Vale of White Horse District Council

Housing Land Supply Statement for the Vale of White Horse

January 2025

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1. INTRODUCTION

1.1. This statement sets out the Vale of White Horse District Council's (the council) housing land supply position. The council will use this statement as a material consideration in determining planning applications. It 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.

1.2. This statement represents the housing land supply position as of the 1 April 2024, covering the period between 1 April 2024 and 31 March 2029. This statement provides a year by year, and site by site trajectory of the expected housing supply in the district between 1 April 2024 and 31 March 2029.

1.3. This statement assesses the council's housing land supply against its local housing need, calculated using the Government's new standard methodology published in December 2024.

1.4. The council has published a separate housing land supply statement to accompany its emerging Joint Local Plan, which assesses the supply against the housing requirement in that plan[1].

1.5. The council published a previous housing land supply position on 9 December 2024. On 12 December 2024, Government published a revised National Planning Policy Framework (NPPF) which changes how the council should calculate the housing requirement for our housing land supply assessment. This statement updates the housing requirement of our last statement. We have not updated our housing supply trajectory since we assessed this thoroughly in December 2024.

1.6. We have also updated the statement to take account of the Vale of White Horse Local Plan Part 2 review, approved by the Vale of White Horse Cabinet in September 2024.

The council can demonstrate a 5.81 years' supply of housing land.

[1] www.southandvale.gov.uk/JLPEvidence

2. NATIONAL AND LOCAL POLICY, AND RELEVANT CASE LAW

2.1. This chapter summarises the relevant national and local policy and guidance. It also examines how the courts have assessed / interpreted these policies and how we use those judgements to inform our approach to housing land supply.

National Policies and Guidance: *Why do we need to assess our housing land supply?*

2.2. In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). This reintroduced requirements for local planning authorities to demonstrate a five-year housing land supply, regardless the age of the adopted plan.

2.3. Paragraph 78 of the NPPF 2024 states:

> *"Local planning authorities should 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[38], or against their local housing need where the strategic policies are more than five years old[39]."*

2.4. Paragraphs 11 to 14 of the NPPF set out how local authorities should respond in circumstances where they cannot demonstrate a five-year housing land supply.

National policies and guidance: *Working out the five-year housing requirement*

Which housing requirement to use?

2.5. As set out above, Paragraph 78 requires councils to establish a housing requirement (a target for the 5 year period). This should be done using the annual housing targets set out in an up-to-date local plan, or using our local housing need where the strategic policies are more than five years old. Footnote 39 of paragraph 78 explains that in these instances where:

> *"[…] local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance."*

2.6. Both parts of the Vale of White Horse Local Plan 2031, which contain strategic policies for the housing requirement for the district, are more than 5 years old. The council's review of these policies found that they needed

updating, and therefore the NPPF 2024 directs that we should use the standard methodology for working out our local housing need.

How to deal with previous under delivery of housing?

2.7. If the local planning authority uses their housing requirement as set out in their adopted strategic policies to identify their five-year housing land supply, Planning Policy Guidance Notes (PPG) indicates that this figure must also include any shortfall to date, from the start of the plan period[2]:

Applying a buffer

2.8. The NPPF 2024 has also re-introduced "buffers" that should be added to the housing target. Paragraph 78 of the NPPF 2024 explains:

"The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 20% where there has been significant under delivery[40] of housing over the previous three years, to improve the prospect of achieving the planned supply; or

c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework[41], and whose annual average housing requirement[42] is 80% or less of the most up to date local housing need figure calculated using the standard method set out in national planning practice guidance."

2.9. Footnote 40 explains that significant under delivery will be considered as delivery below 85% of the Housing Delivery Test (HDT).

2.10. The Housing Delivery Test[3] is an annual measurement of housing delivery over the last three financial years in the area of relevant plan-making authorities. The Government publishes the results annually in November.

2.11. As the Housing Delivery Test Measurement Rulebook[4] explains, for areas with an up to date adopted housing requirement of less than five years, the housing requirement used for the purposes of the test will be the lower of either:

[2] Unless the housing requirement is set using government's standard methodology
[3] https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement
[4] Available from https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book

- the latest adopted housing requirement including any unmet need from neighbouring authorities which forms part of that adopted requirement; or,

- the minimum local housing need figure using the standard method for assessing the minimum local housing need figure set out in national guidance, and any need from neighbouring authorities which it has been agreed for be planned for.

National Policies and Guidance: *Assessing the expected housing supply*

2.12. As discussed above, the December 2024 NPPF requires us to demonstrate a minimum of five years' worth of specific deliverable housing on sites in the district.

2.13. The NPPF's glossary defines a deliverable housing site as follows:

> *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
>
> *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
>
> *b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*[5]

2.14. 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), though it should be noted this is not a closed list:

- *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*

[5] NPPF, Annex 2, Glossary

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.*

2.15. We have followed this guidance and provide evidence of the deliverability of these "Category B" sites in Appendices B and F.

Local Policy: The housing requirement in our local plan

1.1. The Vale of White Horse Local Plan 2031 consists of the Local Plan 2031 Part 1: Strategic Sites and Policies (part 1 plan) which the council adopted in December 2016, and the Local Plan 2031 Part 2: Detailed Policies and Additional Sites (part 2 plan) which the council adopted in October 2019[6].

1.2. Core Policies 4 and 4a of the part 1 and part 2 plans respectively, set out the housing requirement for the district. This includes 20,560 homes in Core Policy 4, plus an additional 2,200 homes in Core Policy 4a to address Oxford's unmet housing needs. The 2,200 dwellings for Oxford City are added to the housing requirement between 1 April 2019 and 31 March 2031.

1.3. Core Policy 5: Housing Supply Ringfence in the part 1 plan sets out the Council's approach to monitoring its 5-year housing land supply, which was originally split between two parts of the district.

Local Plan 2031: 5-Year Reviews

1.4. On 3 December 2021, the Vale of White Horse Cabinet approved a Regulation 10a review (five-year review) for the Local Plan Part 1. This is because the Local Plan Part 1 became 5 years old in December 2021, and the council needed to undertake a review of the policies within it to determine their continued fitness for purpose – to account for their consistency with national policy, current evidence and any changes in local circumstances. Our review concluded that the housing requirement identified in Core Policy 4 of the Local Plan Part 1 requires updating.

1.5. The review also assessed Core Policy 5: Housing Supply Ringfence. We concluded that Core Policy 5 is connected to the housing requirement in Core

[6] www.whitehorsedc.gov.uk/localplan2031

Policy 4 and as such requires updating also. There is no mechanism for applying a shortfall or ringfence to the standard method-based local housing need. Core Policy 5 will therefore no longer be used for monitoring purposes.

1.6. On 27 September 2024, the Council's Cabinet subsequently approved a Regulation 10a review (five-year review) for the Local Plan Part 2. Our review concluded that the housing requirement identified in Core Policy 4a of the Local Plan Part 2 requires updating.

1.7. Therefore, for monitoring and housing land supply purposes, in accordance with Paragraph 78 of the NPPF, the housing requirement is calculated using Government's calculation of local housing needs (the standard method). This is currently a housing need of 949 dwellings per annum.

1.8. You can read more information about the Council's review of its Local Plan 2031 on our website at www.whitehorsedc.gov.uk/localplan2031

Relevant case law

1.9. The courts have interpreted the NPPF's and PPG's policies / guidance on housing land supply, providing additional commentary for the council to use when assessing its supply. We have summarised what we consider to be the relevant points from these judgements below. We have taken these into account where relevant in this statement, although most of the matters relate to how we assess whether a site will deliver in the next five years.

St. Modwen[7]

1.10. This High Court judgement considered the detail of what constitutes a "realistic prospect" that housing would come forward on a site within the next five years. The original application, appeal and case law were determined under the first NPPF published in 2012. However, the judgment carefully considers what the evidential threshold for a "realistic prospect" is. This terminology, although expanded upon in later editions of the NPPF, is still part of government's policy. We still therefore believe it provides useful guidance.

1.11. In his decision, Lord Justice Lindblom rejected the argument presented by the appellant that the local planning authority should assess *"what would probably be delivered*" on the site. Lindblom L J concluded that there is a distinction between the NPPF's test of "deliverability" and the "probability of delivery"[8]. 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*"[9]

[7] St. Modwen Developments Ltd v Secretary of State for Communities and Local Government [2017] EWCA Civ 1643 (20 October 2017)
[8] Idem, Paragraphs 31 and 32
[9] Idem, Paragraph 35

1.12. 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*)

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

East Bergholt[10]

1.14. Lindblom L J again considered the question of what constitutes a deliverable housing site in this Court of Appeal decision from 2019. He gave further explanation of the conclusions of "St Modwen" identified above. As with "St Modwen", the court was considering the "realistic prospect" test in NPPF 2012. As we have set out above, this still remains relevant to the

1.15. Lord Justice Lindblom states that the following:

> *50. [Paragraph 47 of the NPPF (2012) is not prescriptive. It does not lay down any fixed method for applying the test of "deliverability", to be used in every case. A "realistic prospect" is not equated to any specific* level *of likelihood. Nor are there any criteria for deciding this question beyond what is said about the treatment of "[sites] with planning permission" in footnote 11. Subject to that, and to the further relevant guidance in the PPG, the policy leaves the assessment of a "realistic prospect" to the decision-maker's own planning judgment, which the court will only undo on conventional public law grounds. It is not for the court to stipulate how firm a "prospect" must be if it is to be "realistic".*
>
> *51. The policy does not prevent a decision-maker reasonably taking the view, as a matter of planning judgment, that a particular site or sites on which it was not certain or confident that development would occur within five years should be excluded from the five-year supply of housing land. It does not state, for example, that sites without planning permission, but with a resolution to grant subject to a section 106 planning obligation*

[10] East Bergholt Parish Council v Babergh District Council [2019] EWCA CIV 2200

being entered into, should always, or usually, be included in the supply, or that such sites should be included if they have been allocated for housing in the development plan. The same may also be said of the subsequent revisions of the policy in 2018 and in 2019 – in which the definition of a "deliverable" site has been somewhat expanded. Put simply, the degree of confidence required in the "deliverability" of sites is for the decision-maker to decide, within the bounds of reasonable planning judgment […]

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

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

Land at Site of Former North Worcestershire Golf Club Ltd[11]

1.17. The two previous Court of Appeal Decisions referenced above took account of the 2012 definition of what constitutes a 'deliverable' site. The revised NPPF published in 2018 added further detail to this definition, and this expanded definition was considered further in an appeal decision determined by the Secretary of State, Land at Site of Former North Worcestershire Golf Club Ltd. This definition remains in the December 2023 NPPF. At paragraph 20 of the Secretary of State's decision they consider the meaning of 'deliverable' and agrees with the Inspector's views that 'realistic prospect' remains the central test against which deliverability of a site must be measured. The Inspector for the appeal considered the difference in definitions of 'deliverable' between the 2012 and 2018 NPPF and found the following:

14.39 The essential consideration under both definitions is whether or not sites included in the 5YHLS will actually deliver housing within the 5 year period. In my view, that assessment is still to be made on the basis of realistic prospect and not on any greater burden of proof. As established in the St Modwen judgment (paragraph 38), that does not mean that for a site to be considered deliverable it must be certain or probable that the

[11] APP/P4605/W/18/3192918

housing will in fact be delivered upon it. [8.27] In that paragraph, Lord Justice Lindblom refers to Lord Gill's statement, in paragraph 78 in the Suffolk Coastal judgment (CD C1), that the requirements set out in the NPPF reflect the futility of local authorities including sites in their 5YHLS which have no realistic prospect of being developed within five years.

14.40 The previous definition included a requirement for "clear evidence" to rebut the presumed deliverability of sites with planning permission. That did not require those challenging the inclusion of a site with planning permission to do more than demonstrate that there is no realistic prospect that housing will be delivered on that site. The new definition requires 'clear evidence' that housing completions will begin within 5 years on certain categories of site. That does not, however, mean that the local planning authority must demonstrate certainty that housing completions will begin within that period.

1.18. Therefore, the central test for demonstrating whether a site without detailed planning permission is 'deliverable' is whether there is a realistic prospect, not certainty, that housing will be delivered on the site within five years.

3. CALCULATING THE FIVE-YEAR HOUSING LAND REQUIREMENT

3.1. This chapter sets out how the council has calculated its five year housing land supply requirement. This is derived from the following:

- the housing requirement as determined using our local housing need / standard method; 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, derived from the standard methodology published in December 2024:

Table 1: Annual housing requirement for 2024 to 2029

Year	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Housing requirement (dwellings)	949	949	949	949	949	4,745

Shortfall or Over Delivery

3.3. For the purposes of demonstrating a five-year supply, the council must consider if a shortfall in housing delivery has been generated.

3.4. The Local Housing Need figure produced using the standard method takes account of past housing delivery through the affordability adjustment and there is no need to assess previous under or over delivery.

Buffer

3.5. National policy requires us to apply a buffer of either 5%, or 20% if our Housing Delivery Test result is below 85%.

3.6. The Housing Delivery Test result for Vale of White Horse, which is based on the latest adopted housing requirement including any unmet need as the lower figure. Government published the latest results in December 2024 (for the year 2023), with Vale of White Horse's result being 177%.

3.7. As our Housing Delivery result test is above 85%, criterion a) of paragraph 78 is applicable to our calculation – a 5% buffer.

Total Five-Year Housing Requirement

3.8. Table 2 details the district's five-year housing land supply requirement, based on our local housing need, and a 5% buffer.

Table 2: Five-year housing requirement			
Step		Total	Note
A	Vale of White Horse Local Housing Need, as determined by the Standard Method	4,745	949 x 5
B	Previous under / over delivery	0	Not assessed when standard method is used for the housing requirement
C	5 year requirement	4,745	A+B
D	5% buffer	237	5% of C
E	5-year requirement with 5% buffer	**4,982**	C+D

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 Vale of White Horse (as shown in Appendix C and D). This helps us determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5-year supply.

4.5. For minor sites (one to nine dwellings) with permission, we assume delivery will take place over the next three years. This is a reasonable timeframe for the delivery of minor sites, considering the standard condition that the council applies to all sites, requiring work to commence within three years.

We expect 2,854 homes to be delivered on Category A sites during the five-year period.

Category B sites

4.6. 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."*[12]

4.7. 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.

4.8. 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 C and D. 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.

4.9. 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.

[12] NPPF, Annex 2: Glossary

4.10. All the evidence for our Category B sites is presented in detailed pro-formas in Appendix F. These pro-formas show what information we presented to the site promoters, as well as how this changed following feedback.

We expect 2,526 homes to be delivered on Category B sites during the five-year period.

Windfalls

4.11. 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."*[13]

4.12. 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).*[14]

4.13. 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 assess Vale of White Horse's historic windfall rates and consider those trends which will continue to be a reliable source in the future.

[13] NPPF, Paragraph 71
[14] PPG, Paragraph: 023 Reference ID: 3-023-20190722

4.14. The data on windfall completions covers the period 2011/12 to 2023/24 allowing us to use 13 years' worth of data, across the following categories:

- Years of dwelling completions
- Number of dwellings within each permission
- Greenfield / Brownfield
- Previous land use

4.15. 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

4.16. 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 15% to 100% of total completions.

4.17. 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 3.

Table 3: All net windfall completions 2011/12 to 2023/24					
Year	Total Net Windfall Completions	Total Completions	Windfall as a %	5YHLS Yes or No?	Status of development plan
2011/12	346	346	100%	No	2011 Local Plan out of date
2012/13	270	270	100%	No	2011 Local Plan out of date
2013/14	570	586	97%	No	2011 Local Plan out of date
2014/15	680	739	92%	No	2011 Local Plan out of date
2015/16	960	1132	85%	No	2011 Local Plan out of date
2016/17	1221	1575	78%	Yes	Local Plan 2031 Part 1
2017/18	990	1556	64%	Yes	Local Plan 2031 Part 1
2018/19	599	1258	48%	Yes	Local Plan 2031 Part 1
2019/20	702	1598	44%	Yes	Local Plan 2031 Part 1 & Local Plan 2031 Part 2
2020/21	544	1109	49%	Yes	Local Plan 2031 Part 1 & Local Plan 2031 Part 2
2021/22	362	1210	30%	Yes	Local Plan 2031 Part 1 & Local Plan 2031 Part 2
2022/23	358	1359	26%	Yes	Local Plan 2031 Part 1 & Local Plan 2031 Part 2
2023/24	176	1168	15%	Yes	Local Plan 2031 Part 1 & Local Plan 2031 Part 2

STEP TWO: MAJOR WINDFALL OVERVIEW

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

Table 4: Split between major Brownfield and Greenfield sites – net windfall completions

Year	Brownfield land		Greenfield land		Total windfall homes (major sites)
	Number of homes	As % of total	Number of homes	As % of total	
2011/12	227	66%	119	34%	346
2012/13	159	59%	111	41%	270
2013/14	405	71%	165	29%	570
2014/15	325	48%	355	52%	680
2015/16	273	28%	687	72%	960
2016/17	450	37%	771	63%	1221
2017/18	364	37%	626	63%	990
2018/19	282	47%	317	53%	599
2019/20	431	61%	271	39%	702
2020/21	319	59%	225	41%	544
2021/22	162	45%	200	55%	362
2022/23	146	41%	212	59%	358
2023/24	88	50%	88	50%	176
Total	**3631**	**49%**	**3838**	**51%**	**7469**
Average	**279**	**49%**	**295**	**51%**	**608**

4.19. Our analysis shows that supply of windfalls from Brownfield land was broadly consistent through the assessment period, contributing 279 dwellings on average between 2011/12 to 2023/24, and a total of 3,631 homes.

4.20. On Greenfield sites, since 2011/12 delivery has varied with significantly higher delivery in a number of years. This is likely to be the result of the Local Plan 2011 becoming out of date, and the land supply position falling below five years in the early years of the data period. Therefore, with the current position being that Vale of White Horse are able demonstrate a 5-year housing land supply position against current requirements, as well as against the emerging Plan requirements, it is likely supply form major Greenfield windfall developments will reduce and not form a consistent supply. As such, major Greenfield development sources have not been carried forward in the assessment.

STEP THREE: REVIEW OF PREVIOUS USE FOR MAJOR WINDFALLS

4.21. 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?

4.22. 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.

4.23. Table 5 shows that there has been consistent windfall development from the 'other' (e.g. Garden Centres, Police Station, Community Centre) and residential previous land uses. We have therefore analysed these sources of supply in more detail in step four below.

4.24. The table above also shows that there has been inconsistent windfall completions on land previously used for: industrial, commercial, garden, and retail. We have removed these as a source of supply from the windfall assessment due to inconsistent delivery.

Table 5: Net major windfall completions 2011/12 to 2023/24, Brownfield sites by previous land use						
Year	Commercial	Garden	Industrial	Office	Other	Residential
2011/12	0	0	9	10	194	0
2012/13	0	0	0	0	84	11
2013/14	0	21	1	24	289	10
2014/15	0	2	39	10	191	10
2015/16	0	18	31	0	52	121
2016/17	0	84	0	0	37	135
2017/18	0	0	0	10	137	47
2018/19	11	0	0	32	112	7
2019/20	154	7	0	14	112	49
2020/21	20	6	0	0	172	22
2021/22	8	3	33	12	73	35
2022/23	118	1	2	45	260	41
2023/24	35	1	0	6	16	30
Average	**27**	**11**	**9**	**13**	**133**	**40**

STEP FOUR – MAJOR WINDFALL ANALYSIS BY SITE SIZE

4.25. Next, we looked at the size of development contributing to the past levels of windfall within the 'other' and 'office' sources 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+ dwellings

4.26. Table 6 shows the windfall completions from the sources 'other' and 'residential' taken forward from step three on sites of 10 to 50 dwellings. This shows that windfall completions on the previous land use category of 'other' and 'residential', of between 10 and 50 dwellings has been consistent, with an average of 32 homes and 19 homes delivered per annum respectively. Therefore, this provides a reliable supply and we have taken this forward as part of our assessment.

Table 6: Windfall on sites of 10-50 dwellings categorised as 'other' or 'residential'

Year	Other	Residential
2011/12	0	0
2012/13	24	11
2013/14	41	10
2014/15	21	10
2015/16	0	18
2016/17	9	95
2017/18	77	47
2018/19	50	7
2019/20	69	12
2020/21	111	22
2021/22	1	0
2022/23	0	0
2023/24	10	10
Total	**413**	**242**
Average	**32**	**18**

4.27. Table 7 shows the windfall completions from the sources 'other' and 'residential' taken forward from step three on sites of 50 to 100 dwellings. The supply is shown to be inconsistent here and has therefore not been taken forward into the overall windfall allowance.

Table 7: Windfall on sites of 50-100 dwellings categorised as 'other' or 'residential'		
Year	**Other**	**Residential**
2011/12	0	0
2012/13	0	0
2013/14	20	0
2014/15	97	0
2015/16	42	103
2016/17	25	40
2017/18	46	0
2018/19	3	0
2019/20	0	37
2020/21	0	0
2021/22	0	0
2022/23	0	8
2023/24	0	0
Total	**233**	**188**
Average	**18**	**14**

4.28. Table 8 shows the windfall completions from the sources 'other' and 'residential' taken forward from step three on sites of 101 or more dwellings. There is no recorded windfall supply from residential sites and so this does not need to be considered. For the 'other' category, there has been a consistent source of supply, however the amount delivered per annum has fluctuated fairly significantly. We have therefore decided to not include this in the windfall allowance.

Table 8: Windfall on sites of 50-100 dwellings categorised as 'other' or 'residential'		
Year	**Other**	**Residential**
2011/12	194	0
2012/13	60	0
2013/14	228	0
2014/15	73	0
2015/16	10	0
2016/17	3	0
2017/18	14	0
2018/19	59	0
2019/20	43	0
2020/21	61	0
2021/22	56	0

Table 8: Windfall on sites of 50-100 dwellings categorised as 'other' or 'residential'		
Year	**Other**	**Residential**
2022/23	250	0
2023/24	0	0
Total	**1051**	0
Average	**81**	0

4.29. Table 9 shows a summary of the windfall supply sources that we have carried forward from step four, and those that have been removed.

Table 9: Major windfall sites completions step four summary			
Source of windfall	**Site size**		
	10-50 units	**51-100 units**	**101+ units**
Commercial	Excluded	Excluded	Excluded
Garden	Excluded	Excluded	Excluded
Industrial	Excluded	Excluded	Excluded
Office	Excluded	Excluded	Excluded
Residential	Included	Excluded	Excluded
Retail	Excluded	Excluded	Excluded
Other	Included	Excluded	Excluded

STEP FIVE: MINOR WINDFALL ANALYSIS

4.30. Finally, we examined windfall completions on sites of nine or fewer dwellings. Table 10 shows completions on minor sites between 2011/12 and 2023/24, the two-year rolling average of completions, and the average when the two highest and two lowest outliers are removed.

4.31. This shows that the averages are all similar; 154 completions on minor windfall sites, the two-year rolling average is 161 dwellings. The similarity in the averages shows the consistency of supply.

Table 10: Windfall completions on minor sites		
Year	**Total**	**2 year rolling average**
2011/12	113	
2012/13	95	104
2013/14	107	101
2014/15	89	98
2015/16	185	137
2016/17	404	295
2017/18	177	291
2018/19	177	177
2019/20	133	155
2020/21	126	130
2021/22	160	143
2022/23	129	145
2023/24	112	121
Total	2007	
Average	**154**	**161**

STEP SIX: TOTAL WINDFALL ALLOWANCE

Table 11: Windfall allowance totals					
Site size	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Major windfall allowance	0	0	0	50	50
Minor windfall allowance	0	0	0	154	154
Total windfall allowance	0	0	0	204	204
	Excluded	Excluded	Excluded	Included	Included

4.32. We will only include the windfall allowance years 4 and 5 as this would, in practice, avoid double counting with the Category A sites.

We expect 408 homes to be delivered on windfall sites during the five-year period.

Student Accommodation

4.33. 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.[15]

4.34. The calculation for this is based on the average number of students living in a student-only household, using the published 2011 Census data[16] (as shown in Appendix E). For the Vale of White Horse the average number of students living in a student-only household is 1.7 (rounded to 1 decimal place). This means that for every 17 student units proposed this would contribute 10 dwellings towards our housing land supply. Comparable data has not been published as part of the 2021 Census, with PPG still linking to 2011 data. We will update our method in accordance with PPG once available.

4.35. 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 Vale of White Horse.

Residential Institutions

4.36. The PPG states that local planning authorities will need to count housing provided for older people including residential institutions in use class C2 against their housing requirement, based on the amount of accommodation released in the housing market[17].

4.37. For residential institutions, the calculation is based on the average number of adults living in a household[18], using the published 2011 Census data[19] (as shown in Appendix E). For the Vale of White Horse the average number of adults living in a household is 1.9 (rounded to 1 decimal place). Comparable data has not been published as part of the 2021 Census, with PPG still linking to 2011 data. We will update our method in accordance with PPG once available.

4.38. 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.

[15] PPG, Paragraph: 034 Reference ID: 68-034-20190722
[16] 2011 Census - Number of students in student only household. www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008207ct07732011censusnumberofstudentsinstudentonlyhouseholdnationaltolocalauthoritylevel
[17] PPG, Paragraph: 035 Reference ID: 68-035-20190722
[18] PPG, Paragraph 016a: 016a Reference ID: 63-016a-20190626
[19] 2011 Census - Age of Household Reference Person (HRP) by number of adults in household www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel

Permitted Development

4.39. Permitted development rights are a national grant of planning permission under the General Permitted Development Order[20] which allows certain building works and changes of use to be carried out without having to make a planning application.

4.40. 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.

4.41. 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.

4.42. 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

4.43. Table 12 provides the breakdown of deliverable sites for the period 2024 to 2029.

Table 12: Supply of deliverable sites

Housing supply components	Housing supply 2022-2027
Category A sites	2,854
Category B sites	2,526
Windfall allowance *(Only applying in years 2027/28 and 2028/29)*	408
Total	**5,788**

[20] 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, when considering the five-year housing land requirement, our current housing supply, and the number of years' of deliverable supply as shown in Table 13, is **5.81 years**.

