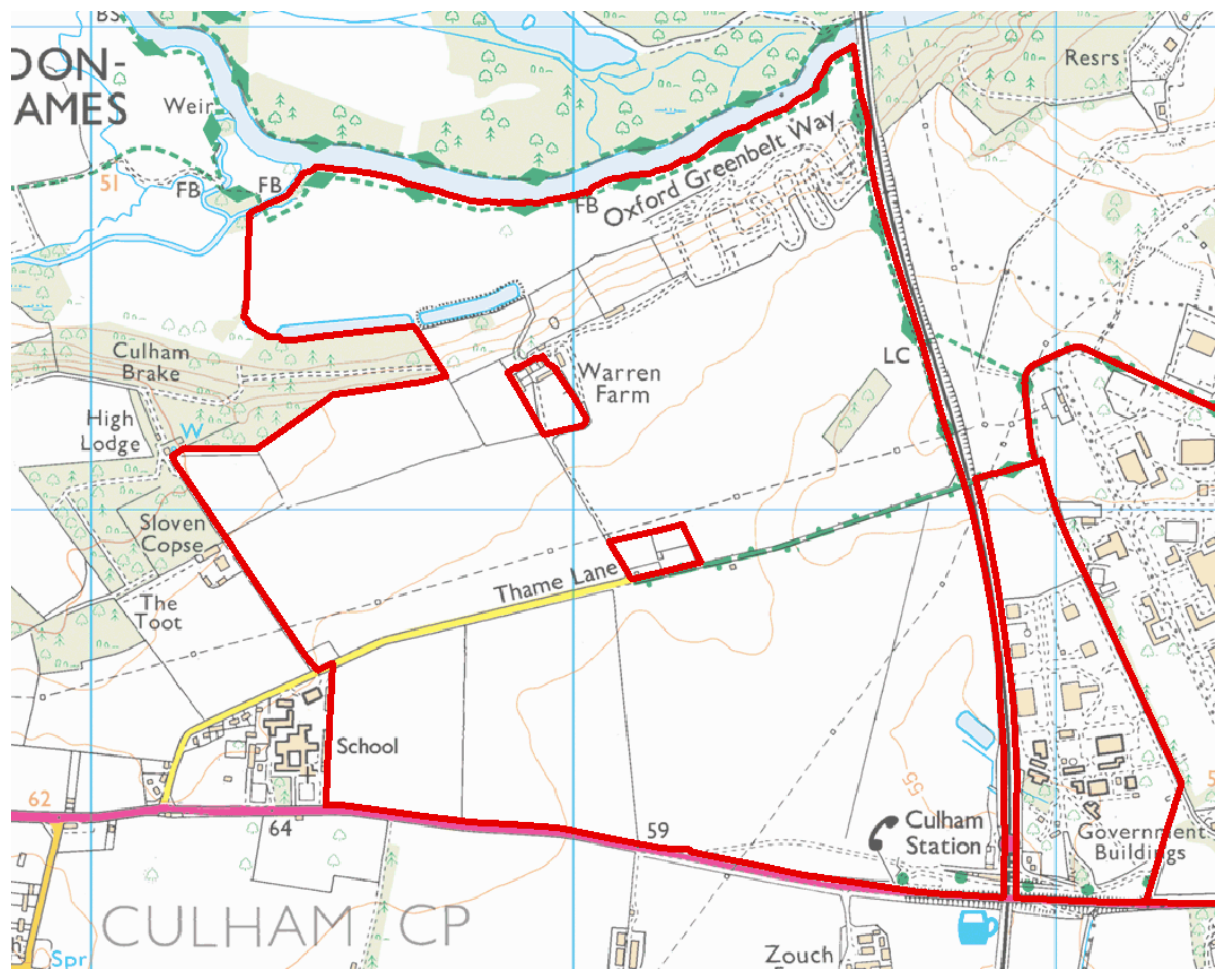


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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	STRAT10i
Site Size	132 hectares
Description of the existing site allocation	Land within the strategic allocation at Berinsfield Garden Village will be developed to provide around 1,700 new homes within the Local Plan 2035 period, at least 5 hectares of additional employment land and supporting services and facilities. The number of new homes should demonstrably support the regeneration of Berinsfield and the delivery of the necessary social infrastructure.
Available	Yes
Commentary on Availability	The site promoter Ptarmigan are working towards producing a masterplan for this site. The site is actively being promoted, demonstrated by on-going engagement between the site promoter, the Council and other relevant stakeholders.

Achievable	Yes		
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	D
	No	Yes	No
Commentary on Suitability	<p>The site located on land to the east of the village of Berinsfield. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscape.</p> <p>In June 2019, Berinsfield was awarded Garden Village status by the Government. The Garden Village includes undeveloped land to the east of the existing settlement which makes up this site (STRAT10i). The Joint Local Plan’s emerging spatial strategy includes focusing new housing at Garden communities which includes Berinsfield.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	We would need to update the policy to ensure references to old policies or standards are replaced.		
Can the policy be amended to address issues of suitability, availability or achievability?	Availability – No change required Achievability – No change required Suitability – No change required		
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation subject to presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>		
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.		

Site Name: Land adjacent to Culham Science Centre

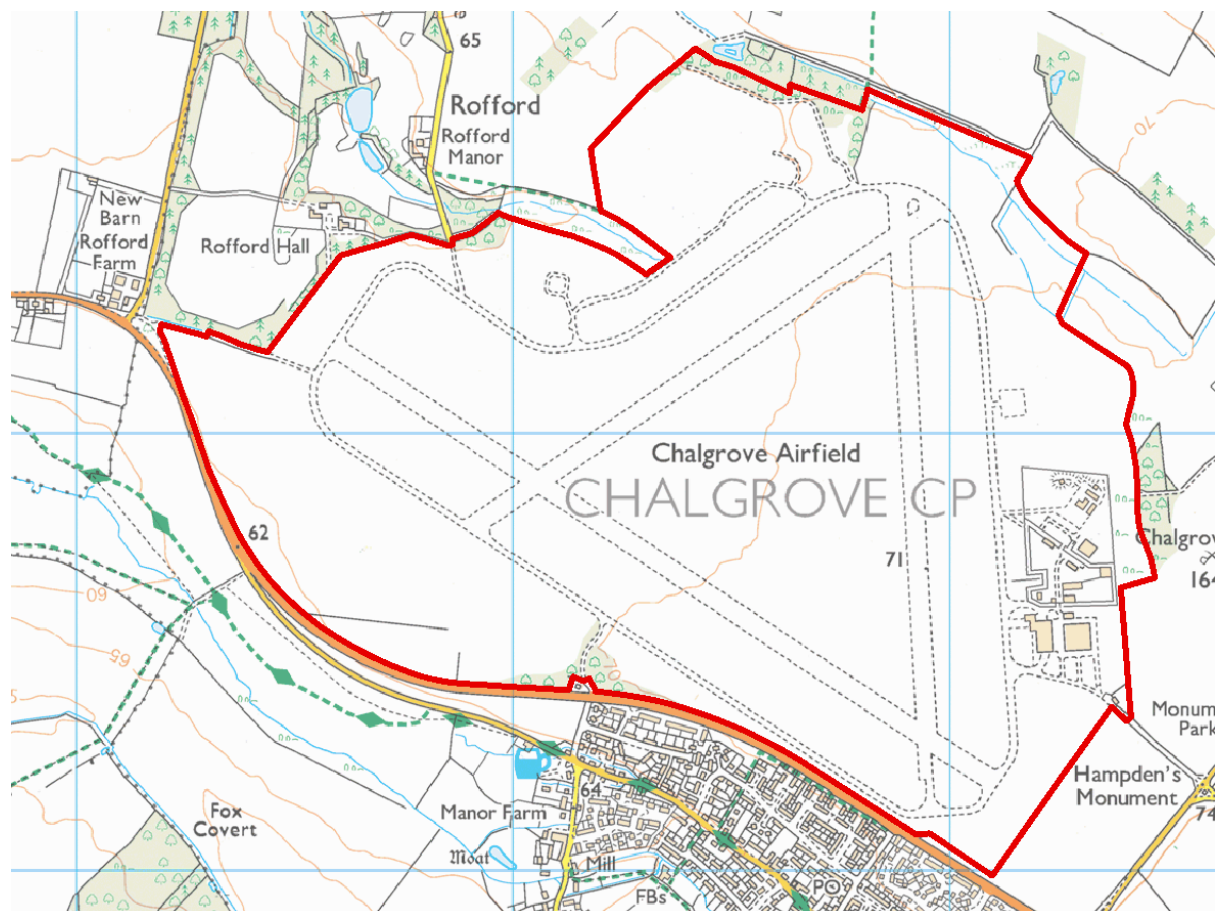


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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	STRAT9
Site Size	217 hectares
Description of the existing site allocation	Land within the strategic allocation adjacent to Culham Science Centre will be developed to deliver approximately 3,500 new homes, with approximately 2,100 homes within the Local Plan 2035 period, a net increase of at least 7.3 hectares of employment land in combination with the adjacent Science Centre, 3 pitches for Gypsies and Travellers and supporting services and facilities.
Available	Yes
Commentary on Availability	The site promoter is Commercial Estates Group (CEG). The Council has agreed a planning performance agreement with the site promoter. The site is actively being promoted demonstrated by on-going engagement between the site promoter, the Council and other relevant stakeholders.

Achievable	Yes		
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	Yes	No	No
Commentary on Suitability	<p>The site is located on land adjacent to Culham Science Centre, which is a major employment site in the Science Vale area. The site is not located within an important protected landscape feature being outside the Green Belt and National Landscapes.</p> <p>The Joint Local Plan's emerging spatial strategy identifies Science Vale as a focus for new development. The strategy supports sites that are closely located, and well related to existing major employments where they are not within the Green Belt or a National Landscape.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	We would need to update the policy to ensure references to old policies or standards are replaced.		
Can the policy be amended to address issues of suitability, availability or achievability?	Availability – No change required Achievability – No change required Suitability – No change required		
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation subject to presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>		
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.		

