

Housing Land Supply Statement for South Oxfordshire District Council

December 2025



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1. Introduction

- 1.1. This statement sets out South Oxfordshire District Council's (the council) housing supply position and housing trajectory as of 1 April 2025, covering the period of 1 April 2025 to 31 March 2030.
- 1.2. This statement provides a year by year and site by site trajectory of the expected housing supply in the district. It explains the council's approach to calculating the five-year housing land supply and provides an assessment of deliverable land within the district to establish the council's five-year housing land supply position. The council will use this statement as a material consideration in determining planning applications.
- 1.3. The council can demonstrate a **4.46 years' supply** of housing land.

Note to the reader:

- 1.4. We adopted the South Oxfordshire Local Plan 2035¹ (the local plan) on 10 December 2020, and therefore the housing requirement policies in it are now more than 5 years old. In accordance with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2012, the council undertook a review of the policies in the local plan. This review did not conclude that the housing requirement policies do not need updating, and therefore, in accordance with Paragraph 78 and footnote 39 of the NPPF, the Council's housing land supply is measured against the standard method-based local housing need.

¹ South Oxfordshire Local Plan 2035, available from <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

1. National Policy and guidance

- 1.1. In December 2024, the Government published an updated National Planning Policy Framework (NPPF 2024). Paragraph 78 requires councils to identify and update annually their five-year housing land supply position.
- 1.2. To calculate their five-year housing land supply, councils need to establish their housing land requirement and assess this against their identified supply of deliverable sites.
- 1.3. The NPPF identifies that, where a council cannot demonstrate a five-year supply of deliverable housing sites, those determining planning applications for homes in that area should apply a presumption in favour of sustainable development, unless there is a strong reason for refusal when assessed against the policies of the NPPF.

Establishing the five-year housing land requirement

- 1.4. Paragraph 78 of the NPPF directs Councils to establish their five-year housing land housing requirement using either:
 - the housing requirement as set out in their local plan policies if less than five years old including any shortfall from the base date of the adopted local plan². Guidance also requires that, if a council's local plan policies use a stepped housing requirement, their five-year housing land supply should be assessed against the specific stepped requirement over the five-year period³; or
 - the housing requirement as calculated using the standard method.
- 1.5. The housing requirement should also include a buffer, which should be either:
 - 5% to ensure choice and competition in the market for land; or
 - 20% where there the council's Housing Delivery Test is below 85% over the previous three years, to improve the prospect of achieving the planned supply; or
 - 20% from 1 July 2026 where any of the following apply:
 - where a council has adopted a local plan containing a housing requirement that was adopted in the last five years and was examined against a previous version of the NPPF; or
 - where a council has adopted a local plan containing a housing requirement that was adopted more than five years

² PPG, Paragraph: 022 Reference ID: 68-031-20190722, Revision date: 22 07 2019

³ PPG, Paragraph: 031 Reference ID: 68-031-20190722, Revision Date: 22/07/2019

ago and council has undertaken a review of the housing requirement⁴ and found they do need to be updated; or

- where a council's local plan's annual average housing requirement 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.

Identifying the supply of deliverable sites

- 1.6. The NPPF 2024 defines deliverable housing sites as those that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years⁵. The NPPF broadly splits deliverable housing sites into one of two categories: either Category A or Category B sites.
- 1.7. Category A includes all sites with detailed planning permission, and sites which do not involve major development and have planning permission. These sites are 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 the sites have long term phasing plans.
- 1.8. Category B includes sites that have outline planning permission for major development, have been allocated in a development plan, have a grant of permission in principle, or are identified on a brownfield register. These sites are only considered deliverable where there is clear evidence that housing completions will begin on site within five years. The PPG provides further guidance of what evidence councils can use to demonstrate the deliverability of these sites, though it should be noted that this is not a closed list. This includes:
 - 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

⁴ A review conducted under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁵ NPPF, Annex 2, Glossary

- 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.
- 1.9. National policy and guidance also 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 supply⁶. As defined by the NPPF in Annex 2, windfall sites are sites that are not specifically identified in the development plan. PPG sets out the method for assessing Housing and Economic Land Availability. Stage 3 sets out the method for undertaking a windfall assessment⁷.

⁶ NPPF, Paragraph 71

⁷ PPG, Paragraph: 023 Reference ID: 3-023-20190722

2. Relevant case law

- 2.1. The following case law provides additional commentary when assessing the five-year housing land supply in regard to the deliverability of sites. It also examines how the courts have assessed / interpreted these policies and how we use those judgements to inform our approach to our housing land supply.

St. Modwen Developments Ltd (2017)

- 2.2. In *St. Modwen Developments Ltd v Secretary of State for Communities and Local Government* [2017] EWCA Civ 1643 (20 October 2017), the case considered what constitutes as a realistic prospect of the deliverability of a site. The decision concluded that deliverability means that a site is capable of being delivered, although it may not necessarily will be. This judgment was issued prior to government changes to the NPPF in 2018 which adapted the definition of a “deliverable”. However, later case law (set out below) has confirmed this interpretation of the “realistic prospect” test is still relevant given that wording remains in the various iterations of the NPPF published to date.

East Bergholt Parish Council (2019)

- 2.3. The case of *East Bergholt Parish Council v Babergh District Council* [2019] EWCA Civ 2200 also considered what constitutes as a realistic prospect of the deliverability of a site. The conclusion of this case developed the conclusions of the *St Modwen* case, stating that the assessment of a realistic prospect of delivery and the evidence to support this will be a matter of planning judgment.

Birmingham City Council (2019)

- 2.4. A further consideration of the meaning of deliverable was considered in the inquiry of *Birmingham City Council v Bloor Homes* [2019]. The meaning of deliverable was considered by the Secretary of State, which supported previous case law by concluding that the deliverability of a site means whether there is a realistic prospect, not certainty, that housing will be delivered.

3. South Oxfordshire's five-year housing supply position

- 3.1. The following chapter will identify our five-year housing supply position. It shall establish our five-year housing land requirement as calculated either using our local plan policies or using the standard method, any required shortfall, as well as which buffer we will need to add. It shall then identify our supply of deliverable sites, including Category A and B sites, as well as windfall sites. These figures will then be used to calculate our five-year housing land supply position.

Establishing our five-year housing land requirement

- 3.2. We adopted the South Oxfordshire Local Plan 2035⁸ (the local plan) on 10 December 2020, and therefore the housing requirement policies in it are now more than 5 years old. In accordance with Regulation 10a of the Town and Country Planning (Local Planning) (England) Regulations 2012, the council undertook a review of the policies in the local plan. This review did not conclude that the housing requirement policies do not need updating, and therefore, in accordance with Paragraph 78 and footnote 39 of the NPPF, the Council's housing land supply is measured against the standard method-based local housing need
- 3.3. The local housing need figure calculated using the latest standard method figure for South Oxfordshire is 1,235 homes a year. This equates to a 5-year total of 6,175 homes.
- 3.4. We also need to apply a buffer to our housing requirement. As the Housing Delivery Test result for South Oxfordshire, as published by the Government, is currently 143%, we are required to add a 5% buffer to our requirement over the next five years.
- 3.5. When adding the 5% buffer to our standard method-based local housing need, this gives us a total five-year housing requirement of 6,484 homes.

Identifying our supply of deliverable sites

Category A sites

- 3.6. Appendix 1 identifies our Category A sites and trajectories over the next five years. These sites are automatically included in our five-housing land supply assessment, unless there is clear evidence that these homes will not be delivered.
- 3.7. For major sites (ten or more dwellings) with detailed permission, we have applied average lead-in times and build-out rates from developments in South Oxfordshire as shown in Appendices 3 and 4. 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-

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

year supply. Strictly speaking however, the NPPF and PPG would direct that all these homes with detailed permission would be deliverable.

- 3.8. 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.
- 3.9. We expect 2,584 homes to be delivered on Category A sites during the five-year period.

Category B sites

- 3.10. Appendix 2 identifies our Category B sites and trajectories over the next five years. We have individually assessed these sites for their inclusion in our five-housing land supply assessment in consultation with case officers, site promoters and developers.
- 3.11. To help us in our assessment, we have drawn on an extensive database of average lead in times and build out rates in our district since 1st April 2011 – providing a 14-year dataset that reflects a plethora of (mainly pessimistic) economic circumstances. These are shown in Appendices 3 and 4. They 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. We have then sought verification from site promoters and developers whether our assessment was realistic using detailed pro-formas as shown in Appendix 2.
- 3.12. We expect 2,532 homes to be delivered on Category B sites during the five-year period.

Windfall sites

- 3.13. Appendix 4 provides a methodology to assess South Oxfordshire's windfall rates and consider the expected future trends which will continue to be a reliable source.
- 3.14. We expect 672 homes to be delivered on windfall sites during the five-year period.

Communal accommodation

- 3.15. From the latest census information, to inform our housing supply, we have used accommodation ratios for dwellings for students of 2.02 bed spaces per household, and a ratio pf 1.89 for communal accommodation bed spaces per household.

Total supply of deliverable sites

- 3.16. Table 1 provides the breakdown of deliverable sites for the period supply position and housing trajectory as of 1 April 2025, covering the period of 1 April 2025 to 31 March 2030.

Table 1– Our sources of supply covering the period of 1 April 2025 to 31 March 2030

Source of supply	Number of dwellings
Category A sites	2,584
Category B sites	2,532
Windfall allowance	672
Total	5,788

Calculating our five-year land supply position

- 3.17. Our five-year housing land supply position, when calculated using our five-year housing land requirement and our identified supply of deliverable sites, results in 4.46 years of deliverable supply, as shown in Table 2.