Table 13: Five-year housing land supply calculation

Step		Result	Notes
A	5 Year Housing Requirement	4,982	See Table 2
B	Housing supply	5,788	See Table 12
C	**Number of years' deliverable supply**	**5.81**	**(B / A) x 5**
D	Over / under supply	+806	B - A

APPENDIX A: CATEGORY A SITES' TRAJECTORIES

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Major or Minor	Total completions as of 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29
53	Milton Heights	P16/V2900/FUL	26 October 2017	458	Major	203	44	44	44	44	28
1630	Land north of Twelve Acre Drive Abingdon	P22/V0680/RM	22 February 2023	371	Major	0	52	52	52	52	52
561	South of Kennington (Allocation - Site 3)	P17/V2961/FUL	29 March 2019	283	Major	143	21	0	0	0	0
1226	Land South of Park Rd, Faringdon - Phase 2	P21/V0984/RM	25 March 2022	277	Major	17	44	44	44	44	19
1228	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	P21/V0773/RM	28 February 2023	275	Major	0	76	94	64	0	0
1227	Land to the East of Highworth Road, Shrivenham	P18/V0862/RM	29 November 2018	240	Major	217	1	0	0	0	0
560	North West of Radley	P20/V0390/RM	05 March 2021	240	Major	68	44	44	37	0	0
383	North West of Abingdon on Thames	P19/V0169/RM	30 July 2020	200	Major	116	44	10	0	0	0
1711	Land At Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	P22/V0086/RM	08 December 2022	196	Major	5	84	0	0	0	0
218	South West of Faringdon	P20/V0658/RM	29 October 2020	190	Major	86	19	0	0	0	0
1738	Parcel 1P, Land to the west of Great Western Park (Valley Park), Didcot,	P23/V0667/RM	28 September 2023	172	Major	0	20	80	72	0	0
1574	Centre East Parcel, Crab Hill, Phase 4 Kingsrove, Wantage,	P20/V2756/RM	11 June 2021	171	Major	156	0	0	0	0	0
1737	Phase 5 North East Parcel, Crab Hill, Wantage,	P22/V1910/RM	22 June 2023	145	Major	0	80	61	0	0	0
1253	Botley Centre, West Way, Botley, Oxford	P16/V0246/FUL	16 September 2016	138	Major	20	0	118	0	0	0
1729	Land South of Steeds Farm, Coxwell Road, Faringdon	P22/V0996/RM	13 February 2024	125	Major	0	0	22	44	44	15
1599	Parcel South East B, Crab Hill, Reading Road, Wantage, OX12 8HT	P21/V1265/RM	04 February 2022	121	Major	16	13	0	0	0	0
1225	Land South of Park Rd - Phase 1	[Hybrid] P17/V1082/O	12 December 2019	103	Major	102	1	0	0	0	0
1294	Land north of A417 Crab Hill Wantage	P19/V0565/RM	24 October 2019	102	Major	99	0	0	0	0	0
1232	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	P18/V2056/RM	28 February 2020	100	Major	35	19	0	0	0	0
1264	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	P19/V1728/RM	16 June 2021	91	Major	55	5	0	0	0	0
1272	Land South of A415, Marcham, Oxon,	P23/V1077/RM	20 December 2023	87	Major	0	0	18	37	32	0
1658	Monks Farm, Grove, OX12 0AH	P21/V3516/RM	29 September 2022	83	Major	0	50	9	0	0	0
1709	Former Seven Acres Nursery Site, Faringdon Road, Stanford in the Vale	P21/V2334/FUL	19 December 2022	82	Major	0	37	16	0	0	0
1593	Land East of Meadow View, Didcot Road, Harwell,	P20/V1334/FUL	18 January 2022	76	Major	39	1	0	0	0	0
1604	Care Home site, Centre West Phase, Kingsgrove, Oxfordshire,	P21/V2040/RM	16 February 2022	72	Major	0	0	0	0	0	0
1022	Greensands Reading Road East Hendred Wantage OX12 8JE	P19/V0301/RM	06 January 2021	65	Major	0	35	30	0	0	0
1726	Land south of Park Road, Faringdon, SN7 7PL	P22/V2053/RM	23 March 2023	60	Major	0	0	60	0	0	0
1639	Wootton Business Park, Wootton, Abingdon, OX13 6FD	P21/V0477/FUL	22 July 2022	58	Major	0	18	37	3	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Major or Minor	Total completions as of 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29
1378	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	P19/V0910/FUL	30 November 2020	48	Major	32	0	0	0	0	0
1024	Land off Sheepstead Road, Marcham, Abingdon	P16/V3224/FUL	11 August 2017	47	Major	27	0	0	0	0	0
842	10 Halls Close, Drayton, Abingdon, OX14 4LU	P17/V1225/RM	19 April 2018	22	Major	0	16	3	0	0	0
794	Land West of Faringdon Road Cumnor OX2 9RE	P17/V0106/RM	18 August 2017	22	Major	0	0	0	0	0	0
1102	St Lawrence House, North Hinksey Lane, Botley, OX2 0NB	P17/V3417/PDO	14 February 2018	20	Major	0	16	4	0	0	0
1777	The Old Maltings, Vineyard, Abingdon, Oxfordshire, OX14 3UG	P23/V1215/N5D	01 August 2023	20	Major	0	16	4	0	0	0
1055	Long Reach, Didcot Road, Harwell, DIDCOT, OX11 6DW	P18/V0112/RM	22 August 2018	19	Major	0	16	3	0	0	0
1087	5 Lechlade Road, FARINGDON, SN7 8AL	P20/V3172/RM	02 August 2021	14	Major	0	14	0	0	0	0
1577	22-26 The Clock House, Ock Street, Abingdon, OX14 5SW	P19/V0083/FUL	08 October 2021	11	Major	0	11	0	0	0	0
1827	Mather House, White Road East Hendred OX128JG	P20/V0129/RM	17 August 2020	10	Major	0	0	0	0	0	0
1740	3-7 Marlborough Street, Faringdon, SN7 7JE	P21/V3520/FUL	17 August 2023	9	Minor	0	3	3	3	0	0
1772	Alma Barn, Didcot Road, Harwell, Didcot, OX11 6DN	P23/V1024/FUL	04 September 2023	9	Minor	0	3	3	3	0	0
1518	Land at Townsend Road, Shrivenham,	P20/V1279/FUL	11 June 2021	9	Major	-1	0	0	0	0	0
1824	22 Stert Street, Abingdon, OX14 3JP	P23/V2793/FUL	27 March 2024	8	Minor	0	2	3	3	0	0
1700	41 Market Place, Wantage, OX12 8AW	P22/V1206/FUL	07 October 2022	8	Minor	0	3	3	2	0	0
1277	Deans Farm Church Street West Hanney Wantage OX12 0LW	P18/V2047/FUL	30 April 2019	8	Minor	4	0	0	0	0	0
1745	Land at Fernham Road, Faringdon,	P22/V2382/FUL	12 May 2023	8	Minor	0	2	3	3	0	0
1401	Land at Stockham Farm, Wantage, OX12 9BQ	P20/V0330/FUL	24 April 2020	8	Minor	0	3	2	2	0	0
1796	Land off Upper Farm Road, Chilton, OX11 0PJ	P23/V2496/O	20 February 2024	8	Minor	0	2	3	3	0	0
1779	Lloyds Bank House, 8 Ock Street, Abingdon, OX14 5AP	P23/V1335/FUL	20 October 2023	8	Minor	0	2	3	3	0	0
1379	13-17 London Street, Faringdon, SN7 7AE	P19/V1340/FUL	04 June 2020	7	Minor	0	3	2	2	0	0
1802	164 Westminster Way, Oxford, OX2 0LR	P23/V2111/FUL	05 December 2023	7	Minor	0	2	3	2	0	0
1713	33 The Causeway Steventon Abingdon, OX13 6SE	P22/V1345/RM	09 December 2022	7	Minor	0	3	2	2	0	0
1642	Land at Kiln Lane, Drayton, OX14 4FE	P21/V2176/FUL	08 July 2022	7	Minor	0	2	3	2	0	0
1284	The Poplars Drayton Road Abingdon Oxon OX14 5HU	P18/V3012/FUL	19 June 2018	7	Minor	0	3	2	2	0	0
1532	Workshop And Premises, 2A 2-6 High Street, Steventon, OX13 6RS	P21/V0140/FUL	30 July 2021	7	Minor	0	2	2	3	0	0
1801	3 Laburnum Road, Botley, OX2 9EL	P23/V1782/FUL	05 January 2024	6	Minor	0	2	2	2	0	0
1685	Home Farm, Bishopstone Road, Bourton, SN6 8JF	P22/V0869/FUL	24 October 2022	6	Minor	0	2	2	1	0	0
1800	Oxleaze Farm, Claypit Lane, Woolstone, Faringdon, SN7 7QS	P23/V1728/FUL	12 January 2024	6	Minor	0	2	2	2	0	0
1465	The Willows, 4 Yarnells Road, North Hinksey, Oxford, OX2 0JY	P21/V2187/FUL	22 August 2022	6	Minor	-1	0	0	0	0	0
1646	Victoria Cross Gallery, Market Place, Wantage, Oxfordshire, OX12 8AS	P21/V2489/FUL	10 June 2022	6	Minor	0	0	0	0	0	0
1547	25 Orchard Way, Harwell, Didcot, OX11 0LQ	P21/V0679/O	25 June 2021	5	Minor	0	2	2	1	0	0
1525	Andersey Farm, Grove Park Drive, Lockinge, OX12 8SG	P22/V0479/FUL	03 May 2022	5	Minor	0	2	1	1	0	0
1390	Cleveland Farm, Shrivenham Road, Longcot, SN7 7TW	P19/V3280/FUL	22 May 2020	5	Minor	0	1	0	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Major or Minor	Total completions as of 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29
1749	Cottage Farm, Upper Green, Stanford In The Vale, Faringdon, SN7 8HY	P23/V0099/FUL	26 April 2023	5	Minor	0	1	2	1	0	0
1770	Foxhill Farm, Sparsholt Road, Childrey, Wantage, OX12 9PN	P23/V0986/N4B	19 June 2023	5	Minor	0	2	3	2	0	0
1818	Land at Millbrook House, High Street, Milton, Abingdon, OX14 4EL	P23/V1883/FUL	01 March 2024	5	Minor	0	2	3	2	0	0
1768	Old School Yard, New Road, Charney Bassett, OX12 0EW	P23/V0829/FUL	30 November 2023	5	Minor	0	2	3	2	0	0
1413	Shrivenham Hundred Business Park, Majors Road, Watchfield, Swindon, SN6 8TZ	P20/V0629/FUL	23 August 2020	5	Minor	0	0	0	0	0	0
1689	The Poplars, School Lane, Milton, Abingdon, OX14 4EH	P22/V0932/FUL	02 September 2022	5	Minor	0	2	2	1	0	0
1588	Westwood Country Hotel, Hinksey Hill, Oxford, OX1 5BG	P21/V3544/FUL	25 March 2022	5	Minor	0	0	0	0	0	0
1696	Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P22/V1065/N4B	06 July 2022	5	Minor	0	2	2	1	0	0
1586	14 Market Place, Abingdon, OX14 3HA	P21/V3435/FUL	29 March 2022	4	Minor	0	0	0	0	0	0
1528	2 Gloucester Street, Faringdon, SN7 7HY	P20/V3239/FUL	15 April 2021	4	Minor	0	2	1	1	0	0
1565	8 - 10, Grove Street, Wantage, OX12 7AA	P21/V1428/FUL	24 September 2021	4	Minor	0	1	1	2	0	0
1632	Home Farm, Church Street, Shellingford, Faringdon, SN7 7QA	P21/V0891/PIP	06 June 2022	4	Minor	0	1	2	1	0	0
1815	Home Farm, Church Street, Shellingford, Faringdon, SN7 7QA	P23/V2832/PIP	25 January 2024	4	Minor	0	1	2	1	0	0
1287	Ideal eyes 76 West Way Botley Oxford, OX29JT	P22/V0354/FUL	26 April 2022	4	Minor	0	2	1	1	0	0
1748	Lower Idstone Farm, Idstone, Swindon, SN6 8LL	P22/V2905/FUL	06 September 2023	4	Minor	0	1	2	1	0	0
1398	Lowerfield Farm, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V0295/FUL	07 December 2020	4	Minor	0	2	1	1	0	0
749	Stone Farm Majors Road Longcot Faringdon SN7 7TR	P15/V2330/FUL	08 February 2016	4	Minor	1	1	1	1	0	0
1178	Warehouse Ferndale Street Faringdon SN7 7BE	P18/V1228/FUL	05 October 2018	4	Minor	0	1	1	2	0	0
1725	157 Eynsham Road, Botley, Oxford, OX2 9NE	P21/V2665/FUL	01 March 2023	3	Minor	0	1	1	1	0	0
1373	27 Ormond Road, Wantage, OX12 8DZ	P18/V1198/FUL	05 May 2020	3	Minor	1	1	0	0	0	0
1746	3 Sandford Lane, Kennington, Oxford, Oxfordshire, OX1 5RW	P22/V2811/FUL	14 July 2023	3	Minor	0	1	1	1	0	0
1037	54 Hurst Rise Road, Cumnor Hill, OX2 9HQ	P16/V3097/FUL	14 September 2017	3	Minor	0	1	1	2	0	0
1712	Antwick Stud Letcombe Regis Wantage, OX12 9JD	P22/V1247/FUL	06 January 2023	3	Minor	0	1	1	1	0	0
670	Bybrook Manor Road Wantage OX12 8NE	P22/V0054/FUL	03 August 2022	3	Minor	0	1	1	1	0	0
1671	Common Barn Farm, Garford, Abingdon, OX13 5PA	P22/V0442/N4B	31 May 2022	3	Minor	0	1	1	1	0	0
1647	Hill Farm, Faringdon Road, East Challow, Wantage, OX12 9PD	P21/V2702/FUL	19 August 2022	3	Minor	0	1	1	1	0	0
1680	Land adjacent Whittington Crescent, Denchworth Road, Wantage, OX12 9GB	P22/V0634/FUL	04 July 2022	3	Minor	0	1	1	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Major or Minor	Total completions as of 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29
1609	Land at the rear of Buckridges, High Street, Sutton Courtenay, OX14 4AW	P21/V2440/O	19 November 2021	3	Minor	0	1	1	1	0	0
1797	Land North of, Stonehill Lane, Southmoor, Abingdon, OX13 5HU	P22/V2587/FUL	19 January 2024	3	Minor	0	1	1	1	0	0
1640	Ridgeway, Bessels Way, Blewbury, Didcot, OX11 9NT	P21/V1626/FUL	15 June 2022	3	Minor	0	1	1	1	0	0
1520	The Old Boat Yard, Ferry Walk, Abingdon, OX14 5HP	P20/V1565/FUL	01 April 2021	3	Minor	0	1	1	1	0	0
1644	The Plough Inn, Orchard Lane, East Hendred, Wantage, OX12 8JW	P21/V2296/FUL	07 October 2022	3	Minor	0	1	1	1	0	0
904	Webbs Cottage Witney Road Kingston Bagpuize ABINGDON OX13 5AN	P16/V2471/FUL	08 December 2016	3	Minor	2	0	0	0	0	0
1786	1 Cumnor Hill, Oxford, OX2 9EU	P23/V1688/FUL	24 October 2023	2	Minor	0	1	1	0	0	0
1557	1 West St Helen Street, Abingdon, OX14 5BL	P21/V1069/LDP	07 June 2021	2	Minor	0	0	0	0	0	0
1489	17 Bow Bank, Longworth, Abingdon, OX13 5ER	P20/V2385/FUL	08 January 2021	2	Minor	0	0	0	0	0	0
1718	21 Grundy Crescent Kennington OX1 5PS	P22/V2362/FUL	06 February 2023	2	Minor	0	0	0	0	0	0
1761	23 Bridge Street, Abingdon, OX14 3HN	P23/V0596/FUL	14 July 2023	2	Minor	0	1	1	0	0	0
1659	3 Cornmarket, Faringdon, SN7 7HG	P21/V3542/FUL	18 August 2022	2	Minor	0	1	1	0	0	0
1677	36 Westminster Way, Oxford, OX2 0LW	P22/V0577/FUL	31 October 2022	2	Minor	0	0	0	0	0	0
1652	53 Welford Gardens, Abingdon, OX14 2BH	P22/V1759/FUL	28 October 2022	2	Minor	0	0	0	0	0	0
1623	62 and 64, High Street, Shrivenham, SN6 8AA	P21/V3201/FUL	07 February 2022	2	Minor	0	0	0	0	0	0
1519	94 Ock Street, Abingdon, Oxon, OX14 5DH	P20/V1348/FUL	20 September 2021	2	Minor	0	0	0	0	0	0
1600	Abingdon Dance Studio, Land at 63 Swinburne Road, Abingdon, OX14 2HF	P21/V1777/O	24 January 2022	2	Minor	0	1	1	0	0	0
1624	Barcote Farm, Barcote Park, Buckland, Faringdon, SN7 8PP	P21/V3295/FUL	04 February 2022	2	Minor	0	0	1	1	0	0
1708	Bayllols Manor, High Street, Harwell, Didcot, OX11 0EY	P21/V2025/FUL	08 December 2022	2	Minor	0	1	1	0	0	0
1539	Dragon Hill, Woolstone Road, Uffington, SN7 7RE	P22/V1141/FUL	02 December 2022	2	Minor	0	0	0	0	0	0
1715	Dry Leys, Kingston Road, Frilford, Abingdon, OX13 5HB	P22/V1622/FUL	31 October 2022	2	Minor	0	1	1	0	0	0
1701	Eastfield Farm, Gainfield, Buckland, Faringdon, SN7 8QJ	P22/V1323/N4B	29 September 2022	2	Minor	0	1	1	0	0	0
876	Former Pic UK Limited Site, Fyfield Wick, Abingdon, OX13 5NB	P17/V0542/FUL	27 April 2017	2	Minor	1	1	1	0	0	0
1455	Grange Cottage, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V1530/FUL	06 November 2020	2	Minor	0	1	1	0	0	0
1821	Jacksons Cottage, Fernham Road, Shellingford, Faringdon, SN7 7PU	P23/V2572/FUL	28 March 2024	2	Minor	0	0	1	1	0	0
1778	Kings Walk, Limborough Road, Wantage, OX12 9AJ	P23/V1334/FUL	26 July 2023	2	Minor	0	0	1	1	0	0
1618	Land to side of the Manor House, Townsend, Chilton, Didcot, OX11 0SR	P21/V3103/FUL	18 February 2022	2	Minor	0	0	1	1	0	0
1653	Land-O, The Winnaway, Harwell, Didcot, OX11 0JG	P21/V3057/FUL	14 April 2022	2	Minor	0	1	1	0	0	0
1736	Little Dubbers, Beggars Lane, Longworth, Abingdon, OX13 5BL	P23/V1140/O	16 October 2023	2	Minor	0	0	1	1	0	0
500	Lower Lodge Farm Charney Road Longworth Abingdon OX13 5HW	P22/V0605/FUL	30 November 2022	2	Minor	0	1	1	0	0	0

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1585	Middle Green Farm, Baulking, Faringdon, SN7 7QE	P21/V3397/LDP	04 March 2022	2	Minor	0	1	0	0	0	0
1734	Mountain Ash, Westbrook Street, Blewbury, Didcot, OX11 9QB	P22/V2796/O	02 May 2023	2	Minor	0	1	1	0	0	0
1527	Norrington House, 22 High Street, Drayton, OX14 4JL	P20/V3237/FUL	13 May 2021	2	Minor	0	0	0	0	0	0
1629	Old Telephone Exchange Site, Littleworth, Faringdon, SN7 8ED	P21/V3538/RM	25 February 2022	2	Minor	0	0	0	0	0	0
1823	Part First Floor, 17 Wallingford Street, Wantage, OX12 8BD	P23/V2723/FUL	22 March 2024	2	Minor	0	0	1	1	0	0
1634	Poplar Corner, Lower Wootton, Wootton Village, Boars Hill, Oxford, OX1 5JL	P21/V1360/FUL	20 April 2022	2	Minor	0	1	0	0	0	0
1559	Royal British Legion Hall, Wootton Village, Boars Hill, OX1 5HP	P21/V1164/FUL	13 August 2021	2	Minor	0	0	0	0	0	0
1795	Site Of 1, Sugworth Crescent, Radley, Abingdon, OX14 2JR	P22/V1120/FUL	07 December 2023	2	Minor	0	1	1	0	0	0
1540	Springhill Farm, Spring Hill, Kingston Bagpuize with Southmoor,, OX13 5HL	P21/V0521/FUL	21 July 2021	2	Minor	0	1	0	0	0	0
1367	Thames Barn Sunningwell Road Sunningwell Abingdon OX13 6BJ	P20/V0173/FUL	26 March 2020	2	Minor	0	0	0	0	0	0
1679	The Thatched Cottage, 4 Oxford Road, Frilford Heath, Abingdon, OX13 5NR	P22/V0624/FUL	15 August 2022	2	Minor	0	0	0	0	0	0
1825	The workshop adjacent to Upperton, Pilgrims Way, Blewbury, Didcot, OX11 9NG	P24/V0249/PIP	22 March 2024	2	Minor	0	0	1	1	0	0
1819	Walnut Tree House, Witney Road, Kingston Bagpuize, Abingdon, OX13 5AN	P23/V1986/O	01 March 2024	2	Minor	0	1	1	0	0	0
1694	(modern) Barns to the south of Priors Court/Manor Farm, Church Street, West Hanney, Wantage, OX12 0LW	P22/V1058/FUL	22 June 2022	1	Minor	0	0	1	0	0	0
1665	1 Challow Marsh Cottages, East Challow, Wantage, OX12 0ED	P22/V0283/FUL	04 July 2022	1	Minor	0	0	1	0	0	0
1806	11 Abbey Close, Abingdon, OX14 3JD	P23/V2357/FUL	24 January 2024	1	Minor	0	0	0	1	0	0
1805	11 Crabtree Lane, Drayton, Abingdon, OX14 4HS	P23/V2338/FUL	13 December 2023	1	Minor	0	0	1	0	0	0
1803	11 High Street, Shrivenham, Swindon, SN6 8AN	P23/V2132/FUL	12 December 2023	1	Minor	0	1	0	0	0	0
1285	1-2 Market Place Wantage OX12 8AB	P19/V0123/FUL	16 May 2019	1	Minor	0	0	1	0	0	0
1684	15 Kings Close, Letcombe Regis, Wantage, OX12 9JF	P22/V0812/FUL	25 August 2022	1	Minor	0	1	0	0	0	0
1578	16 Newbury Street, Wantage, OX12 8DA	P20/V1982/FUL	22 October 2021	1	Minor	0	0	0	0	0	0
1763	167 Southern Bypass, Oxford, OX2 0LN	P23/V0682/FUL	24 November 2023	1	Minor	0	0	0	1	0	0
1663	17 Garford Close, Abingdon, OX14 2BY	P22/V0224/FUL	24 May 2022	1	Minor	0	0	0	0	0	0
1469	18 Market Place, Faringdon, SN7 7HP	P20/V1834/FUL	11 November 2020	1	Minor	0	1	0	0	0	0
1638	18 Sandhill, Shrivenham, Swindon, SN6 8BQ	P21/V0460/FUL	19 July 2022	1	Minor	0	1	0	0	0	0
1350	2 Chilton Close Abingdon OX14 2AP	P19/V2199/FUL	02 January 2020	1	Minor	0	0	1	0	0	0
1526	20 Loder Road, Harwell, Didcot, OX11 0HR	P20/V3190/FUL	17 September 2021	1	Minor	0	1	0	0	0	0
1349	22 Norreys Road Cumnor Oxford OX2 9PG	P19/V1804/FUL	30 January 2020	1	Minor	-1	0	0	0	0	0
1538	28A Wallingford Street, Wantage, OX12 8BH	P21/V0464/FUL	08 June 2021	1	Minor	0	0	1	0	0	0
1813	3 Fieldside, Upton, Didcot, OX11 9HY	P23/V2689/FUL	12 February 2024	1	Minor	0	1	0	0	0	0
1789	32 Foliat Drive, Wantage, OX12 7AN	P23/V1918/FUL	20 October 2023	1	Minor	0	1	0	0	0	0