Site Name: Land at Chalgrove Airfield



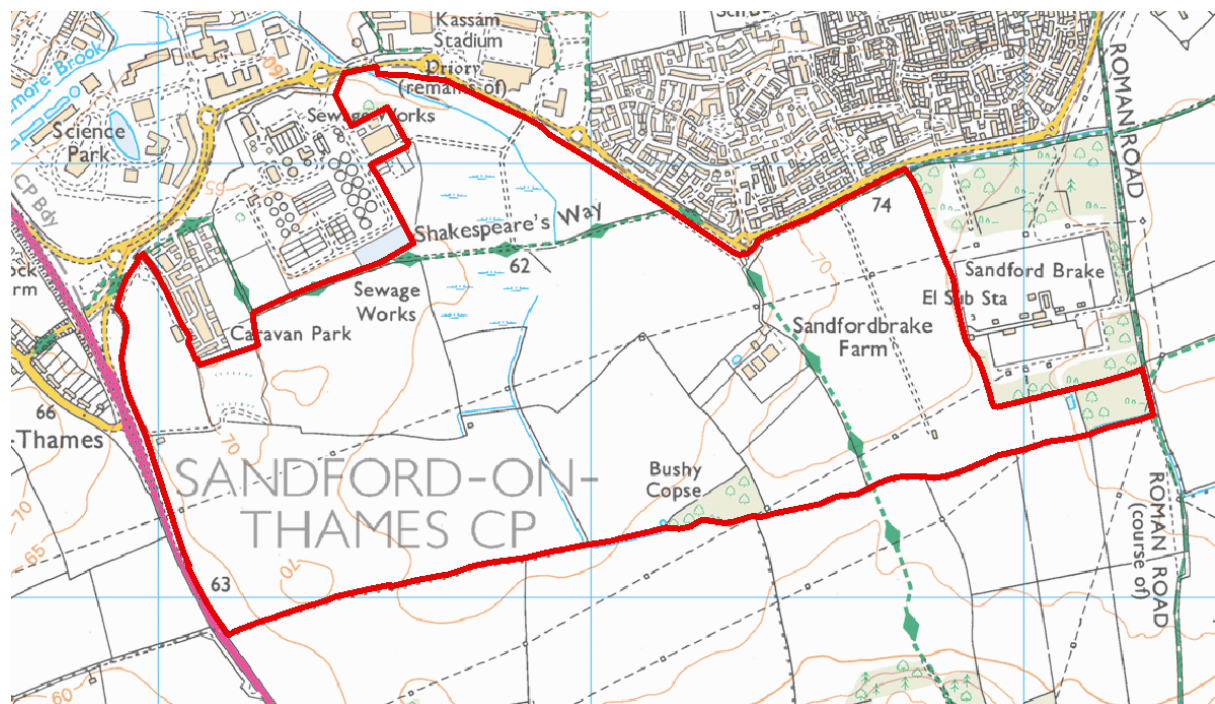
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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	STRAT7
Site Size	255 hectares
Description of the existing site allocation	Land within the strategic allocation at Chalgrove Airfield will be developed to deliver approximately 3,000 new homes with at least 2,105 to be delivered within the Local Plan 2035 period, 5 hectares of employment land, 3 pitches for Gypsies and Travellers, education facilities, public open spaces, retail and supporting services and other community facilities.
Available	Yes
Commentary on Availability	The site promoter is Homes England. They are actively promoting the site for development and submitted information to us. The site is actively being promoted demonstrated by on-going engagement between the site promoter, the Council and other relevant stakeholders.

Achievable	No		
Commentary on Achievability	<p>The site promoter (Homes England) has identified issues with complying with the existing policy for the currently allocated site. An objection from the Civil Aviation Authority (CCA) regarding the proposed layout of the runway led to Homes England withdrawing its outline planning application for this site in May 2021.</p> <p>The current allocation of 3,000 homes is not achievable within the existing allocated site boundary. The site is leased by Killinchy Aerospace Holdings Limited (until 2063). Killinchy's operating subsidiary Martin Baker Aircraft Company Ltd develops and tests ejector seats for armed forces around the globe. The current site boundary does not allow enough space for 3,000 new homes and a realigned runway delivered to Civil Aviation Authority standards. Homes England has advised that the site boundary would need to be extended (predominantly to the north into currently unallocated, greenfield land) to address the CAA's concerns about the runway.</p>		
Suitable	No		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	No
Commentary on Suitability	<p>The site is not located within the Green Belt or a National Landscape. The site is not a good fit with the emerging spatial strategy for the Joint Local Plan (see Policy SP1), which involves delivering planned development within Science Vale, focussing new housing at the garden communities of Didcot, Berinsfield and Dalton Barracks, on well-located brownfield sites, and maintaining existing sites that contribute to addressing Oxford's unmet housing need.</p> <p>An extension to the site boundary to include additional land in the control of the site promoter to facilitate a relocation of the runway, to address the CAA concerns, would result in the site's greenfield footprint extending even further. It would further diminish the extent to which this is a brownfield site</p>		

	<p>since it would involve building on greenfield land. The Joint Local Plan's strategy is to support development on well-located brownfield land. Therefore, whilst Homes England do control the land to facilitate an extension, expanding the allocation would result in the site further conflicting with the emerging spatial strategy of the Joint Local Plan..</p> <p>The Councils consider that the significant change in social and environmental priorities of the Joint Local Plan now render the site unsuitable for development.</p>
Does the policy need any presentational changes to ensure it remains an effective policy?	Notwithstanding the councils' conclusions regarding suitability, if the Joint Local Plan continued to allocate this site, we would need to update the policy to ensure references to old policies or standards are replaced.
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Availability – No change required</p> <p>Achievability – The Joint Local Plan could extend the site boundary to include additional land in the control of the site promoter to facilitate a relocation of the runway. However, this would result in the site's greenfield footprint extending even further. It would further diminish the extent to which this is a brownfield site since it would involve a relocation of an existing use onto greenfield land. Therefore, while Homes England do control the land to facilitate an extension, expanding the allocation would result in the site further conflicting with the emerging spatial strategy of the Joint Local Plan.</p> <p>Suitability – The Councils don't think changes to this policy will be able to make it suitable. The emerging spatial strategy does not support development in this location.</p>
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: De-allocate the site for residential development.</p> <p>There are no alternative options as the site is not suitable for residential development in principle.</p>
Recommendation	The allocation is not recommended to be retained in the Joint Local Plan.

Site Name: Land South of Grenoble Road, Edge of Oxford

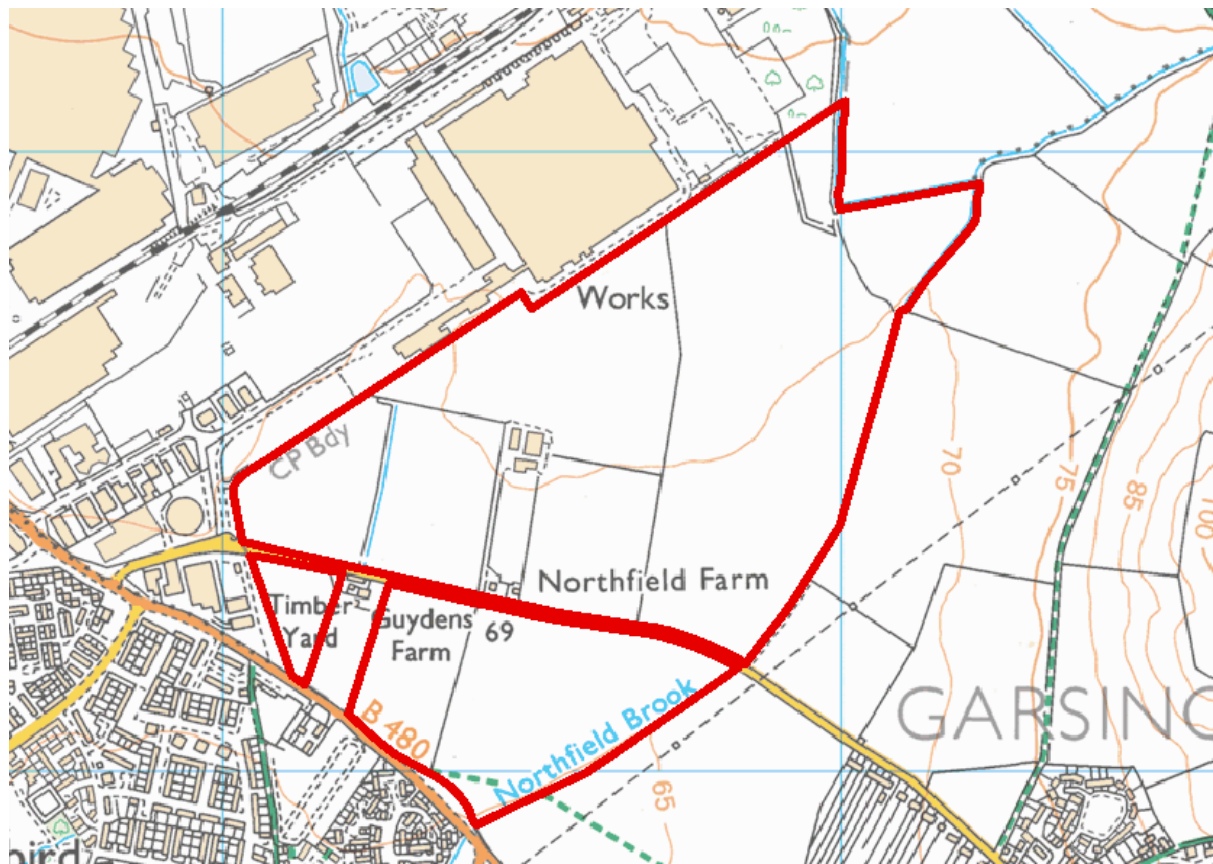


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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	STRAT11
Site Size	153 hectares
Description of the existing site allocation	Land within the strategic allocation at Grenoble Road will be developed to deliver approximately 3000 new homes, 2,480 expected within the Local Plan 2035 period, provide at least 10 hectares of employment land incorporating an extension to the Oxford Science Park, a Park and Ride site adjacent to the A4074 and supporting services and facilities.
Available	Yes
Commentary on Availability	The site is being promoted by three landowners: Magdalen College, Oxford City Council, and Thames Water known as South Oxford Science Village Partners. The site is actively being promoted demonstrated by on-going engagement between the site promoter, the Council and other relevant stakeholders.
Achievable	Yes
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development.

Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	Yes
Commentary on Suitability	<p>The site is located on land adjacent to the south of Oxford. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscapes.</p> <p>Local Plan 2035 identified the site as helping to provide for Oxford City’s unmet housing need, including affordable housing need, close to where that need arises.</p> <p>The Joint Local Plan’s emerging spatial strategy states that we will allocate sufficient sites to meet the existing agreed unmet housing needs of Oxford. The emerging spatial strategy therefore provides support for the retention of sites previously allocated to address Oxford unmet housing need, i.e. those sites located close to Oxford.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	We would need to update the policy to ensure references to old policies or standards are replaced.		
Can the policy be amended to address issues of suitability, availability or achievability?	Availability – No change required Achievability – No change required Suitability – No change required		
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation subject to presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>		
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.		

