

4 DELIVERING NEW HOMES

- 4.1 One of our main objectives of this Plan is to deliver new homes in places where people want to live and that they can afford. In Chapter 3: Our Spatial Strategy it sets out where these houses will go in a sustainable and achievable manner that meets our spatial strategy. This chapter provides details of the houses built so far and provides a forecast of future house building in the district. This chapter also contains policy direction for Neighbourhood Development Plans and a contingency if they fail to deliver, and policies for affordable housing, our preferred tenure mix and policies for infilling, redevelopment and householder development.

Sources of Housing Supply

- 4.2 The NPPF directs us to significantly boost the supply of housing. This means we need to consider not only the number of homes that we are planning for, but ensuring the homes come forward at the right pace to meet demand. The NPPF recognises the role that small and medium sized sites can play in achieving quicker housing delivery, a point that is also reiterated in the Letwin Review of Build-Out Rates¹¹. Our strategy reflects this, and we have sought to rely on a mix of site sizes to best ensure a robust supply of housing throughout the plan period.
- 4.3 The housing supply in this Plan is made up from a diverse set of sources:
- Strategic allocations made in this Plan
 - Retained Core Strategy and Local Plan 2011 allocations
 - Existing planning commitments
 - Small scale (non-strategic sites) to be identified through Neighbourhood Development Plans or identified in this Plan where Neighbourhood Development Plans are not being progressed
 - Sites not yet identified that will come forward through the development management process in accordance with the policies in this Plan, known as windfalls.



¹¹ <https://www.gov.uk/government/collections/independent-review-of-build-out>

We expect
windfall
development
to take place in
accordance with
the Development
Plan

- 4.4 The allocations within this Plan are largely on strategic development sites except for allocations at Nettlebed, and would not fall within the definition of a smaller or medium sites. However, the Council's supply of housing does include a significant proportion of sites on less than 1ha, and on other smaller sites of less than 100 homes. We expect these smaller sites to deliver quicker than the larger strategic allocations. The sources of smaller housing sites are expected to be:
- Windfall and infill development which is permitted across all of our settlements
 - Sites allocated / to be allocated in Neighbourhood Development Plans
- 4.5 We expect windfall development to take place in accordance with the Development Plan, which will focus speculative development to infill sites within settlements. Since 2011 we have delivered on average 145 dwellings per annum from windfall sites. We have taken a conservative approach to forecasting this forward and consider that 100 homes per year could be reasonably achieved. As this will be focused on infill sites within settlements, we expect most of these developments to be smaller housing sites.
- 4.6 In South Oxfordshire we currently have 19 made Neighbourhood Development Plans. The majority of the sites allocated in these plans are on smaller sites, with only a handful of sites extending over 100 homes in total.
- 4.7 However, the strategic allocations are still an important part of the delivery of the Local Plan and to the achievement of our vision and objectives. As set out in our spatial strategy chapter, we propose six large scale developments and a brownfield redevelopment opportunity. Together, these sites have a potential capacity for around 14,600 new homes. However, we do not expect these to all be built before 2035 and so the Local Plan only counts 11,785 homes towards the Plan requirement.
- 4.8 The Plan already made provision for around 16,360 new homes through the rolling forward of allocations in our adopted Core Strategy and the Local Plan 2011, the commitments in made Neighbourhood Development Plans and the granting of planning permissions. 7,178 of these committed new homes have been built since 2011.
- 4.9 The previously allocated sites of the Core Strategy and Local Plan 2011 will continue to be saved within this Local Plan (some of these sites are currently under construction or complete, whilst others have yet to start).

Table 4a: Sites previously allocated in the Core Strategy and Local Plan 2011

| Allocation | Indicative dwelling capacity |
|--------------------------------------|------------------------------|
| Great Western Park | 2,587 |
| Ladygrove East | 642 |
| Vauxhall Barracks | 300 |
| North East Didcot | 2,030 |
| Orchard Centre Phase 2 | 300 |
| Mongewell Park | 166 |
| Wallingford greenfield neighbourhood | 555 |
| Townlands Hospital, Henley-on-Thames | 62 |

- 4.10 The Council continues to support the creation of Neighbourhood Development Plans across the district. Table 4b sets out where Neighbourhood Development Plans have been made, and the homes these plans allocate, at the time of publication. The made plans allocate new homes as follows:

Table 4b: Neighbourhood Development Plan allocations

| Neighbourhood Development Plan | Net number of dwellings |
|--------------------------------|-------------------------|
| <i>Towns</i> | |
| Henley-on-Thames | 500 |
| Thame | 775 |
| <i>Larger Villages</i> | |
| Benson | 561 |
| Chalgrove | 320 |
| Chinnor | 0 |
| Cholsey | 189 |
| Goring | 94 (+10 to 16)* |
| Sonning Common | 195 (+44)* |
| Watlington | 260 |
| Woodcote | 76 (+36) |
| <i>Smaller Villages</i> | |
| Brightwell-cum-Sotwell | 67 |
| Dorchester on Thames | 0 |
| East Hagbourne | 74 |
| Little Milton | 0 |
| Long Wittenham | 0 |
| The Baldons | 15 |
| Warborough and Shillingford | 29 |
| <i>Other Villages</i> | |
| Berrick Salome | 0 |
| Pyrton | 15 |

*to include reserve sites

- 4.11 The various sources of the housing supply for the Local Plan are summarised on Table 4c below.