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1705	4 Flat, Elms Parade, Oxford, OX2 9LG	P22/V1626/FUL	10 October 2022	1	Minor	0	0	0	1	0	0
1676	4 The Square, Abingdon, OX14 5AR	P22/V0492/FUL	20 May 2022	1	Minor	0	1	0	0	0	0
1751	41 Yarnells Hill, Oxford, OX2 9BE	P23/V0169/FUL	13 April 2023	1	Minor	0	0	0	1	0	0
1698	43 Edward Street, Abingdon, OX14 1DJ	P22/V1111/FUL	03 August 2022	1	Minor	0	0	0	0	0	0
1516	48 Charlton Road, Wantage, OX12 8HG	P20/V3186/FUL	18 March 2021	1	Minor	0	0	0	0	0	0
1400	5 Toynbee Close, North Hinksey, Oxford, OX2 9HW	P22/V0482/FUL	01 July 2022	1	Minor	0	1	0	0	0	0
1296	52A Berry Croft Abingdon OX14 1JN	P22/V2453/FUL	15 December 2022	1	Minor	0	0	0	0	0	0
1678	53 The Causeway, Steventon, Abingdon, Oxfordshire, OX13 6SE	P22/V0618/FUL	11 May 2022	1	Minor	0	0	1	0	0	0
1641	6 Frogmore Lane, Stanford In The Vale, Faringdon, SN7 8LG	P21/V2009/FUL	28 July 2022	1	Minor	0	0	1	0	0	0
1530	6 Sutton Road, Milton, Abingdon, OX14 4ET	P20/V3360/FUL	09 April 2021	1	Minor	0	1	1	0	0	0
1656	62 Parsons Mead, Abingdon, OX14 1LL	P21/V3458/FUL	16 September 2022	1	Minor	0	0	1	0	0	0
1668	69 Yarnells Hill, Oxford, OX2 9BG	P22/V0347/FUL	23 September 2022	1	Minor	-1	1	1	0	0	0
1788	7 Woodgate Close, Grove, Wantage, OX12 0NF	P23/V1887/FUL	01 November 2023	1	Minor	0	0	0	1	0	0
1602	70 High Street, Cumnor, Oxford, OX2 9QD	P21/V1890/FUL	16 December 2021	1	Minor	0	0	0	0	0	0
1608	87 High Street, Milton, Abingdon, OX14 4EJ	P21/V2423/FUL	15 November 2021	1	Minor	0	0	1	0	0	0
1611	9 Wick Green, Grove, Wantage, OX12 0AS	P21/V2550/FUL	27 January 2022	1	Minor	0	1	0	0	0	0
1534	Abners, Church Road, Blewbury, OX11 9PY	P21/V0405/FUL	23 July 2021	1	Minor	0	0	0	0	0	0
1361	Arborfield Didcot Road Harwell Didcot OX11 6DH	P22/V2348/RM	01 December 2022	1	Minor	0	1	0	0	0	0
1627	Barn 1, Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P21/V3506/N4B	13 February 2022	1	Minor	0	1	0	0	0	0
1626	Barn 2, Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P21/V3505/N4B	13 February 2022	1	Minor	0	0	0	1	0	0
1613	Barn 8, Camden Farm, Radcot Road, Faringdon, SN7 8DY	P21/V2717/FUL	13 December 2021	1	Minor	0	0	1	0	0	0
1758	Barn at College Farm,, Station Road (B4000), Ashbury,, Swindon, SN6 8LF	P23/V0377/FUL	04 May 2023	1	Minor	0	1	0	0	0	0
1536	Beckett Cottage, 25 Park Avenue, Shrivenham, SN6 8HD	P21/V0445/FUL	16 July 2021	1	Minor	0	1	0	0	0	0
1691	Bridge Barn, Main Road, Appleford, OX14 4NU	P22/V0993/N4B	14 June 2022	1	Minor	0	0	1	0	0	0
1717	Cedar Glen, Harris's Lane, Longworth, Abingdon, OX13 5EH	P22/V1890/FUL	04 January 2023	1	Minor	0	0	0	0	0	0
1564	Chilswell Barn, Chilswell Lane, Oxford, OX1 5BN	P21/V1392/FUL	08 July 2021	1	Minor	0	0	1	0	0	0
1817	Church Farm Barns, Barrow Road, Shippon, Abingdon, OX13 6JF	P22/V2931/FUL	25 March 2024	1	Minor	0	1	0	0	0	0
1601	Church Farm, Fernham Road, Longcot, Faringdon, SN7 7TG	P21/V1838/FUL	17 December 2021	1	Minor	0	0	1	0	0	0
1628	Colliers Barn, Baulking, Faringdon, SN7 7QE	P21/V3537/N4B	15 February 2022	1	Minor	0	0	0	0	0	0
1747	Cowleaze Barn, Claypit Lane, Woolstone, Faringdon, SN7 7QS	P22/V2812/FUL	30 June 2023	1	Minor	0	0	1	0	0	0
1510	Curlew Meadow Barn, Circourt Road, Denchworth, Wantage, OX12 0EA	P20/V3268/N4B	08 February 2021	1	Minor	0	0	0	0	0	0

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1686	Dulcina, Newmans Close, Upton, Didcot, OX11 9JA	P22/V0899/FUL	15 September 2022	1	Minor	0	0	0	0	0	0
1756	Edmonds Pen, Radcot Road, Faringdon, SN7 8DT	P23/V0358/N4B	05 April 2023	1	Minor	0	0	0	1	0	0
1792	Falcon Court, Market Place, Wantage, OX12 8AW	P23/V2237/FUL	16 November 2023	1	Minor	0	0	1	0	0	0
1716	Fernham Farm, Chapel Lane, Fernham, Faringdon, SN7 7NX	P22/V1698/FUL	22 November 2022	1	Minor	0	0	1	0	0	0
1610	Former Baptist Church, Packhorse Lane, Marcham, Abingdon, OX13 6NT	P21/V2520/FUL	10 February 2022	1	Minor	0	1	0	0	0	0
1480	Garden House, Westbrook Street, Blewbury, Didcot, OX11 9QB	P20/V2063/FUL	18 December 2020	1	Minor	0	1	0	0	0	0
1666	Great Field, Pusey, Faringdon, SN7 8RX	P22/V0290/FUL	26 August 2022	1	Minor	0	1	0	0	0	0
1635	Green Lane / Brumcombe Lane, Green Lane, Bayworth, OX13 6QT	P21/V2205/FUL	24 June 2022	1	Minor	0	1	0	0	0	0
1655	Greystones, 8A The Gap, Marcham, Abingdon, OX13 6NJ	P21/V3297/FUL	03 May 2022	1	Minor	0	0	0	0	0	0
1617	Hitchcopse Farm, Cothill Road, Cothill, Abingdon, OX13 6QQ	P21/V3081/N4B	23 December 2021	1	Minor	0	0	0	0	0	0
1612	Ickleton House, Ickleton Road, Wantage, OX12 9JA	P21/V2659/FUL	24 December 2021	1	Minor	0	0	1	0	0	0
1437	Jabrin, Reading Road, Harwell, Didcot, OX11 0LU	P22/V2257/FUL	15 November 2022	1	Minor	0	1	0	0	0	0
1760	Land a Shrivenham Road, Longcot, Faringdon, SN7 7TN	P23/V0545/FUL	07 July 2023	1	Minor	0	0	1	0	0	0
1773	Land Adjacent Garden House, Coffin Way, Blewbury, OX11 9QD	P23/V1032/FUL	11 July 2023	1	Minor	0	0	1	0	0	0
1753	Land Adjacent The Old School House, Baulking Lane, Baulking, Faringdon, SN7 7QE	P23/V0254/FUL	06 April 2023	1	Minor	0	0	1	0	0	0
537	Land adjacent to 16 Yarnells Road North Hinksey Oxford OX2 0JY	P22/V0082/FUL	23 May 2022	1	Minor	0	1	0	0	0	0
726	Land adjacent to 45 Northcourt Road Abingdon OX14 1PJ	P22/V2285/O	17 February 2023	1	Minor	0	0	0	1	0	0
1524	Land Adjacent to Matthew Arnold School, Arnold's Way, Oxford,	P20/V2700/FUL	27 April 2021	1	Minor	0	0	1	0	0	0
1727	Land adjacent to Middle Green Farm, off The Green, Baulking,	P22/V2470/FUL	22 March 2023	1	Minor	0	1	0	0	0	0
1799	Land adjacent to the Boneyard, Highworth Road, Faringdon, SN7 7NN	P23/V0580/FUL	21 December 2023	1	Minor	0	0	0	1	0	0
1572	Land Adjacent to Vanquish House, School Lane, Milton, OX14 4EH	P21/V2072/FUL	21 September 2021	1	Minor	0	1	0	0	0	0
951	Land adjoining Dragon Hill Woolstone Road Uffington SN7 7RE	P18/V2632/FUL	05 April 2019	1	Minor	0	0	0	0	0	0
1720	Land Adjoining To Foxcombe Rise, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P22/V2570/FUL	24 February 2023	1	Minor	0	1	0	0	0	0
1769	Land and building West of Peewit Farm, Drayton Road, Sutton Courtenay, Oxon,	P23/V0859/FUL	18 August 2023	1	Minor	0	0	1	0	0	0
1809	Land at 23 High Street, Steventon, OX13 6RZ	P23/V2431/FUL	18 January 2024	1	Minor	0	0	0	1	0	0
1548	Land at Gorse House, Little Coxwell, Oxfordshire, SN7 7LG	P21/V0681/FUL	19 July 2021	1	Minor	0	0	1	0	0	0
1744	Land between Upton footpath and, Upton Byway off Hollow Way, Hollow Way, Upton, OX11 9HP	P22/V2219/FUL	09 June 2023	1	Minor	0	0	1	0	0	0

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1710	Land off Blackbird Lane Milton OX14 4EH	P21/V3386/FUL	29 November 2022	1	Minor	0	1	0	0	0	0
1752	Land opposite Two Hoots, Littleworth Village, Littleworth, Faringdon, SN7 8ED	P23/V0239/FUL	22 September 2023	1	Minor	0	1	0	0	0	0
1543	Land south of, 87 High Street, Milton, OX14 4EJ	P21/V0610/FUL	06 May 2021	1	Minor	0	0	0	1	0	0
1731	Land to rear of 21 Mill Road, Marcham, Abingdon, OX13 6NZ	P22/V1269/FUL	01 June 2023	1	Minor	0	1	0	0	0	0
1206	Land to the east of Haugh House Church Lane Longworth ABINGDON OX13 5DX	P18/V1693/FUL	28 February 2019	1	Minor	0	0	0	0	0	0
1750	Land to the rear of 31 The Causeway, Steventon, Abingdon, OX13 6SE	P23/V0165/FUL	28 April 2023	1	Minor	0	0	0	1	0	0
1544	Land West of Newbury Road, East Hendred, OX12 8LG	P21/V0619/FUL	25 May 2021	1	Minor	0	1	0	0	0	0
1771	Lodge Farm House, Pusey, Faringdon, SN7 8QD	P23/V1014/FUL	23 June 2023	1	Minor	0	0	0	1	0	0
1757	Long Thatch, 4 The Green, East Hanney, Wantage, OX12 0HH	P23/V0360/FUL	05 April 2023	1	Minor	0	1	0	0	0	0
1693	Magpie Cottage, 30 High Street, Drayton, Abingdon, OX14 4JW	P22/V2919/FUL	17 February 2023	1	Minor	0	1	0	0	0	0
1780	Mill Farm, Faringdon Road, Stanford In The Vale, Faringdon, SN7 8NP	P23/V1523/N4B	23 August 2023	1	Minor	0	1	0	0	0	0
1784	Millway, 131 Netherton Road, Appleton, Abingdon, OX13 5QW	P23/V1684/FUL	03 November 2023	1	Minor	0	0	1	0	0	0
1625	Moor Mill Barn, Moor Mill Farm, Uffington, SN7 7QD	P22/V0486/FUL	13 July 2022	1	Minor	0	0	1	0	0	0
1820	Navannah, Oxford Lane, Grove, Wantage, OX12 7PX	P23/V2337/FUL	21 March 2024	1	Minor	0	0	1	0	0	0
1672	New Barn, Stanton Road, Oxford, OX2 9AY	P22/V0470/FUL	17 June 2022	1	Minor	0	0	0	0	0	0
1450	Pax Hill, Locks Lane, Wantage, OX12 9DB	P20/V1409/FUL	12 February 2021	1	Minor	0	0	0	0	0	0
1816	Pennyhooks Farm, Pennyhooks Lane, Shrivenham, SN6 8EX	P23/V2870/N4B	16 February 2024	1	Minor	0	0	0	1	0	0
1681	Rumseys Barn, London Road, Blewbury, Didcot, OX11 9PB	P22/V0669/FUL	10 May 2022	1	Minor	0	0	0	1	0	0
1764	Southernwood, Cat Street, East Hendred, Wantage, OX12 8JT	P23/V0695/FUL	19 June 2023	1	Minor	0	1	0	0	0	0
1690	St Audries Cottage, Church Lane, Dry Sandford, Abingdon, OX13 6JP	P22/V0979/FUL	16 June 2022	1	Minor	0	0	0	0	0	0
1664	Stepnell Ltd, Cane Lane, Grove, Wantage, OX12 0AB	P22/V0228/FUL	14 June 2022	1	Minor	0	0	1	0	0	0
168	Sun Willow Barn, Sun Willow Farm, Leadent Drive, Childrey, Wantage, OX12 9TG	P14/V1151/PAR	02 July 2014	1	Minor	0	0	0	0	0	0
1724	Tall Trees, 11 Rimes Close, Kingston Bagpuize, Abingdon, OX13 5AL	P22/V2980/FUL	23 February 2022	1	Minor	0	1	0	0	0	0
1425	The Coach House, Upper West Field, Reading Road, Harwell, Didcot, OX11 0JJ	P20/V0900/FUL	27 May 2020	1	Minor	0	0	0	1	0	0
1569	The Old Forge, Main Road, Fyfield, OX13 5LN	P21/V1657/FUL	01 September 2021	1	Minor	0	0	0	0	0	0
1814	The Old Gaol Office, 65 The Old Gaol, Abingdon, OX14 3HE	P23/V2766/FUL	06 February 2024	1	Minor	0	0	1	0	0	0
1682	The Old Woodyard, Blackbird Lane, Milton, OX14 4EH	P22/V0767/FUL	20 May 2022	1	Minor	0	1	0	0	0	0
1535	The Stables, Land to east of Circourt Road, Denchworth,	P21/V0419/FUL	07 April 2021	1	Minor	0	0	1	0	0	0

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1546	The Stables, Milton Hill, Abingdon, OX14 4DP	P21/V0667/FUL	27 April 2021	1	Minor	0	1	0	0	0	0
1523	Venn Mill, Road Running Through Garford, Garford, OX13 5PA	P20/V2403/FUL	27 April 2021	1	Minor	0	1	0	0	0	0
1616	Webbs Barn Cottage, Witney Road, Kingston Bagpuize, Abingdon, OX13 5AN	P21/V3059/FUL	13 January 2022	1	Minor	0	0	0	0	0	0
1688	West Barn, Peewit Farm, 95 Drayton Road, Sutton Courtenay, OX14 4HB	P22/V0929/N4B	01 June 2022	1	Minor	0	0	1	0	0	0
1649	Westcot House, Westcot, Wantage, OX12 9QA	P21/V2824/FUL	10 May 2022	1	Minor	0	0	1	0	0	0
1650	Westcot House, Westcot, Wantage, OX12 9QA	P21/V2825/FUL	10 May 2022	1	Minor	0	1	0	0	0	0
1573	White Horse Stables, Goosey, Faringdon, SN7 8PA	P21/V2109/FUL	21 September 2021	1	Minor	0	0	1	0	0	0
1320	White House 12 Frilford Road Marcham Abingdon OX13 6NS	P22/V0348/FUL	27 January 2023	1	Minor	0	0	0	1	0	0
1436	Wicks House, North Green, West Hanney, Wantage, OX12 0LQ	P20/V1147/FUL	25 September 2020	1	Minor	0	0	0	1	0	0
1728	Woodcutters Barn, Road Running From B4508 To Home Farm, Pusey, Faringdon, SN7 8QB	P23/V0051/FUL	23 March 2023	1	Minor	0	0	1	0	0	0
1774	5 Ginge Brook, Sutton Courtenay, Abingdon, OX14 4AL	P23/V1069/FUL	15 August 2023	0	Minor	0	-1	1	0	0	0
419	5 Hids Copse Road, Cumnor Hill, OX2 9JJ	P22/V2349/FUL	29 November 2022	0	Minor	0	-1	1	0	0	0
1670	61 Milton Road, Sutton Courtenay, Abingdon, OX14 4BP	P22/V0390/FUL	12 April 2022	0	Minor	0	0	0	0	0	0
1311	Agents Cottage White Barn Boars Hill Oxford OX1 5HH	P19/V1308/FUL	02 September 2019	0	Minor	0	0	0	0	0	0
1657	Ardmore, Stanton Road, Oxford, OX2 9AY	P21/V3511/FUL	05 May 2022	0	Minor	-1	0	0	0	0	0
1598	Broomfield, Hamels Lane, Boars Hill, Oxford, OX1 5DJ	P21/V1054/FUL	25 February 2022	0	Minor	0	0	-1	1	0	0
1421	Cedar Glen, Harris's Lane, Longworth, Abingdon, OX13 5EH	P20/V0797/FUL	29 June 2020	0	Minor	-1	0	0	0	0	0
1739	Churn Cottage, Churn Farm, Bohams Road, Blewbury, Didcot, OX11 9HD	P21/V3076/FUL	03 November 2023	0	Minor	0	-1	1	0	0	0
1487	Fordybrook, Ford Lane, East Hendred, Wantage, OX12 8JU	P20/V2199/FUL	07 December 2020	0	Minor	-1	1	0	0	0	0
1481	Garden House, Westbrook Street, Blewbury, Didcot, OX11 9QB	P20/V2065/FUL	02 December 2020	0	Minor	0	0	0	0	0	0
1596	Gore Farm, Buckland Marsh, Buckland Marsh, Faringdon, SN7 8RD	P21/V0070/FUL	28 January 2022	0	Minor	-1	1	0	0	0	0
1335	Homing Lincombe Lane Boars Hill Oxford OX1 5DY	P19/V2035/FUL	06 December 2019	0	Minor	-1	0	1	0	0	0
1597	Kernanderry, Faringdon Road, Frilford Heath, Abingdon, OX13 6QJ	P21/V0700/FUL	02 November 2021	0	Minor	-1	0	0	0	0	0
1337	Land at White House Farm Manor Road Wantage OX12 8LX	P19/V2072/FUL	19 December 2019	0	Minor	0	0	0	0	0	0
1514	Land North of Dunmore Road, Abingdon, OX14 1PU	P19/V1998/RM	26 March 2021	0	Major	111	100	70	25	0	0
1356	Land off Oxford Road Swinford	P19/V2621/FUL	17 February 2020	0	Minor	-1	0	1	0	0	0
1106	Millers Cottage, High Street, Longworth, Abingdon, OX13 5DU	P17/V2813/FUL	12 March 2018	0	Minor	-1	0	0	0	0	0
1504	Pewit Farm, Manor Road, Wantage, OX12 8LY	P20/V3037/FUL	20 February 2021	0	Minor	0	0	0	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Major or Minor	Total completions as of 31 March 2024	2024/25	2025/26	2026/27	2027/28	2028/29
1435	Pippins, Locks Lane, Wantage, OX12 9DB	P23/V1418/RM	24 January 2024	0	Minor	0	0	-1	1	0	0
1433	Ravenscourt, 11 Henwood, Wootton, Boars Hill, OX1 5JX	P20/V1092/FUL	17 December 2020	0	Minor	-1	0	0	0	0	0
1606	Rose Cottage, Gainfield, Buckland, Faringdon, SN7 8QH	P21/V2387/FUL	17 December 2021	0	Minor	-1	0	0	0	0	0
1584	Thickets, Hinksey Hill, Oxford, OX1 5BQ	P21/V2852/FUL	31 March 2022	0	Minor	0	1	0	0	0	0
1775	Walden, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P23/V1102/FUL	18 August 2023	0	Minor	0	-1	1	0	0	0
1587	Walnut Cottage, Little Coxwell, Faringdon, SN7 7SP	P21/V3482/FUL	01 March 2022	0	Minor	0	-1	1	0	0	0
1605	Woodlands, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P21/V2129/FUL	18 February 2022	0	Minor	0	-1	1	0	0	0
1822	1 Farm Cottages, Stonehill Lane, Southmoor, Abingdon, OX13 5HU	P23/V2697/FUL	12 March 2024	-1	Minor	0	-2	1	0	0	0
1791	7 Colne Close, Grove, Wantage, OX12 0NN	P23/V1981/FUL	30 October 2023	-1	Minor	0	-1	0	0	0	0
1683	Falcon Court, Market Place, Wantage, OX12 8AW	P22/V0779/FUL	16 June 2022	-1	Minor	0	0	-1	0	0	0
1407	Flat 4 Chelsie House, 104 West Way, Botley, Oxford, OX2 9JU	P20/V0482/FUL	02 June 2020	-1	Minor	0	0	0	0	0	0
1787	Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB	P23/V1786/FUL	03 November 2023	-1	Minor	0	-1	0	0	0	0
1651	133 Pinnocks Way, Oxford, OX2 9DF	P21/V2850/FUL	25 May 2022	-2	Minor	0	-3	3	0	0	0
1755	Wytham Abbey, Wytham, Oxford, OX2 8QE	P23/V0312/FUL	27 July 2023	-3	Minor	0	-4	0	1	0	0
Totals						**1542**	**1, 022**	**976**	**526**	**216**	**114**

APPENDIX B: CATEGORY B SITES' TRAJECTORIES DELIVERING IN THE 5 YEAR PERIOD

Land Supply Reference	Site Name	Staus at 1 April 2024	Planning application reference	Date of permission	Net units permitted	2024/25	2025/26	2026/27	2027/28	2028/29
1270	East of Kingston Bagpuize with Southmoor	Allocation	P22/V0248/O	11 April 2024	730	0	0	25	133	133
1735	Land at Crab Hill, Land north of A417 and east of A338, Wantage, OX12 7GQ	Outline Permission	P23/V0134/O	02 November 2023	669	0	0	30	95	125
1240	Land At Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	Outline Permission	P12/V0299/O	17 July 2017	2500	16	100	100	100	100
83	Land north of Hobbyhorse Lane, Sutton Courtenay, OX14 4BB	Outline Permission	P21/V2682/O	06 December 2023	175	0	0	0	31	31
41	Land to the West of Great Western Park (Valley Park), Didcot (in the parishes of Harwell and Milton)	Outline Permission	P14/V2873/O	21 February 2022	4254	0	57	200	322	321
24	Monks Farm, Land West of Old Station Rd (Allocation - Site 15 (part))	Allocation	N/A	N/A	885	0	0	0	0	0
1237	Monks Farm, Townsend, Grove, OX12 0AH	Outline Permission	P16/V0981/O	08 April 2021	400	0	41	50	50	50
1255	North of Abingdon on Thames	Outline Permission	P17/V0050/O	08 November 2017	950	0	0	0	30	60
1636	Rogers Concrete, Sandshill, Faringdon, SN7 7PQ	Outline Permission	P20/V0855/O	08 April 2022	95	0	9	30	30	26
1828	Land at Crab Hill (Phase 7) Wantage	RM under consideration	P24/V1882/RM	N/A	116	0	0	83	33	0
1829	Land at Crab Hill Land north of A417 and east of A338 Wantage	RM under consideration	P24/V0261/RM	25 July 2024	115	22	88	5	0	0
Totals					**10889**	**38**	**295**	**523**	**824**	**846**

APPENDIX C: SITE LEAD-IN TIME ANALYSIS

Major Full Permissions

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

Application reference	Site name	Net homes	Time between application received and permission (years)		Time between permission and estimated first completion		Total time (application received to estimated first completion)	
			Years	Months	Years	Months	Years	Months
P15/V0612/FUL	Land West of Hyde Copse Marcham OX13 6PT	61	1.1	13.0	1.0	11.6	2.1	24.6
P16/V1705/FUL	Land at Manor Farm, Drayton, Oxon	57	1.0	12.2	0.2	2.9	1.3	15.0
P14/V2704/FUL	Land at Abingdon Road Steventon	57	1.0	12.4	0.3	3.8	1.3	16.1
Average of sites delivering between 50-99 homes			**0.9**	**10.3**	**1.4**	**16.2**	**2.2**	**26.5**
P19/V0910/FUL	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	48	1.6	19.7	1.5	18.5	3.2	38.2
P16/V3224/FUL	Land off Sheepstead Road, Marcham, Abingdon	47	0.6	7.7	5.1	61.8	5.8	69.5
P15/V2560/FUL	Land to the east of Portway Cottages Reading Road East Hendred Wantage OX12 8JD	46	1.0	12.6	0.9	10.5	1.9	23.1
P15/V2016/FUL	Land off Hanney Road Steventon OX13 6AS	44	0.8	9.9	0.8	9.5	1.6	19.4
P18/V0359/FUL	Parklands School, Besselsleigh, Appleton, Oxford	40	1.1	12.9	0.6	6.8	1.6	19.7
P13/V1151/FUL	Department of Social Services Mayott House, Ock Street, Abingdon, Oxfordshire	40	0.6	7.1	2.3	27.2	2.9	34.3
P15/V2175/FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	39	0.6	7.6	0.4	5.2	1.1	12.7
P17/V0321/FUL	Bellingers, 111 Ock Street, ABINGDON, OX14 5DQ	39	1.8	21.1	2.1	25.2	3.9	46.3
P11/V2953	Oakenholt Nursing Home, Eynsham Road, Cumnor, OX2 9NL	37	0.2	3.0	5.0	60.3	5.3	63.3
P12/V2582/FUL	East of Highworth Rd	36	0.4	4.6	3.4	41.1	3.8	45.7
P13/V1870/FUL	Land to rear of Station Road Uffington SN7 7SL	36	1.8	21.3	0.3	4.1	2.1	25.4
P13/V2490/FUL	Land at Highworth Road Shrivenham	35	2.6	31.2	2.3	27.3	4.9	58.5
P19/V0397/N1A	Riverside Court, 9 West Way, Botley, Oxford, OX2 0JB	34	0.2	1.8	3.3	39.7	3.5	41.5
P13/V0233/FUL	Land North of 92-112 Milton Rd	33	0.8	9.6	1.4	16.3	2.2	25.8
P14/V2877/FUL	Land at Cowans Camp Depot High Street Watchfield SN6 8TE	33	1.1	13.4	0.7	8.0	1.8	21.4
P17/V2427/PDO	55-59Stert StreetABINGDON OX14 3JF	32	0.5	5.9	0.6	7.1	1.1	13.0
P15/V0729/FUL	Police Station and Magistrates' Court Church Street Wantage OX12 8BW	32	0.3	4.0	1.7	20.1	2.0	24.2
P17/V2268/FUL	Land at Fallowfields Hotel Faringdon Road Southmoor ABINGDON OX13 5BH	31	0.7	8.8	0.4	4.8	1.1	13.6
P14/V0676/FUL	Land at Sutton Road, Milton	31	0.9	11.3	0.6	6.9	1.5	18.1
P12/V0324	Land between Station Rd & Townsend Rd	31	0.7	8.3	0.4	5.3	1.1	13.6
P13/V0692/FUL	Land at Causeway Farm, The Causeway	31	0.4	5.0	1.6	19.1	2.0	24.1
P13/V1827/FUL	Sports Ground & Pavilion, Abingdon Road, Kingston Bagpuize	30	1.2	14.4	2.4	29.3	3.6	43.7
P15/V0471/FUL	Chailey House Bessels Way Blewbury Didcot OX11 9NJ	30	1.0	12.5	0.6	6.6	1.6	19.1
P17/V0569/FUL	Land to the south of Challow Road and north of Naldertown Wantage OX12 9DJ	29	1.0	12.5	0.5	6.5	1.6	19.0
P13/V0344/FUL	Land adj to Folly Park, Park Rd	28	0.2	3.0	0.4	4.4	0.6	7.4
P14/V2362/FUL	Land off Milton Road Sutton Courtenay Oxon OX14 4BS	26	0.8	9.5	0.7	8.1	1.5	17.5
P14/V1964/FUL	Land to the North of Portway Villas, Reading Road	26	1.1	13.6	0.5	5.6	1.6	19.2
P13/V0381/FUL	Land East of A338, Crown Meadow, East Hanney	25	0.3	4.1	1.8	21.2	2.1	25.3