Site Name: Land at Northfield, Edge of Oxford

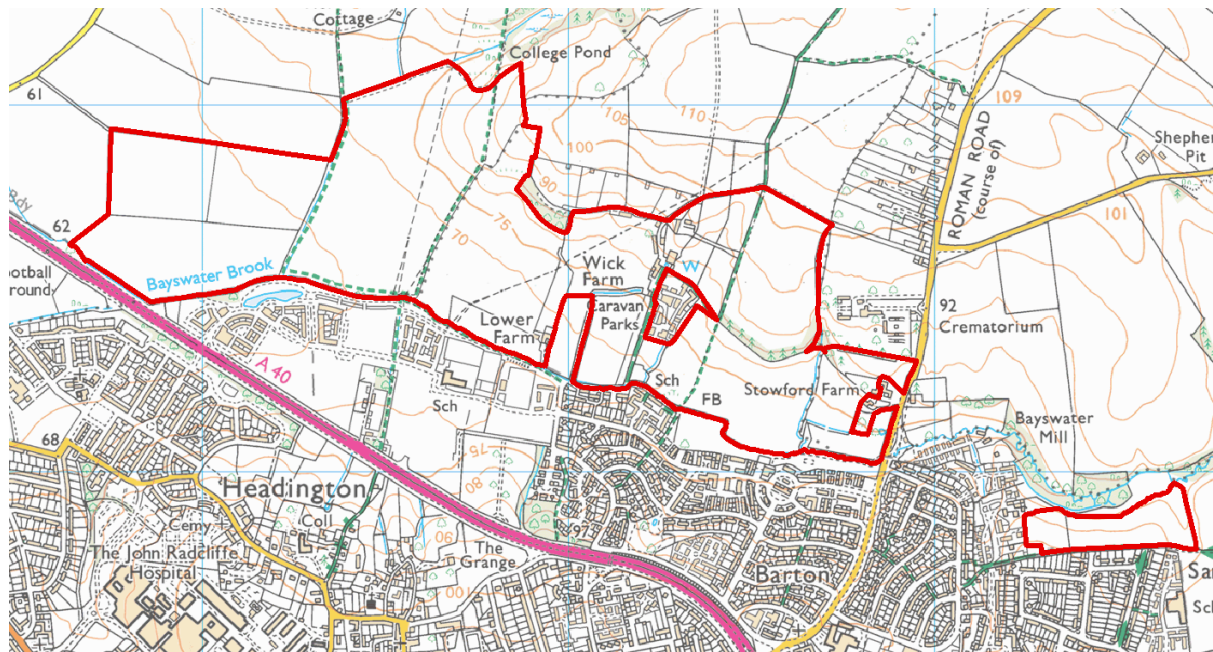


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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	STRAT12
Site Size	68 hectares
Description of the existing site allocation	Land within the strategic allocation at Northfield will be developed to deliver approximately 1,800 new homes and supporting services and facilities within the Local Plan 2035 period.
Available	Yes
Commentary on Availability	The site is being promoted by L&Q Estates. The site is actively being promoted demonstrated by on-going engagement between the site promoter, the Council and other relevant stakeholders.
Achievable	Yes
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development.

Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	Yes
Commentary on Suitability	<p>The site is located on land adjacent to the south of Oxford. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscapes.</p> <p>Local Plan 2035 identified the site as helping to provide for Oxford City’s unmet housing need, including affordable housing need, close to where that need arises.</p> <p>The Joint Local Plan’s emerging spatial strategy states that we will allocate sufficient sites to meet the existing agreed unmet housing needs of Oxford. The emerging spatial strategy therefore provides support for the retention of sites previously allocated to address Oxford unmet housing need, i.e. those sites located close to Oxford.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	We would need to update the policy to ensure references to old policies or standards are replaced.		
Can the policy be amended to address issues of suitability, availability or achievability?	Availability – No change required Achievability – No change required Suitability – No change required		
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation subject to presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>		
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.		

Site Name: Land North of Bayswater Brook, Edge of Oxford



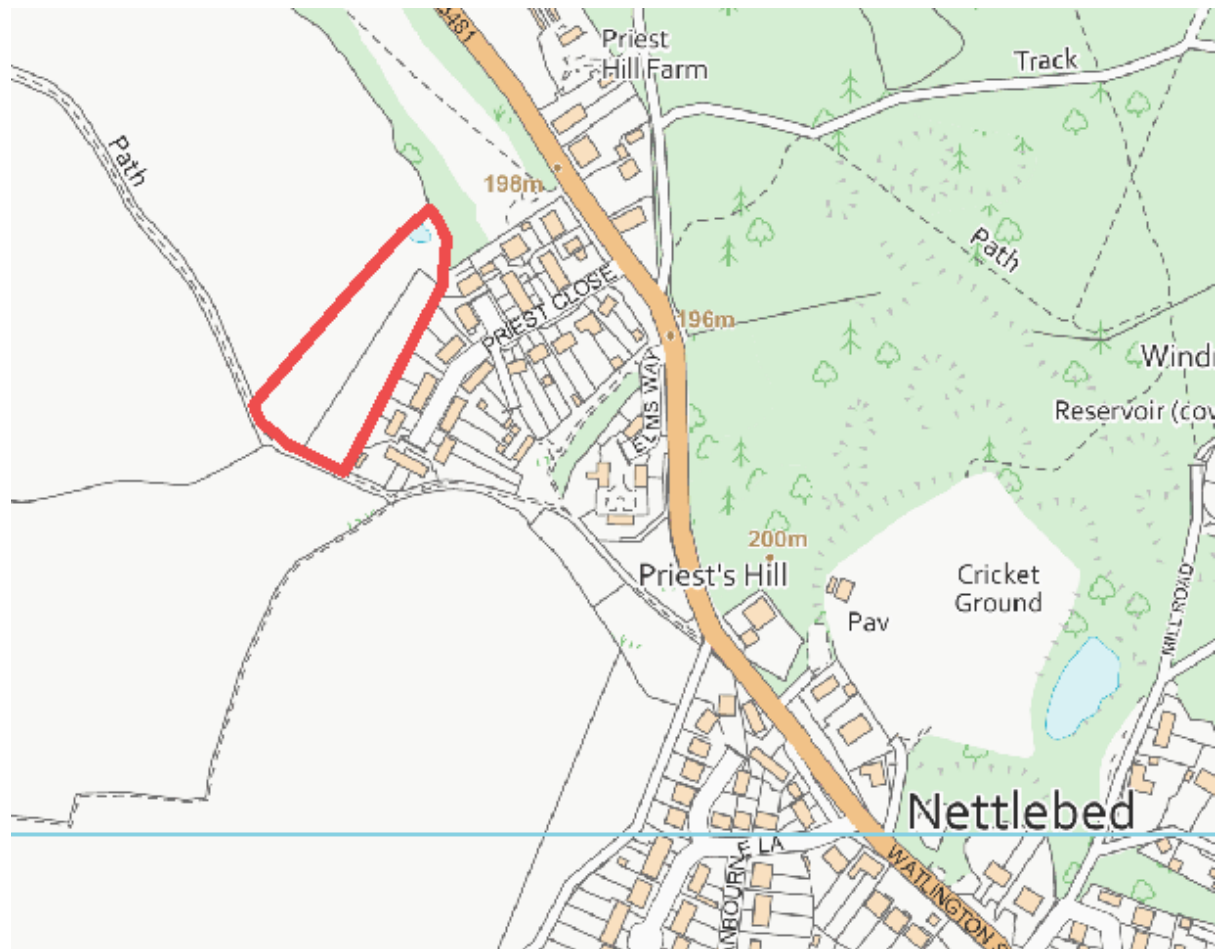
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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	STRAT13
Site Size	110 hectares
Description of the existing site allocation	Land within the strategic allocation at Land North of Bayswater Brook will be developed to deliver approximately 1,100 new homes and supporting services and facilities within the Local Plan 2035 period.
Available	Yes
Commentary on Availability	<p>The largest part of the site known as Land North of Bayswater Brook (LNBB) is being promoted by Christ Church and Dorchester Residential Management. The site is actively being promoted demonstrated by the live planning application for this site (Ref: P22/S4618/O).</p> <p>The allocation in Local Plan 2035 also includes a parcel of land to the southeast known as Sandhills, which is also being promoted. This is separate from the wider allocation and therefore would not prevent the wider site coming forward.</p>
Achievable	Yes
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of the site coming forward in the next 6 to 15 years) and the viability of the LNBB part of the development.

	We have identified significant issue affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the Sandhills element of the development. Access to this part of the has to cross a bridleway over unregistered land. Oxfordshire County Council has advised that this is not possible, and therefore the site is not achievable. Alternative access arrangements may result in the development being unviable.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	Yes
Commentary on Suitability	<p>The site is located directly adjoining the eastern boundary of Oxford City. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscapes.</p> <p>The Local Plan 2035 identified the site as helping to provide for Oxford City’s unmet housing need, including affordable housing need, close to where that need arises.</p> <p>The Joint Local Plan’s emerging spatial strategy states that we will allocate sufficient sites to meet the existing agreed unmet housing needs of Oxford. The emerging spatial strategy therefore provides support for the retention of sites previously allocated to address Oxford unmet housing need, i.e. those sites located close to Oxford.</p> <p>Notwithstanding the conclusion regarding the suitability of the site in accordance with the emerging Joint Local Plan strategy there are specific issues identified affecting the suitability of the Sandhills element of the allocation. Access to the Sandhills site must cross a bridleway, over unregistered land. Oxfordshire County Council has advised that this crossing is not possible, and therefore the site is not achievable. Therefore, this part of the site is not suitable based on highways objections.</p>		