Table 2 - Our five-year housing land supply position

Calculation element	Total
A) 5 Year housing requirement	6,484 dwellings
B) 5 Year housing supply	5,788 dwellings
C) Number of years of deliverable sites	4.46 years
D) Over / under supply	-696 dwellings

Appendix 1: Category A site trajectories over the next five years

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
206	Dinckley Court Lodge Burcot OX14 3DP	P18/S1493/FUL	20 June 2018	0	1	1	0	0	0	0
845	The Oxford Belfry Hotel, London Road, Milton Common, OX9 2JW	P17/S1067/FUL	23 May 2017	8	8	3	3	2	0	0
992	Eastfield House Care Home, Eastfield Lane, Whitchurch on Thames, READING, RG8 7EJ	P11/S0126	21 August 2013	18	24	24	0	0	0	0
1015	Land to the West of Wallingford (Site B), Wallingford	P23/S0748/RM	03 November 2023	234	234	27	54	54	54	45
1567	The Oxford Belfry Hotel, London Road, Milton Common, OX9 2JW	P17/S0921/FUL	19 May 2017	4	4	2	1	1	0	0
1577	Land at Cherry Orchard, Mongewell, OX10 8DA	P16/S3801/FUL	23 June 2017	1	1	1	0	0	0	0
1639	Land West of Marley Lane, Chalgrove	P20/S1262/RM	25 May 2021	200	30	30	0	0	0	0
1675	Newington Nurseries, A329 Newington road, Near Stadhampton, Oxfordshire, OX10 7AW	P19/S1554/RM	24 September 2020	21	21	0	17	4	0	0
1686	55 Abingdon Road Dorchester-on-Thames OX10 7LB	P17/S2111/FUL	25 October 2017	0	1	0	1	0	0	0
1737	Thames Farm, Reading Road, Shiplake, RG9 3PH	P19/S0245/RM	23 May 2019	95	95	17	35	35	8	0
1930	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	P21/S0676/RM	12 October 2021	240	81	54	27	0	0	0
1932	Westend Nurseries Site, Old Nursery Lane, Brightwell-Cum-Sotwell OX10 0RB	P19/S0911/FUL	21 January 2020	4	3	1	1	1	0	0
1938	Watlington NDP: Site B- Land Off Cuxham Road and Willow Close	P23/S0431/RM	27 July 2023	70	70	35	35	0	0	0
1939	Watlington NDP: Site C- Land off Pyrton Lane	P23/S0433/RM	27 July 2023	60	60	35	25	0	0	0
1972	Land to the north east of Didcot, Phases 1A, 1B, 1C, 1D	P18/S2339/RM	22 November 2018	173	9	9	0	0	0	0
2034	Wyevale Country Gardens, Reading Road, near Harpsden, RG9 4AE	P21/S4271/RM	22 February 2023	40	25	17	8	0	0	0
2073	(Former Forest Glade) now Chinnor Hill Kennels, 3 Chinnor Hill, Chinnor OX39 4BA	P21/S3143/RM	28 October 2021	3	5	2	2	1	0	0
2143	25 Colborne Road, Didcot OX11 0AB	P19/S1779/O	29 July 2019	1	1	1	0	0	0	0
2179	Land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme OX10 6HP	P19/S2138/FUL	04 December 2019	1	1	0	1	0	0	0
2195	40 Brook Street, WATLINGTON, Oxon OX49 5JH	P18/S1822/FUL	06 December 2019	4	1	1	0	0	0	0
2198	2 Pine Close, Garsington OX44 9BS	P22/S3568/RM	15 November 2022	1	1	0	0	1	0	0
2201	Land Adjacent to No.69 Gidley Way, Horspath OX33 1RG	P19/S3079/FUL	27 January 2020	6	6	2	2	2	0	0
2240	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0248/LDP	16 March 2020	1	1	1	0	0	0	0
2241	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0252/LDP	16 March 2020	1	1	0	1	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
2242	Lloyds Bank Plc, 4 Market Place, Wallingford OX10 0EH	P20/S0254/LDP	16 March 2020	1	1	0	0	1	0	0
2245	Land to the east of Manor Road, to the south of Little Croft and to west of Elmcroft, Manor Road,	P22/S0003/RM	01 November 2022	20	3	3	0	0	0	0
2255	The Dorian Centre, Bird Wood Court, Sonning Common, RG4 9RF	P23/S1824/O	18 January 2024	9	9	0	0	0	0	9
2257	Thame Fields (Reserve Site C), Thame,	P23/S2269/RM	16 May 2024	57	57	57	0	0	0	0
2259	Land at Court House Farm, Toot Baldon, OX44 9NG	P23/S1053/FUL	29 June 2023	6	6	2	2	2	0	0
2270	Moorcourt Barn, Weston Road, Lewknor, OX49 5RU	P20/S0909/FUL	18 December 2020	1	1	0	1	0	0	0
2277	The Four Horseshoes, Main Street, Checkendon, RG8 0QS	P19/S2830/FUL	05 February 2021	2	2	1	1	0	0	0
2281	Land adjacent to 54 Lower Icknield Way, Chinnor, OX39 4EB	P19/S3006/FUL	22 October 2020	3	2	1	1	0	0	0
2289	10 Wayside Green, Woodcote, RG8 0QJ	P19/S4288/FUL	24 November 2020	1	1	0	1	0	0	0
2300	'The Sycamores', Land east of 206 Crowmarsh Hill, Crowmarsh Gifford, OX10 8BG	P20/S0267/FUL	05 May 2020	5	3	2	1	0	0	0
2307	69-71 Gidley Way, Horspath, OX33 1RG	P20/S0453/FUL	12 June 2020	5	6	2	2	2	0	0
2356	Swan Wood, Highmoor, RG9 5DH	P20/S1918/FUL	10 December 2020	0	1	0	1	0	0	0
2369	47 Lynmouth Road, Didcot, OX11 8PW	P20/S2255/FUL	11 November 2020	1	1	0	1	0	0	0
2382	8 Queens Road, Thame, OX9 3NQ	P20/S2525/FUL	04 December 2020	1	1	1	0	0	0	0
2388	Former Natwest Bank, 124 Broadway, Didcot, OX11 8AD	P20/S2763/FUL	30 October 2020	3	3	1	1	1	0	0
2429	Sandy Acre, Woodperry Road, Beckley, OX3 9UY	P20/S4112/FUL	23 December 2020	1	0	-1	1	0	0	0
2442	Pophleys Farm, Grange Farm Road, Radnage, HP14 4ED	P20/S4636/FUL	23 February 2021	0	0	-1	1	0	0	0
2444	Newells Farm, Stadhampton, OX44 7XJ	P20/S4668/N4A	01 February 2021	1	1	0	1	0	0	0
2453	Little Sparrows, Sonning Common,	[Hybrid] P19/S4576/O	25 June 2021	73	73	73	0	0	0	0
2454	Land at Lady Grove, Didcot, OX11 9BP	P22/S3532/RM	26 April 2023	150	123	54	54	15	0	0
2461	Land next to Oak House Cottage, Track Leading To Box Cottage, Common Lane, RG9 4JY	P20/S1991/FUL	27 September 2021	1	1	0	1	0	0	0
2464	11 Henton, Henton, Chinnor, OX39 4AH	P20/S2899/FUL	02 September 2021	0	0	-1	1	0	0	0
2480	Road Running Through Pyrton, Pyrton, OX49 5AN	P21/S0260/FUL	15 April 2021	2	2	1	1	0	0	0
2482	Fields End Farmhouse, Parsons Lane, Ewelme, OX10 6HP	P21/S0353/FUL	21 April 2021	1	1	1	0	0	0	0
2531	114 Broadway, Didcot, OX11 8AB	P21/S2624/FUL	24 September 2021	5	5	2	1	2	0	0
2539	Bishop Court Farm, High Street, Dorchester-On-Thames, OX10 7HP	P21/S2885/N4B	18 August 2021	3	3	1	1	1	0	0
2557	85 Littleworth Road, Wheatley, OX33 1NW	P20/S4776/FUL	01 March 2021	1	2	1	1	0	0	0
2558	53 Wood Lane, Sonning Common, RG4 9SJ	P20/S4837/FUL	10 March 2021	1	1	1	0	0	0	0
2573	The Willows, Kiln Lane, Binfield Heath, RG9 4EJ	P21/S2691/FUL	06 October 2021	1	1	0	1	0	0	0
2589	Old Telephone Exchange, Church Road, Benson, OX10 6SF	P20/S2712/FUL	30 November 2021	1	1	0	1	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
2599	The Reformation, Horsepond Road, Gallowstree Common, RG4 9BP	P21/S2332/FUL	04 February 2022	2	2	1	1	0	0	0
2601	Rustlings, Springwood Lane, Rotherfield Peppard, RG9 5JJ	P21/S2770/FUL	01 December 2021	1	1	0	1	0	0	0
2610	Rush Court Gardens, Shillingford Road, Shillingford Hill, OX10 8LJ	P21/S3648/FUL	13 December 2021	0	0	-1	1	0	0	0
2612	2 Bungalow Close, Beckley, OX3 9XA	P21/S3827/FUL	24 January 2022	1	2	1	1	0	0	0
2630	Uplands Cottage, Hardwick Road, Whitchurch On Thames, RG8 7HH	P21/S4904/FUL	18 February 2022	0	1	0	0	1	0	0
2637	Land to the West of Wallingford (Site B) Phase 3, Wallingford, OX10 0ND	P21/S2127/RM	21 December 2021	121	58	45	13	0	0	0
2639	Wayside, Stert Road, Chinnor, OX39 4NL	P21/S1458/FUL	08 March 2022	0	0	-1	1	0	0	0
2650	61 Church Road, Wheatley, OX33 1LU	P22/S0203/O	11 March 2022	1	1	1	0	0	0	0
2652	Pool Cottage, Cane End, RG4 9HG	P22/S0219/FUL	15 March 2022	0	0	-1	1	0	0	0
2653	Land to the West of Windmill Road, Thame	P20/S4693/FUL	20 March 2024	31	31	0	0	0	17	14
2662	Horseshoe House, Stoke Talmage Road, Tetsworth, OX9 7BU	P20/S4389/FUL	25 August 2022	0	0	-1	1	0	0	0
2663	Land at Crowell Road, Chinnor,	P22/S3225/RM	15 September 2023	54	54	25	25	4	0	0
2664	Waterstone House, Burcot, OX14 3DN	P21/S2551/FUL	23 June 2022	1	1	0	1	0	0	0
2665	Land at 4 Ernest Road, Didcot, OX11 8QH	P21/S2637/FUL	21 September 2022	1	1	0	1	0	0	0
2674	51 Abingdon Road, Dorchester-On-Thames, OX10 7LA	P21/S1938/FUL	11 July 2022	3	3	1	1	1	0	0
2675	2 The Green, Horspath, OX33 1RP	P21/S1987/FUL	11 May 2022	1	1	0	1	0	0	0
2678	21 St Martins Street, Wallingford, OX10 0AL	P21/S3035/FUL	08 April 2022	1	1	0	1	0	0	0
2684	Grey House, High Street, Beckley, OX3 9UU	P21/S4472/FUL	06 April 2022	0	0	-1	1	0	0	0
2685	Keepers Cottage, Wheatley Road, Forest Hill, OX33 1EP	P21/S4479/FUL	12 October 2022	0	0	-1	1	0	0	0
2687	Cholsey Free Church, 26A Honey Lane, Cholsey, OX10 9NL	P21/S4923/FUL	12 August 2022	1	1	0	1	0	0	0
2689	Land west of Hale Road, Benson,	P21/S4993/RM	18 August 2022	78	78	35	35	8	0	0
2693	3 Beckley Close, Woodcote, RG8 0SZ	P21/S5302/FUL	24 May 2022	1	1	0	1	0	0	0
2695	27-31 Market Place, Henley-On-Thames, RG9 2AA	P21/S5356/FUL	05 August 2022	4	4	2	1	1	0	0
2696	Harpsden Hill House, Harpsden Bottom, Harpsden, RG9 4HX	P22/S0158/FUL	29 July 2022	0	0	-1	1	0	0	0
2705	9 Bradley Road, near Nuffield, Oxfordshire, RG9 5SG	P22/S0754/FUL	15 July 2022	1	1	0	1	0	0	0
2714	12 New Road, East Hagbourne, OX11 9JU	P22/S0969/FUL	30 September 2022	1	1	0	1	0	0	0
2718	13 Leyshon Road, Wheatley, OX33 1XF	P22/S1039/FUL	10 June 2022	1	1	1	0	0	0	0
2719	21 Kellys Road, Wheatley, OX33 1NT	P22/S1116/FUL	12 August 2022	1	1	0	1	0	0	0
2720	Conway Cottage, Crays Pond, RG8 7QG	P22/S1125/FUL	19 May 2022	1	1	0	0	1	0	0
2721	Coombe Park, Coombe Park Road, Whitchurch On Thames, RG8 7QT	P22/S1324/FUL	21 October 2022	0	1	0	1	0	0	0
2723	Down Farm, Didcot, OX11 6DJ	P22/S1415/FUL	04 August 2022	8	8	3	3	2	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
2725	Morland House, Station Road, Chinnor, OX39 4QA	P22/S1543/FUL	21 June 2022	3	3	1	1	1	0	0
2727	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P22/S1573/FUL	03 August 2022	4	4	2	1	1	0	0
2730	Manor Farm, Toot Baldon, OX44 9NG	P22/S1672/N4B	28 June 2022	1	1	1	0	0	0	0
2733	Rectory Cottage, Church Lane, Rotherfield Peppard, RG9 5JN	P22/S1819/FUL	03 August 2022	1	1	0	1	0	0	0
2737	Church Farm Stables, Holton, OX33 1PR	P22/S1906/FUL	05 August 2022	1	1	0	1	0	0	0
2738	Grange House, Abingdon Road, Burcot, OX14 3DJ	P22/S1958/FUL	24 August 2022	0	2	0	2	0	0	0
2743	43 Mill Lane, Benson, OX10 6SA	P22/S2056/FUL	23 August 2022	1	1	1	0	0	0	0
2748	Old Stables, Watlington Park, near Watlington, OX49 5HH	P22/S2276/FUL	10 October 2022	1	1	1	0	0	0	0
2749	Easington Farm, Easington, Oxfordshire, OX49 5AZ	P22/S2289/N4B	17 August 2022	1	1	1	0	0	0	0
2751	Land Adjacent to Jasmin Mews, The Street, Crowmarsh, OX10 8EJ	P22/S2320/FUL	15 August 2022	1	1	0	0	1	0	0
2752	14 Rowan Close, Sonning Common, RG4 9LD	P22/S2536/FUL	24 August 2022	1	1	1	0	0	0	0
2755	Windmill House, 5 Parkside, Henley-on-Thames, RG9 1TX	P22/S2608/FUL	30 September 2022	1	1	0	1	0	0	0
2757	Development site at former Stores, on Land at west of The Priory, Britwell Salome, OX49 5LB	P22/S2693/FUL	19 October 2022	2	1	0	0	1	0	0
2761	Garsington Manor, 28 Southend, Garsington, OX44 9DH	P22/S2844/FUL	11 October 2022	1	1	1	0	0	0	0
2766	88 Abbott Road, Didcot, OX11 8HY	P22/S3382/FUL	25 October 2022	1	1	1	0	0	0	0
2773	Ladygrove Farm, Ladygrove Road, Didcot, OX119BS [Hughes Land]	P21/S1133/FUL	20 December 2022	86	86	22	35	29	0	0
2774	Sycamores, Wallingford Road, South Stoke, RG8 0JJ	P21/S3772/FUL	19 January 2023	2	2	1	1	0	0	0
2775	Swan Hotel, 9 Upper High Street, Thame, OX9 3ER	P21/S3999/FUL	09 February 2023	1	1	1	0	0	0	0
2781	1 Lime Grove, Chinnor, OX39 4PN	P22/S1794/FUL	28 February 2023	1	1	0	1	0	0	0
2782	Land to the east of Oxford Road and North of Minchin Recreat, Dorchester on Thames, Oxfordshire, OX10 7LX	P22/S1802/FUL	09 February 2023	1	1	1	0	0	0	0
2785	24 Fairmile, Henley-on-Thames, RG9 2LA	P22/S2174/FUL	12 January 2023	1	1	0	1	0	0	0
2790	Home Farm Barn, Blounts Court Road, Sonning Common, RG4 9RS	P22/S2839/FUL	22 November 2022	1	1	1	0	0	0	0
2791	2A Wilson Avenue, Henley on Thames, RG9 1ET	P22/S2870/FUL	10 January 2023	1	1	1	0	0	0	0
2793	Wood Park House, Catslip, RG9 5BP	P22/S3053/FUL	23 November 2022	0	0	-1	1	0	0	0
2795	Land at Maidensgrove Farm, Maidensgrove, RG9 6HA	P22/S3205/FUL	13 December 2022	1	1	0	1	0	0	0
2800	Sheephouse Stud, Reading Road, near Henley-on-Thames, RG9 4HF	P22/S3337/FUL	21 December 2022	2	2	1	1	0	0	0
2802	Warren Cottage, Nuffield Lane, near Nuffield, OX10 6QN	P22/S3477/FUL	06 January 2023	0	1	0	1	0	0	0
2803	Stonehaven, Berrick Salome, OX10 6JQ	P22/S3483/FUL	17 November 2022	1	1	0	1	0	0	0
2806	15 Elton Crescent, Wheatley, OX33 1UZ	P22/S3577/FUL	25 November 2022	1	1	0	1	0	0	0