Application reference	Site name	Net homes	Time between application received and permission (years)		Time between permission and estimated first completion		Total time (application received to estimated first completion)	
			Years	Months	Years	Months	Years	Months
P14/V0866/FUL	Land off School Close, Causeway Farm, Steventon,	25	0.7	8.2	0.3	3.2	1.0	11.5
P05/V1700	Former bus depot site, Grove St & Limborough Rd	24	0.3	3.1	6.1	73.0	6.3	76.1
P12/V0870	Champion House, 12 Wootton Rd	24	0.6	6.9	0.4	4.7	1.0	11.6
P14/V2829/FUL	23 Wallingford Street Wantage OX12 8AU	24	0.7	8.0	1.6	19.6	2.3	27.6
P08/V0694	St Marys School, Newbury St	23	0.2	3.0	4.7	56.1	4.9	59.1
P11/V1520	46 Newbury Street	23	1.2	13.9	0.6	6.8	1.7	20.7
P12/V1878/FUL	Land West of Portway Villas, Reading Rd	21	1.3	16.0	0.3	3.1	1.6	19.1
P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL	18	1.2	14.6	4.5	54.0	5.7	68.6
P12/V2048/FUL	Land off Walnut Trees Hill, Ashbury	18	0.5	6.3	1.0	11.9	1.5	18.2
P13/V0859/FUL	Land North of Priory Lane	18	0.3	3.6	1.6	19.8	1.9	23.4
P16/V2105/FUL	Land off Drayton Road, Milton, OX14 4EU	18	0.8	9.1	0.4	4.3	1.1	13.5
P13/V2608/FUL	Land to the rear of Saxon Gate, East Hanney	16	0.8	10.2	0.5	5.7	1.3	15.9
P10/V1614	Land adj 31 & 34 Simpsons Way	16	0.7	7.9	3.0	35.6	3.6	43.4
P13/V2046/FUL	Land at Priory Lane, Marcham	16	0.7	7.8	0.4	4.8	1.0	12.6
P14/V0287/FUL	Land at Majors Road Watchfield Oxfordshire	16	1.5	18.2	1.6	19.6	3.1	37.8
P10/V2032	Amey Plc, Appleford Rd	15	0.6	7.1	0.3	4.0	0.9	11.1
P11/V2103	Land South of Alfreds Place	15	1.0	11.6	2.6	30.8	3.5	42.4
P15/V2887/FUL	Land off School Road, West Hanney, Wantage, OX12 0LA	15	0.7	8.7	6.1	72.8	6.8	81.6
P17/V1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	0.1	1.8	1.6	19.1	1.7	20.8
P11/V1960/EX	Challow Country Club, Woodhill Ln	14	0.3	3.2	9.5	114.1	9.8	117.3
P10/V1301	Land opp Shepherds Hey & Southbourne, Bessels Way	14	0.2	3.0	0.5	5.7	0.7	8.6
P14/V2318/FUL	Motorlux, 32 Newbury Street, Wantage, OX12 8DA	14	1.2	14.2	3.3	39.5	4.5	53.7
P15/V2490/FUL	Former H & L Site, Limborough Road, Wantage, OX12 9AJ	14	0.6	7.3	2.8	34.1	3.4	41.4
P16/V1976/FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	1.2	14.1	2.5	29.8	3.7	44.0
P14/V1886/FUL	Land to the rear of Firs and Ambleside, Didcot Road, Harwell	12	0.6	7.0	1.0	12.4	1.6	19.4
P07/V1057	35 And 37 Yarnells Hill, North Hinksey, Oxford, OX2 9BE	12	6.4	77.1	2.3	28.1	8.8	105.2
P17/V1863/FUL	77-79 and 81-91 Church Road, Radley	12	1.3	15.9	2.1	25.4	3.4	41.3
P10/V1846	St Johns Court, Oxford Ln	11	0.3	4.1	1.2	13.9	1.5	18.0
P12/V0958	17 to 20 Millbrook Sq	11	1.4	17.3	0.5	5.9	1.9	23.2
P12/V0270/EX	Ambulance Station, Ormond Rd	11	0.3	3.3	0.9	10.7	1.2	14.0
P16/V2704/FUL	Land off Field Close, kingston Bagpuize with Southmoor	11	0.7	8.7	0.2	2.6	0.9	11.3
P13/V0033/FUL	Faringdon Tennis Club, Southampton St	11	0.2	3.0	5.0	59.7	5.2	62.7
P15/V2117/FUL	47 West Way Oxford, OX2 0JF	11	1.1	12.8	1.5	18.1	2.6	30.9
P08/V1739	Abbey House, Stirlings Rd	10	0.2	2.1	2.4	29.2	2.6	31.4
P12/V2196/FUL	33 West St Helen Street, Abingdon	10	0.2	2.9	1.2	14.6	1.5	17.5
P13/V0626/FUL	66 Cumnor Hill, Oxford	10	0.7	8.7	0.3	3.7	1.0	12.4

Application reference	Site name	Net homes		Time between application received and permission (years)			Time between permission and estimated first completion			Total time (application received to estimated first completion)	
				Years	Months		Years	Months		Years	Months
P12/V1410/FUL	98-100 West Way, Botley	10		0.4	4.9		0.4	4.3		0.8	9.2
P15/V2041/FUL	The Woolpack Inn Church Street Wantage OX12 8BL	10		0.4	4.6		1.7	20.6		2.1	25.2
P15/V0469/FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10		0.2	2.2		0.9	10.9		1.1	13.1
P15/V2905/FUL	Southmoor House Faringdon Road Southmoor Abingdon OX13 5AA	10		0.7	7.9		1.2	13.9		1.8	21.8
P17/V1877/FUL	5-7 Bromsgrove, Faringdon, SN7 7JF	10		0.3	3.9		1.4	17.0		1.7	20.9
P17/V3116/FUL	Riverside Court 9 West Way Botley Oxford OX2 0JB	10		0.7	8.8		4.0	47.6		4.7	56.4
P03/V0247	Manor Farm, Fernham	9		0.9	11.1		8.2	98.5		9.1	109.6
P04/V2030	Land adj to police HQ, Colwell Drive	9		1.4	16.6		4.9	58.4		6.3	75.0
Average of sites delivering between 10-49 homes				**0.8**	**10.1**		**1.9**	**23.2**		**2.8**	**33.3**
Average lead in times				**0.9**	**10.4**		**1.8**	**21.5**		**2.7**	**31.9**

Major Outline Permissions

Application reference	Site name	Net homes	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to estimated first completion	
			Years	Months	Years	Months	Years	Months
P12/V0299/O	Land At Grove Airfield, Denchworth Road, Grove, Wantag	2500	5.4	65.2	6.2	74.2	6.6	79.7
P13/V1764/O	Crab Hill, North East Wantage	1500	1.9	23.4	4.3	51.4	5.2	62.0
P02/V1594/O, Various	Land at Didcot Road, Great Western Park	760	5.8	69.5	8.1	97.1	8.5	101.9
Average of sites 500+			**4.4**	**52.7**	**6.2**	**74.2**	**6.8**	**81.2**
P06/V1939/O, P08/V1078/RM	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	332	1.3	15.9	2.1	24.6	4.3	51.4
P17/V0050/O, P19/V1998/RM	Land North of Dunmore Road, Abingdon, OX14 1PU	284	0.8	10.0	4.2	50.5	5.2	62.7
P15/V1808/O, P17/V0662/RM	Land to the east of Witney Road Kingston Bagpuize OX13 5FZ	280	0.9	11.1	2.1	25.6	2.2	26.2
P05/V1086/O, P11/V1557/RM	Land to the South of Chilton Field	275	4.3	51.8	6.3	75.8	6.7	80.2
P15/V2541/O, P21/V0773/RM	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	275	1.9	23.3	7.4	89.0	7.9	95.1
P13/V1810/O, P18/V0862/RM	Land to the East of Highworth Road, Shrivenham	240	3.7	44.1	5.3	63.7	6.1	73.8
P17/V1894/O, P20/V0390/RM	North West of Radley	240	2.1	24.6	3.7	44.0	4.4	53.2
P17/V1336/O, P19/V0169/RM	North West of Abingdon on Thames	200	0.8	9.1	3.2	38.6	4.7	56.3
P15/V1934/O, P17/V0118/RM	The Steeds, Land West of Coxwell Road, Faringdon (Allocation - Site 19)	200	0.8	9.3	1.8	22.0	2.1	25.6
P04/V1094/O, P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	2.6	31.5	4.2	50.2	7.3	87.2
P16/V0775/O, P20/V0658/RM	South West of Faringdon	190	2.3	27.0	4.6	55.2	5.5	66.4
P15/V1722/O	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove (Allocation - Site 15 (part))	160	1.1	13.2	2.9	34.9	3.2	38.4
P15/V2952/O	King Alfred School East Springfield Road Wantage OX12 8ET	150	0.6	7.7	2.4	29.0	2.8	33.6
P07/V0741/O, P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	5.1	61.4	6.5	77.6	6.9	82.5
P06/V1269/O, P13/V0497/RM	Land off Lime Rd, Botley	136	6.5	78.6	7.2	86.9	8.2	98.6
P15/V0783/O, P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	0.4	4.4	0.8	9.7	1.5	18.0

Application reference	Site name	Net homes	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to estimated first completion	
			Years	Months	Years	Months	Years	Months
P15/V0663/O, P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	1.1	13.4	3.1	36.8	4.5	54.3
P13/V0139/O, P16/V1791/RM	Fernham Fields Faringdon	111	2.0	23.7	3.7	44.9	4.2	50.2
P10/V1907/O, P14/V2061/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	104	2.5	30.0	5.2	62.1	6.0	71.8
P16/V1589/O, P18/V2056/RM	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	100	0.5	6.1	3.7	44.3	6.5	77.6
P12/V2283/O, P13/V2359/RM	Cowans Camp High Street Watchfield SN6 8SZ	100	1.8	21.3	1.8	21.3	2.4	29.1
Average of sites 100-499			**2.1**	**24.6**	**3.9**	**47.0**	**4.9**	**58.7**
P18/V0069/O, P19/V1728/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	91	0.8	9.0	3.4	41.2	4.4	53.2
P16/V0652/O P18/V0744/RM	Land at Park Farm, East Challow	88	0.6	7.6	2.2	26.8	3.6	42.7
P12/V2316/O, P13/V2454/RM	Land east of Chainhill Rd	85	0.7	8.2	0.7	8.2	2.4	28.9
P16/V2134/O, P18/V2031/RM	Land North Of Ware Road, Stanford In The Vale, Oxon	78	0.5	5.9	3.5	41.7	4.6	54.9
P14/V0576/O	Land west of Bellingers Garage Station Road Grove OX12 7PN	75	1.0	12.5	2.5	29.7	4.0	48.5
P12/V1819/O, P14/V0695/RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	1.3	15.7	1.8	21.9	3.6	43.3
P06/V0446/O, P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	0.2	3.0	1.2	14.9	8.0	95.8
P13/V0401/O, P13/V2321/RM	Milton Road, Sutton Courtenay	70	0.4	5.1	0.4	5.1	2.1	25.2
P13/V1514/O	Land to the West of Longcot Road, Shrivenham	68	2.6	31.6	4.7	56.7	5.2	62.9
P12/V1836/O, P13/V2562/RM	Land West of Witney Road and South of A420	63	0.6	7.6	1.7	20.9	2.6	31.3
P13/V2731/O, P14/V2363/RM	Packhorse Lane, Marcham, OX13 6NU	63	1.0	11.9	1.4	17.0	1.3	15.3
P12/V1302/O, P12/V1721/RM	Land South of Faringdon Rd, Southmoor	54	0.6	7.3	0.9	10.6	1.3	15.8
P13/V0467/O, P17/V1077/RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	2.6	31.7	4.5	54.2	6.1	73.0
P15/V0343/O, P17/V2904/RM	Land North of Summertown, East Hanney, Oxon	50	1.2	14.6	4.8	57.7	4.6	55.6
P12/V1980/O, P13/V2691/RM	Land off Barnett Rd	50	0.6	7.3	1.4	17.2	2.3	27.5

Application reference	Site name	Net homes	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to estimated first completion	
			Years	Months	Years	Months	Years	Months
Average of sites 50-99			**1.0**	**11.9**	**2.4**	**28.3**	**3.7**	**44.9**
P13/V0575/O, P14/V1241/RM	King's Field, Sheepstead Rd, Marcham	43	0.5	6.5	1.5	18.2	2.1	24.6
P14/V1976/O, P16/V0992/RM	Land off Packhorse Lane Packhorse Lane Marcham ABINGDON OX13 6NU	43	1.0	12.1	2.0	24.5	3.1	37.2
P06/V1928/O, P07/V1772/RM	Land adj Coxwell House & Winslow House, Coxwell Rd	43	0.6	7.8	1.3	16.0	6.8	81.4
P15/V0251/O	Land at Fallowfields Faringdon Road Southmoor	43	1.0	12.5	2.5	30.2	3.2	37.9
P15/V0898/O, P18/V0692/RM	Steventon Road Nurseries Steventon Road East Hanney OX12 0HS	40	0.5	6.2	3.3	39.5	4.0	47.5
P16/V1714/O, P17/V2502/RM	Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow, Wantage, OX12 9RH	38	0.0	0.0	1.5	18.6	4.1	48.7
P13/V1949/O, P15/V2128/RM	Land at Bow Farm, Bow Road, Stanford-in-the-Vale	37	1.6	19.6	2.6	30.9	4.1	48.9
P16/V0234/O, P18/V1089/RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	0.9	10.7	2.7	32.6	3.7	44.1
P11/V1453/O, P12/V2023/RM	Broadwater, Manor Rd	20	0.7	8.7	1.5	17.7	3.8	45.1
P14/V2822/O	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19	1.2	14.7	2.9	35.1	2.8	33.7
P05/V1050/O, P07/V0166/RM	Land adjacent to 35 Park Road, Faringdon	19	0.3	3.5	1.8	21.5	9.7	116.4
P16/V1243/O	Land to north of Manor Close Chilton DIDCOT OX11 0SS	18	0.4	5.3	1.4	17.2	1.9	22.6
P12/V2429/O, P14/V0034/RM	Land to the North of Rectory Farm Close, West Hanney	18	0.9	10.9	1.4	17.1	2.4	28.4
P15/V1074/O, P17/V3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	1.4	16.4	2.7	32.9	4.4	52.9
P15/V0271/O	Land at King's Lane Longcot, SN7 7SZ	15	1.3	16.0	2.4	28.8	3.7	43.8
P16/V0527/O, P17/V0134/RM	The Bungalow, Townsend, Grove, WANTAGE, OX12 0AZ	13	0.3	3.4	1.5	17.8	4.8	58.1
P15/V3042/O, P17/V2159/RM	Marcham Village Institute and Anson Field, Marcham, Abingdon OX13 6NG	13	1.3	15.6	1.9	22.3	3.8	45.3
P15/V2328/O, P20/V0129/RM	Mather House, White Road East Hendred OX128JG	10	1.6	18.8	4.9	58.7	7.5	90.2
Average of sites 10-49			**0.9**	**10.5**	**2.2**	**26.7**	**4.2**	**50.4**
Lead in time averages			**1.5**	**18.3**	**3.1**	**36.7**	**4.4**	**53.0**

APPENDIX D: SITE BUILD-OUT RATE ANALYSIS

Outline reference	Full / Detailed 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	2021/ 22	2022/ 23	2023 /24
P02/V1594 /O	Various	Great Western Park (Includes South Oxfordshire completions)	3444	287		110	204	232	392	368	389	431	471	430	205	132	80	
P13/V1764 /O	Various	Crab Hill	1500	125									18	109	106	187	177	152
P12/V0299 /O	Various	Grove Airfield	2500	117									13	193	107	144	138	107
Various	Various	Monks Farm (North Grove)	885	56							3	90	90	127	49	9		24
P17/V0050 /O	Various	North of Abingdon-on-Thames	800	78												8	103	122
Various	Various	Valley Park	2550												45		39	36
Average build out rate sites of 500 and above				**133**														
	P16/V2900 /FUL	Milton Heights	458	42									13	43	45	33	69	51
P06/V1939 /O	P08/V1078 /RM	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	332	63		186	33	31	3									
	P17/V2961 /FUL	South of Kennington (Allocation - Site 3)	283	52										11	46	43	43	119
P15/V1808 /O	P17/V0662 /RM	Land to the east of Witney Road, Kingston Bagpuize, OX13 5FZ	280	56								10	65	89	40	76		
P17/V1082 /O	P21/V0984 /RM	Land South of Park Rd, Faringdon - Phase 2	277	41													17	65
P05/V1086 /O	P11/V1557 /RM	Land to the South of Chilton Field	275	92			76	75	124									
P15/V2541 /O	P21/V0773 /RM	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	275															41
	P16/V0246 /FUL	Botley Centre, West Way, Botley, Oxford - Part B	261	154										154				
P13/V1810 /O	P18/V0862 /RM	Land to the East of Highworth Road, Shrivenham	240	48										18	32	86	81	22
P17/V1894 /O	P20/V0390 /RM	North West of Radley	240	38												39	29	47
	P15/V1504 /FUL	Land North of Grove Road, Harwell	207	52								30	67	94	16			
	P12/V1240 /FUL	Land at Stockham Farm, Denchworth Rd	200	50					33	74	80	13						
P15/V1934 /O	P17/V0118 /RM	The Steeds, Land West of Coxwell Road, Faringdon	200	40								5	78	57	50	10		

Outline reference	Full / Detailed 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	2021/22	2022/23	2023/24
P17/V1336/O	P19/V0169/RM	North West of Abingdon on Thames	200	49												42	74	30
P04/V1094/O	P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	64		8	27	157										
P16/V0775/O	P20/V0658/RM	South West of Faringdon	190	57												37	49	85
P15/V1722/O	P17/V2980/RM	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove	160	40									18	93	40	9		
	P14/V1196/FUL	Land East of Drayton Road Abingdon	158	53							55	58	45					
P07/V0741/O	P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	38					46	27	70	7						
P15/V2952/O	P17/V2479/RM	King Alfred School, East Springfield Road, Wantage, OX12 8ET	150	30									4	27	61	20	38	
	P15/V2447/FUL	Land to the south of High Street, Drayton	140	35								19	69	42	10			
P06/V1269/O	P13/V0497/RM	Land off Lime Rd, Botley	136	34				16	13	14	93							
P15/V0783/O	P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	27							3	90	29	4	7			
	P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part A	128	20											20			
	P12/V1329/FUL	Land south of Majors Rd, opp Shrivenham Hundred Business Park	120	40				40	70	10								
P15/V0663/O	P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	29										25	30	46	15	
	P17/V0813/FUL	Land at Grove Road, Wantage	115	31											35	26		
P13/V0139/O	P16/V1791/RM	Fernham Fields, Faringdon	111	37								41	33	37				
P10/V1907/O	P14/V2061/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	104	17							3	14	55	16	0	16		
P17/V1082/O	[Hybrid] P17/V1082/O	Land South of Park Rd	103	26											3	64	35	1
P16/V1589/O	P18/V2056/RM	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	100	41													35	46
P12/V2283/O	P13/V2359/RM	Cowans Camp High Street Watchfield SN6 8SZ	100	25						26	25	46	3					
Average build out rates, sites of 100-499				46														

Outline reference	Full / Detailed 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	2021/ 22	2022/ 23	2023 /24
	P12/V2653 /FUL	Land off Draycott Road	98	33					11	63	24							
P18/V0069 /O	P19/V1728 /RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	91	43													55	31
	P13/V1826 /FUL	Land South of Downsview Rd (Stockham Farm Phase 2)	90	30							43	44	3					
	P14/V1810 /FUL	Land West of Stockham Farmhouse, Wantage (in the parishes of Wantage, East Challow and Grove)	90	30								21	37	32				
P13/V0139 /O	P16/V2582 /RM	Fernham Fields, Faringdon, Swindon, SN7 7EZ	89	22								9	52	21	7			
P16/V0652 /O	P18/V0744 /RM	Land at Park Farm, East Challow	88	25										3	36	27	35	
P12/V2316 /O	P13/V2454 /RM	Land east of Chainhill Rd	85	43						50	35							
	P19/V0403 /FUL	Land at Alma Barn Didcot Road Harwell OX11 6DN	85	45											45			
	P14/V1663 /FUL	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	80	40							20	60						
P16/V2134 /O	P18/V2031 /RM	Land North Of Ware Road, Stanford In The Vale, Oxon	78	26											9	66	3	
P14/V0576 /O	P16/V1287 /RM	Land west of Bellingers Garage, Station Road, Grove, OX12 7PN	75	25									43	30	2			
	P13/V0146 /FUL	Land off Faringdon Road, Stanford in the Vale	73	37						63	10							
	P15/V1795 /FUL	Land off Field Close Kingston Bagpuize w/ Southmoor	73	24							10	52	11					
	P14/V2504 /FUL	Land West of Abingdon Road, Drayton	73	73							73							
P06/V0446 /O	P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	72					72									
P12/V1819 /O	P14/V0695 /RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	72							72							
	P12/V1261 /FUL	Nalder Estate & The Old Canal Building, Main St	71	24				1	39	31								
P13/V0401 /O	P13/V2321 /RM	Milton Road, Sutton Courtenay	70	35						40	30							
	P15/V1671 /FUL	Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	70	37										37				
	P14/V2757 /FUL	Land off Colton Road Shrivenham	68	34							29	39						

Outline reference	Full / Detailed 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	2021/ 22	2022/ 23	2023 /24
	P13/V2445	Alder View, Land South of Grove Road, Harwell	65	65						65								
	P14/V1952 /FUL	Land at Barnett Road Steventon OX13 6AJ	65	33								63	2					
P12/V1836 /O	P13/V2562 /RM	Land West of Witney Road and South of A420	63	32						53	10							
	P08/V1237	The Old Gaol Leisure Centre	61	20				20	25	16								
	P15/V0612 /FUL	Land West of Hyde Copse Marcham OX13 6PT	61	61								61						
P13/V1514 /O	P16/V2868 /RM	Land to the West of Longcot Road, Shrivenham	59	30									18	41				
	P16/V1705 /FUL	Land at Manor Farm, Drayton, Oxon	57	19								2	43	12				
	P14/V2704 /FUL	Land at Abingdon Road Steventon	57	29							42	15						
P13/V2731 /O	P14/V2363 /RM	Packhorse Lane, Marcham, OX13 6NU	54	18						39	8	7						
P13/V0467 /O	P17/V1077 /RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	27										32	21			
P12/V1302 /O	P12/V1721 /RM	Land South of Faringdon Rd, Southmoor	50	25				11	39									
P12/V1980 /O	P13/V2691 /RM	Land off Barnett Rd	50	50						50								
P15/V0343 /O	P17/V2904 /RM	Land North of Summertown, East Hanney, Oxon	50	17										7	27	16		
Average build out rates, sites of 50- 99 dwellings				**36**														
N/A	P19/V0910 /FUL	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	48	16												4	28	16
N/A	P16/V3224 /FUL	Land off Sheepstead Road, Marcham, Abingdon	47	24													27	20
	P15/V2560 /FUL	Land to the east of Portway Cottages, Reading Road, East Hendred, Wantage, OX12 8JD	46	15								8	32	6				
P12/V1836 /O	P13/V2562 /RM	Land West of Witney Road and South of A420	45	45							45							
	P15/V2016 /FUL	Land off Hanney Road Steventon OX13 6AS	44	22								43	1					
P13/V0575 /O	P14/V1241 /RM	King's Field, Sheepstead Rd, Marcham	43	22						32	11							
P15/V0251 /O	P17/V1049 /RM	Land at Fallowfields, Faringdon Road, Southmoor	43	14									34	7	2			