Does the policy need any presentational changes to ensure it remains an effective policy?	We would need to update the policy to ensure references to old policies or standards are replaced.
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Land North of Bayswater Brook</p> <p>Availability – No change required</p> <p>Achievability – No change required</p> <p>Suitability – No change required</p> <p>Sandhills</p> <p>Availability – The Council are not aware of any availability issues with this parcel of land.</p> <p>Achievability – The Joint Local Plan could extend the site boundary to include additional land in order to enable alternative access arrangements. This would require development to take place in land currently designated as Green Belt. The provision of a link road could make the development unviable.</p> <p>Suitability – The prospective developers have indicated that they would like vehicles to access the Sandhills site across a bridleway from Burdell Avenue and Delbush Avenue. Oxfordshire County Council has advised that this is not possible given the unregistered land upon which the bridleway sits, and therefore the site is not achievable. Additionally, Oxfordshire County Council has advised that any other potential means of access via Waynflete Road would be unlikely to be able to accommodate many further trips given geometric constraints and gradients. Therefore, this part of the site is not suitable based on highways objections.</p>
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: De-allocate the Sandhills element of the site, but retain the rest of the allocation subject to presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>
Recommendation	<p>The allocation of the land north of Bayswater Brook is recommended to be retained in the Joint Local Plan.</p> <p>The parcel of land north of Sandhills is not recommended to be retained in the Joint Local Plan.</p>

Site Name: Land to the West of Priest Close, Nettlebed



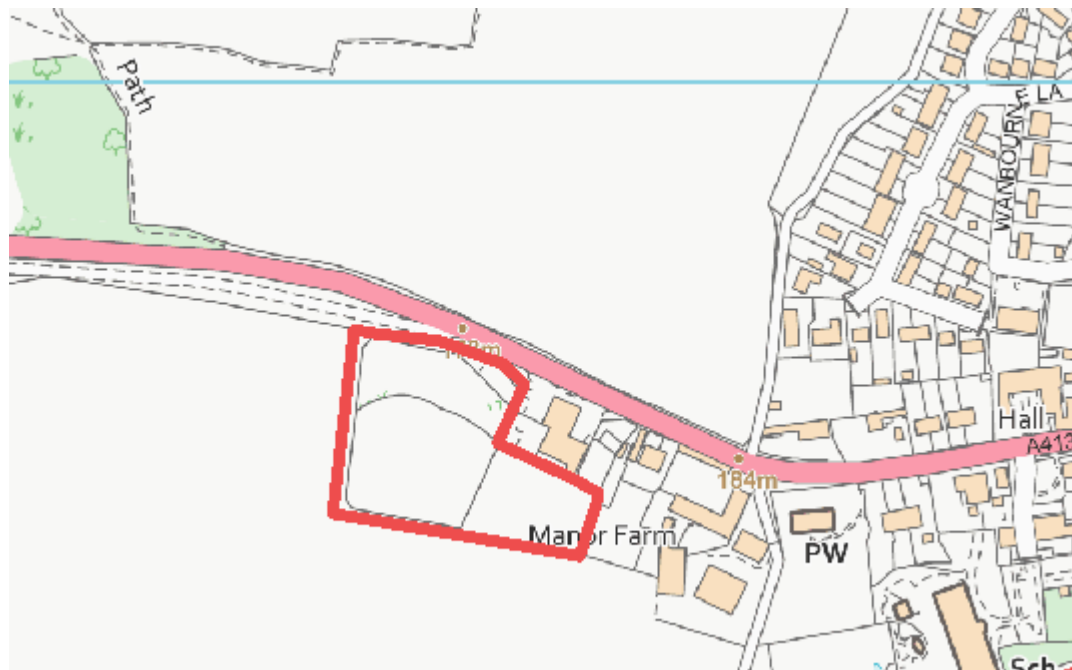
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Current Site Allocation Document	South Oxfordshire Local Plan 2035	
Existing Policy Reference	H5	
Site Size	0.76 hectares	
Description of the existing site allocation	A residential development of approximately 11 dwellings.	
Available	Yes	
Commentary on Availability	The councils are not aware of any change in circumstances that affect availability of this site for development.	
Achievable	Yes	
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development	
Suitable	No	
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	Yes

	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	No
Commentary on Suitability	<p>The site is located on greenfield land on the edge of the village of Nettlebed. The village of Nettlebed and the site itself are washed over by the Chilterns National Landscape. When allocating this site through the Local Plan 2035 our landscape evidence (South Oxfordshire District Council - Landscape Assessment Update (Hankinson Duckett Associates, 2018)), found that whilst the site lies within the Chilterns National Landscape (at the time these were called AONB), the site is well contained and relates well to the existing village edge. It was therefore considered to have some potential for sensitively designed small-scale residential development on the site.</p> <p>Our emerging spatial strategy takes a more restrictive view than our current plan to development in National Landscapes, and in doing so places a great emphasis on conserving and enhancing the special qualities of our nationally protected landscapes; the Chilterns and North Wessex Downs.</p> <p>Furthermore, the site is outside the built-up area of Nettlebed (a proposed Tier 3 settlement). Our previous strategy sought to identify opportunities for villages to grow, especially where this will support local services. Our emerging strategy is to allow housing within Tier 3 settlement, but not on greenfield land outside it.</p> <p>The councils consider that the significant change in our spatial strategy now renders this site unsuitable for development because it no longer meets the plan's social and environmental priorities.</p> <p>Additionally, there are issues with access to the site, with access likely to be required across Registered Common Land, an additional constraint not in favour of development at this location.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	Notwithstanding the councils' conclusions regarding suitability, if the Joint Local Plan continued to allocate this site, we would need to update the policy to ensure references to old policies or standards are replaced.		

<p>Can the policy be amended to address issues of suitability, availability or achievability?</p>	<p>Availability – No change required</p> <p>Achievability – No change required</p> <p>Suitability – The Councils don't think changes to this policy will be able to make it suitable. The emerging spatial strategy does not support development in this location.</p>
<p>Preferred option and alternative(s) to subject to sustainability appraisal</p>	<p>Preferred option: De-allocate the site for residential development.</p> <p>There are no alternative options as the site is not suitable for residential development in principle.</p>
<p>Recommendation</p>	<p>The allocation is not recommended to be retained in the Joint Local Plan.</p>

Site Name: Land to the South and West of Nettlebed Service Station, Nettlebed



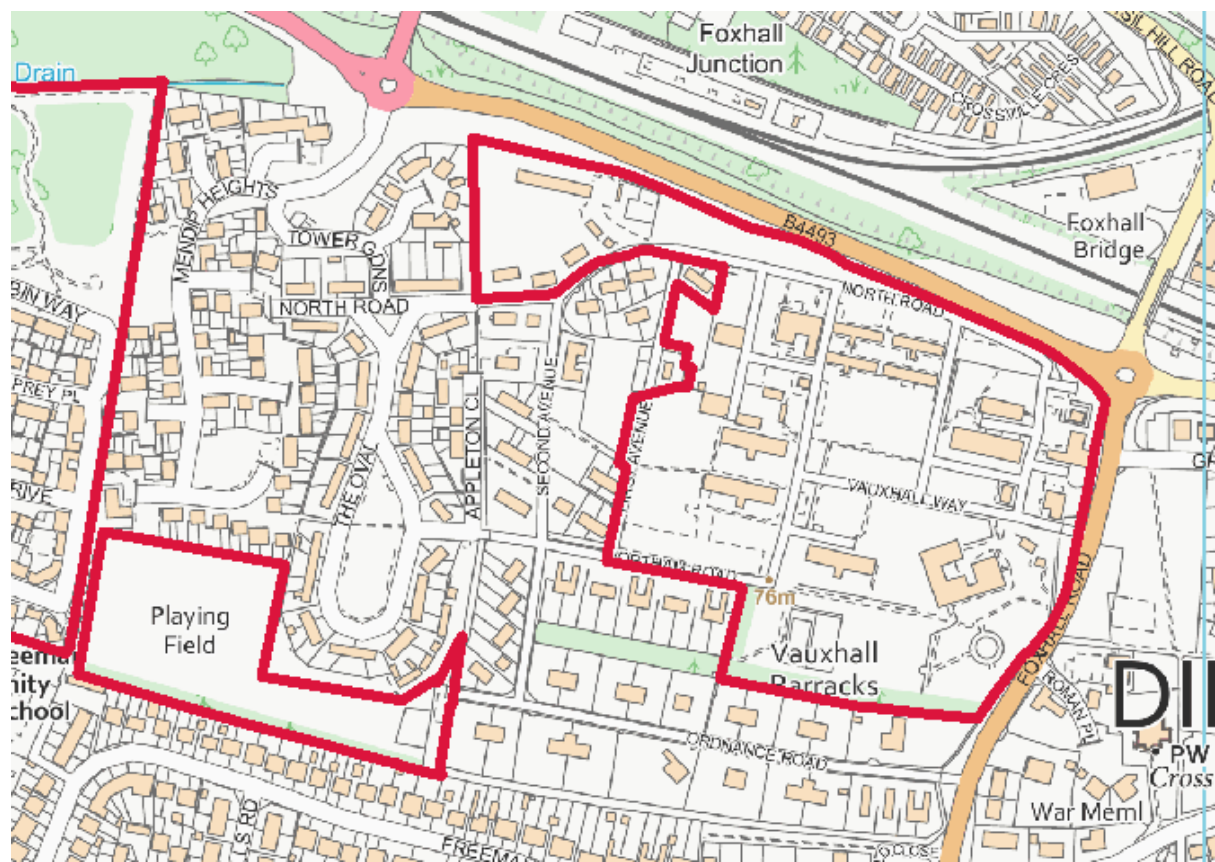
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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	H7
Site Size	1.3 hectares
Description of the existing site allocation	A residential development of approximately 15 dwellings.
Available	Yes
Commentary on Availability	The councils are not aware of any change in circumstances that affect availability of this site for development.
Achievable	Yes
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development.

Suitable	No		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	Yes	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	No
Commentary on Suitability	<p>The site is located on greenfield land on the edge of the village of Nettlebed. The Village of Nettlebed and the site itself are washed over by the Chilterns National Landscape. When allocating this site through the Local Plan 2035 our landscape evidence (South Oxfordshire District Council – Landscape Assessment Update (Hankinson Duckett Associates, 2018)), found that whilst the site lies within the Chilterns National Landscape, the site was not visually prominent and could accommodate some development. It was therefore considered to have some potential for sensitively designed small-scale residential development on the site.</p> <p>Our emerging spatial strategy takes a more restrictive view than our current plan to development in National Landscapes, and in doing so places a great emphasis on conserving and enhancing the special qualities of our nationally protected landscapes; the Chilterns and North Wessex Downs.</p> <p>Furthermore, the site is outside the built-up area of Nettlebed (a proposed Tier 3 settlement). Our previous strategy sought to identify opportunities for villages to grow, especially where this will support local services. Our emerging strategy is to allow housing within Tier 3 settlement, but not on greenfield land outside it.</p> <p>The councils consider that the significant change in our spatial strategy now renders this site unsuitable for development because it no longer meets the plan’s social and environmental priorities. in</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	Notwithstanding the councils’ conclusions regarding suitability, if the Joint Local Plan continued to allocate this site, we would need to update the policy to ensure references to old policies or standards are replaced.		