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2811	Windmill Meadow, Windmill Road, Towersey, OX9 3QQ	P22/S3712/FUL	21 November 2022	1	1	0	1	0	0	0
2815	Lloyds Bank, 1 Reading Road, Henley-on-Thames, RG9 1AE	P22/S3995/N5D	19 January 2023	3	3	1	1	1	0	0
2818	Warren Farm, Thame Lane, Culham, OX14 3DT	P22/S4114/FUL	11 January 2023	1	1	0	1	0	0	0
2819	Halfridge, Catslip, RG9 5BN	P22/S4140/FUL	02 February 2023	0	0	-1	1	0	0	0
2824	Willingtons Barn, High Street, Long Wittenham, OX14 4QH	P22/S4328/FUL	18 January 2023	1	1	0	1	0	0	0
2825	2 Sherwood Road, Didcot, OX11 0BU	P22/S4337/FUL	30 January 2023	1	1	0	0	1	0	0
2826	Land to the North East of Didcot, Didcot,	P21/S2542/RM	16 February 2023	59	22	22	0	0	0	0
2827	Phase 2 & 4 Willington Down, Land at North East Didcot, Didcot,	P21/S3283/RM	30 November 2022	284	86	54	32	0	0	0
2828	Bishop Court Farm, 91 High Street, Dorchester-On-Thames, OX10 7HP	P20/S4467/FUL	17 March 2023	3	3	1	1	1	0	0
2830	Land North Of A4130, Wallingford Bypass, Wallingford, OX10 9EJ	P22/S2346/RM	30 March 2023	228	203	72	72	59	0	0
2831	Bishopswood Farm, Reade's Lane, Gallowstree Common, RG4 9DR	P22/S4238/FUL	07 March 2023	3	3	1	1	1	0	0
2833	Stone House, New Close Farm Road, Henton, OX39 4AJ	P22/S4513/FUL	28 March 2023	1	1	0	1	0	0	0
2835	The Studio Lodge, Manor Farm, Main Street, West Hagbourne, OX11 0ND	P22/S4604/FUL	07 March 2023	0	0	-1	1	0	0	0
2838	Wentworth, Ipsden Heath, Ipsden, OX10 6QP	P23/S0440/FUL	31 March 2023	0	1	1	0	0	0	0
2842	Park House, Workshop, Park View, Sydenham, Oxfordshire, OX39 4LQ	P24/S3042/RM	25 November 2024	1	1	0	1	0	0	0
2847	Kingsley House, Crowsley Road, Lower Shiplake, RG9 3LU	P22/S2790/FUL	14 September 2023	2	2	1	1	0	0	0
2849	15 Tollgate Road, Culham, OX14 4NE	P22/S2640/O	30 June 2023	1	1	0	0	1	0	0
2850	Land at Orchard Stables, Burcot, OX14 3DQ	P23/S0493/PIP	25 May 2023	1	1	0	0	1	0	0
2851	5 Burcot Park, Burcot, OX14 3DH	P23/S1818/O	03 November 2023	1	1	0	0	1	0	0
2852	81 Oxford Road, Garsington, OX44 9AD	P23/S1925/O	23 October 2023	1	1	0	0	1	0	0
2853	Chiltern View, Moreton, OX9 2HW	P24/S1238/RM	20 December 2024	1	1	0	0	1	0	0
2854	Willowbrook Park Phase 3B, Land to the north east of Didcot,	P22/S2401/RM	12 September 2023	40	14	14	0	0	0	0
2855	The Site Of Milton House, Gold Street, Little Milton,	P22/S1241/FUL	09 June 2023	3	4	2	1	1	0	0
2856	The Barn House, 46 Lower Icknield Way, Chinnor, OX39 4EB	P22/S1515/FUL	13 April 2023	8	8	3	3	2	0	0
2857	Solar House, Catslip, RG9 5BL	P22/S2283/FUL	30 August 2023	0	1	0	1	0	0	0
2858	Middle Farm, Church Lane, Brightwell-cum-Sotwell, OX10 0SD	P22/S2370/FUL	02 October 2023	1	1	1	0	0	0	0
2861	Willow Cottage, Drayton St Leonard, OX10 7AY	P22/S3502/FUL	23 May 2023	1	1	1	0	0	0	0
2864	21 Reading Road, Henley-on-Thames, RG9 1AB	P22/S4030/FUL	07 July 2023	-1	-1	-1	0	0	0	0
2867	63 Lower Icknield Way, Chinnor, OX39 4EA	P22/S4141/FUL	09 June 2023	1	1	0	1	0	0	0