Outline reference	Full / Detailed 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	2021/ 22	2022/ 23	2023 /24
	P13/V1151 /FUL	Department of Social Services Mayott House, Ock Street, Abingdon, Oxfordshire	40	40							40							
P15/V0898 /O	P18/V0692 /RM	Steventon Road Nurseries Steventon Road East Hanney OX12 0HS	40	20										20	20			
N/A	P18/V0359 /FUL	Parklands School, Besselsleigh, Appleton, Oxford	40	13										4	35	1		
N/A	P15/V2175 /FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	39	20							8	31						
N/A	P17/V0321 /FUL	Bellingers, 111 Ock Street, ABINGDON, OX14 5DQ	39	39											39			
P16/V1714 /O	P17/V2502 /RM	Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow, Wantage, OX12 9RH	38	19											19	19		
N/A	P11/V2953	Oakenholt Nursing Home, Eynsham Road, Cumnor, OX2 9NL	37	37								37						
P14/V1976 /O	P16/V0992 /RM	Land off Packhorse Lane, Packhorse Lane, Marcham, ABINGDON, OX13 6NU	37	12								6	26	5				
P06/V1928 /O	P07/V1772 /RM	Land adj Coxwell House & Winslow House, Coxwell Rd	36	18				7	29									
N/A	P12/V2582 /FUL	East of Highworth Rd	36	18							14	22						
N/A	P13/V1870 /FUL	Land to rear of Station Road Uffington SN7 7SL	36	18						4	32							
N/A	P13/V2490 /FUL	Land at Highworth Road, Shrivenham	35	9									11	17	5	2		
N/A	P19/V0397 /N1A	Riverside Court, 9 West Way, Botley, Oxford, OX2 0JB	34	34													34	
N/A	P13/V0233 /FUL	Land North of 92-112 Milton Rd	33	17						30	3							
N/A	P14/V2877 /FUL	Land at Cowans Camp Depot High Street Watchfield SN6 8TE	33	11							9	2	22					
N/A	P15/V0729 /FUL	Police Station and Magistrates' Court Church Street Wantage OX12 8BW	32	32								32						
N/A	P17/V2427 /PDO	55-59Stert StreetABINGDON OX14 3JF	32	32									32					
N/A	P14/V0676 /FUL	Land at Sutton Road, Milton	31	16						20	11							
N/A	P12/V0324	Land between Station Rd & Townsend Rd	31	16				25	6									

Outline reference	Full / Detailed 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	2021/ 22	2022/ 23	2023 /24
N/A	P13/V0692 /FUL	Land at Causeway Farm, The Causeway	31	16						26	5							
N/A	P17/V2268 /FUL	Land at Fallowfields Hotel, Faringdon Road, Southmoor, ABINGDON, OX13 5BH	31	10									6	15	10			
N/A	P13/V1827 /FUL	Sports Ground & Pavilion, Abingdon Road, Kingston Bagpuize	30	15								27	3					
N/A	P15/V0471 /FUL	Chailey House Bessels Way Blewbury Didcot OX11 9NJ	30	15							8	22						
N/A	P17/V0569 /FUL	Land to the south of Challow Road and north of Naldertown, Wantage, OX12 9DJ	29	15									8	21				
N/A	P13/V0344 /FUL	Land adj to Folly Park, Park Rd	28	14				7	21									
N/A	P14/V2362 /FUL	Land off Milton Road Sutton Courtenay Oxon OX14 4BS	26	26							26							
N/A	P14/V1964 /FUL	Land to the North of Portway Villas, Reading Road	26	13							14	12						
N/A	P13/V0381 /FUL	Land East of A338, Crown Meadow, East Hanney	25	25							25							
N/A	P14/V0866 /FUL	Land off School Close, Causeway Farm, Steventon,	25	25							25							
P16/V0234 /O	P18/V1089 /RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	8										7	6	12		
N/A	P05/V1700	Former bus depot site, Grove St & Limborough Rd	24	24			24											
N/A	P12/V0870	Champion House, 12 Wootton Rd	24	24				24										
N/A	P14/V2829 /FUL	23 Wallingford Street Wantage OX12 8AU	24	24								24						
N/A	P08/V0694	St Marys School, Newbury St	23	23				23										
N/A	P11/V1520	46 Newbury Street	23	12				21	2									
N/A	P12/V1878 /FUL	Land West of Portway Villas, Reading Rd	21	21					21									
P13/V1949 /O	P15/V2128 /RM	Land at Bow Farm, Bow Road, Stanford-in-the-Vale	20	20								20						
P14/V2822 /O	P17/V1708 /RM	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19	10									2	17				
P11/V1453 /O	P12/V2023 /RM	Broadwater, Manor Rd	18	18						18								
N/A	P12/V2048 /FUL	Land off Walnut Trees Hill, Ashbury	18	18					18									

Outline reference	Full / Detailed 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	2021/22	2022/23	2023/24
N/A	P13/V0859/FUL	Land North of Priory Lane	18	18						18								
	P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL	18	9										9	9			
P05/V1050/O	P07/V0166/RM	Land adjacent to 35 Park Road, Faringdon	18	18						18								
P16/V1243/O	P17/V1730/RM	Land to north of Manor Close Chilton DIDCOT OX11 0SS	18	18									18					
N/A	P16/V2105/FUL	Land off Drayton Road, Milton, OX14 4EU	18	9								6	12					
N/A	P13/V2608/FUL	Land to the rear of Saxon Gate, East Hanney	16	16						16								
N/A	P10/V1614	Land adj 31 & 34 Simpsons Way	16	16					16									
N/A	P13/V2046/FUL	Land at Priory Lane, Marcham	16	16					16									
N/A	P14/V0287/FUL	Land at Majors Road Watchfield Oxfordshire	16	16								16						
P15/V1074/O	P17/V3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	8										3	13			
N/A	P10/V2032	Amey Plc, Appleford Rd	15	15		15												
N/A	P11/V2103	Land South of Alfreds Place	15	15					15									
P15/V0271/O	P17/V0573/RM	Land at King's Lane, Longcot, SN7 7SZ	15	8									6	9				
N/A	P17/V1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	7									7					
N/A	P15/V2887/FUL	Land off School Road, West Hanney, Wantage, OX12 0LA	15	15													15	
N/A	P11/V1960/EX	Challow Country Club, Woodhill Ln	14	14												14		
N/A	P10/V1301	Land opp Shepherds Hey & Southbourne, Bessels Way	14	14		14												
N/A	P14/V2318/FUL	Motorlux, 32 Newbury Street, Wantage, OX12 8DA	14	14										14				
N/A	P15/V2490/FUL	Former H & L Site, Limborough Road, Wantage, OX12 9AJ	14	14										14				
P12/V2429/O	P14/V0034/RM	Land to the North of Rectory Farm Close, West Hanney	13	13						13								
P16/V0527/O	P17/V0134/RM	The Bungalow, Townsend, Grove, WANTAGE, OX12 0AZ	13	13											13			
P15/V3042/O	P17/V2159/RM	Marcham Village Institute and Anson Field, Marcham, Abingdon OX13 6NG	13	7										5	8			

Outline reference	Full / Detailed 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	2021/ 22	2022/ 23	2023 /24
N/A	P14/V1886 /FUL	Land to the rear of Firs and Ambleside, Didcot Road, Harwell	12	12							12							
N/A	P07/V1057	35 And 37 Yarnells Hill, North Hinksey, Oxford, OX2 9BE	12	12							12							
N/A	P16/V1976 /FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	12										12				
N/A	P17/V1863 /FUL	77-79 and 81-91 Church Road, Radley	12	6											9	3		
N/A	P10/V1846	St Johns Court, Oxford Ln	11	11			11											
N/A	P12/V0958	17 to 20 Millbrook Sq	11	11					11									
N/A	P12/V0270 /EX	Ambulance Station, Ormond Rd	11	11				11										
N/A	P13/V0033 /FUL	Faringdon Tennis Club, Southampton St	11	11									11					
N/A	P15/V2117 /FUL	47 West Way Oxford OX2 0JF	11	11									11					
N/A	P16/V2704 /FUL	Land off Field Close, kingston Bagpuize with Southmoor	11	6								9	2					
N/A	P08/V1739	Abbey House, Stirlings Rd	10	10		10												
N/A	P12/V2196 /FUL	33 West St Helen Street, Abingdon	10	10					10									
N/A	P13/V0626 /FUL	66 Cumnor Hill, Oxford	10	10					10									
N/A	P12/V1410 /FUL	98-100 West Way, Botley	10	10				10										
N/A	P15/V2041 /FUL	The Woolpack Inn Church Street Wantage OX12 8BL	10	10								10						
N/A	P15/V0469 /FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10	10							10							
N/A	P15/V2905 /FUL	Southmoor House Faringdon Road Southmoor Abingdon OX13 5AA	10	10								10						
N/A	P17/V3116 /FUL	Riverside Court 9 West Way Botley Oxford OX2 0JB	10	10													10	
N/A	P17/V1877 /FUL	5-7 Bromsgrove, Faringdon, SN7 7JF	10	10										10				
P15/V2328 /O	P20/V0129 /RM	Mather House, White Road East Hendred OX128JG	10	10														10
Average build out rate, sites between 10 and 49 dwellings				**16**														

APPENDIX E: COMMUNAL ACCOMMODATION RATIOS

Student accommodation ratio

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

Communal accommodation ratio

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

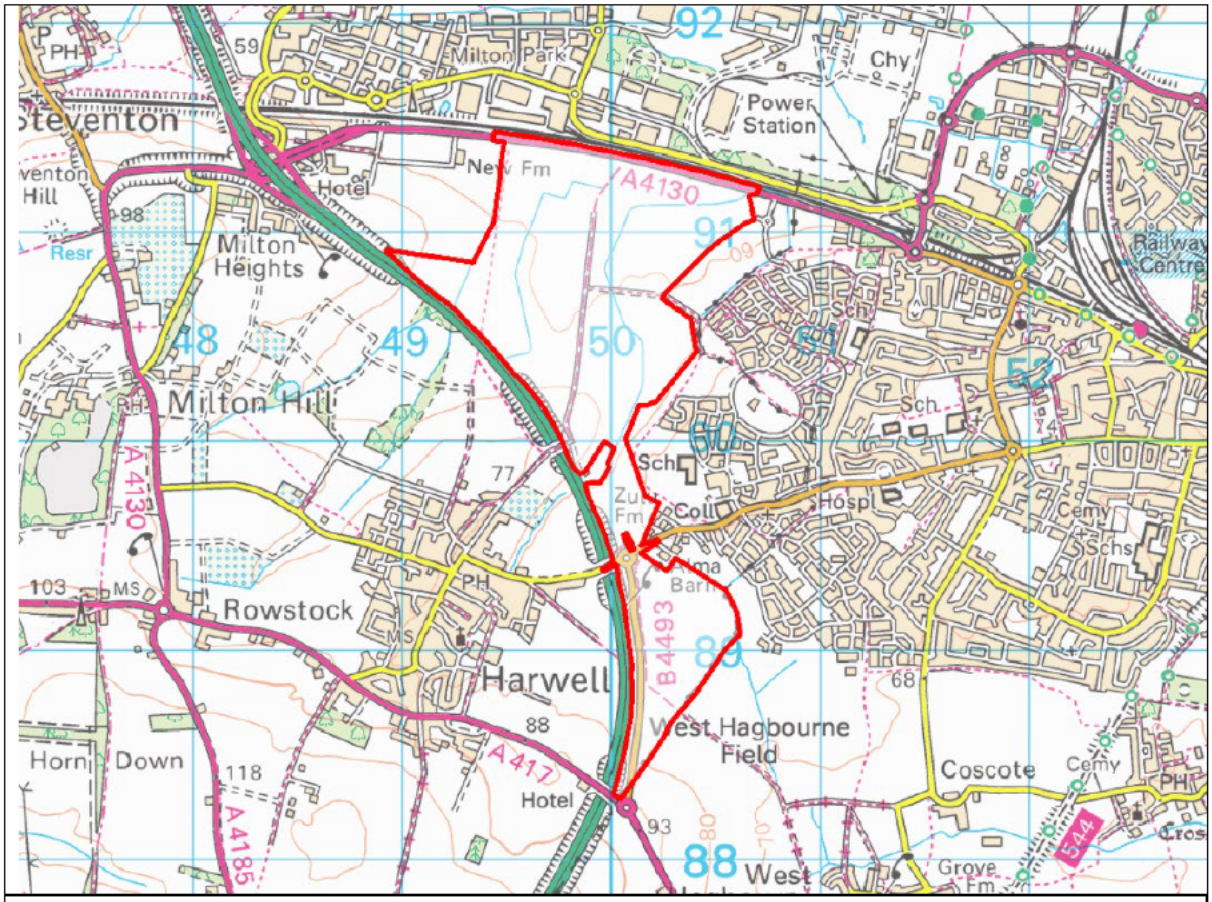
APPENDIX F: CATEGORY B SITES' PRO-FORMAS

Note: The council is not forecasting some of these sites to deliver in the 5 year period, but we have included our assessment for completeness

Table of Appendices

Site name	Valley park, Taylor Wimpey Parcels
`	41

Total units in 5 year period	**747**



Site status	Outline consent

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

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

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P14/V2873/O	Outline	4,254	19/12/2014	21/02/2022
P22/V0604/RM	Reserved Matters	Infrastructure	07/03/2022	11/03/2024
P22/V2744/RM (Taylor Wimpey Parcel 1)	Reserved Matters	246	16/11/2022	22/04/2024
P23/V0667/RM (Persimmon Parcel 1)	Reserved Matters	172	16/03/2023	28/09/2023
P24/V0470/RM (Taylor Wimpey Parcel 2)	Reserved Matters	284	26/02/2024	N/A
P24/V0549/RM	Reserved Matters	Infrastructure	06/03/2024	N/A
P24/V0733/RM (Persimmon Parcel 2)	Reserved Matters	151	28/03/2024	N/A
P24/V1099/RM	Reserved Matters	Infrastructure	15/05/2024	N/A

Assessment of deliverability

1. Current planning status

The site is allocated in the Vale of White Horse Local Plan 2031 and benefits from an outline permission for 4,254 homes. The site now has detailed permission for 418 homes, with two further reserved matters application under consideration for 435 homes. There are also two reserved matters applications under consideration relating to infrastructure provision.

2. Technical consultee comments

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

Identifies a serious technical objection with no plan in place to address this

Identifies a serious technical objection with a plan in place to address this

Identifies no objections to the development

Identifies pre-commencement conditions

Identifies key consultee yet to respond

P24/V0470/RM –Taylor Wimpey Parcel 2 / Phase 2Tb - 284 homes

Ecology (8 October 2024)

Objection

There are issues relating to hedgerows and the road layout affecting watercourses.

Drainage Engineer (11 October 2024)

No objection

Forestry Officer (11 October 2024)

Concerns raised in relation to tree species and variety, and integration of new trees within hard surfaced areas. Conflicts with tree planting locations and drainage scheme.

Env. Protection Team (15 March 2024)

No objection

Housing Development (10 September 2024)

Holding objection

- Affordable housing numbers proposed differ from those agreed in Housing Mix Update (HMU).
- Tenure mix requires amending.
- Unit types require amending.

Landscape Architect (1 October 2024)

- The majority of landscape issues have been addressed in these amendments; the remaining issues could be addressed by Standard Landscape Conditions as they would have limited impact on the site layout.

Environment Agency

No objections

Oxfordshire County Council (21 October 2024)

Transport – No objection

Lead Local Flood Authority – No objection

Archaeology – No objection

Estates – No objection

Thames Valley Police (2 October 2024)

Objection. Key issues relate to surveillance, defensible space between public and private realm and security

Thames Water (13 August 2024)

No objection

Urban Design Officer (10 October 2024)

Having reviewed the layout against the Strategic Design Code, there are still some outstanding design issues that would need resolving. These relate to heights of building, design of corner plots, parking solutions and street trees.

Waste Management Officer (3 October 2024)

No objection

Active Travel (10 April 2024)

Conditional approval

ATE recommends approval of the application, subject to the agreement and implementation of planning conditions

P24/V0733/RM –Persimmon Parcel 2 / Phase 1Pa- 151 homes

Ecology (8 October 2024)

No objection

I would recommend to the case officer that the formation of this breach in the northern hedgerow should be resisted, as the hedgerow in question is identified for retention in the outline approved plan. If a gap is created, this would likely become a regularly used, but not formalised access point.

- BEP: Amended BEP is acceptable.
- Watercourse Buffer Zone: Amended document is acceptable.

Drainage Engineer (27 September 2024)

No objection

Forestry Officer (7 June 2024)

No objection subject to condition

Contaminated Land (22 April 2024)

No objection

Env. Protection Team (16 April 2024)

No objection

Housing Development (10 May 2024)

. No objection

Landscape Architect (30 August 2024)

No objection

Oxfordshire County Council (4 June 2024)

Transport – No objection

Lead Local Flood Authority – No objection

Education - No objection

Archaeology - No objection

Thames Valley Policy (1 May 2024)

Key concerns with regards to surveillance and defensible space between public and private realm.

Thames Water (24 April 2024)

No objection

Urban Design Officer (3 September 2024)

Concerns regarding garden sizes and street scenes.

Waste Management Officer

No comments received

Active Travel (6 September 2024)

No objection subject to conditions

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

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

6a. Site promoter comments (Taylor Wimpey)

Taylor Wimpey Parcel 1: 246 homes (P22/V2744/RM)

1. How many homes have you completed on this parcel to date (if any)?

P24/V0470/RM - Taylor Wimpey Parcel 2 / Phase 2Tb - 284 homes

2. When do you expect to submit amended plans or documents to address comments by:
    - Ecology Officer
    - Forestry Officer
    - Thames Valley Police
    - Urban Design Officer

3. What do you think are the key issues that need to be resolved before the council issues planning permission for the reserved matters application P24/V0470/RM?

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

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

P14/V2873/O – Overall outline application covering the whole site

1. Is the table you provided as part of your last 5-year land supply submission still an accurate reflection of when you expect to submit reserved matters applications for future phases?

Taylor Wimpey expected chronological order of Residential reserved matters planning application and commencement of development ***(submitted for previous 5 year land supply statement)***		
Parcel no.	Planning Submission	Commencement
1T	Nov-22	2024
2TB	Nov-23	2024
2TA	2024	2025
6T	2024	2025
2TC	2025	2026
6TA	2027	2027
6TB	2027	2028
4TA	2026	2027
4T	2028	2030
6TC	2030	2031

XTP	2033	2035

2. Do you still anticipate that there will be two Taylor Wimpey sales outlets – with one sales outlet in place from commencement, and a second opening in 2026 running alongside the first.

3. The council believes that the phasing plan agreed under P22/V2407/DIS (see below) is no longer accurate as no homes were completed on this site in 2023. However, good progress has been made on securing detailed permission, and the councils assume the phasing plan remains robust from 2026/27. We have suggested amendments for the early years based on the likely lead in times and build out rates for the permitted / live reserved matters applications. We have provided an excel spreadsheet showing the breakdown between the RM applications and the assumed supply from the rest of the outline application. This is reflected in the council's assumed trajectory for the site in table 9a below. Please provide your thoughts on this approach (we have provided table 10a at the end of this proforma for you to add your own trajectory).

Valley Park – Outline Planning Permission P14/ 2873/O

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

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

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

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

6b. Site promoter comments (Persimmon Homes)

Persimmon Parcel 1: 172 homes (P23/V0667/RM)

1. How many homes have you completed on this parcel to date (if any)?

P24/V0733/RM- Persimmon Parcel 2 / Phase 1Pa - 151 homes

2. When do you expect to submit amended plans or documents to address comments by:
    - Thames Valley Police
    - Urban Design Officer

3. What do you think are the key issues that need to be resolved before the council issues planning permission for the reserved matters application P24/V0733/RM?

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

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

P14/V2873/O – Overall outline application covering the whole site

5. Do you have a schedule of when you expect to submit reserved matters applications for future phases?

6. Do you still anticipate that there will be two Persimmon sales outlets running throughout the lifetime of the development?

7. The council believes that the phasing plan agreed under P22/V2407/DIS (see below) is no longer accurate as no homes were completed on this site in 2023. However, good progress has been made on securing detailed permission. We have suggested amendments for the early years based on the likely lead in times and build out rates for the permitted / live reserved matters applications. We have provided an excel spreadsheet showing the breakdown between the RM applications and the assumed supply from the rest of the outline application. This is reflected in the council's assumed trajectory for the site in table 9b below. Please provide your thoughts on this approach (we have provided table 10b at the end of this proforma for you to add your own trajectory).

Valley Park – Outline Planning Permission P14/ 2873/O

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

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

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

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

Persimmon trajectory 2024 (Taylor Wimpey not included)

2024/25	2025/26	2026/27	2027/28	2028/29	5 year total
20	80	100	100	100	400

7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031. The Council granted outline permission February 2022 for 4,254 homes. Currently there are two developers on site: Persimmon Homes and Taylor Wimpey. This proforma identifies the projected supply across the entire site from both developers.

Taylor Wimpey Parcel 1: 246 homes (P22/V2744/RM)

The site is currently under construction. Access works are now complete. There are currently 246 homes with detailed permission that Taylor Wimpey are yet to complete from this permission. These homes fall within "Category A" for defining a deliverable housing supply because they have detailed planning permission. In line with national policies and guidance, the council therefore considers these homes to be deliverable.

Taylor Wimpey Parcel 2 / Phase 2Tb: 284 homes (P24/V0470/RM)

Taylor Wimpey submitted this reserved matters planning application in February 2024, and the Council is still considering this. There are outstanding objections or comments from 8 technical specialists. However, the nature of these comments requires minor alterations rather than wholescale reworking of the submitted application. Most of the comments from technical officers' state they are generally happy with the submitted material.

The council considers that these homes will receive permission and build out in the 5-year period, as shown on the permissions breakdown at the end of this proforma.

Persimmon Parcel 1: 172 homes (P23/V0667/RM)

The site is currently under construction. Access works are now complete. There are currently 2172 homes with detailed permission that Persimmon are yet to complete from this permission. These homes fall within "Category A" for defining a deliverable housing supply because they have detailed planning permission. In line with national policies and guidance, the council therefore considers these homes to be deliverable.

The council and Persimmon agree the phasing plan remains robust from 2026/27. Both parties agree that the phasing plan needs amendments for the early years based on the likely lead in times and build out rates for the permitted / live reserved matters applications. This is shown on the permissions breakdown at the end of this proforma.

Persimmon Parcel 2 / Phase 1PA: 151 homes (P24/V0733/RM)

Persimmon submitted this reserved matters planning application in March 2024, and the Council is still considering this. There are outstanding objections or comments from 7 technical specialists. However, the nature of these comments requires minor alterations rather than wholescale reworking of the submitted application. Most of the comments from technical officers' state they are generally happy with the submitted material.

The council considers that these homes will receive permission and build out in the 5-year period, as shown on the permissions breakdown at the end of this proforma.

Homes coming forward as part of the outline consent without live reserved matters applications

We have received a response from Persimmon Homes indicating their expected build out trajectory of 100 homes per annum 2026/27. The agreed and submitted reserved matters will provide housing supply until 2028/29 if following this trajectory, with the last 23 homes from P24/V0733/RM, which is currently under consideration, anticipated to be delivered. This gives circa 4 years to agree further reserved matters applications, which gives an abundant amount of time taking into account on average it takes 10 months to agree a reserved matters for applications of between 100 to 499 units. We consider that the delivery trajectory is likely to actually deliver in excess of 100 homes per annum, though this may be supported by different developer outlets on site, as was seen on the adjacent site Great Western Park. At this time though we are relying on the developer anticipated build out rate.