<p>Can the policy be amended to address issues of suitability, availability or achievability?</p>	<p>Availability – No change required</p> <p>Achievability – No change required</p> <p>Suitability – The Councils don't think changes to this policy will be able to make its suitable. The emerging spatial strategy does not support development in this location.</p>
<p>Preferred option and alternative(s) to subject to sustainability appraisal</p>	<p>Preferred option: De-allocate the site for residential development.</p> <p>There are no alternative options as the site is not suitable for residential development in principle.</p>
<p>Recommendation</p>	<p>The allocation is not recommended to be retained in the Joint Local Plan.</p>

Site Name: Vauxhall Barracks



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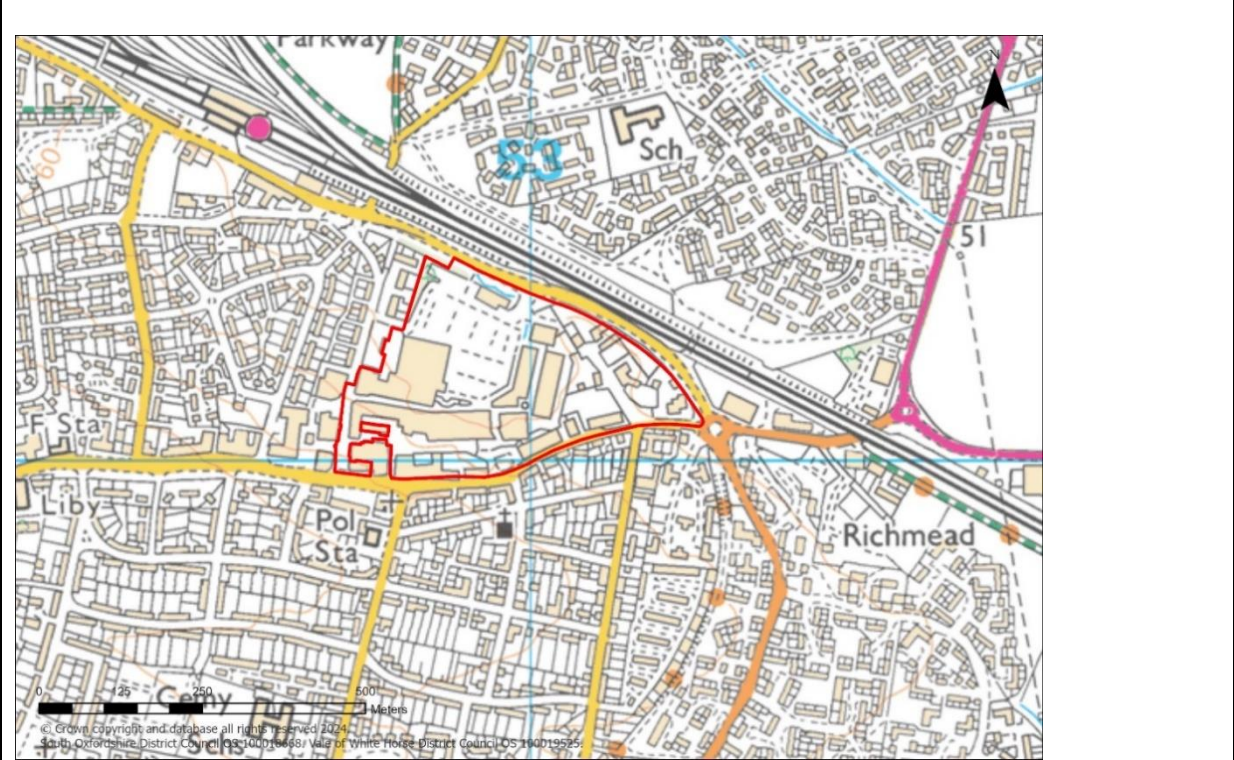
Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	H2d (saved from the Core Strategy)
Site Size	9.9 hectares
Description of the existing site allocation	The site is allocated for 300 dwellings by Policy H2d of the South Oxfordshire Local Plan 2035.
Available	Yes
Commentary on Availability	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 more recent statement by the Secretary of State for Defence (November 2021) confirmed that the site will remain operational until 2034. The site is actively being promoted for development and will be available in the Joint Local Plan period which run to 2041.

Achievable	Yes		
Commentary on Achievability	We are not aware of any change in circumstances affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	Yes	No
Commentary on Suitability	<p>The site is located on land within the built-up limits of Didcot. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscapes.</p> <p>In December 2015, the Government announced that Didcot would become a Garden Town. The Didcot Garden Town Master Plan boundary is set out in Appendix 6 of the Local Plan 2035. This site is located completely within the master plan boundary. The Joint Local Plan’s emerging spatial strategy includes focusing new housing at Garden communities which includes Didcot.</p> <p>The site is currently occupied by the Ministry of Defence and used as a barracks. Redevelopment of this site provides an opportunity to prioritise development of brownfield land in one of the most sustainable settlements in the plan area which is a key part of the Joint Local Plan’s emerging spatial strategy.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	No.		
Can the policy be amended to address issues of suitability, availability or achievability?	Availability – No change required Achievability – No change required Suitability – No change required		

Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation and save the policy in an appendix to the Joint Local Plan .</p> <p>Alternative 1: De-allocate the site for residential development.</p>
Recommendation	<p>The allocation is recommended to be retained in the Joint Local Plan.</p>

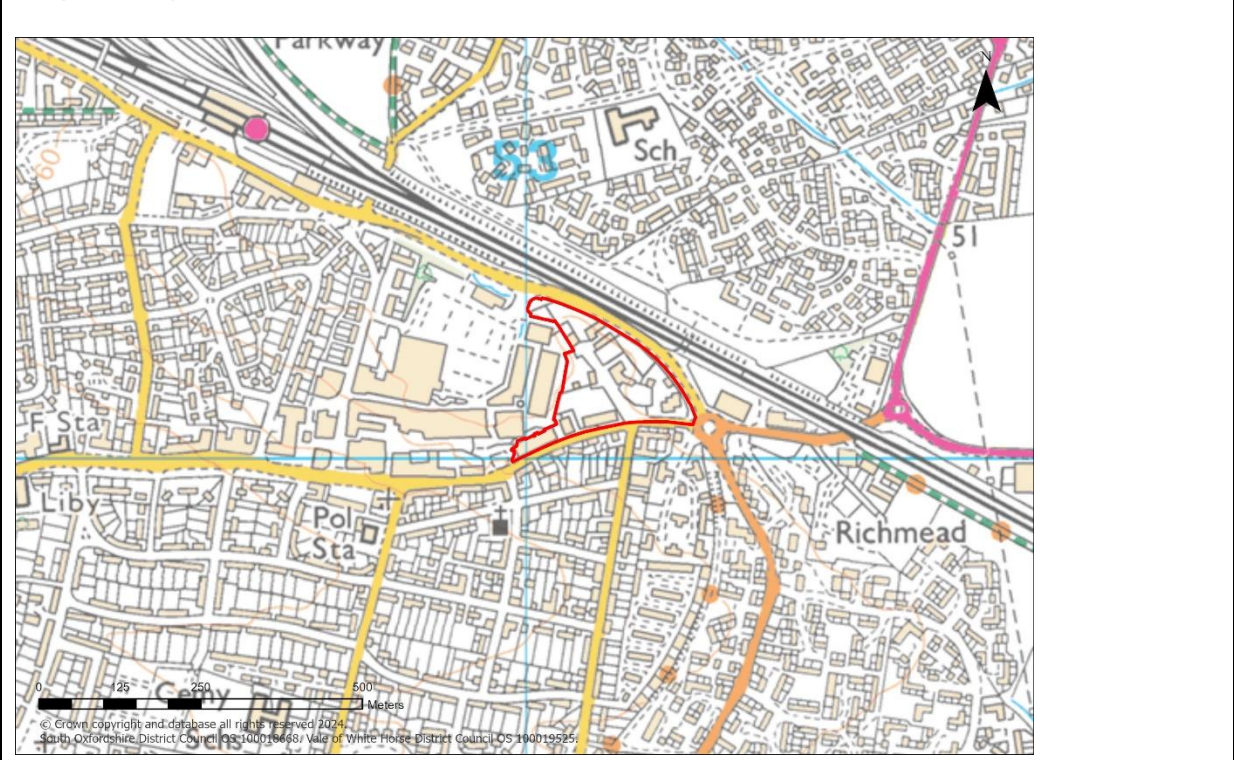
Site Name: Orchard Centre Phase II (remaining site)

Existing Allocation:



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Proposed Updated Allocation:

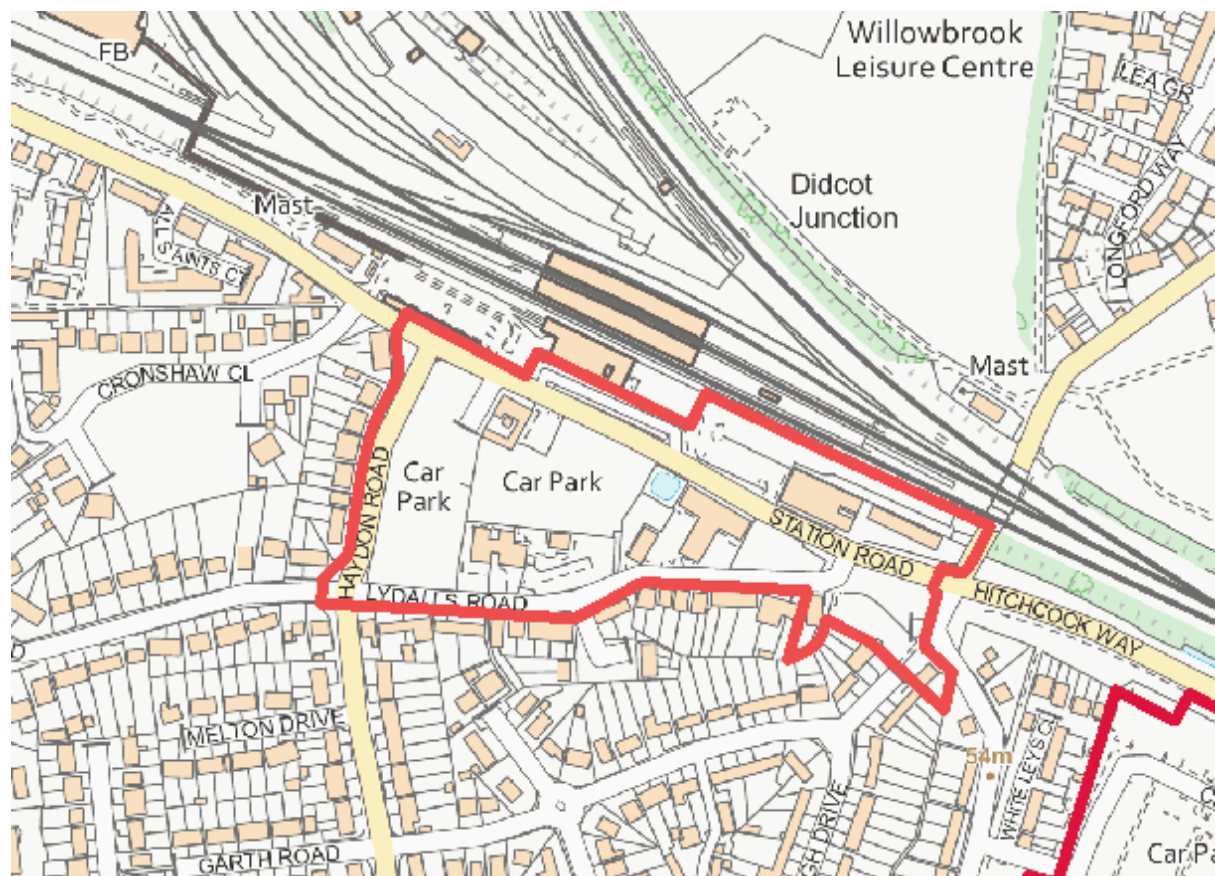


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Current Site Allocation Document	South Oxfordshire Local Plan 2035		
Existing Policy Reference	H2e (saved from the Core Strategy)		
Site Size	11.2 hectares (existing)		
Description of the existing site allocation	The site is allocated for 300 dwellings by Policy H2e of the South Oxfordshire Local Plan 2035.		
Available	Yes		
Commentary on Availability	The councils are not aware of any change in circumstances that affect availability of this site for development.		
Achievable	No		
Commentary on Achievability	<p>The site was carried forward in Local Plan 2035 from previous development plan documents. The original extension east of Didcot town centre was set out in the Local Plan 2011. The Core Strategy 2012 carried the proposals forward and envisaged a masterplan for the whole Orchard Centre (including Orchard Centre and Orchard Centre phase II) for a mixed-use retail-led development to include approximately 300 dwellings to be delivered across the whole site. The part of the site known as Orchard Centre has now been delivered however no residential units were delivered as part of that scheme.</p> <p>As a result of the reduced site area now available (2.8 hectares) the site's capacity has reduced to 100 dwellings.</p>		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscapes?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	D
	No	Yes	No
Commentary on Suitability	<p>The site is located on land within the built-up limits of Didcot. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscapes</p> <p>In December 2015, the Government announced that Didcot would become a Garden Town. The Didcot Garden Town Master Plan boundary is set out in Appendix 6 of the Local Plan 2035. This site is located completely within the master plan boundary. The Joint Local Plan's emerging spatial</p>		

	<p>strategy includes focusing new housing at Garden communities which includes Didcot.</p> <p>The site is currently under multiple ownership, with businesses still operating from many units in the site area. Redevelopment of this site provides an opportunity to prioritise development of brownfield land in one of the most sustainable settlements in the plan area which is a key part of the Joint Local Plan's emerging spatial strategy.</p>
Does the policy need any presentational changes to ensure it remains an effective policy?	We need to make minor amendments to the policy to reflect its updated capacity.
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Availability – No change required.</p> <p>Achievability – The Joint Local Plan should recognise the reduced capacity of the site, and reduce the site area to 2.8 hectares.</p> <p>Suitability – No change required.</p>
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: amend the current allocation's boundary and capacity, from 300 to 100.</p> <p>Alternative 1: De-allocate the site for residential development.</p>
Recommendation	The allocation is recommended to be retained in the Joint Local Plan, with an amended boundary.

Site Name: Didcot Gateway

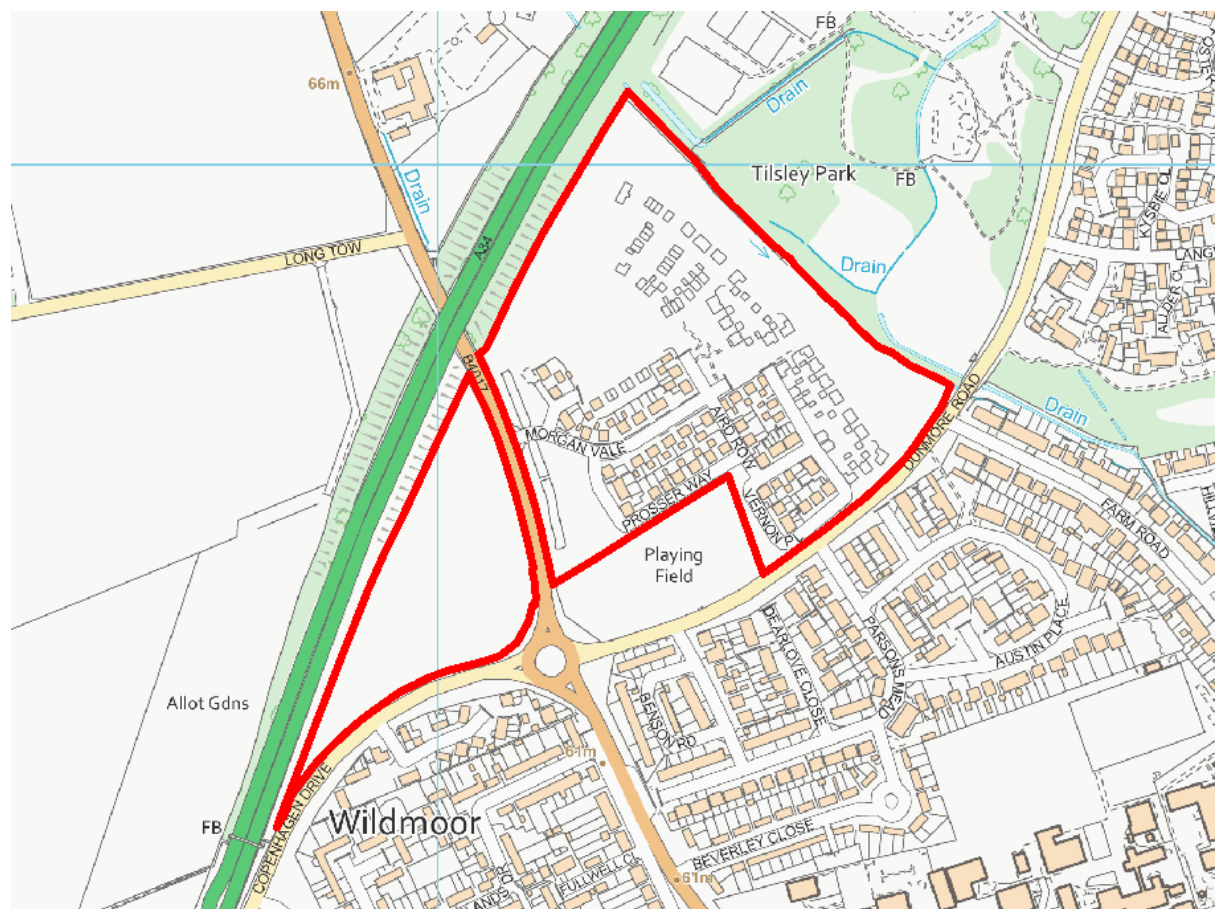


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Current Site Allocation Document	South Oxfordshire Local Plan 2035
Existing Policy Reference	H2f
Site Size	4.3 hectares
Description of the existing site allocation	The site is allocated for 300 dwellings by Policy H2(f) of the South Oxfordshire Local Plan 2035.
Available	Yes
Commentary on Availability	The site is being promoted by multiple landowners, including Homes England (HE), who have submitted an outline application for a large part of the site. Alongside the application HE are working with the Council and Soha (registered social housing provider) to prepare a masterplan for the wider Didcot Gateway area.
Achievable	No
Commentary on Achievability	Since the site was allocated in Local Plan 2035 progress has been made in bringing the site forward for development, including the various landowners working collaboratively towards developing a masterplan for the whole site. Following this work, and HE's outline planning application for part of the site, we no longer consider the site to have sufficient capacity to

	deliver 300 homes, and other uses on site (which are likely to include a new office for South Oxfordshire and the Vale of White Horse District Councils). The revised capacity of this site is likely to be around 200 units.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	Yes	No
Commentary on Suitability	<p>The site is located on land within the built-up limits of Didcot. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or a National Landscape.</p> <p>In December 2015, the Government announced that Didcot would become a Garden Town. The Didcot Garden Town Master Plan boundary is set out in Appendix 6 of the Local Plan 2035. This site is located completely within the master plan boundary. The Joint Local Plan’s emerging spatial strategy includes focusing new housing at Garden communities which includes Didcot.</p> <p>Redevelopment of this site provides an opportunity to prioritise development of brownfield land in one of the most sustainable settlements in the plan area which is a key part of the Joint Local Plan’s emerging spatial strategy.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	We need to make minor amendments to the policy to reflect its updated capacity.		
Can the policy be amended to address issues of suitability, availability or achievability?	Availability – No change required. Achievability – The Joint Local Plan should recognise the reduced capacity of the site. Suitability – No change required.		
Preferred option and alternative(s) to subject to sustainability appraisal	Preferred option: amend the current allocation’s capacity for this site, from 300 to 200. Alternative 1: De-allocate the site for residential development.		
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.		