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2868	H & C Pearce & Sons Ltd, Aylesbury Road, Thame, OX9 3AS	P22/S4155/FUL	14 July 2023	21	21	17	4	0	0	0
2869	Land to the west of the Green, Marsh Baldon, OX44 9LL	P22/S4323/FUL	24 November 2023	5	5	2	2	1	0	0
2870	Bournes Farmhouse, Harpsden Road, Binfield Heath, RG9 4JT	P22/S4374/FUL	14 August 2023	2	2	1	1	0	0	0
2873	14 The Hub, Station Road, Henley-on-Thames, RG9 1AY	P22/S4561/ND3	11 July 2023	7	7	3	2	2	0	0
2875	14 Manor House Flats, Ground Floor Flat, Manor Farm Road, Dorchester-on-Thames, OX10 7HZ	P22/S4584/FUL	14 June 2023	-2	-2	-1	-1	0	0	0
2877	23 Reading Road, Henley-on-Thames, RG9 1AB	P23/S0268/FUL	21 April 2023	1	1	1	0	0	0	0
2881	Former Orchard Dene Nurseries, Lower Assendon, RG9 6AG	P23/S0450/FUL	25 September 2023	2	2	1	1	0	0	0
2883	18 Harcourt Close, Henley-on-Thames, RG9 1UZ	P23/S0581/FUL	11 August 2023	2	2	1	1	0	0	0
2887	Site of Building at, Upper Gatehampton Farm, Goring-on-Thames, RG8 9LY	P23/S0933/FUL	06 June 2023	0	0	-1	1	0	0	0
2891	The Walled Garden House, High Street, Whitchurch on Thames, RG8 7EP	P23/S1070/FUL	16 October 2023	0	1	0	1	0	0	0
2892	Woden House, Limetree Road, Goring, RG8 9EY	P23/S1082/FUL	07 June 2023	1	1	1	0	0	0	0
2896	Land Adjacent to 55 Broadway, Didcot, OX11 8AJ	P23/S1226/FUL	06 October 2023	1	1	0	1	0	0	0
2899	Land adjacent to the Old Walled Garden (Plot 5), Mongewell Park, Mongewell, OX10 8DA	P23/S1387/FUL	12 June 2023	1	1	0	0	1	0	0
2902	Land to the north of nos 1 & 2 Spinney Cottages, Waterperry Estate, Waterperry, OX33 1JY	P23/S1578/FUL	31 August 2023	2	2	1	1	0	0	0
2903	Tennis court at Oakwood House, 16 Winterbrook, Wallingford, OX10 9EF	P23/S1587/FUL	04 July 2023	1	1	0	1	0	0	0
2905	Former Theatre, Hardwick Estate, Whitchurch on Thames, RG8 7RD	P23/S1650/FUL	04 August 2023	1	1	1	0	0	0	0
2908	Brick cowshed at Newells Farm West, Newells Close, Stadhampton,	P23/S1745/N4B	18 July 2023	1	1	1	0	0	0	0
2909	Doyleys Farm, The Green, Stadhampton, OX44 7UB	P23/S1767/FUL	17 August 2023	1	1	0	1	0	0	0
2910	Beavers Lodge, Mill Road, Lower Shiplake, RG9 3LN	P23/S1910/FUL	29 September 2023	1	1	0	1	0	0	0
2911	17 Station Road, Henley-on-Thames, RG9 1AT	P23/S1928/FUL	19 July 2023	2	2	1	1	0	0	0
2912	Hedera Rest, Crabtree Corner, Ipsden, OX10 6BN	P23/S1968/FUL	26 September 2023	1	1	1	0	0	0	0
2916	The Cottage, Park Lane, Cane End, RG4 9HP	P23/S2338/FUL	25 October 2023	0	0	-1	1	0	0	0
2917	Shiplake College, Reading Road, Shiplake, RG9 4BW	P23/S2347/FUL	22 August 2023	-1	-1	-1	0	0	0	0
2919	Hook End Farm, Park Lane, Checkendon, RG8 0UH	P23/S2422/FUL	18 September 2023	1	1	1	0	0	0	0
2920	Land at Little Acorns Nursery, Main Street, West Hagbourne, OX11 0NA	P23/S2443/FUL	21 November 2023	3	3	1	1	1	0	0
2923	5 Woden House, Limetree Road, Goring, RG8 9EY	P23/S2602/FUL	20 September 2023	1	1	1	0	0	0	0
2926	National Westminster Bank, 18 Market Place, Henley-on-Thames, RG9 2AP	P23/S2757/FUL	24 November 2023	3	3	1	1	1	0	0
2930	69 High Street, Wallingford, Oxfordshire, OX10 0BX	P23/S2958/N5D	06 October 2023	6	6	2	2	2	0	0