Taylor Wimpey have not provided any delivery information. We have therefore relied upon the housing trajectory set out in the Housing Delivery Document provided as part of the discharge of conditions application, P22/V2407/DIS. EW have adjusted the trajectory to take account of the delay in initial delivery of homes. We consider taking into account the above there is clear evidence of a realistic prospect that across the site 1,073 units will be delivered in the five year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.	
Date	4 December 2024
Name / signature	Ben Duffy Senior Planning Officer
On behalf of Persimmon, I consider this to be a realistic assessment of the trajectory for this site. Taylor Wimpey did not respond to requests for information.	
Date	11 November 2024
Name / signature	James Proyer Senior Planning Manager, Persimmon

9a. Council's initial trajectory shared with Taylor Wimpey for comment on their parcels only

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	57	172	222	221	205	208
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
216	223	176	174	111	75	0	0	0	0

Council's initial 5-year total (Taylor Wimpey parcels only)	672

9b. Council's initial trajectory shared with Persimmon for comment on their parcels only

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	57	153	185	226	233	234
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
232	211	186	168	96	78	0	0	0	0

Council's initial 5-year total (Persimmon parcels only)	621

10a. Taylor Wimpey's trajectory for their parcels only

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

Taylor Wimpey's 5-year total (Taylor Wimpey parcels only)	

10b. Persimmon's trajectory for their parcels only

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	20	80	100	100	100		
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**

Persimmon's 5-year total (Persimmon parcels only)	400

11a. Council's final trajectory for Taylor Wimpey's parcels only

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	57	172	222	221	205	208
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
216	223	176	174	111	75	0	0	0	0

Council's final 5-year total (Taylor Wimpey parcels only)	672

11b. Council's final trajectory for Persimmon parcels only

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	20	80	100	100	100	100	100
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
100	100	100	100	100	100	100	100	100	100

Council's final 5-year total (Persimmon parcels only)	400

11c. Council's final trajectory for all Valley Park (11a + 11b)

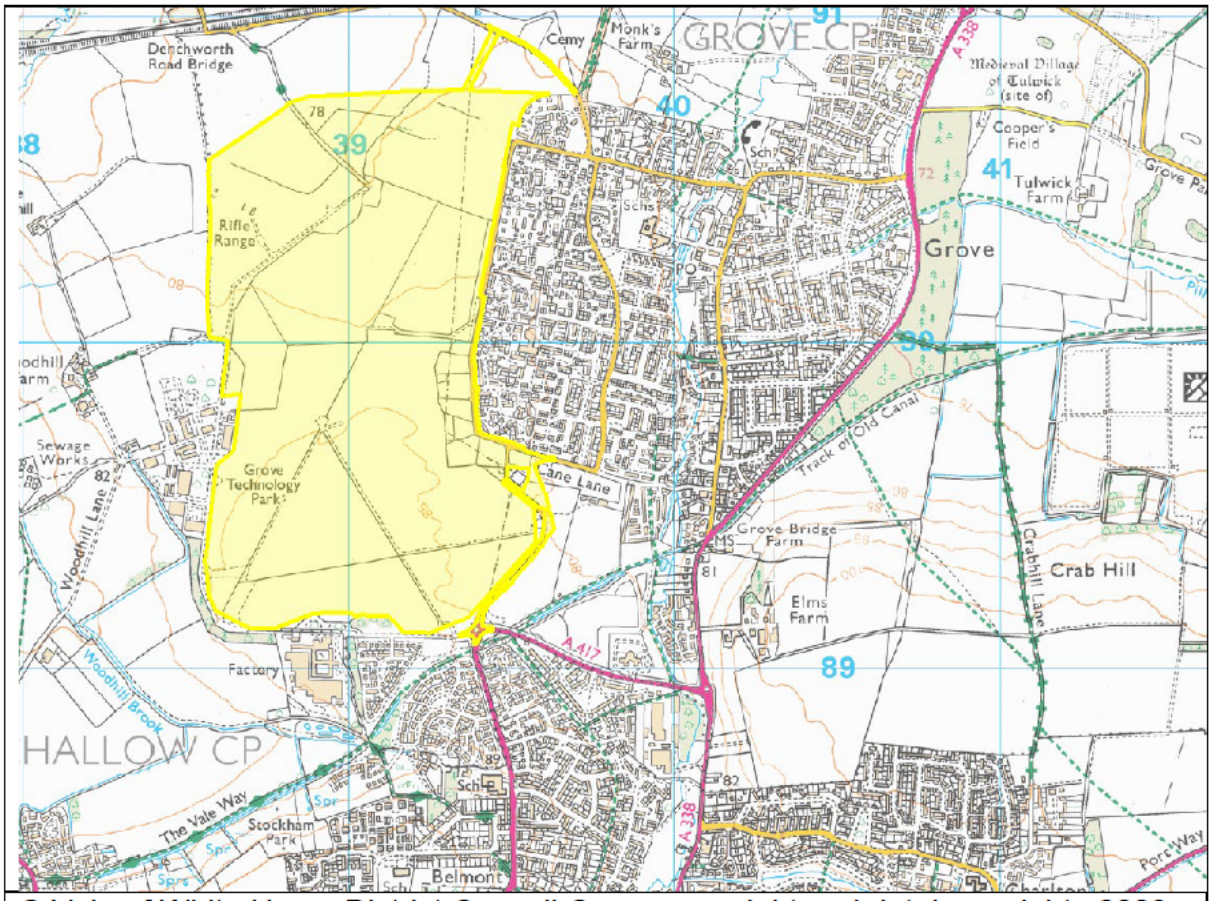
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	20	137	272	322	321	305	308
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
316	323	276	274	211	200	200	200	200	200

Council's final 5-year total (All Valley Park parcels)	1072

Site ref	Site Name	Developers	Application Reference	Application status	Total homes	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
41	Valley Park	Taylor Wimpey and Persimmon	P14/V2873/O	Permitted	3,401	0	0	0	0	220	305	308	316	323	276	274	211	200	200	200	200	200
1738	Parcel 1P,Valley Park, Didcot	Persimmon	P23/V0667/RM	Permitted	172	20	80	72														
Not in database yet	Taylor Wimpey Parcel 1	Taylor Wimpey	P22/V2744/RM	Permitted	246		57	114	75													
Not in database yet	Persimmon Phase 1Pa	Persimmon	P24/V0733/RM	Submitted	151			28	100	23												
Not in database yet	Taylor Wimpey Parcel 2 / Phase 2Tb	Taylor Wimpey	P24/V0470/RM	Submitted	284			58	147	79												
	Persimmon totals from RM					20	80	100	100	23												
	Taylor Wimpey totals from RM						57	172	222	79												
	Valley Park Totals				**4,254**	**20**	**137**	**272**	**322**	**322**	**305**	**308**	**316**	**323**	**276**	**274**	**211**	**200**	**200**	**200**	**200**	**200**

Site name	Grove Airfield
Land supply reference	1240

Total units in 5 year period	**500**



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Site status	Allocation with outline consent. Parcels of land have detailed permission

Total units allocated for development	2500
Total units with outline consent	2500
Total units with detailed consent	786
Total completions to date	702

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

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P12/V0299/O	Outline	2500	9 February 2012	17 July 2017
P17/V2753/RM	Reserved Matters	191	06 October 2017	17 April 2018
P18/V0399/RM	Reserved Matters	55	14 February 2018	07 August 2018
P18/V1485/RM	Reserved Matters	119	13 June 2018	08 June 2020
P19/V2105/RM	Reserved Matters	23	27 August 2019	21 September 2020
P19/V2567/RM	Reserved Matters	33	21 October 2019	24 November 2020
P20/V2994/RM	Reserved Matters	169	18 November 2020	30 July 2021
P21/V1841/RM	Reserved Matters	Phase 2 Infrastructure	23 June 2021	22 June 2023
P21/V2959/RM	Reserved Matters	Primary School	15 October 2021	10 June 2022
P22/V0086/RM	Reserved Matters	196	24 December 2021	08 December 2022
P22/V2879/RM	Reserved Matters	Phase 1 Allotments	5 December 2022	N/A
P23/V0286/RM	Reserved Matters	Road Infrastructure	1 February 2023	27 April 2023
P23/V1331/RM	Reserved Matters	65	7 June 2023	12 July 2024
P23/V1646/RM	Reserved Matters	194	12 July 2023	20 May 2024
P23/V1928/RM	Reserved Matters	Secondary School	18 August 2023	21 March 2024
P23/V1966/RM	Reserved Matters	Sports pitches	23 August 2023	N/A
P23/V2702/RM	Reserved Matters	NEAP and MUGA	1 December 2023	N/A
P24/V1525/RM	Reserved Matters	152	15 July 2024	N/A

Assessment of deliverability

1. Current planning status

Grove Airfield was allocated in the Vale of White Horse's Local Plan 2011 and carried forward into the Local Plan 2031. The allocation is for 2500 dwellings. The site was granted outline permission in July 2017 since which a number of reserved matters have been submitted and approved. Construction has commenced on the site and the first homes were delivered in 2018/19. As of the 31 March 2024, 702 homes have been built.

There are currently 343 homes with detailed permission that have yet to be built on site. There are 3 reserved matters applications under consideration for site infrastructure (P22/V2879/RM, P23/V1966/RM and P23/V2702/RM). There is 1 reserved matters application under consideration for 152 dwellings (P24/V1525/RM)

A pre-application enquiry has recently been submitted for a further 224 dwellings (P24/V1505/PEJ), and a planning application is expected to be submitted by the end of 2024, start of 2025.

2. Technical consultee comments

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

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

P24/V1525/RM – 152 homes

Ecology Team (10/09/2024)

Holding objection: more information needed.

The update ecological survey is acceptable and I agree with its conclusions. However, there are a number of issues or omissions with the LEMP and CEMP documents. These typically affect the usability of the documents for contractors on the ground and therefore it is important that they are amended before determination of the reserved matters application.

Forestry Officer (23/08/2024)

Tree protection fencing will be required to safeguard trees in this part of the site for the duration of phase 7. A Tree Protection Plan will be required for this part of the site before any works take place.

Air Quality (14/08/2024)

No objection

Contaminated Land (29/07/2024)

No objection

Env. Protection Team (22/07/2024)

No objection

Housing Development (20/08/2024)

It is advised and preferred that all affordable housing units are delivered to conform with the Nationally Described Space Standards (NDSS).

The submitted Parking Strategy (drawing no. 24628-4008 Rev C), however, does not appear to allocate parking spaces to each individual unit. All parking spaces on land that is to be transferred to the Registered Provider should be allocated to the individual affordable units and not marked as 'unallocated'. It is advised the applicant clarifies whether the submitted Planning Layout Final accurately reflects their allocated parking proposals.

Landscape Architect (09/08/2024)

Holding objection

Currently the quality of the design does not reflect the expectations of Local Plan Policies 37, 38 and 44 of the Local Plan with regards to the quality of the proposed hard and soft planting details.

Oxfordshire County Council – Transport (04/09/2024)

Holding objection

- Amendments and further information required in regard to visibility splays.
- The submitted Planning Layout drawing (contained under drawing number, 24628/5000R) shows 4 connection points that tie into the adjacent linear park to the east of the development site. It is requested that the connection points are flared in order to ensure that sufficient pedestrian visibility of 2m x 2m into the development site is achieved. This should be demonstrated.
- Whilst a parking strategy drawing has been provided (contained under drawing number 24628/4008 rev C), the submitted detail is not sufficient in establishing parking suitability.
- It is not clear whether cycle parking is sufficient for each plot as no parking schedule has been provided. This should be submitted for consideration.
- The submitted Residential Travel Plan requires some additional information before it meets OCC criteria.

Oxfordshire County Council – Local Lead Flood Authority (04/09/2024)

No objection

Oxfordshire County Council – Archaeology (04/09/2024)

No objection

Designing out crime

No objection, subject to conditions.

Thames Water

No objection

Urban Design (04/09/2024)

Main concerns from a design point of view are as follows:

- The central green corridor proposed needs to be further emphasised via the provision of rich vegetation and tree planting in order to fulfil the wide range of benefits that these can provide.
- Boundaries need to be carefully considered throughout the masterplan. It would be helpful to submit a plan showing details of boundary treatments alone, differentiating these in different colours and including low level planting.
- The interface with Newlands Drive needs to be clarified beyond the red line plan, particularly around the left-over green verges.
- In terms of materials, the contrast between terracotta roof tile and buff brick can at times clash, so I would welcome to see samples of these on site if at all possible, to be satisfied that these would work well together.
- Overall, there is over reliance of frontal on plot parking.
- Provide a picture of what a screen wall with trellis would look like in occasions this type of boundary will be terminating a vista so I need to understand what it would look like in reality.
- I remain to be convinced that the grass verges in between private drives are necessary.

Waste Management Officer

No objection

Active Travel

Standing advice issued.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

Please see appended phasing plan.

6. Site promoter comments

P24/V1525/RM:

1. When do you expect to submit amended plans or documents to address comments by specialist officers?
   These have been submitted.

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

P12/V0299/O:

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

4. How many sales outlets are on site?

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

2024/25	*2025/26*	*2026/27*	*2027/28*	*2028/29*	*5-year total*
100	*100*	*100*	*100*	*100*	*500*

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

7. Officer conclusion on deliverability

Grove Airfield, a housing allocation in the Vale of White Horse Local Plan, has been delivering homes since 2018/19. As of the 31 March 2024, 702 homes have been built.

There are currently 343 homes with detailed permission that have yet to be built on site. There are 3 reserved matters applications under consideration for site infrastructure (P22/V2879/RM, P23/V1966/RM and P23/V2702/RM). There is 1 reserved matters application under consideration for 152 dwellings (P24/V1525/RM). A pre-application enquiry has recently been submitted for a further 224 dwellings (P24/V1505/PEJ), and a planning application is expected to be submitted by the end of 2024, start of 2025.

The developer has provided their projected build out trajectory of 100 homes per annum. This seems very realistic taking into account the site has delivered 117 homes per annum on average so far, including the initial start up year. Taking this

trajectory we would expect the 343 homes that currently have detailed permission to be built out by mid-2027/28. This gives 3 years for further reserved matters to be agreed and construction to start. There is currently a reserved maters application for 152 homes under consideration, which was submitted in July 2024. On average for Reserved Matters application of over 100 homes it takes just over 10 months for the application to be agreed. The 3 year lead in time is therefore more than sufficient for further reserved matters to be agreed. A further application for 224 dwellings is also expected to be submitted by early 2025.

We expect 157 homes to come forward on parcels of the site that do not currently have detailed permission, and therefore fall under part 'b' of the definition of deliverable. We consider there to be clear evidence of a realistic prospect these will be delivered in the five year period. This takes into account the site is currently under construction, there are further reserved matters application under consideration, the developer has provided their intention in regard to further reserved matters submission and build out rates and having to regard to general trends of delivery within the district.

8. Signatures

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

Date	12 November 2024
Name / signature	Ben Duffy Senior Planning Officer

On behalf of Persimmon Homes, I consider this to be a realistic assessment of the trajectory for this site

Date	11/11/2024
Name / signature	Barnaby Harris

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							13	193	107
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
144	138	107	117	117	117	117	117	117	117
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
117	117	117	117	117	117	117	117	43	

Council's initial 5-year total	585

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							13	193	107
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
144	138	107	100	100	100	100	100		
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**

Site promoter's 5-year total	500

9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							13	193	107
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
144	138	107	100	100	100	100	100	100	100
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
100	100	100	100	100	100	100	100	100	100

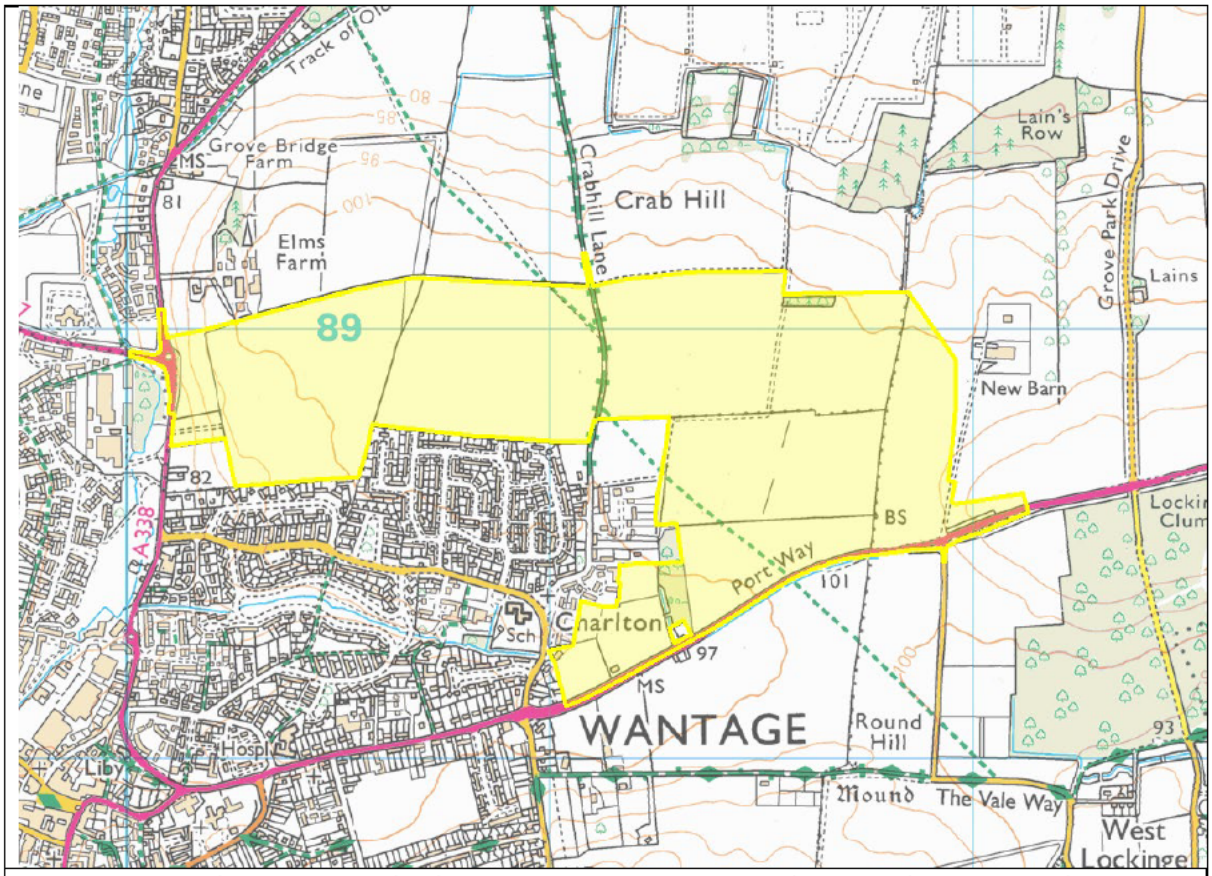
Final 5-year total	500

STRATEGIC SITE BREKADOWN – Grove Airfield

Allocation / Permission Reference	Developer	Status	No. of Homes	Completions to date	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41	2041/ 42
Main Outline Application P12/V0299/O	Various	Permitted	2500	702	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	98
P17/V2753/RM	Persimmon Homes	Complete	191	191																		
P18/V0399/RM	Persimmon Homes	Complete	55	55																		
P18/V1485/RM	Persimmon Homes	Complete	119	119																		
P19/V2105/RM	Persimmon Homes	Complete	23	23																		
P19/V2567/RM	Persimmon Homes	Complete	33	33																		
P20/V2994/RM	Persimmon Homes	Complete	169	169																		
P22/V0086/RM	Persimmon Homes	Under construction	196	112	84																	
P23/V1331/RM	Persimmon Homes	Permitted	65	0	8	40	17															
P23/V1646/RM	Persimmon Homes	Permitted	194	0	8	40	50	58	38													
P24/V1525/RM	Persimmon Homes	Under Consideration	152	0	0	20	33	42	57													
Supply to come forward on parcels without a live reserved matters application	Persimmon Homes	N/A	1303	0					5	100	100	100	100	100	100	100	100	100	100	100	100	98

Site name	Crab Hill, Wantage
Land supply reference	1244

Total units in 5 year period	**635**



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

Total units allocated for development	1500
Total units with outline consent	1534
Total units with detailed consent	938
Total completions to date	750

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

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P13/V1764/O	Outline	1,500	1 August 2013	13 July 2015
P17/V1499/RM	Reserved Matters	70	30 May 2017	12 November 2017
P18/V2227/RM	Reserved Matters	82	03 September 2018	09 January 2019
P18/V2992/RM	Reserved Matters	174	04 December 2018	11 March 2019
P19/V0565/RM	Reserved Matters	102	05 March 2019	24 October 2019
P22/V1318/FUL	Full Application	1	25 May 2022	22 December 2022
P20/V2756/RM	Reserved Matters	171	23 October 2020	11 June 2021
P21/V1265/RM	Reserved Matters	121	29 April 2021	04 February 2022
P21/V2040/RM	Reserved Matters	72	14 July 2021	16 February 2022
P21/V2546/RM	Reserved Matters	Highways Infrastructure	2 September 2021	27 June 2022
P22/V1910/RM	Reserved Matters	145	3 August 2022	22 June 2023
P23/V0134/O	Outline application	669	17 January 2023	2 November 2023
P23/V0865/RM	Reserved Matters	Community Hub	11 April 2023	19 July 2023
P23/V1296/RM	Reserved Matters	Open Space Infrastructure	1 June 2023	N/A
P23/V1358/RM	Reserved Matters	Nursery and Retail Uses	9 June 2023	N/A
P23/V1538/RM	Reserved Matters	Replanning of 2 plots on P19/V0565/RM	28 June 2023	11 September 2023
P24/V0261/RM	Reserved Matters	115	01 February 2024	25 July 2024

Assessment of deliverability

1. Current planning status

This site benefits from an allocation in the Vale of White Horse Local Plan 2031. Outline permission was granted in July 2015 for 1,500 homes. Currently there are 1,053 homes with detailed permission. A number of reserved matters applications have been submitted and permitted since, and work has commenced on site with 750 homes delivered up to 31 March 2024.

In November 2023 a further outline permission was granted permission, which optimised part of the land uses on site. This has led to an additional 34 units with outline permission above the 1,500 units previously expected.

2. Technical consultee comments

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

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

There are several Reserved Matters applications currently under consideration, though not for residential uses.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

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

6. Site promoter comments

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

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

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

   3 developers will be on site. St Modwen, Vistry and Bovis.

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

   Vistry – 88 in 2025 and 27 in 2026 on the Central Phase.

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

   Vistry is developing Grove Road East, Bovis Central and St Modwen Northeast. The eastern section of Southwest is currently on the market.

   It is expected that the development will reach 700 occupations during November.

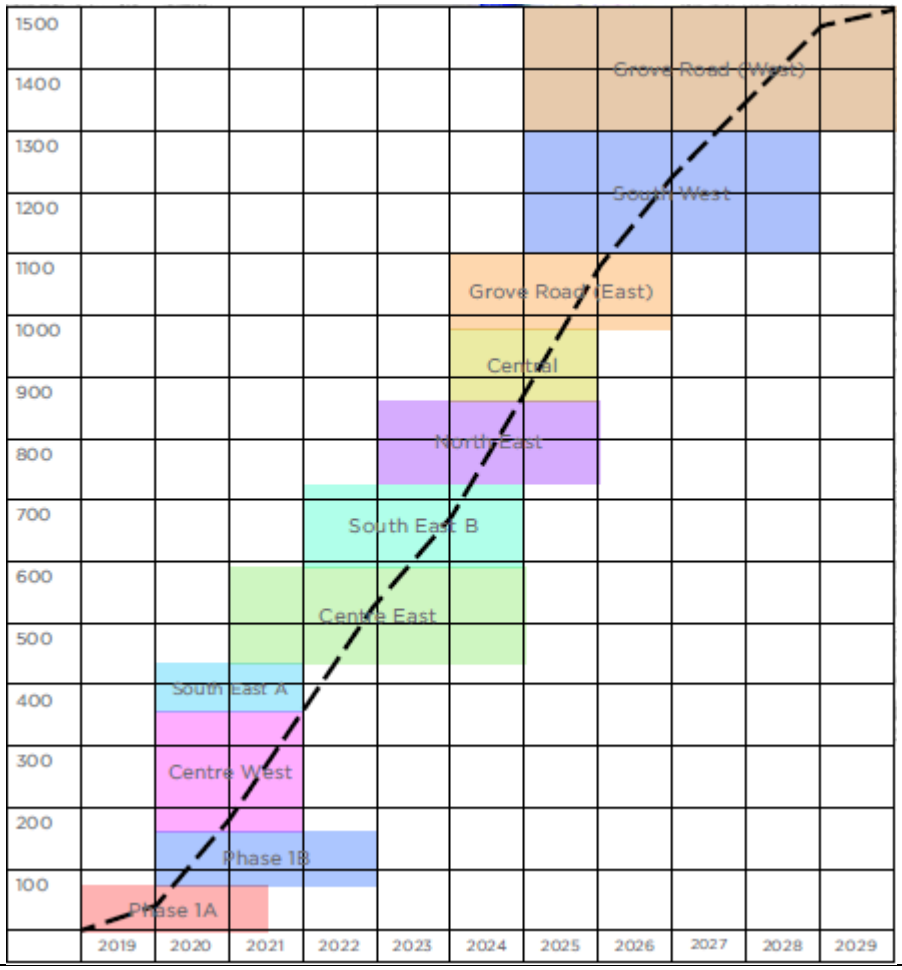
7. Officer conclusion on deliverability

The site is allocated in Vale of White Horse Local Plan 2031 for 1,500 dwellings. Outline permission was granted in July 2015 for 1,500 dwellings and the first reserved matters approved in November 2017. The first homes were delivered in 2018/19 and the site has averaged delivery of 125 homes per annum since.

In November 2023 a further outline permission was granted on the site. This replanned the western area of the site and the outline permission was for 669 homes, which led to an overall increase of 34 dwellings from what had been originally permitted. In addition to the C3 residential units permitted through the two outline applications, which total 1,534 units, a 72 bed care homes has also been permitted and delivered. The care home units have been counted towards

the housing supply with a ratio applied, to represent the number of homes expected to be released in the housing market from residents moving into the care home. Applying the ratio, 38 homes are calculated to count towards housing supply. In addition, one additional home has been built on site through the redevelopment of a barn on site. In total, we expect the site to contribute 1,573 units towards the housing supply. 750 of these units have been completed as of April 2024, leaving 823 to come forward.

There are currently 3 reserved matters permissions for parcels of land on the site that have not been completed. These are P22/V1910/RM (Northeast parcel), P21/V1265/RM (Southeast B parcel), and P24/V0261/RM (Central parcel). A total of 269 homes are remaining to be delivered from these permissions (more detail can be found on the accompanying phasing plan). In addition, a reserved matters permission is currently under consideration for 116 homes on the Grove Road (East Phase). There are currently 3 outlets on site or expected to be on site soon, these are St Modwen, Vistry and Bovis (owned by Vistry). The phasing plan provided as part of the recent outline application, below, sets out the expected trajectory for the site. The agent for the site has confirmed that the trajectory is on track with 700 occupations expected by November 2024[1]. The Southwest parcel is currently being marketed, as confirmed by the agent.



[1] It should be noted that the completion figure and occupation figure will not match. This is due to a different method being used to assess the number of housing completions on site.

The trajectory for the site has been developed taking into account the historic completion rate on site, the number of outlets, the phasing plan provided by the master developer, and the recent information provided by the developers on site. The accompanying phasing plan sets out the trajectory by phase, showing that we expect **635 units to be delivered in the 5-year period**.

Of the 635 units:

- 269 units have detailed permission.
- 116 units are under consideration through reserved matters application P24/V1882/RM, Grove Road (East).
- 130 units from the Southwest Parcel which is currently being marketed to housebuilders and will required a reserved matters permission. The first homes are expected towards the end of 2026/27. Giving over 2 years for the land to be sold and reserved matters agreed.
- 90 homes from Grove Road (West), with the first homes expected in 2027/28.

There is clear evidence of a realistic prospect that the 366 homes expected to be delivered in the 5-year period that do not have detailed permission, will come forward as expected.

8. Signatures

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

Date	4 November 2024
Name / signature	Ben Duffy Senior Planning Officer

On behalf of St Modwen Developments, I have made the comments above.

Date	4 November 2024
Name / signature	Nicky Brock Partner, Carter Jonas

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							18	109	106
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
187	178	152	125	125	125	125	125	125	1
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**

Council's initial 5-year total	625

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
							4	45	82
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
126	219	152							
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**

NB: The Site promoter did not complete the trajectory table, but has provided comments above.