Site Name: North West of Abingdon on Thames



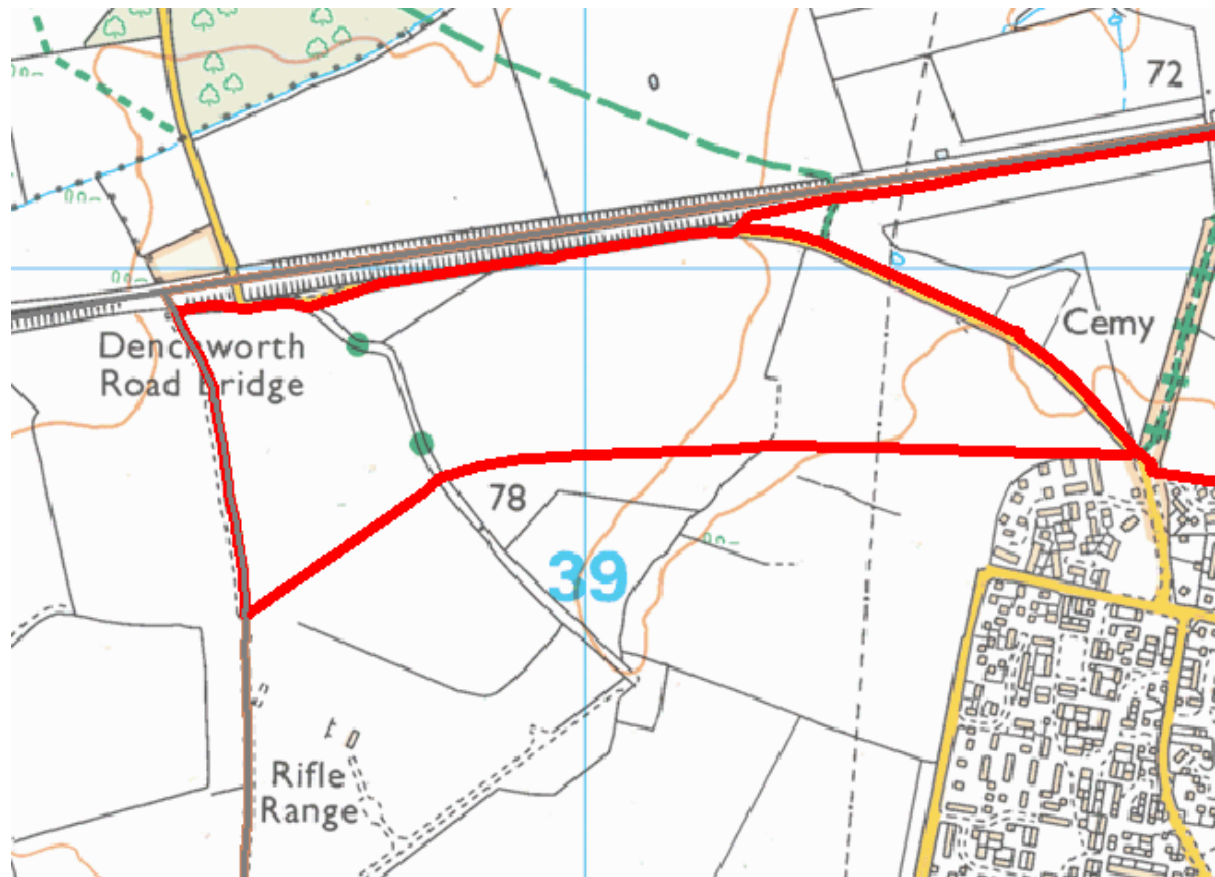
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Current Site Allocation Document	Vale of White Horse Local Plan 2031 Part 1
Existing Policy Reference	Core Policy 4
Site Size	12.6 hectares
Description of the existing site allocation	Around 200 homes, subject to detailed masterplanning.
Available	Yes
Commentary on Availability	<p>The part of the site to the east of Wootton Road has detailed permission for 200 homes, which the developer is now building.</p> <p>The site to the west of Wootton Road now has an Aldi supermarket on its northern part.</p> <p>The site promoter for the remaining part of the land (on the southern part of the land to the west of Dunmore Road) is promoting this for residential development.</p>
Achievable	Yes
Commentary on Achievability	Part of the site has permission and is built out, but the remaining part remains achievable. We are not aware of any change in circumstances

	affecting the developability (the likelihood of this site coming forward in the next 6 to 15 years) and the viability of the development.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	No	Yes
Commentary on Suitability	<p>The site is located on greenfield land on the edge of the settlement of Abingdon on Thames. The site is not located within an important protected landscape feature being outside the areas in the districts covered by designations of Green Belt or National Landscapes.</p> <p>The site is located within the Abingdon-on-Thames and Oxford Fringe Sub-Area. Vale of White Horse Local Plan 2031 Part 2 Core Policy 4a: Meeting our Housing Needs states the agreed quantum of unmet housing need for Oxford City to be addressed within the Vale of White Horse of 2,200 dwellings will be provided for through either strategic or additional sites within the Abingdon-on-Thames and Oxford Fringe Sub-Area.</p> <p>The Joint Local Plan's emerging spatial strategy states that we will allocate sufficient sites to meet the existing agreed unmet housing needs of Oxford. The emerging spatial strategy therefore provides support for the retention of sites previously allocated to address Oxford unmet housing need, i.e. those sites located close to Oxford.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	<p>No.</p> <p>The Vale of White Horse Local Plan 2031 allocates this site and identifies key requirements in a development template. The Site Development Template identifies key objectives for the site and set out requirements relating to issues such as infrastructure provision, urban design, landscaping, ecology, flood risk and drainage.</p>		

	We will save this development template in an appendix to the Joint Local Plan.
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Availability – No change required</p> <p>Achievability – No change required</p> <p>Suitability – No change required</p>
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation and save the development template in an appendix to the Joint Local Plan.</p> <p>Alternative 1: De-allocate the site for residential development.</p>
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.

Site Name: North West of Grove



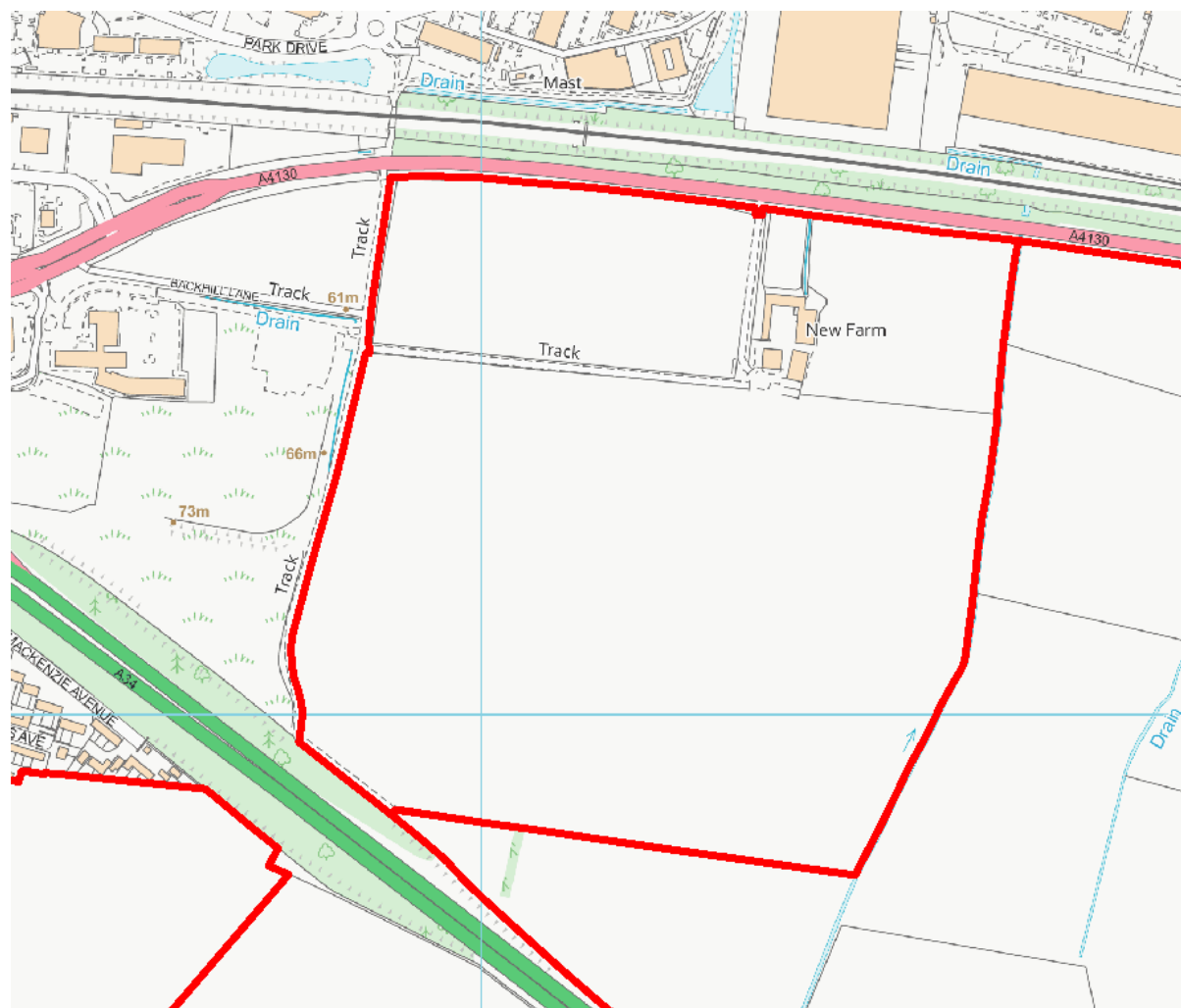
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Current Site Allocation Document	Vale of White Horse Local Plan 2031: Part 2
Existing Policy Reference	Core Policy 4a / 15a
Site Size	28 hectares
Description of the existing site allocation	The site is allocated for 400 homes (to 2031), alongside any necessary onsite infrastructure and supporting facilities.
Available	Yes
Commentary on Availability	The site promoter, Persimmon Homes, has submitted a planning application for this site (Ref: P20/V3113/O) and continues to promote the site for residential development.
Achievable	Changes needed
Commentary on Achievability	The Councils are not aware of any issues that affect the achievability of this site. However, the current site allocation in the Local Plan Part 2 is for 400 homes. However, this was only the expected capacity of the site to 2031, based on the Council's trajectory for this site when we adopted the plan. The current allocation acknowledges that the site has capacity to deliver more housing, expected after 2031. The site area

	can accommodate 600 homes, and therefore the capacity of the site will need to be updated to reflect this.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	Yes	No	No
Commentary on Suitability	<p>The site is not located within the Green Belt or a National Landscape.</p> <p>The site is in Science Vale on the north western edge of Grove. It is close to the Williams F1 site in Grove. The spatial strategy therefore supports development on this site.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	<p>As the Vale of White Horse Local Plan 2031 allocates this site, it does not benefit from a strategic site allocation policy detailing the requirements for a planning application. Instead, the Vale of White Horse Local Plan 2031 identified key requirements in a development template. The Site Development Templates identify key objectives for each site and set out requirements relating to issues such as infrastructure provision, urban design, landscaping, ecology, flood risk and drainage.</p> <p>To ensure consistency between the allocated sites of 500 or more homes in the Joint Local Plan, we believe the plan needs to set out the Development Template requirements in a policy. Through transferring these requirements to a new policy, we will also need to update any references to old policies or standards that are to be superseded.</p>		
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Availability – No change required</p> <p>Achievability – Change required to reflect capacity of the site</p> <p>Suitability – No change required.</p> <p>Presentation changes – Changes required to ensure we are consistent with policies for sites and to update references to new standards or policies.</p>		