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2932	12 St Andrews Road, Henley-on-Thames, RG9 1HP	P23/S3138/FUL	10 November 2023	1	1	0	1	0	0	0
2933	21 Berkshire Road, Henley-on-Thames, RG9 1ND	P23/S3184/FUL	14 November 2023	1	1	1	0	0	0	0
2940	Poachers Cottage, Mays Green, RG9 4AL	P22/S0903/FUL	06 December 2023	1	1	1	0	0	0	0
2942	Dean Wood House, South Stoke Road, Woodcote, RG8 0PL	P22/S3885/O	01 February 2024	1	1	0	0	1	0	0
2943	Ledard, 8 Rotherfield Road, Henley-on-Thames, RG9 1NN	P23/S0650/FUL	30 January 2024	1	1	1	0	0	0	0
2945	Middle Farm, Oakley Lane, Chinnor, OX39 4HU	P23/S3909/O	19 January 2024	1	1	0	0	1	0	0
2946	Hillfield Farm, Toot Baldon,	P23/S3947/O	06 February 2024	1	1	0	0	1	0	0
2947	Timbers, Goring Heath Road, Whitchurch Hill, RG8 7NU	P22/S4346/FUL	07 February 2024	0	1	0	1	0	0	0
2948	2 Quarry Lane, Lower Shiplake, RG9 3JW	P23/S0666/FUL	13 December 2023	1	1	1	0	0	0	0
2950	Swan Hotel, 9 Upper High Street, Thame, OX9 3ER	P23/S1396/FUL	02 February 2024	1	1	0	1	0	0	0
2952	5 Shotover Kilns, Shotover Hill, OX3 8ST	P23/S1450/FUL	04 December 2023	0	0	-1	1	0	0	0
2954	9 Silver Street, Tetsworth, OX9 7AR	P23/S2185/FUL	22 January 2024	0	0	-1	1	0	0	0
2955	Binfield Heath Stores, Arch Hill, Binfield Heath, RG9 4DU	P23/S2237/FUL	28 February 2024	2	2	1	1	0	0	0
2957	Cala Homes Phase 6, Willington Down, Land at North East Didcot,	P23/S2883/RM	08 February 2024	179	160	40	84	36	0	0
2960	Hunters Gap, 52 Pebble Hill, Toot Baldon, OX44 9LH	P23/S3254/FUL	05 February 2024	2	2	1	1	0	0	0
2961	Holton Park Cottage, Road Running SE Through Holton, Holton, OX33 1PR	P23/S3296/FUL	12 December 2023	0	1	0	1	0	0	0
2963	Champion & Co Ltd, 7 St Marys Street, Wallingford, OX10 0EL	P23/S3405/FUL	23 January 2024	4	4	2	1	1	0	0
2964	Benwells Farm Barn, Bix, RG9 4RT	P23/S3474/FUL	21 December 2023	1	1	0	1	0	0	0
2967	6 Henfield View, Warborough, OX10 7DB	P23/S3818/FUL	25 January 2024	0	1	0	0	1	0	0
2970	Land between 68 Newlands Road & 1 Oatland Road, Didcot,	P23/S4014/FUL	01 February 2024	1	1	0	1	0	0	0
2971	New Bungalow, Cuxham, OX49 5NQ	P23/S4028/FUL	19 January 2024	0	1	1	0	0	0	0
2972	47 Manor Farm Road, Horspath, OX33 1SD	P23/S4062/FUL	23 January 2024	1	1	1	0	0	0	0
2973	9 Market Place, Wallingford, OX10 0EG	P23/S4134/FUL	07 February 2024	6	4	4	0	0	0	0
2975	58 Park Road, Didcot, OX11 8QP	P23/S4358/FUL	05 February 2024	2	2	1	1	0	0	0
2978	The Old Vicarage Estate, Church Lane, Shiplake, RG9 4BS	P24/S0141/D	08 February 2024	-2	-2	-2	0	0	0	0
2979	Horse & Harrow, Main Street, West Hagbourne, OX11 0NB	P22/S3609/FUL	14 March 2024	5	5	2	2	1	0	0
2980	Comus, Howbury Lane, Nuffield, RG9 5SU	P23/S3449/FUL	01 March 2024	1	1	1	0	0	0	0
2981	Nearwood, 19 Lambridge Wood Road, Henley-on-Thames, RG9 3BP	P23/S4217/FUL	01 March 2024	0	1	1	0	0	0	0
2982	Phases 3 and 5a, Nobel Park, Didcot,	P22/S4011/RM	05 March 2024	158	136	40	82	14	0	0
2985	Former Garage/Allotment Plot north of 45 Wheatley Road, Garsington, OX44 9ER	P23/S2661/FUL	12 March 2024	1	1	0	1	0	0	0

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2987	Site at the entrance to the track to Warren Farm, Holton,	P23/S1723/FUL	15 March 2024	1	1	0	1	0	0	0
2991	The Old Bungalow, Mount Pleasant Farm,, Access Road To Mount Pleasant Farm, Goring Heath, RG8 7TB	P22/S4350/FUL	22 March 2024	0	0	-1	1	0	0	0
2992	Land adjacent to Conway Cottage, Goring Road, Crays Pond, RG8 7QG	P23/S3820/FUL	22 March 2024	1	1	0	0	1	0	0
2993	72 Abbott Road, Didcot, OX11 8HY	P24/S0166/FUL	26 March 2024	1	1	0	1	0	0	0
2994	Lucys Farm Barns, Harpsden Road, Harpsden, RG9 4HN	P24/S0322/FUL	27 March 2024	3	3	1	1	1	0	0
2997	Land North of Shiplake Row, Binfield Heath, RG9 4DR	P23/S3855/FUL	27 November 2024	1	1	0	1	0	0	0
3000	Widmore Park Phase 2, Blounts Court Road, Sonning Common,	P24/S0960/RM	10 October 2024	60	60	0	0	60	0	0
3001	Old Reservoir Site, Greenmore, Woodcote, RG8 0RN	P20/S1984/FUL	24 April 2024	20	20	0	0	0	17	3
3002	The Smith Centre, Fairmile, Henley-on-Thames, RG9 6AB	P22/S3033/FUL	27 August 2024	108	108	0	54	54	0	0
3003	Steven Orton Antiques, Shirburn Road, Watlington, OX49 5BZ	P22/S3126/FUL	05 June 2024	25	25	17	8	0	0	0
3004	Office Land at Phoenix Park (Bellway Development), Howland Road, Thame, OX9 3FB	P23/S0690/FUL	17 July 2024	6	6	2	2	2	0	0
3005	Horse & Harrow, Main Street, West Hagbourne, OX11 0NB	P23/S2135/FUL	05 April 2024	5	5	2	2	1	0	0
3007	Court House, Toot Baldon, OX44 9NG	P23/S2542/FUL	07 August 2024	1	1	1	0	0	0	0
3008	1 Cullum Road, Wheatley, OX33 1XD	P23/S2641/FUL	18 April 2024	1	1	0	1	0	0	0
3009	Land at Newtown Road, Henley on Thames, RG9 1HG	P23/S2980/FUL	09 April 2024	4	4	1	2	1	0	0
3010	Land North of Rectory Road, Great Haseley,	P23/S3379/FUL	15 August 2024	1	1	0	0	1	0	0
3011	The Old Vicarage, Church Lane, Shiplake, RG9 4BS	P23/S3502/FUL	09 April 2024	-1	-1	-1	0	0	0	0
3013	Bix Manor, Bix, RG9 4RS	P23/S3710/FUL	19 April 2024	1	1	0	1	0	0	0
3017	59 Gidley Way, Horspath, OX33 1RG	P23/S4227/FUL	04 October 2024	1	1	1	0	0	0	0
3018	Cedar Wood House, Elvendon Road, Goring, RG8 0LP	P23/S4299/FUL	07 June 2024	0	1	1	0	0	0	0
3019	Pumping Station, West Hagbourne, OX11 0NT	P23/S4360/FUL	19 July 2024	7	4	0	4	0	0	0
3020	Greylands Cottage, Shiplake Bottom, Peppard Common, RG9 5HL	P24/S0069/FUL	07 June 2024	2	2	1	1	0	0	0
3023	Plot 2 - Land between The Old Forge and New Farm Bungalow, Pyrton, OX49 5AP	P24/S0208/FUL	12 April 2024	1	1	0	1	0	0	0
3025	National Westminster Bank, 18 Market Place, Henley-on-Thames, RG9 2AP	P24/S0307/FUL	16 May 2024	6	6	2	2	2	0	0
3029	Crossways, Woodlands Road, near Lower Shiplake, RG9 4AA	P24/S0408/FUL	21 June 2024	1	1	0	1	0	0	0
3030	45 Gatehampton Road, Goring, RG8 0EN	P24/S0420/FUL	02 April 2024	0	1	0	0	1	0	0
3031	Whiteways, Hardwick Road, Whitchurch On Thames, RG8 7HW	P24/S0464/FUL	15 April 2024	1	1	0	1	0	0	0
3033	Land East of Dinckley Court, Abingdon Road, Burcot,	P24/S0503/FUL	15 August 2024	3	3	1	1	1	0	0