Table 4c: Expected sources of housing supply

| Supply of new homes to come forward | Net number of dwellings to 2035 |
|---|---------------------------------|
| Committed components of housing supply | 16,360 |
| Completions (1 April 2011 to 1 April 2020) | 7,178 |
| Commitments (as at 1 April 2020) | |
| Sites under construction, with planning permission and allocations carried forward from the Local Plan 2011 and Core Strategy | 9,182 |
| New components of housing supply | 13,696 |
| New strategic allocations delivering in the plan period * | 11,785 |
| Outstanding market town allocations to be made through Neighbourhood Development Plans | 454 |
| Outstanding Larger Village allocations to be made through Neighbourhood Development Plans | 211 |
| Nettlebed allocations | 46 |
| Windfall allowance | 1,200 |
| Total | 30,056 |

* strategic allocations continue to deliver housing beyond the plan period, and will deliver a total of 14,600 homes.

- 4.12 Within South Oxfordshire, new housing will be planned in order to deliver the scale and distribution of housing development set out in Chapter 3: Our Spatial Strategy. Whilst the overall level of development required to support the existing and future needs of South Oxfordshire, and a proportion to assist Oxford City in meeting its commitments of the Growth Deal, amounts to 23,550 new homes, the Local Plan provides for development that exceeds these requirements. This provides additional flexibility to enable the management of our housing land supply trajectory going forwards and to respond to changing circumstances.

Policy H1: Delivering New Homes

- Residential development (including general market housing and affordable housing within land use class C3, specialist accommodation for older people within land use class C2 or use class C3, and residential caravan and mobile home development) will be permitted at sites allocated or carried forward by this Plan and on sites**

that are allocated by Neighbourhood Development Plans. Where Neighbourhood Development Plans are not progressed in Larger Villages and market towns, planning applications will be considered against the housing delivery targets for the Towns and Larger Villages set out in this Plan.

2. The Development Plan contains a range of site types and sizes that will be developed with different time scales and that are dependent on different infrastructure. The Council has developed a detailed development trajectory (shown at Appendix 8) that will provide the annual delivery targets for this plan period.
3. Residential development on sites not allocated in the Development Plan will only be permitted where:
 - i) it is for affordable housing on a rural exception site or entry level housing scheme; or
 - ii) it is for specialist housing for older people in locations with good access to public transport and local facilities; or
 - iii) it is development within the existing built-up areas of Towns and Larger Villages as defined in the settlement hierarchy (shown in Appendix 7); provided an important open space of public, environmental, historical or ecological value is not lost, nor an important public view harmed; or
 - iv) it is infilling, and brownfield sites within Smaller and Other Villages as defined in the settlement hierarchy; or
 - v) it is brought forward through a Community Right to Build Order; or
 - vi) there are other specific exceptions/circumstances defined in a Neighbourhood Development Plan and/or Neighbourhood Development Orders; or
 - vii) it would bring redundant or disused buildings into residential use and would enhance its immediate surroundings; or
 - viii) the design is outstanding or innovative and of exceptional quality and would significantly enhance its immediate setting.
4. The residential development of previously developed land will be permitted within and adjacent to the existing built-up areas of Towns, Larger Villages and Smaller Villages. The Council will also support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.
5. Proposals that will bring empty housing back into residential use will be encouraged.

6. The Council will support development which provides for the residential needs of all parts of our community, including Gypsies, Travellers, Travelling Showpeople, caravan dwellers and boat dwellers. Proposals for new residential caravan and mobile home sites to accommodate people who do not meet the planning definition for Gypsies and Travellers set out in Planning Policy for Traveller Sites 2015, or legacy definition, will be considered in accordance with this policy. Planning permission for single residential caravans or mobile homes will only be given in exceptional circumstances and on a temporary and personal basis.

This policy contributes towards achieving objectives 1, 2, 4, 6, 7 & 8.

Didcot

Policy H2: New Housing in Didcot

1. At Didcot, provision will be made for around 6,399* new homes between 2011 and 2035. This provision will be at:

| Location | Indicative dwelling capacity |
|---|------------------------------|
| Ladygrove East (saved from the Local Plan 2011) (H2a) | 642 |
| Didcot North East (saved from the Core Strategy) (H2b) | 2,030 |
| Great Western Park (saved from the Local Plan 2011) (H2c) | 2,587 |
| Vauxhall Barracks (saved from the Core Strategy) (H2d) | 300 |
| Orchard Centre Phase II remaining site (saved from Core Strategy) (H2e) | 300 |
| New: Didcot Gateway (H2f) | 300 |
| New: Hadden Hill (H2g) | 74 |
| New: Land south of A4130 (H2h) | 166 |
| Total | 6,339 |

*Some of the dwellings proposed in Policy H2 have already been completed since 2011 and some are on sites that have planning consent (including outline planning permission or with a resolution to grant permission).

2. Land within the allocation at Ladygrove East will be developed to deliver approximately 642 new homes. Proposals will be expected to deliver a network of public urban spaces and public greenspaces (not