<p>Preferred option and alternative(s) to subject to sustainability appraisal</p>	<p>Preferred option: retain the current allocation subject to a new policy incorporating the site's updated capacity (600 homes) based on delivery to 2041, with presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>
<p>Recommendation</p>	<p>The allocation is recommended to be retained in the Joint Local Plan.</p>

Site Name: North West of Valley Park, Didcot



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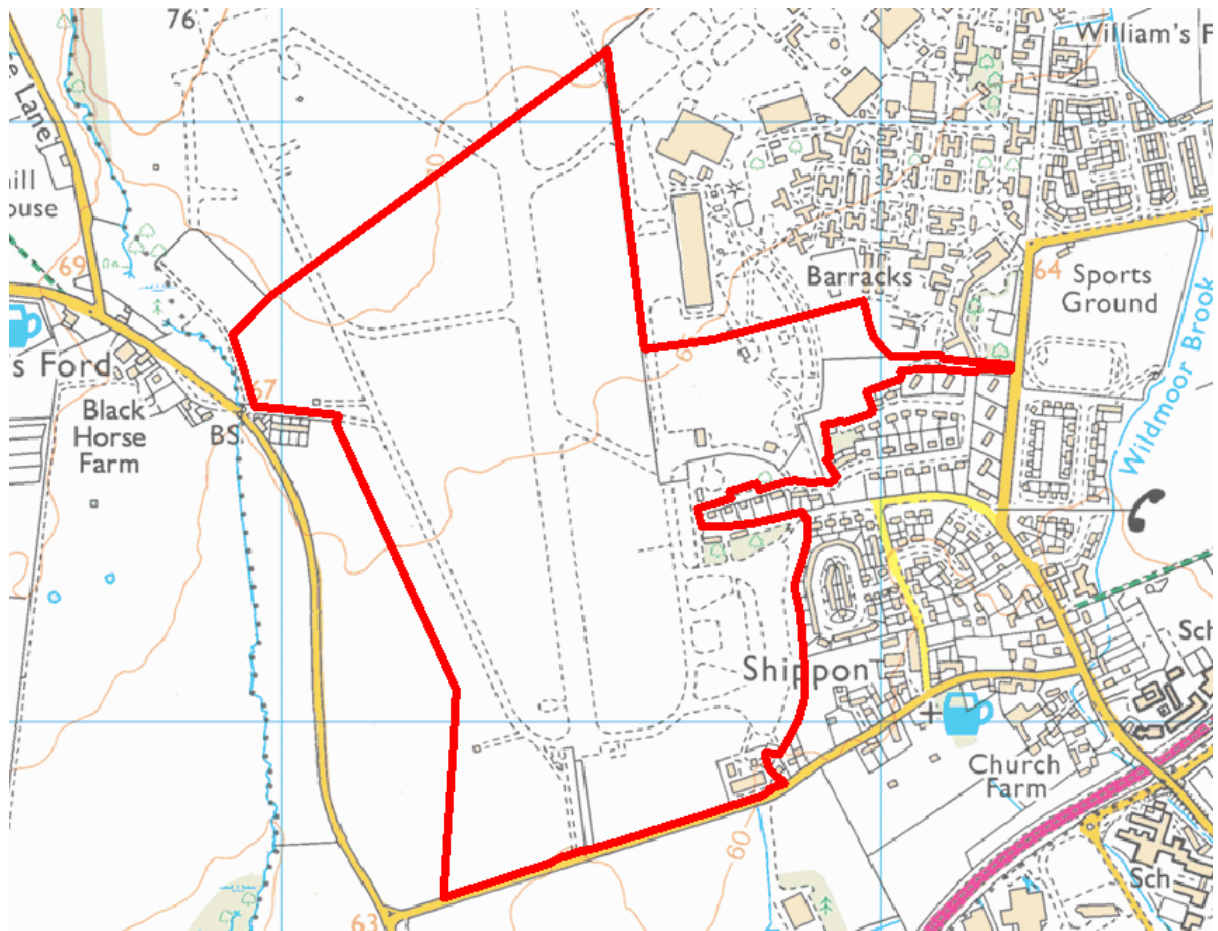
Current Site Allocation Document	Vale of White Horse Local Plan 2031: Part 1
Existing Policy Reference	Core Policy 4
Site Size	33 hectares
Description of the existing site allocation	The site is allocated for 800 homes, alongside any necessary onsite infrastructure and supporting facilities.
Available	Yes
Commentary on Availability	The site promoter has responded to our request for information for the Housing Land Supply Statement for the Vale of White Horse (December 2023) ¹¹ , confirming they are still actively promoting the site for residential development.

¹¹ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/supporting-documents/>

Achievable	Yes		
Commentary on Achievability	The Councils are not aware of any issues that affect the achievability of this site.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	Yes	Yes	No
Commentary on Suitability	<p>The site is not located within the Green Belt or a National Landscape.</p> <p>The site is located west of Valley Park, a large urban extension of Didcot. This site will therefore become part of Didcot (the largest urban centre in Science Vale and a Garden Town) and adjacent to Milton Park (accessible via the pedestrian and cycle underpass under the A4130).</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	<p>As the Vale of White Horse Local Plan 2031 allocates this site, it does not benefit from a strategic site allocation policy detailing the requirements for a planning application. Instead, the Vale of White Horse Local Plan 2031 identified key requirements in a development template. The Site Development Templates identify key objectives for each site and set out requirements relating to issues such as infrastructure provision, urban design, landscaping, ecology, flood risk and drainage.</p> <p>To ensure consistency between the allocated sites of 500 or more homes in the Joint Local Plan, we believe the plan needs to set out the Development Template requirements in a policy. Through transferring these requirements to a new policy, we will also need to update any references to old policies or standards that are to be superseded.</p>		
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Availability – No change required</p> <p>Achievability – No change required</p> <p>Suitability – No change required.</p> <p>Presentation changes – Changes required to ensure we are consistent with policies for sites</p>		

	and to update references to new standards or policies.
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: retain the current allocation subject to a new policy with presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 1: De-allocate the site for residential development.</p>
Recommendation	The allocation is recommended to be retained in the Joint Local Plan.

Site Name: Dalton Barracks



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Current Site Allocation Document	Vale of White Horse Local Plan 2031: Part 2
Existing Policy Reference	Core Policies 8a and 8b
Site Size	77 hectares
Description of the existing site allocation	1,200 new homes allocated at Dalton Barracks will be provided to an exemplar standard and following Garden Village principles to ensure the potential for highly sustainable and accessible development is fully realised. The development will form a mixed-use community incorporating on-site services and facilities, including education provision, a local centre, providing local opportunities for employment and ensuring excellent public transport, cycle way and footpath connections to Oxford and Abingdon-on-Thames.
Available	Yes
Commentary on Availability	The site is actively being promoted, demonstrated by on-going engagement between the site promoter, the Council and other relevant stakeholders.

Achievable	Yes		
Commentary on Achievability	The Councils are not aware of any issues that affect the achievability of this site.		
Suitable	Yes		
Suitability Assessment Criteria	Is the site located within the Green Belt or a National Landscape?	No	
	Suitability assessment criteria checklist (see Step 2C of the methodology)		
	A	B	C
	No	Yes	Yes
Commentary on Suitability	<p>The site is not located within the Green Belt or a National Landscape.</p> <p>The site forms part of the Dalton Barracks Garden Village. The Joint Local Plan’s emerging spatial strategy includes focusing new housing at Garden communities which includes Dalton Barracks.</p> <p>The site is located within the Abingdon-on-Thames and Oxford Fringe Sub-Area. Vale of White Horse Local Plan 2031 Part 2 Core Policy 4a: Meeting our Housing Needs states the agreed quantum of unmet housing need for Oxford City to be addressed within the Vale of White Horse of 2,200 dwellings will be provided for through either strategic or additional sites within the Abingdon-on-Thames and Oxford Fringe Sub-Area.</p> <p>The Joint Local Plan’s emerging spatial strategy states that we will allocate sufficient sites to meet the existing agreed unmet housing needs of Oxford. The emerging spatial strategy therefore provides support for the retention of sites previously allocated to address Oxford unmet housing need, i.e. those sites located close to Oxford.</p>		
Does the policy need any presentational changes to ensure it remains an effective policy?	<p>Dalton Barracks is the only site within the Vale of White Horse Local Plans that benefits from a strategic policy setting out specific requirements for the site. The plan also has a development template for the site in an appendix.</p> <p>To ensure consistency between the allocated sites of 500 or more homes in the Joint Local Plan, we believe the plan needs to set out a single allocation policy for Dalton Barracks. Through combining the existing allocation policy and</p>		

	development template requirements into one allocation policy, we will also need to update the any references to old policies or standards that are to be superseded.
Can the policy be amended to address issues of suitability, availability or achievability?	<p>Availability – No change required</p> <p>Achievability – No change required</p> <p>Suitability – No change required</p> <p>Presentation changes – Changes required to ensure we are consistent with policies for allocated sites and to update references to new standards or policies.</p>
Preferred option and alternative(s) to subject to sustainability appraisal	<p>Preferred option: To increase the site area of the allocation at Dalton Barracks to include the brownfield part of the barracks to the east of the existing site. This will increase the number of homes from 1,200 to 2,750 as discussed in the section 4 of this topic paper.</p> <p>Alternative 1: retain the current allocation subject to presentational changes of the existing criteria / requirements for this site.</p> <p>Alternative 2: De-allocate the site for residential development.</p>
Recommendation	The allocation is recommended to be retained and extended in the Joint Local Plan.

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