Site promoter's 5-year total	

9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	18	109	106
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
187	178	152	115	149	118	128	125	125	63
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
0	0	0	0	0	0	0	0	0	0

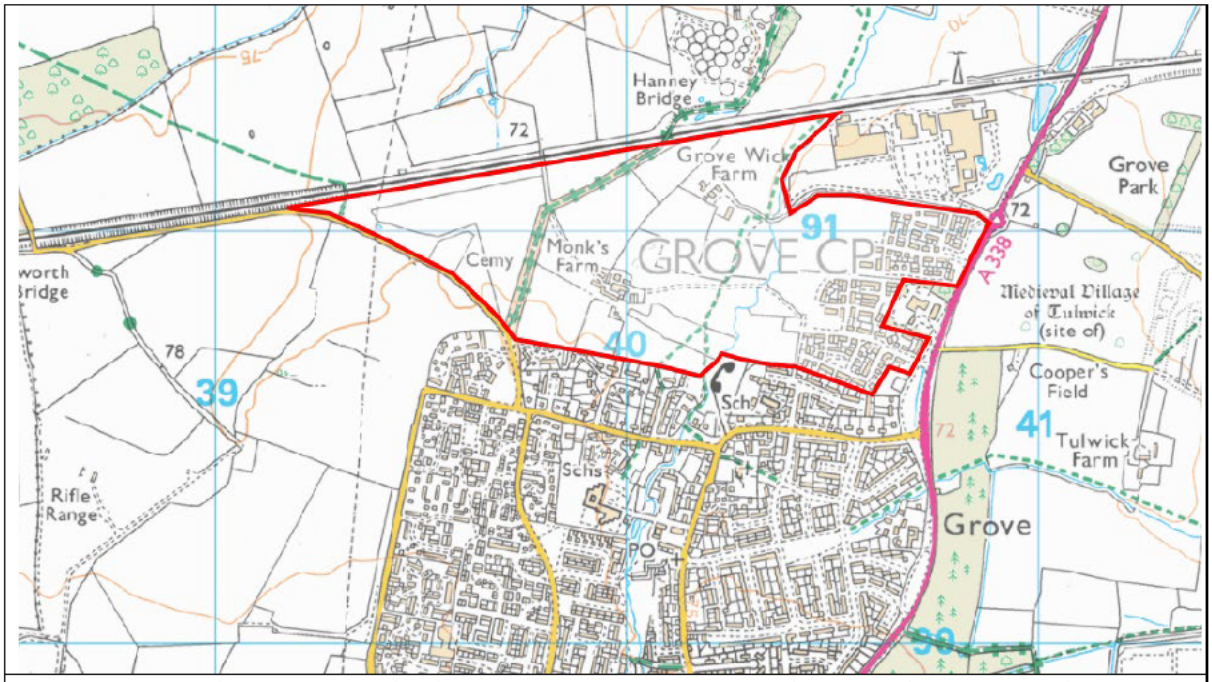
Final 5-year total	635

STRATEGIC SITE BREKADOWN - Crab Hill

Allocation / Permission Reference	Developer	Status	No. of Homes	Completions to date	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Site total (amalgamation of both outlines below, and full permission for 1 home)	**Various**	**Various**	**1534**	**750**	**115**	**149**	**118**	**128**	**125**	**125**	**63**	**0**	**0**	**0**	**0**
Main Outline Application P13/V1764/O	**Various**	**Permitted**	**903**	**749**	**93**	**61**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
P17/V1499/RM *Phase 1a*	St Modwen Homes	Complete	70	70											
P18/V2227/RM *South East A*	Hayfield Homes	Complete	82	82											
P18/V2992/RM *Centre West*	Cala Homes	Complete	174	174											
P19/V0565/RM *Phase 1B*	St Modwen Homes	Complete	102	102											
P20/V2756/RM *Centre East*	Taylor Wimpey	Complete	171	171											
P21/V1265/RM *South East B*	Bellway Homes	Under Construction	121	108	13										
P21/V2040/RM	Care UK	Complete	72 (Ratio applied 38)	38											
P22/V1910/RM *North East*	St Modwen Homes	Detailed permission, not started	145	4	80	61									
Subsequent Outline Application P23/V0134/O	**Crab Hill Partnership**	**Permitted**	**669 (additional 34 homes to the 1500 previously permitted)**	**0**	**22**	**88**	**118**	**128**	**125**	**125**	**63**	**0**	**0**	**0**	**0**
P24/V0261/RM *Central Phase*	Vistry Homes	Detailed permission, not started	115	0	22	88	5								
P24/V1882/RM Grove Road East	Vistry	Under consideration	116	0			83	33							
South West Phase	Currently being marketed	Not submitted	259	0			30	65	65	65	34				
Grove Road West Phase	None yet	Not submitted	179	0				30	60	60	29				
P19/V1847/FUL	**St Modwen Homes**	**Complete**	**1**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Site name	Monks Farm, Grove
Land supply reference	24

Total units in 5 year period	**250**



Site status	Allocated site Various Outline and detailed consents

Total units allocated for development	885
Total units with outline consent	768
Total units with detailed consent	531
Total completions to date	392

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

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P14/V0576/O	Outline	75	18/03/2014	02/04/2015
P15/V1722/O	Outline	160	20/07/2015	24/08/2016
P15/V0783/O	Outline	133	02/04/2015	13/08/2015
P16/V0981/O	Outline	400	19/04/2016	08/04/2021
P16/V1287/RM	Reserved Matters	75	16/05/2016	07/09/2016
P17/V2980/RM	Reserved Matters	160	30/10/2017	15/06/2018
P15/V0978/RM	Reserved Matters	133	27/04/2015	21/01/2016
P21/V3516/RM	Reserved Matters	83	20/12/2021	29/09/2022
P22/V1020/RM	Reserved Matters	primary school expansion	22/04/2022	13/03/2023
P22/V1031/RM	Reserved Matters	Infrastructure	25/04/2022	TBD
P24/V0427/RM	Reserved Matters	80	20/02/2024	26/06/2024

Assessment of deliverability

1. Current planning status

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

The Council has granted four outline planning permissions on this site, totalling 768 dwellings. All of the outline consents have since been supported by Reserved Matters consents and have been built out or are building out. This takes the total completions on site to 392. This leaves 149 units with detailed permission that are yet to be built out, with 237 units having outline permission. On top of this, there is still capacity for 117 units to receive planning permission against the allocation of 885 units.

The Council has granted permission for reserved matters applications from David Wilson Homes for 163 units (P21/V3516/RM and P24/V0427/RM) under the outline consent for 400 homes (P16/V0981/O). The Council is also considering a reserved matters application from David Wilson Homes for Phase 1A of the outline application (P22/V1031/RM). This does not include residential units but does include enabling infrastructure such as access and SUDS / Open space for the 400 units outline consent. The Council has approved a reserved matters application for a new multiuse games area for the existing primary school and new school playing fields under P22/V1020/RM.

2. Technical consultee comments

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

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

Currently there are no residential applications that are undetermined.

3. Site viability

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

4. Ownership constraints

There are no known ownership constraints.

5. Infrastructure dependencies and enablers

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

6. Site promoter comments

P16/V0981/O:

1. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in

multiple reserved matters phases, please provide a timetable for these for the next 5 years)

- *Phase 2B – January 25*
- *Phase 3 – August 25*

2. Are there any site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?
   - *None before RM can be approved.*

3. When do you think construction work will commence, and are there any obstacles to starting construction?
   - *Date of commencement: 13/07/2023.*
   - *Commencement has started for first 55 units. Potential obstacle to further development post-55 dwellings is timing of further RM planning permissions, archaeology works, bridge design and works, seasonal ecology works, EA licence, and mobilisation and construction works.*

4. When do you think the first dwelling will be completed?
   - *First occupation was 12 July 2024.*

5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
   - *Two at the same time (David Wilson Homes and Barratt Homes).*

6. How many homes a year do you think this site will deliver?
   - *50 in total per annum - subject to bridge consents/condition, and market conditions.*

7. Are there any other comments you would like to raise?
   - *N/A*

7. Officer conclusion on deliverability

The Council has allocated this site for 885 homes in the Vale of White Horse Local Plan: Part 1. The Council has granted four outline planning permissions on this site, totalling 768 dwellings. All of the outline consents have since been supported by Reserved Matters consents and have been built out or are building out. The Council has granted permission for reserved matters applications from David Wilson Homes for 163 units (P21/V3516/RM and P24/V0427/RM) under the outline consent for 400 homes (P16/V0981/O) and is also considering a reserved matters application from David Wilson Homes for Phase 1A of the outline application (P22/V1031/RM), which includes enabling infrastructure such as access and SUDS / Open space for the 400 units outline consent.

The Developer has indicated that subsequent reserved matters applications for phases 2B and 3 are expected in January 2025 and August 2025 respectively.

Looking at district average lead in times for sites of this size, on average they take 1.9 years from the submission of a reserved matters application to first completion.

The developer indicates through the housing delivery trajectory, that construction on the wider site has already started, with commencement of the first 55 units. However, the developer also indicates that archaeology works, bridge design and works, seasonal ecology works, EA licence, and mobilisation and construction works related to the reserved matters application (P21/V3516/RM and P24/V0427/RM) under the outline consent for 400 homes (P16/V0981/O), may be a potential obstacle to further development post-55 dwellings. This will be monitored when the RM applications are submitted and the impact on the housing delivery trajectory. The average build out rate for a site of this size is 46 homes per annum. The developer has indicated that there will be two outlets on this development and this is reflected in the housing trajectory at 50 dwellings per annum.

The site is allocated in the Vale of White Horse Local Plan: Part 1. The Council has granted four outline planning permissions on this site, totalling 768 dwellings. All outline consents have since been supported by Reserved Matters consents and have been built out or are building out. The data we have produced to illustrate average lead in times and build out rates for housing developments in the district indicate that it takes 1.9 years from the submission of a reserved matters application to first completion. The progress underway on the site and our district specific data demonstrate clear evidence that there is a realistic prospect of housing units being delivered within 5 years, and we have assumed 250 units will come forward in the 5-year period.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	30 October 2024
Name / signature	Ben Duffy Senior Planning Officer

On behalf of David Wilson Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	5 November 2024
Name / signature	Georgina Mortimer Planning Manager, David Wilson Homes

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	3	90	90	127	49
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
9	0	24	44	44	44	44	44	44	44
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
44	24	0	0	0	0	0	0	0	0

Council's initial 5-year total	220

9b. Site promoter's trajectory

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

NB: The site promoter's trajectory only relates to the 400 homes that David Wilson Homes / Barratt Homes are delivering under outline consent P16/V0981/O

Site promoter's 5-year total	250

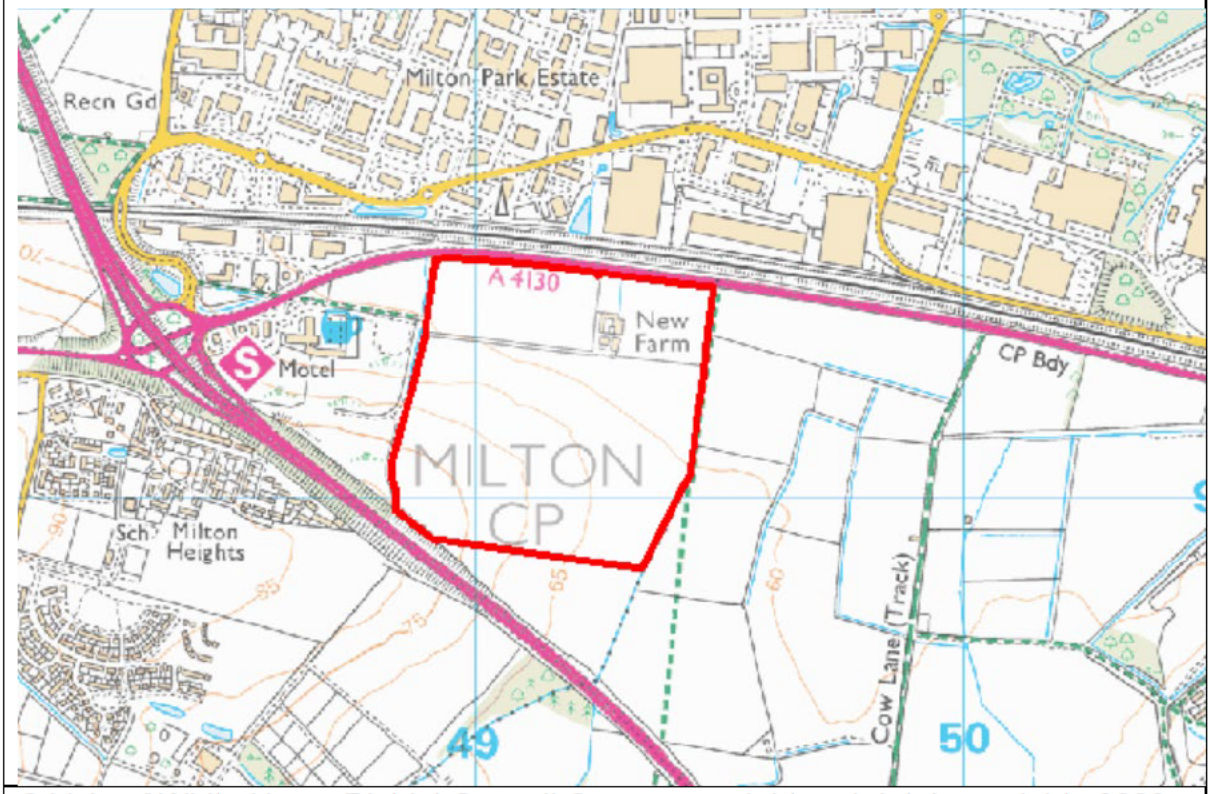
9c. Council's final trajectory for the site

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

Final 5-year total	250

Site name	North-West of Valley Park
Land supply reference	40

Total units in 5 year period	**0**



Site status	Local Plan Part 1 Allocation

Total units allocated for development	800
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for 800 dwellings by Core Policy 4 of the Vale of White Horse Local Plan 2031 Part 1.

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

2. Technical consultee comments

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

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

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

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

Key infrastructure requirements for North West Valley Park, taken from the update IDP, include:

- Either a new GP surgery, or expansion of existing GP surgeries nearby in Didcot
- New and expanded education capacity including:
    - Contributions toward primary school provision (including early years provision) on the neighbouring Valley Park development (which

already has planning permission and is building out). However, Oxfordshire County Council has advised that if these schools do not have capacity, North West Valley Park will need to provide its own primary school, and hence the JLP safeguards land for a one form entry primary school;
    - Financial contributions towards the new secondary school on the Didcot Northeast development in South Oxfordshire; and
    - Contributions toward special educational needs capacity.
- New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes;
    - Pump priming and funding of scheduled bus services, likely to be routes to Didcot Town Centre and Railway Station, and other key destinations, including major employment sites at Culham Campus, Harwell Campus, and Milton Park; o Contributions towards Housing Infrastructure Fund (HIF) 1 infrastructure, including widening of the A4130, Great Western Railway bridge crossing at Didcot, Didcot to Culham river crossing, and the Clifton Hampden bypass; and
    - Direct delivery of, or financial contributions toward other highways improvements.
- New green infrastructure and open space, amounting to around 5.32ha of open and green space, 0.71ha of community food growing space (such as allotments), and 0.97ha of child's play and space for teenagers.
- New sport and leisure provision amounting to:
    - Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
    - Financial contributions toward delivering off site football, cricket, and rugby pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Didcot Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
   Master Plan and Transport Proposals prepared (necessary site surveys for these purposes having been undertaken).

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
   Discussions have been held previously with various Council representatives and Homes England. A planning partner is currently being engaged.

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

No public consultations have yet been undertaken. Application process at early stage.

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

5. When do you think construction work will commence, and are there any obstacles to starting construction?
   At present 2027/28. No obstacles known

6. When do you think the first dwelling will be completed?
   At present 2028/29 to tie in with the anticipated construction start date. Both of these will depend upon progress as with all sites through the planning process.

7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
   Yet to be determined, but probably two.

8. How many homes a year do you think this site will deliver?
   At present 120 (see table below)

9. Are there any other comments you would like to raise?
   The formal planning application process is only just commencing and is expected to run its normal course.

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

7. Officer conclusion on deliverability

The site is allocated for 800 dwellings by Core Policy 4 of the Vale of White Horse Local Plan 2031 Part 1, with no planning application submitted to date. However, the Planning Consultant has indicated that site surveys have been undertaken as part of masterplanning and transport proposals for the site, pre-application advice has been sought and a planning partner is being engaged, which provides evidence that preparation for a planning application is in development.

Looking at district average lead in times for sites of this size, on average they take 6.8 years from the submission of an outline application to first completion, with 4.4 year being the average from submission of an outline application to outline consent being granted. The Planning Consultant has indicated that subject to the submission of a successful outline or part hybrid planning application, construction will commence in 2027/28. At present there are no known obstacles to construction on site. The trajectory for housing delivery on the site recognises swifter delivery than district averages, with 60 homes expected to deliver in 2028/29. The Planning Consultant has indicated that it is most likely that two

outlets will deliver the units on site, although this will be confirmed through the submission of the planning application. The average build out rate for a site of this size is 133 homes per annum. 60 completions in 2028/29 represents less than half of the average annual build out rate. Build out rates beyond the five-year period will broadly conform to the average for sites of similar size as the development establishes.

The site is allocated for 800 dwellings by Core Policy 4 of the Vale of White Horse Local Plan 2031 Part 1 and the Planning Consultant has provided evidence that preparation for a planning application is in development. The data we have produced to illustrate average lead in times and build out rates for housing developments in the district indicate that it takes 6.8 years from outline permission being granted to the first housing completion and at present we do not consider there to be sufficient evidence to depart significantly from this. Whilst the site promoter has provided information as to preparatory work completed so far and expected construction and first completion dates, no indication has been provided as to when a planning application will be submitted. Assuming an outline application is made in 2025/26, we consider it ambitious that the relevant permissions and discharge of conditions would have been achieved for construction to commence in 2027/28. 2 years after the submission of an application. Though it is also important to note that there is nothing to prevent the site coming forward as anticipated by the site promoter, other than the successful granting of permissions.

Given the early stage of the site in the planning process, we consider it appropriate to rely more heavily on the district's average lead in times. If we assume an application is made in 2025/26, then we might expect the first completions in 2031/32, around 6.5 years after a potential application is submitted. We have assumed half a years build out rate in 2031/32 of 60 homes, and 120 homes per annum following that in accordance with the site promoters expectations.

No homes are projected to be delivered in the 5-year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	30 October 2024
Name / signature	Ben Duffy Senior Planning Policy Officer
On behalf of XXX, I consider this to be a realistic assessment of the trajectory for this site	
Date	16 October 2024

Name / signature	Christopher D'Olley Partner, Carter Jonas

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	0	0	0	0	0	0
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
0	57	114	114	114	114	114	114	59	0

Council's initial 5-year total	0

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	0	0	0	60	120	120
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
120	120	120	120	20	0	0	0	0	0

Site promoter's 5-year total	60

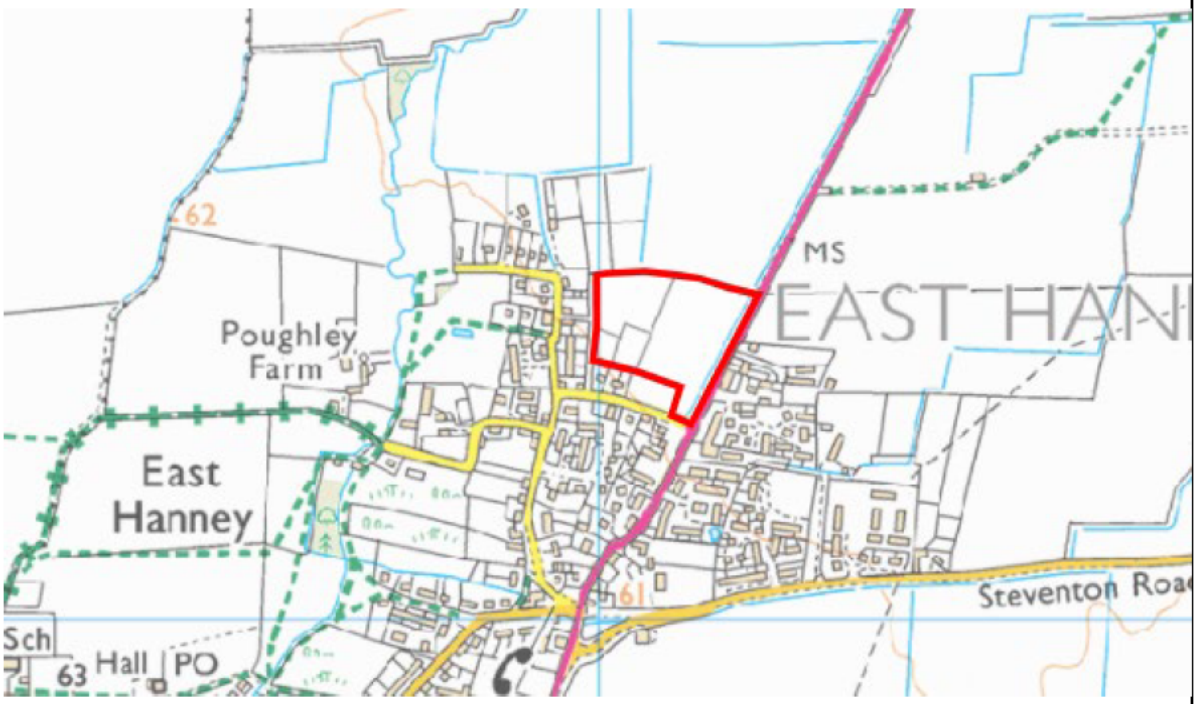
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	0	0	0	0	0	0
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
60	120	120	120	120	120	120	20	0	0

Final 5-year total	0

Site name	North of East Hanney
Land supply reference	1273

Total units in 5 year period	0



Site status	Detailed consent

Total units allocated for development	80
Total units with outline consent	0
Total units with detailed consent	45
Total completions to date	0

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

Assessment of deliverability

1. Current planning status

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

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

2. Technical consultee comments

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

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

Resolution to Grant Committee (11/05/2022)

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

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

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

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

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

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

Community Infrastructure Levy

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

Section 106 Agreement

Currently being finalised.

Education

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

6. Site promoter comments

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

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

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

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

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

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

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

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

7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031. A full planning for 45 homes has been submitted, with the only remaining issue being the completion of the S106 legal agreement.

However, we have had no response to our requests for information from the developer and work has stalled on progressing the S106 agreement. The application was disposed of and treated as withdrawn on 15 November 2024. Considering this, the evidence to show this site is deliverable in the 5 year period

is not there. We have therefore provided a trajectory for the site that sits outside of the 5-year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	18 November 2024
Name / signature	Ben Duffy Senior Planning Officer
On behalf of Pye Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	
Name / signature	

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
0	0	0	0	0	8	16	16	5	0
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total	40

9b. Site promoter's trajectory

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

Site promoter's 5-year total	

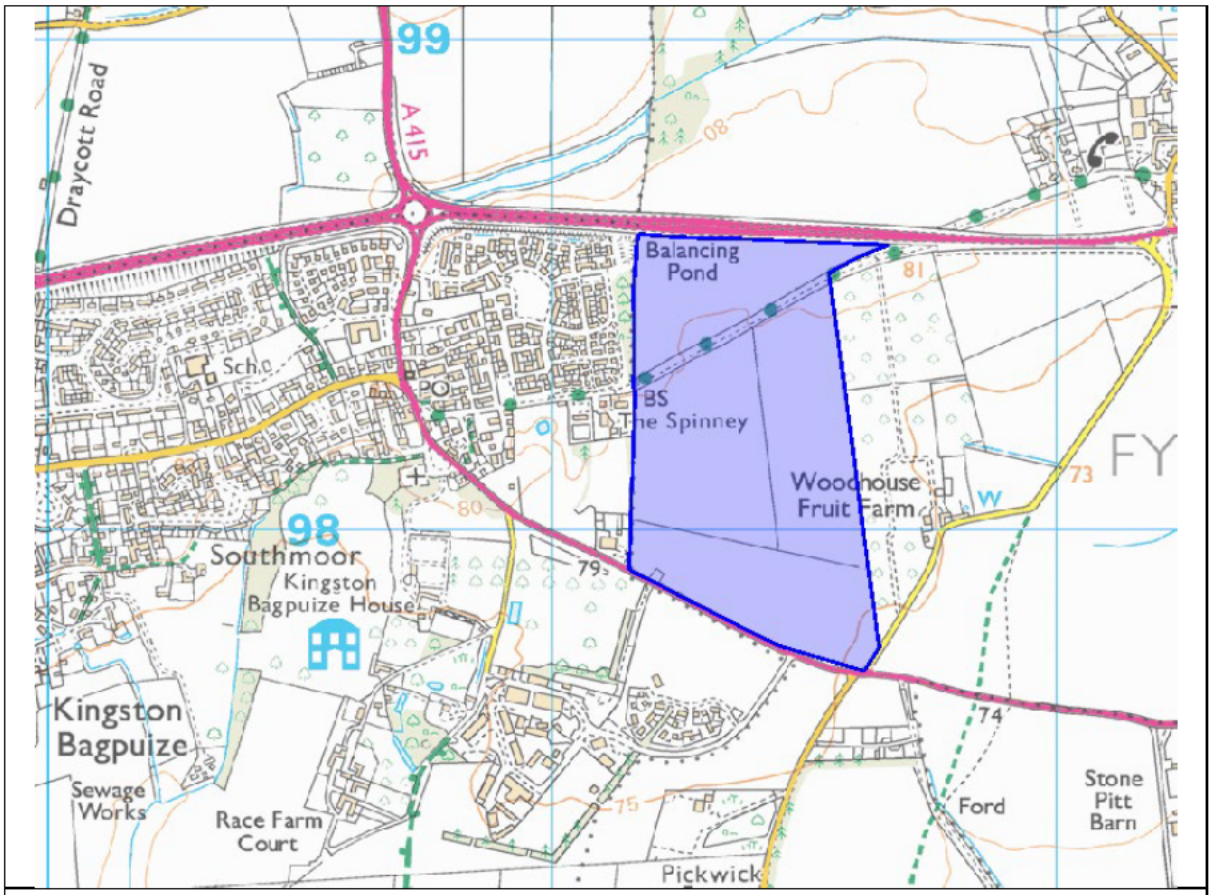
9c. Council's final trajectory for the site

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

Final 5-year total	0

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

Total units in 5 year period	**291**



Site status	Outline Permission
Total units allocated for development	600
Total units with outline consent	730
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/V0248/O	Hybrid (Outline & Full)	730	01/02/2022	11/04/2024

Assessment of deliverability

1. Current planning status

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

1) outline planning permission, with all matters reserved except for access, for development of up to 660 homes, extra care development of up to 70 units, a local centre of up to 0.5ha, a one form entry primary school on an area for educational provision of up to 2.2ha, playing field and car parking, informal open space, landscape and sustainable drainage areas, access, footpaths, cycle ways, infrastructure and associated engineering works (including a noise attenuation bund and acoustic fence) and

2) full planning permission for construction of a three-arm roundabout to the A420 (Oxford Road), a four-arm roundabout to the A415 (Abingdon Road) and link road between.