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3034	Land at 25A Oakley Road, Chinnor, Oxon, OX39 4ND	P24/S0557/FUL	07 May 2024	1	1	0	0	1	0	0
3035	Grain Store, Manor Farm, Stoke Talmage, OX9 7EU	P24/S0575/N4B	09 April 2024	4	4	1	2	1	0	0
3037	Springhill, Kidmore Lane, Sonning Common, RG4 9SH	P24/S0645/FUL	26 April 2024	1	1	0	1	0	0	0
3038	Brimpton Grange, Access To Hotel From A40, Milton Common, OX9 2JW	P24/S0675/FUL	08 May 2024	6	6	2	2	2	0	0
3039	Shaw Trust, 95 High Street, Thame, OX9 3EH	P24/S0686/N5C	05 April 2024	1	1	1	0	0	0	0
3041	Brick Cowshed at Newells Farm West, Sewells Close, Stadhampton,	P24/S0741/FUL	30 September 2024	1	1	1	0	0	0	0
3042	29-31 Bell Street, Henley-on-Thames, RG9 2BA	P24/S0840/FUL	08 July 2024	7	7	2	3	2	0	0
3043	95 Wantage Road, Didcot, OX11 0AF	P24/S0854/FUL	22 April 2024	2	2	0	1	1	0	0
3048	Fairview, Horsepond Road, Gallowstree Common, RG4 9BX	P24/S0944/FUL	10 June 2024	1	1	0	1	0	0	0
3050	Oakfield, Eastfield Lane, Whitchurch On Thames, RG8 7EJ	P24/S0988/FUL	16 May 2024	0	1	0	0	1	0	0
3051	Little Acre, Roke, OX10 6JD	P24/S1015/FUL	16 May 2024	1	1	0	1	0	0	0
3052	Bishopswood Farm, Reades Lane, Gallowstree Common, RG4 9DR	P24/S1051/FUL	25 October 2024	7	7	2	3	2	0	0
3054	88 Wellington Street, Thame, OX9 3BN	P24/S1184/FUL	31 May 2024	1	1	0	0	1	0	0
3059	White Cottage, Peppard Road, Sonning Common, RG4 9NJ	P24/S1422/FUL	11 October 2024	2	2	0	1	1	0	0
3060	Farm Buildings at Little Standhill, Standhill Lane, Little Haseley,	P24/S1452/N4B	12 July 2024	1	1	0	1	0	0	0
3061	Lower Cross Farm, Blewbury Road, East Hagbourne, OX11 9LF	P24/S1468/FUL	31 October 2024	1	1	0	1	0	0	0
3062	St Andrews Court, Wellington Street, Thame, Oxon, OX9 3WT	P24/S1588/N5D	09 July 2024	23	23	17	6	0	0	0
3063	The Wheat Barn, Lying west of the Priory, Britwell Salome,	P24/S1751/FUL	23 July 2024	1	1	1	0	0	0	0
3064	Battle Farm, Elvendon Road, Goring, RG8 0LP	P24/S1788/FUL	24 October 2024	3	3	1	1	1	0	0
3065	Red Lion Farmhouse, Stoke Talmage, OX9 7ES	P24/S1791/FUL	05 August 2024	1	1	0	1	0	0	0
3066	Registered Office of Mathematical Market Research Ltd, Wallingford House, 46 High Street, Wallingford, OX10 0DB	P24/S1827/FUL	19 August 2024	6	6	2	2	2	0	0
3067	5 Reading Road, Henley-on-Thames, RG9 1AB	P24/S1887/FUL	06 August 2024	1	1	0	0	1	0	0
3069	Cornerstones, Fairmile, Henley-on-Thames, RG9 2JX	P24/S1920/FUL	06 September 2024	1	1	0	1	0	0	0
3070	Land at Old Manor Farm, Rectory Lane, Bix, RG9 6BT	P24/S1924/FUL	11 October 2024	1	1	1	0	0	0	0
3071	Knapp Farm, Weston Road, Lewknor, OX49 5TU	P24/S1948/FUL	08 November 2024	4	4	1	2	1	0	0
3074	The Cottage, Church Lane, Dunsden, RG4 9QD	P24/S1962/FUL	29 November 2024	1	1	0	1	0	0	0
3075	31-33 The Old Armistice, Hart Street, Henley-on-Thames, RG9 2AR	P24/S2062/FUL	20 September 2024	1	1	1	0	0	0	0
3078	88 Abbott Road, Didcot, OX11 8HY	P24/S2239/FUL	29 October 2024	2	2	1	1	0	0	0
3081	Land to the rear of 98 Park Road, Didcot, OX11 8QR	P24/S2636/FUL	02 October 2024	2	2	0	1	1	0	0
3082	5-6 Market Place, Wallingford, OX10 0EG	P24/S2664/LDP	26 September 2024	4	4	1	2	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
3083	51 High Street, Chinnor, Oxon, OX39 4DJ	P24/S2717/N5D	01 October 2024	1	1	0	1	0	0	0
3084	29-31 Bell Street, Henley-on-Thames, RG9 2BA	P24/S3029/FUL	22 November 2024	6	6	2	2	2	0	0
3085	5 Cuddesdon Road, Horspath, OX33 1JF	P24/S3039/FUL	18 November 2024	1	1	0	0	1	0	0
3086	Units 4 & 5 Robert House, 19 Station Road, Chinnor, OX39 4PU	P24/S3181/N5D	15 November 2024	1	1	0	1	0	0	0
3087	Rags in Bags, 53a St Marys Street, Wallingford, Oxfordshire, OX10 0EL	P24/S3203/N5C	29 November 2024	2	2	1	1	0	0	0
3088	Oxfam, 53b St Marys Street, Wallingford, Oxon, OX10 0EL	P24/S3205/N5C	29 November 2024	2	2	0	1	1	0	0
3089	Shotover House Shotover Estate Wheatley OX33 1QN	P19/S0035/FUL	25 July 2019	2	2	0	1	1	0	0
3091	81 Lower Icknield Way, Chinnor, OX39 4EA	P24/S0643/FUL	18 December 2024	8	8	2	3	3	0	0
3093	Orchard Cottage, The Hamlet, Gallowstree Common, RG4 9BU	P24/S3789/PIP	17 January 2025	2	2	0	0	2	0	0
3094	Land at Didcot Town Football Club, Bowmont Water, Didcot,	P19/S0257/FUL	19 December 2024	25	25	0	0	0	17	8
3095	Sue Ryder Home For Palliative Care, Joyce Grove, Nettlebed, RG9 5DF	P22/S2734/FUL	09 January 2025	23	23	0	17	6	0	0
3096	Sue Ryder Home For Palliative Care, Joyce Grove, Nettlebed, RG9 5DF	P22/S2736/FUL	09 January 2025	1	1	0	0	1	0	0
3097	Sue Ryder Home For Palliative Care, Joyce Grove, Nettlebed, RG9 5DF	P22/S2740/FUL	09 January 2025	1	1	0	1	0	0	0
3098	Ivy Cottages, Dunsden Green, Dunsden, RG4 9QJ	P24/S0673/FUL	31 January 2025	2	2	1	1	0	0	0
3100	Lime Croft, Limetree Road, Goring, RG8 9EY	P24/S1136/FUL	11 December 2024	0	1	1	0	0	0	0
3101	Littlewick House, Mill Lane, Chinnor, OX39 4RF	P24/S1879/FUL	16 December 2024	2	2	0	1	1	0	0
3102	Stablecroft, Upperton, OX49 5PD	P24/S2659/FUL	20 December 2024	1	1	1	0	0	0	0
3103	95A High Street, Thame, OX9 3EH	P24/S2855/FUL	13 December 2024	4	2	0	2	0	0	0
3106	Oldfield House, Horsepond Road, Gallowstree Common, RG4 9BX	P24/S3333/FUL	19 December 2024	1	1	0	1	0	0	0
3109	The Grange, The Street, North Stoke, OX10 6BL	P24/S3435/FUL	15 January 2025	1	1	0	0	1	0	0
3110	The Barn, Halla Farm, Chalkhouse Green Lane, Chalkhouse Green, RG4 9AN	P24/S3473/N4B	23 December 2024	1	1	0	1	0	0	0
3111	Webbs Yard, Cuxham Road, Watlington, OX49 5LZ	P24/S3519/FUL	23 December 2024	1	1	0	1	0	0	0
3112	67 Warner Crescent, Didcot, OX11 8JY	P24/S3533/FUL	23 January 2025	1	1	0	0	1	0	0
3113	Building at Coldharbour Farm, near Stadhampton, OX44 7UG	P24/S3550/N4B	03 February 2025	1	1	1	0	0	0	0
3115	Barn Complex, The Stone House, New Close Farm Road, Henton, OX39 4AJ	P24/S3593/FUL	18 February 2025	1	1	0	1	0	0	0
3116	Oakley Wood Farm, Oakley Wood, OX10 6QG	P24/S3648/FUL	09 January 2025	1	1	0	0	1	0	0
3117	49 & 51 Ilges Lane, Cholsey, OX10 9NX	P24/S3652/LDP	18 December 2024	-1	-1	-1	0	0	0	0
3118	82 Avon House, Wellington Street, Oxfordshire, Thame, OX9 3BN	P24/S3668/N5D	10 January 2025	2	2	1	1	0	0	0
3119	The Lodge Flat, Oxford Crematorium, Bayswater Road, near Barton, OX3 9RZ	P24/S3874/FUL	03 February 2025	1	1	0	1	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
3121	Village Fabrics, 4-5 St Leonards Square, Wallingford, OX10 0AS	P24/S4081/N5C	17 February 2025	2	2	0	1	1	0	0
3122	Mulberry House, The Ridings, Shotover Hill, OX3 8TB	P22/S2488/FUL	05 December 2022	1	1	1	0	0	0	0
3127	Roseways, Uxmore Road, Stoke Row, RG8 0TD	P24/S3650/FUL	19 March 2025	1	1	1	0	0	0	0
3128	62 Wantage Road, Didcot, OX11 0BY	P24/S3713/FUL	13 March 2025	2	2	1	1	0	0	0
3129	Leys Cottage, Old Bix Road, Bix, RG9 6BY	P24/S4104/O	21 March 2025	1	1	0	1	0	0	0
3131	Farm Buildings at Little Sandhill, Standhill Lane, Little Haseley, OX44 7LW	P25/S0010/FUL	13 March 2025	1	1	0	1	0	0	0
3132	Ten Acre Farm, New Inn Road, Beckley, OX3 9SS	P25/S0162/N4B	20 March 2025	4	4	1	2	1	0	0
3133	25 & 27 Norreys Road, Didcot, OX11 0AT	P25/S0208/FUL	25 March 2025	-1	-1	-3	2	0	0	0
3135	1 Elm Drive, Chinnor, OX39 4HH	P24/S1813/O	20 March 2025	1	1	0	0	1	0	0
Totals				3510	2584	982	931	2584	113	79

Appendix 2: Category B site trajectories over the next five years and site proformas