On the 14 February 2023, the application was put to Planning Committee and a resolution to grant approval, subject to approval of a S106 agreement, was granted. It is a resubmission of a scheme refused in February 2021 (P18/V2791/O) on highway grounds, air quality and the absence of a S106 legal agreement. The agreement was completed 11 April 2024 and planning permission has been issued. The site promoter is currently marketing the site.

2. Technical consultee comments

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

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

Hybrid Permission (11/04/2024)

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

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

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

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

4. Drainage Engineer
    No objection, subject to conditions:
        a) Detailed sustainable drainage scheme (SUDS).
        b) Scheme for Groundwater monitoring.
        c) SUDS compliance report.
        d) Foul drainage scheme.

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

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

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

7. Oxfordshire County Council – Archaeology
   No objection subject to conditions:
   a) Archaeological written scheme of investigation.
   b) Staged programmed of archaeological evaluation and mitigation.

8. Forestry Team
   No objection subject to conditions:
   a) Tree protection details.
   b) Landscaping scheme.

9. Biodiversity
   a) Great Crested Newts District Licence.
   b) Great Crested Newts Licence Mitigation.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

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

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

Drainage

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

Section 106 Agreement

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

6. Site promoter comments

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

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

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

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

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

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

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

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

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

   The Promoter and Landowner are currently in dialogue with a preferred purchaser of the land subject of the planning permission. It is currently envisaged that completion of the land transaction will take place late 2024 / early 2025. We currently have no further details in relation to the preferred purchaser's intended timeframe for implementation of the planning permission. However, assuming there are no hold ups with approval of the s278 works, the council's anticipated trajectory of 25 plots delivered in year 2067/27 seems reasonably realistic, with circa 100 plots delivered annually thereafter (i.e. 2 outlets each delivering 50 plots annually).

7. Officer conclusion on deliverability

The site has outline permission for 660 homes and a 70 unit extra care scheme, with detailed permission granted for enabling infrastructure in the form of two roundabouts and a link road. Permission was granted in April 2024.

The planning agent for the site has advised that the site is currently being marketed and the promoter and landowner are currently discussing a deal with the preferred purchaser for the land. It is expected that the completion of the land transaction will be complete by early 2025.

Whilst the planning agent has advised that there are no further details available in regard to the purchaser's intended timeframe for implementation, they have advised the trajectory appears realistic.

Looking at district average lead in times for sites of this size, on average they take 6.8 years from the submission of an outline application to first completion, with 4.4 years being the average from submission of an outline application to outline consent being granted. This average from outline consent to first completion therefore 2.4 years. The outline consent was granted in April 2024, we could therefore expect the first completion to occur in late 2026. The trajectory for housing delivery on the site recognises this, with 25 homes expected in 2026/27. The average build out rate for a site of this size is 133 homes per annum. 25 completions in 2026/27 represents less than a quarter of the average annual build out rate.

To note, the average build out rate was updated to take account of 2023/24 build out figures subsequent to the initial trajectory being developed, which is why the build out rate is higher in the final trajectory.

The site has outline permission for 730 residential units, with detailed permission for the enabling infrastructure. The site is being marketed and is likely to be sold to housebuilder in late 2024 or early 2025. The data we have produced to illustrate average lead in times and build out rates for housing developments in the district indicate that it takes 2.4 years from outline permission being granted to the first housing completion. The progress underway on the site and our district specific

data demonstrate clear evidence that there is a realistic prospect of housing units being delivered within 5 years, and we have assumed 253 units will come forward in the 5-year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	18 September 2024
Name / signature	Ben Duffy Senior Planning Officer
On behalf of Lioncourt Strategic Land, I consider this to be a realistic assessment of the trajectory for this site	
Date	12 September 2024
Name	Roger Smith Director, Savills

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

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

Council's initial 5-year total	253

9b. Site promoter's trajectory

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

Site promoter's 5-year total	

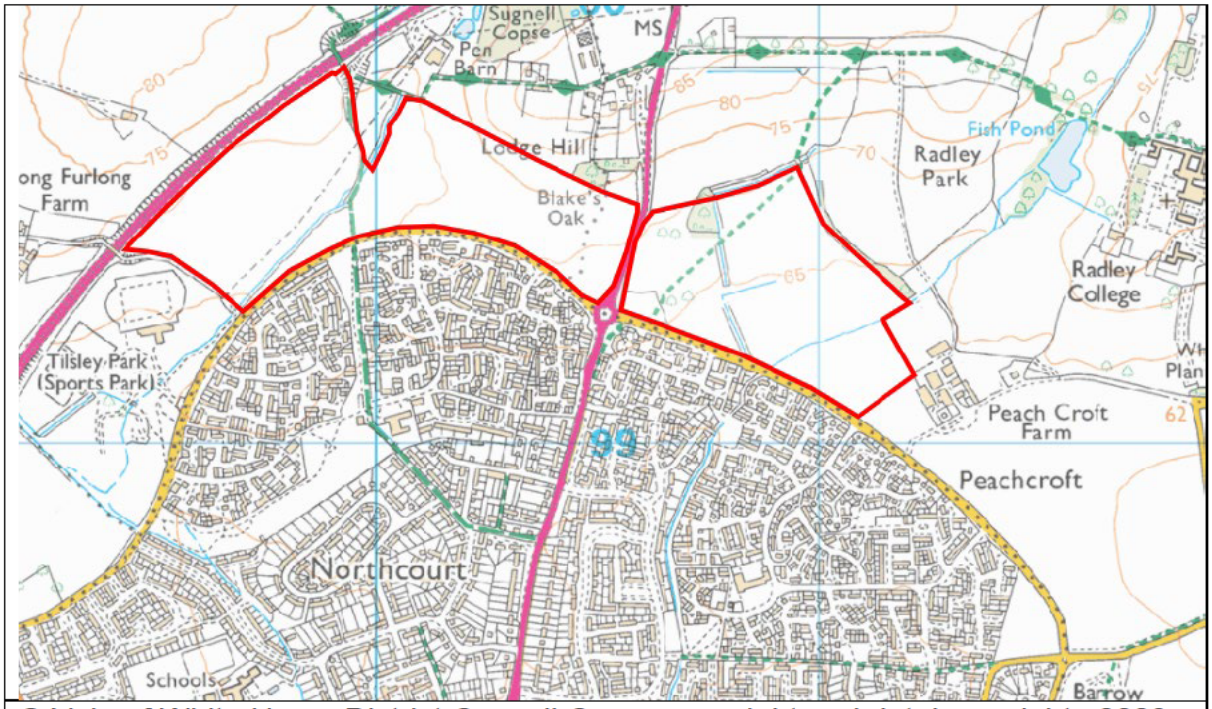
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
					25	133	133	133	133
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
133	40								

Final 5-year total	291

Site name	North of Abingdon
Land supply reference	1255

Total units in 5 year period	**545**



Site status	Allocation with outline consent Various reserved matters Under construction

Total units allocated for development	800
Total units with outline consent	1030
Total units with detailed consent	796
Total completions to date	233

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

Assessment of deliverability

1. Current planning status

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

There are two housebuilders on site, Bellway and David Wilson Homes.

2. Technical consultee comments

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

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

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

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

The site is dependent on the funding of the Lodge Hill slip roads onto the A34 to the north of Abingdon. The Council attached a condition to the outline consent limiting the occupation of dwellings on site to 400 until the County Council has signed a contract for construction works of the slip roads. Planning approval for the scheme was granted by delegated decision in September 2023. A formal agreement was signed with Homes England in February 2024 to secure an additional £17.3million from Homes England's Brownfield, Infrastructure and Land (BIL) Fund. Contracts with the County Council's appointed 'design' and 'build' contractor, Balfour Beatty Group Limited, were also signed during February and March 2024. Detailed design of the scheme is now underway, with construction on-track to start in 2025.

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

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

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

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

6. Site promoter comments

P22/V0680/RM (Bellway Homes):

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

   41 homes are expected to be delivered by the end of 2024.

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

P19/V1998/RM (David Wilson Homes)

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

   David Wilson Homes
   2024/2025 – 100 units
   2025/2026 – 70 units
   2026/2027 – 22 units

P17/V0050/O (CEG Promotions):

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

   The land has been marketed and is in the process of being sold. Contracts with the prospective purchasers are in the process of being finalised. Reserved Matters Applications will be submitted subsequent to this. It is anticipated that this will be in the first half of 2025.

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

   Late 2025/ first half of 2026.

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

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

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

   60 homes per annum

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

   Bellway: We are currently awaiting completion of our water supply and HV electricity supply.

   CEG: There are issues relating to the availably of power due to the delays incurred to the offsite-reinforcement works being undertaken by a third party.

7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031. In October 2019 Outline permission was granted for 900 homes, 50 retirement homes and an 80-bed care home. The units from the care home have been counted towards the housing supply with a ratio applied. This represents the number of homes expected to be released in the housing market from residents moving to the care home. We have therefore counted 42 units towards the housing supply from the 80-bed care home. This leads to a total contribution of 992 homes from the site.

796 homes have detailed permission through the two reserved matters application that have been granted permission. These are being brough forward by Bellway Homes and David Wilson Homes. Of the 796 homes, 233 have already been completed. Leaving 563 homes with detailed permission that have not yet been delivered. David Wilson Homes have provided a build out trajectory for their part of the site, which is considered realistic taking into account their previous delivery rates on site. Bellway have indicated they expect 41 units to be completed by the end of 2024 but have not provided any further build out trajectory. Both parcels of land under the reserved matters are currently building out and delivering homes.

CEG are in control of the remaining parcels of land. This represents 104 homes, 50 retirement homes and an 80-bed care home. Their agent has advised that contracts with the prospective purchasers of this land are being finalised and that they expect further reserved matters to be submitted in the first half of 2025, with construction commencing in the first half of 2026 and 60 homes being delivered per annum. Due to the different types of development, it is expected that several developers will deliver the remaining development, supported by the promoter's indication there a number of purchasers. On average we would expect for reserved matters of between 50 to 500 units to take around 10 months to agree. If reserved matters were submitted by mid-2025 then we might expect for them to be agreed by April 2026. Our average lead in time then shows that it takes between 1 to 1.3 years following the reserved matters being agreed to the first homes being delivered. We could then expect the first homes to be delivered from the second half of 2027. The lead in times that are provided by our average lead in time data are broadly similar to those anticipated by CEG.

The agent has indicated that around 60 homes per annum might be expected to be delivered, which is in the approximate range of our average build rates for sites of this size of 52. We have assumed half a years delivery in 2027/28, taking into account the lead in time assumptions above, with 30 homes contributing towards the supply in this year. 60 units are counted towards the supply in 2028/29 an 2029/30, with 4 units delivered in 2030/31. We have separated out the 80-bed care home from this, as due to the nature of this development all units are likely to be delivered in the same year. We have assumed delivery of the care home in 2029/30, with 42 units contributing towards the supply.

Taking into account the above, we consider that there is clear evidence of a realistic prospect of 90 homes being delivered from the remaining parcels of land

related to the outline permission that do not have detailed permission. In total, we expect 545 units to be delivered in the 5-year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	25 November 2024
Name / signature	Ben Duffy Senior Planning Officer

Developer / promoter	Date responded to proforma information request:
Bellway Homes	2 October 2024 Mark Sheppard Technical Manager, Bellway Homes Limited
David Wilson Homes	1 October 2024 Jack Baker Senior Technical Co-ordinator, David Wilson Homes
CEG Promotions	14 November 2024 Ian Gillespie Director, Igloo Planning

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
8	103	122	114	114	114	114	114	114	113
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**

Council's initial 5-year total	570

9b. Site promoter's trajectory

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
8	103	122							
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**

Site promoter's 5-year total	575

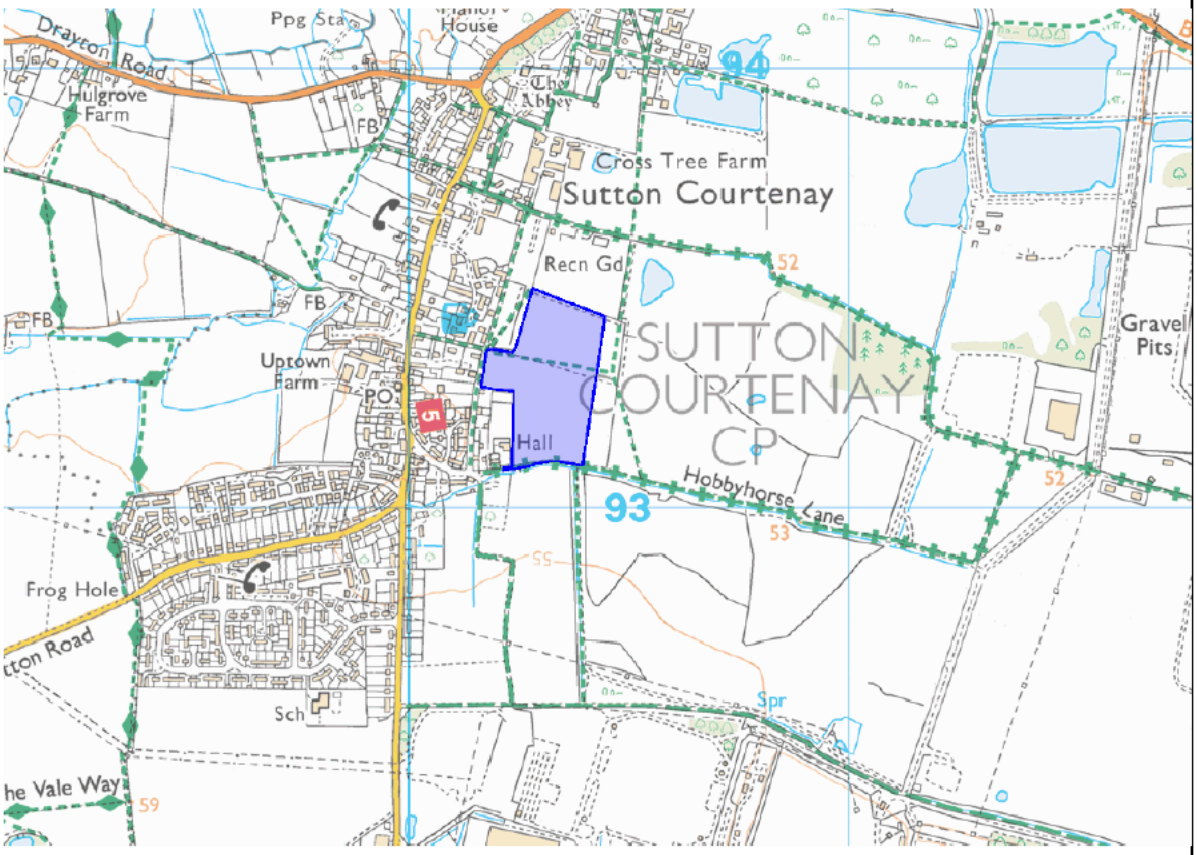
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
2021/22	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**
8	103	122	152	122	77	82	112	154	56
2031/32	**2032/33**	**2033/34**	**2034/35**	**2035/36**	**2036/37**	**2037/38**	**2038/39**	**2039/40**	**2040/41**
4									

Final 5-year total	545

Site name	East of Sutton Courtenay
Land supply reference	83

Total units in 5 year period	**62**



Site status	Local Plan Part 2 Allocation

Total units allocated for development	220
Total units with outline consent	175
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/V2682/O	Outline	175	17/09/2021	6/12/2023

Assessment of deliverability

1. Current planning status

Roebuck Land and Planning Ltd submitted an outline planning application for up to 175 dwellings in 2021. The site was granted permission on appeal in December 2023. A discharge of condition application for condition 20 (ground water quality analysis and risk assessment) is currently under consideration.

2. Technical consultee comments

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

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

There are no planning applications for residential development currently under consideration. The outline application has been approved.

3. Site viability

Developer confirmed there are no known viability concerns.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

All necessary infrastructure and planning obligations have been secured through legal agreement.

6. Site promoter comments

1. When will a reserved matters application be made for the site?
   An initial pre-application meeting has been held with Officers and it is expected that there will be two further meetings prior to submission of a reserved matters application. Our current target is to submit an application in December 2024.

2. When do you think construction work will commence, and are there any obstacles to starting construction?
   Subject to approval of a reserved matters application, we anticipate work commencing on site in September 2025.

3. When do you think the first dwelling will be completed?
   It is expected that the first legal completion will take place in June 2026.

4. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
   Given the size of site, there will only be one sales outlet.

5. How many homes a year do you think this site will deliver?
   Approximately 30 dwellings per year.

6. Are there any other comments you would like to raise?
   N/A

7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031 for approximately 220 homes. An outline permission was granted in December 2023 for 175 homes. The number of homes approved permission is lower than the allocation figure. This is due to site specific constraints, and it is not considered likely that further homes will be delivered on site in addition to the 175 homes approved through the outline permission.

The developer has advised that pre-application discussions are underway for the reserved matters application, with the application intended to be submitted in December 2024. Subject to the approval of the reserved matters, site work is expected to commence in September 2025 and the first homes delivered from

June 2026. These timescales seem reasonable, with a reserved matters application for a site of this size on average taking 10 months to be agreed. The pre-application advice being sought would hopefully narrow any issues to be addressed through the application process. If an application is submitted in December 2024, then it would give around 9 to 10 months to grant permission and the developer to be on site as expected in September 2025. The developer then expects homes to be delivered from June 2026, around 10 months following commencement. On average for sites of this size in the district, it takes a year from the reserved matters being agreed until the first completion. The developers expected timescales would indicate a slightly quicker lead in time then average, but it is not too dissimilar. We have decided to build some flexibility into the delivery trajectory though, pushing back the first completions to the start of the 2027/28 monitoring year. This allows for any small delays in the submission of a reserved matters application and commencement dates.

The build out rates the developer has provided is for 31 dwellings per annum. Our average build out rate for sites of this size in the district is 37 homes per annum. therefore, the developer build out rate is considered realistic. We have assumed 31 homes will be delivered per annum from 2027/28 until completion.

The information above leads us to conclude that there is clear evidence of a realistic prospect 62 homes will be delivered in the 5-year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.	
Date	25 November 2024
Name / signature	Ben Duffy Senior Planning Officer
On behalf of Roebuck Land, I consider this to be a realistic assessment of the trajectory for this site	
Date	26/11/2024
Name / signature	Laura Bisbey (on behalf of HarperCrewe)

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

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

Council's initial 5-year total	92

9b. Site promoter's trajectory

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

Site promoter's 5-year total	78

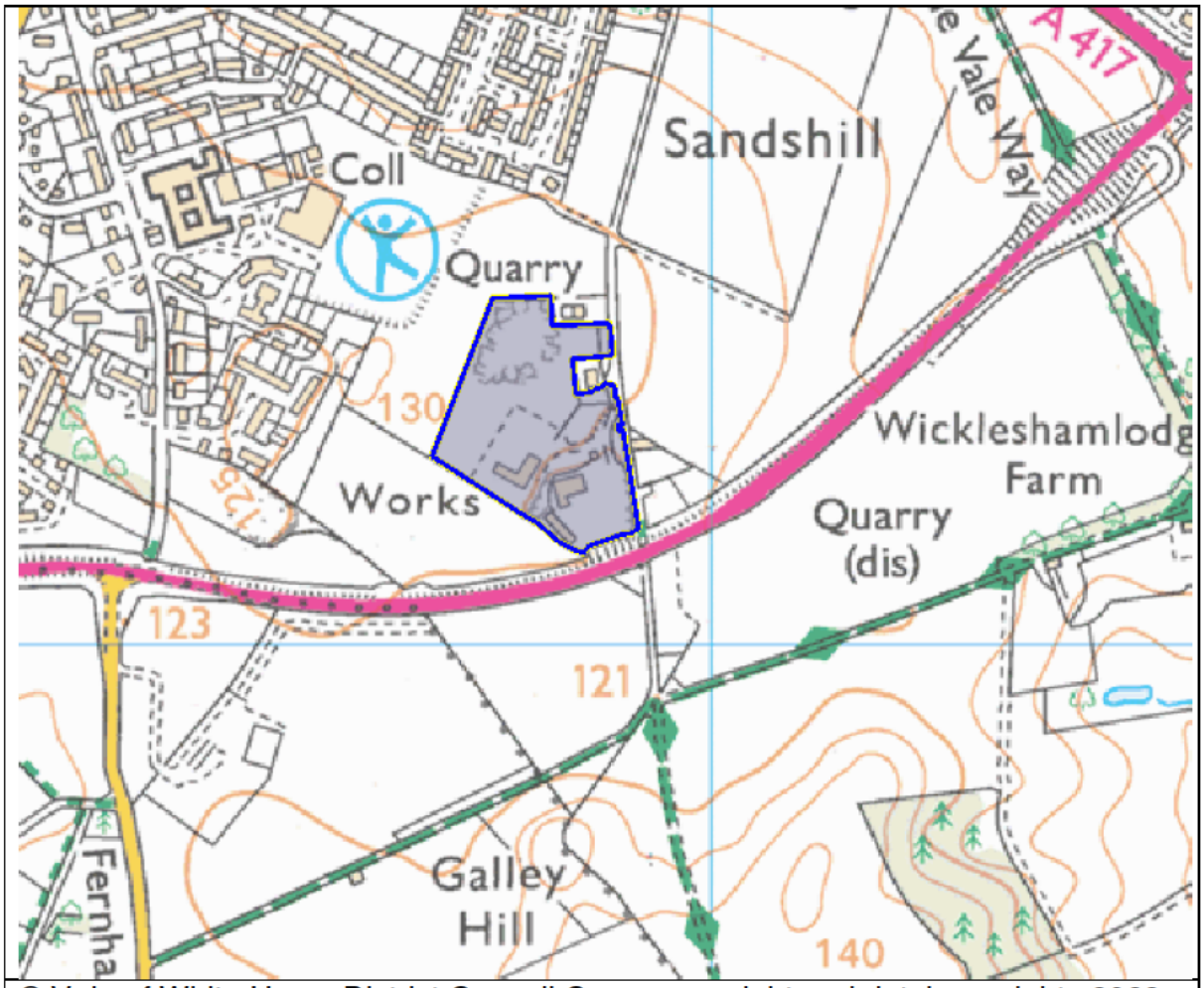
9c. Council's final trajectory for the site

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

Final 5-year total	62

Site name	Rogers Concrete, Sandshill, Faringdon
Land supply reference	1636

Total units in 5 year period	**95**



Site status	Outline Permission

Total units allocated for development	0
Total units with outline consent	95
Total units with detailed consent	0
Total completions to date	0

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

Assessment of deliverability

1. Current planning status

The site was granted outline permission in April 2022. As of yet, no reserved matters application have been submitted.

2. Technical consultee comments

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

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

There are no planning applications for residential development currently under consideration. The outline application has been approved.

3. Site viability

Viability was considered as part of the outline application. A reduced level of affordable housing has been agreed to ensure the scheme is viable.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

All necessary infrastructure and planning obligations have been secured through legal agreement.

6. Site promoter comments

1. When will a reserved matters application be made for the site? April 2025
2. When do you think construction work will commence, and are there any obstacles to starting construction? January 2026
3. When do you think the first dwelling will be completed? October 2026
4. How many sales outlets will be on site, and will these be present at the same time or in separate phases? 1 outlet on site
5. How many homes a year do you think this site will deliver? 30 per annum
6. Are there any other comments you would like to raise? None

7. Officer conclusion on deliverability

The site was granted outline permission for 95 dwellings in April 2022. As of yet, no reserved matters application has been submitted although the Planning Agent has identified that this is expected to be submitted in April 2025.

Looking at district average lead in times for sites of this size, on average they take 2.2 years from the submission of a reserved matters application to first completion. This average from reserved matters consent to first completion, if submitted in April 2025, we could expect the first completions to occur in Summer 2027. However, the Planning Agent indicates through the trajectory for housing delivery, that construction on site is expected in January 2026 with first completions on site following later in October 2026. The average build out rate for a site of this size is 36 homes per annum. 30 completions in 2026/27 and 2027/28 respectively, represents less than the average annual build out rate for a site of this size but represents a modest build rate for a 1 outlet development.

The site was granted outline permission for 95 dwellings in April 2022 with a reserved matters application expected in April 2025. The Planning Agent has identified a willingness to progress the site quickly subject to appropriate RM approval. Taking this into consideration and the district specific data demonstrate clear evidence that there is a realistic prospect of housing units being delivered

within 5 years, and we have assumed 95 units will come forward in the 5-year period.

8. Signatures	
On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.	
Date	1 November 2024
Name / signature	Ben Duffy Senior Planning Officer
On behalf of Obsidian Strategic RC Limited, I consider this to be a realistic assessment of the trajectory for this site	
Date	6 November 2024
Name / signature	[redacted] Planning Director

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

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

Council's initial 5-year total	95

9b. Site promoter's trajectory

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

Site promoter's 5-year total	95

9c. Council's final trajectory for the site

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

Final 5-year total	95

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