Land Supply Reference	Site Name	Current status	Planning application reference	Date of permission	Total net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1009	Land to the North East of Didcot	Outline Permission	P15/S2902/O	30 June 2017	557	498	0	20	124	154	200
1010	Didcot Gateway South	Allocation	N/A	N/A	300	94	0	0	0	0	94
1011	Land at Ladygrove East, Didcot,	Outline	P19/S0720/O	22 April 2024	750	187	0	0	37	75	75
1418	Land at Wheatley campus, Oxford Brookes University, Waterperry Road, Holton, OX33 1HX	Outline Permission	P17/S4254/O	23 April 2020	487	189	0	27	54	54	54
1427	JHHNDP Site A & A1: Land West of Fair Mile	Res to grant	N/A	N/A	70	70	0	0	35	35	0
1431	JHHNDP Site E: Empstead Works / Stuart Turner	Allocation	N/A	N/A	42	21	0	0	0	0	21
1432	SCNDP site SON 15: Chiltern Edge Top Field	Allocation	N/A	N/A	50	50	0	0	0	12	38
1561	Land to the south of Newnham Manor, Crowmarsh Gifford	Res to grant	[Hybrid] P16/S3852/F UL	N/A	100	100	0	0	31	54	15
1676	Wallingford Site E, Land north of A4130 Wallingford Bypass, Wallingford	Outline Permission	P16/S4275/O	09 August 2019	274	237	0	0	0	129	108
1895	Land North of Bayswater Brook	Allocation	N/A	N/A	1100	225	0	0	0	75	150
2246	GNP6- Wallingford Road, Goring	Allocation	N/A	N/A	43	43	0	0	17	17	9
2248	Gatehampton Road [reserve site]	Allocation	N/A	N/A	16	10	0	0	10	0	0
2256	Reserve Site F	Allocation	N/A	N/A	78	111	0	0	50	50	11
2656	Community Hub, Didcot Road	Allocation	N/A	N/A	45	45	0	0	17	17	11
2660	Woodcote NDP2 Site 30: Church Farm	Allocation	N/A	N/A	30	30	0	0	17	13	0
2767	JHHNDP Site M1: Northern Field at Highlands Farm	Allocation	N/A	N/A	110	131	0	0	54	54	23
2771	Land South of Appleford Road, Didcot,	Outline	P19/S0021/O	04 November 2022	150	125	0	0	25	50	50
2840	Land to the north of the A4130, Didcot	Full Application	P23/S1794/FUL	N/A	169	168	0	0	0	168	0
2841	Land North East of Didcot, Didcot	Full Application	P23/S2003/FUL	N/A	66	35	0	0	35	0	0
2938	Miss Tomb's Field	Allocation	N/A	N/A	55	63	0	0	38	25	0
2998	Land off Pyrton Lane, Watlington,	Outline	P16/S2576/O	12 July 2024	100	100	0	0	0	54	46
Totals					4592	2532	0	47	544	1036	905

Appendix 3

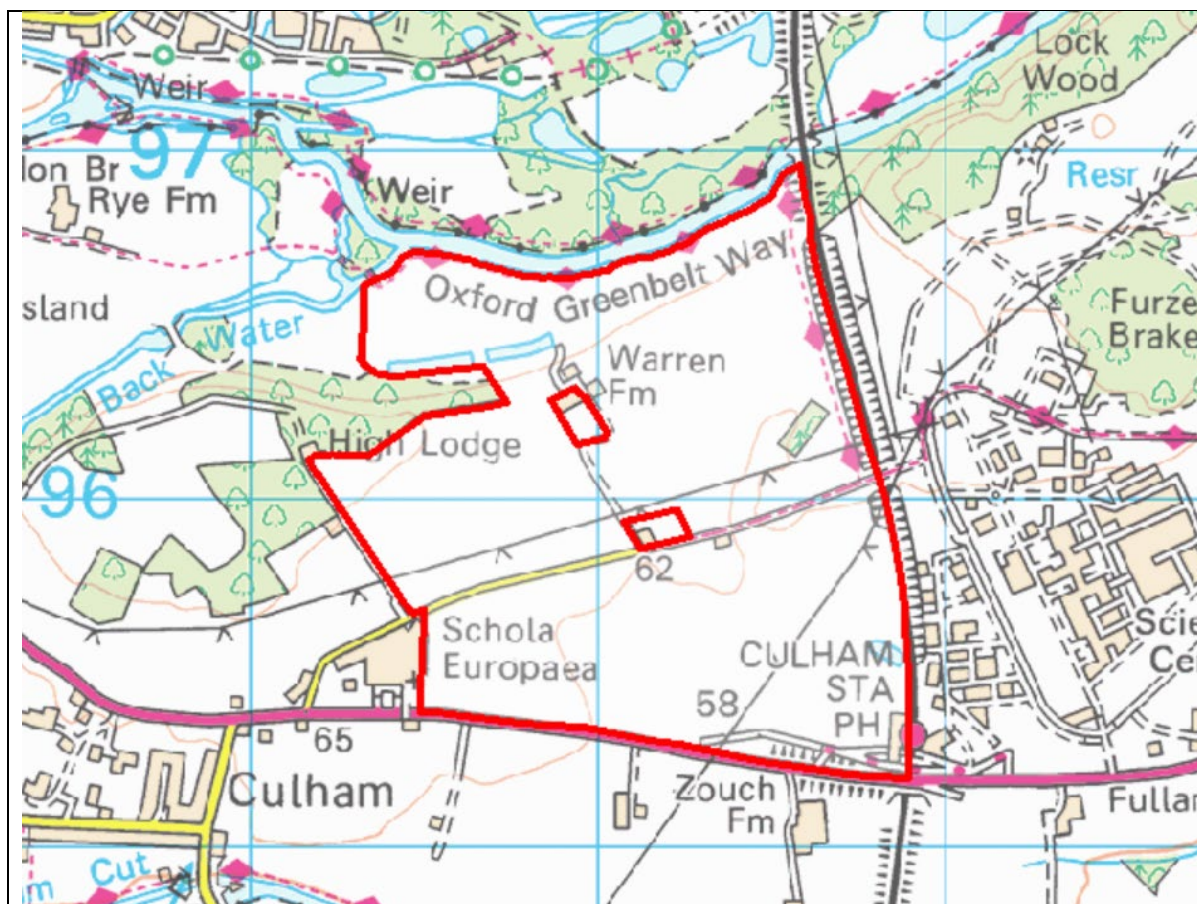
Note: The council is not forecasting some of these sites to deliver in the 5 year period, but we have included our assessment for completeness

Appendix 3: Category B Proformas

Land adjacent to Culham Science Centre	25
Land at Berinsfield	32
Orchard Centre Phase 2	39
Vauxhall Barracks	42
Land at Wheatley Campus	47
Land West of Fairmile	51
Empstead Works / Stuart Turner	57
Chiltern Edge Top Field	64
Site E, Reading Road, Wallingford	70
Land to the south of Newnham Manor, Crowmarsh Gifford	81
Woodcote NDP Site 19: The Smallholding	87
Land to the West of Priest Close, Nettlebed	91
Henley Youth Club (Site X)	95
Chilterns End, Henley-on-Thames	99
357 Reading Road, Henley-on-Thames	103
Gillotts School Playing Field	110

Site name	Land adjacent to Culham Science Centre
Land supply reference	1410

Total units in 5 year period	0
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Site status	The site is allocated at STRAT9 of the Adopted SODC Local Plan 2035.
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Total units allocated for development	3,500
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

Land adjacent to Culham Science Centre is allocated in the South Oxfordshire Local Plan 2035 for around 3,500 dwellings and a net increase of at least 7.3ha of employment land. There is currently an application under consideration, P24/S1759/O, for employment development on the site covering the Culham No.1 site part of the allocation. The site promoter has engaged in pre-application discussions with the council and Oxfordshire County Council since 2022 to bring forward the wider housing site.

2. Technical consultee comments

There are no technical consultee comments to report, as no application for residential uses is currently under consideration.

3. Site viability

At this stage, the Council and site promoters are not aware of any viability issues affecting this site in relation to the adopted Local Plan site allocation. However, the viability position will be reviewed once a planning application for the residential-led development starts to be progressed.

4. Ownership constraints

The Council and site promoters are not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

The site will be supported by Housing Infrastructure Fund (HIF) funded infrastructure, including projects such as the Thames Crossing, the Clifton Hampden bypass, Didcot Science bridge, and the A4130 dualling. The Secretary of State granted permission for this major infrastructure project in 2024, with construction anticipated to start on site in 2026.

6. Site promoter comments

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

A full suite of technical surveys have been undertaken and are being kept up to date where necessary.

Baseline surveys of the site have been carried out in respect of ecology, ground conditions, landscape and archaeology which have been used to inform the Framework Masterplan and proposals for the No.1 site. These surveys will be updated where appropriate and any other necessary surveys will be undertaken in due course.

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

Regular pre-app meetings and workshops were held with SODC and OCC officers in 2022 and 2023 in the preparation of the FMP that has been prepared in accordance with Policy STRAT9 of the SODC Local Plan.

Amendments have been made to the document on a number of occasions following feedback from officers. The FMP has been submitted with the planning application for the Culham No.1 Site (application P24/S1759/O).

Discussions have taken place with the OCC Education team in terms of their requirements, locations of the schools on the site to feed into the FMP but also the timing of delivery of the schools.

Discussions are also ongoing with other stakeholders such as Network Rail and GWR.

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

A public consultation event that was focused on the Culham No1 Site planning application took place in Summer 2022. The consultation material made reference to the wider site, but did not consult specifically on the proposals for land west of the railway line. A separate consultation event for these proposals will take place in due course.

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

The submission of an outline application for the land west of the railway line is dependant on the HIF Inquiry decision, but it is expected that an application will be submitted by the end of 2026. However, the timing of submission is dependent on the viability position and timely progression of HIF works.

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

No timeframe requirements to report.

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

Assuming an outline planning application is submitted at the end of 2025 and a decision is forthcoming by the end of 2026, it is expected that approval of reserved matters could be achieved by the end of 2027. Construction on-site could therefore start towards the end of 2028. However, progress on-site is predicated on the timely delivery of HIF infrastructure.

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

On the assumption of the above and bearing in mind the caveats regarding HIF, the first dwelling could be completed around the end of 2030.

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

At least two, and possibly up to three when the scheme is at peak construction.

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

150 is realistic but up to 200 could be achieved at the peak of construction.

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

CEG is confident that development can commence on site in a timely manner, subject to viability and delivery of HIF works.

It is vital that sustainable locations like Land adjacent to Culham Science Centre are fast-tracked to deliver homes and jobs.

7. Officer conclusion on deliverability

The site is allocated for 3,500 homes in the South Oxfordshire Local Plan 2035, through policy STRAT9. An outline planning application was submitted in May 2024 for employment uses on the part of the site known as 'Culham No 1 Site'. No application has been made for residential uses as of yet. However, as part of the application for employment development, a framework masterplan will be agreed for the whole site. Discussions with a number of stakeholders have informed this masterplan.

Site promoter comments identify that they anticipate an outline planning application be submitted for the site towards the end of 2025, with construction commencing towards the end of 2028, and first homes anticipated around the end of 2030. Average site lead-in times for developments of over 500 dwellings take 6.4 years from the submittal of an outline planning application to the delivery of first homes. Using this average, we would therefore anticipate, if the application was submitted at the end of 2025, for first homes to therefore be completed in 2032. Given the site's history of moving slowly through the planning process to date, we don't see any reasons to depart from the average lead in times for this site. We therefore don't believe that this site will deliver any homes before 2032.

Average build-out rates for developments of this size within the district see 157 dwellings per annum. The site promoter comments identifies 150 homes to be delivered per annum, increasing to 200 at the peak of construction. We believe this to be a reasonable trajectory, given that this is the largest housing site in the district at 3,500 homes.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	22 September 2025
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Name / signature	Harriet Mallinder Senior Planning Policy Officer
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On behalf of CEG, I consider this to be a realistic assessment of the trajectory for this site

Date	22 September 2025
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Name / signature	CEG
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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	80	150	150	150	150	150	150	150	150

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	0	0	50
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
100	150	150	150	150	150	150	150	150	150

Site promoter's 5-year total

0

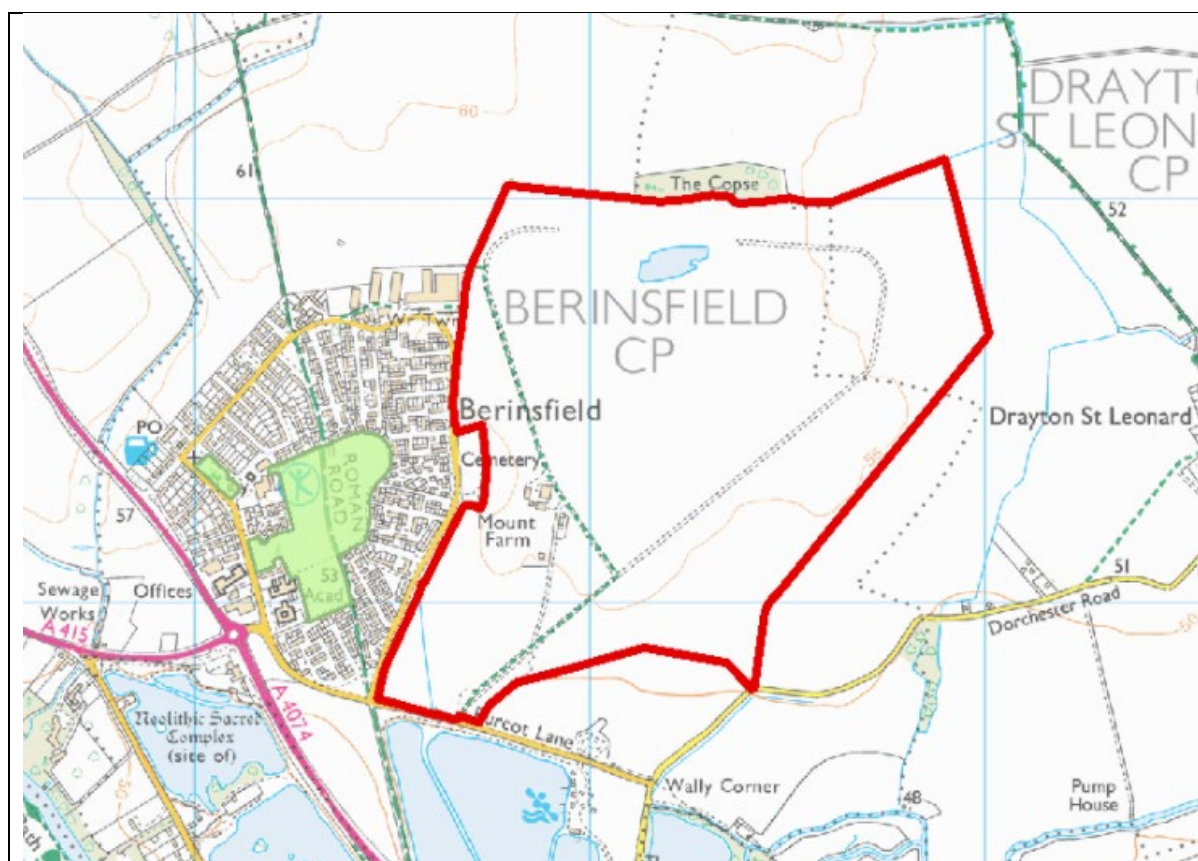
9c. Council's final trajectory for the site

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	80	150	150	150	150	150	150	150	150

Final 5-year total	0
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Site name	Land at Berinsfield
Land supply reference	1412

Total units in 5 year period	0
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OS 100018668.

Site status	Allocation
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Total units allocated for development	Around 1,700
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

Policy STRAT10i of the South Oxfordshire Local Plan 2035 allocates this site for around 1,700 homes.

A Planning Performance Agreement has been signed between the applicant, the District Council and the County Council. Pre-application advice was sought by the applicant, Ptarmigan, on a proposal for 1,900 homes. A response by SODC was issued 22 May 2024.

2. Technical consultee comments

There has been no application submitted, therefore there are no technical consultee comments.

3. Site viability

The development requires the regeneration of existing facilities likely to be the school and sports centre and library, which could add unusual costs to a greenfield development site. Any planning application will be accompanied by a viability assessment.

4. Ownership constraints

The Council is aware of the following land ownership constraints affecting development:

- SODC own land adjoining Fane Drive – to provide an integrated development with Berinsfield access across here may be required.
- Rights and covenants with Hanson Mineral.

5. Infrastructure dependencies and enablers

The Council's IDP identifies the following key infrastructure requirements for Berinsfield that would be linked to delivery of this development:

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

Transport and highways in the Abingdon / Culham / Didcot area are expected to be improved by Housing and Infrastructure Fund (HIF1) infrastructure. In June 2021 Oxfordshire County Council's Cabinet agreed a strategy for allowing development to take place in the Didcot area prior to the delivery of HIF schemes. This is known as the "Releasing Development

Strategy.” Paragraph 7 of that strategy is relevant to this site. It confirms that for developments of 10 or more homes (major development), the County Council will not raise highways objections as “HIF 1 funding has been secured and OCC is confident in delivering HIF 1”. The planning application for the HIF1 infrastructure was called-in by the Secretary of State for his determination on 25 July 2023 under Section 77 of the Town and Country Planning Act 1990. Subsequently, Oxfordshire County Council confirmed their position, as Oxfordshire Highway Authority and statutory consultee to the District Council Planning Authority, that the Releasing Development Strategy remains current, and its contents will be applied to all live and in-coming planning consultations until further notice.

6. Site promoter comments

11. Previously, you had told us you have completed the below technical surveys, studies and due diligence measures. Have you undertaken any further work? .

The Land at Mount Farm Masterplan Framework Document (MFD) was finalised and issued to SODC and OCC on 3rd May 2024 with a formal pre-app response from SODC issued on 30th May 2024. The MFD demonstrates how the site is capable of delivering 1,900 alongside supporting uses and is informed by a range of technical and environmental surveys and documents including:

- *Topographical survey;*
- *Geo-physics survey;*
- *Preliminary Ground Risk Assessment;*
- *Tree Survey;*
- *Hydraulic Modelling, including a detailed channel survey of the watercourses within the vicinity of the study area; and*
- *Technical advice and input regarding Transport, Ecology, BNG, Built Heritage, Sustainability.*

Since publication of the MFD, required species specific ecological surveys have also been undertaken on the site.

12. Do you have any updates or comments on the process of agreeing arrangements with the Council to access the site over the land owned by the Council on Fane Drive?

Discussions with SODC regarding a partnership arrangement have been delayed due to perceived constraints resulting from by Local Government Reorganisation. Ptarmigan are revisiting the strategy following this change in position and expect to be able to commence with the OPA Q4 2025/Q1 2026.

13. Do you have any updates or comments on the process of addressing covenants and rights with Hanson Limited?

Initial discussions have taken place and negotiations will continue with a view towards reaching an agreement in the coming weeks/months.

14. Are there any significant issues highlighted through the pre-application advice to date?

No

15. Have you undertaken any further public consultation since your last update?

The MFD was subject to extensive and on-going public consultation which has actively shaped the MFD. This has included

- *Community planning weekend March/April 2023;*
- *Public exhibitions at the Berinsfield village fete in June 2023 and June 2024;*
- *Landscape and Transport workshop in October 2023;*
- *In-person public consultation in January 2024; and*
- *Quarterly attendance at the Berinsfield Garden Village Steering Group .*

Further details on the engagement process followed to date are set out on pages 34 and 35 of the Masterplan Framework Document.

We continue to participate in the Berinsfield Garden Village Steering Group and keep our website up to date, and actively respond to comments submitted. Full details of the community engagement process can be seen on <https://berinsfieldgardenvillage.com/>.

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

We intend to submit a planning application Q3/Q4 2026. This will most likely take the form of an outline planning application with all matters reserved except Access.

17. 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?

See above.

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

We anticipate construction will commence in August 2029. Once planning is achieved we do not foresee any obstacles which will prevent construction starting immediately.

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

June 2030

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

We expect there to be 2-3 sales outlets on site during peak operation.

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

For a development of this size we would anticipate a progressive build out rate, starting at 75 a year at the commencement of the build out period, peaking at 150 a year by 2031/32.

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

No

7. Officer conclusion on deliverability

Policy STRAT10i of the South Oxfordshire Local Plan 2035 allocates this site for around 1,700 homes.

A Planning Performance Agreement has been signed between the applicant, the District Council and the County Council. Pre-application advice was sought by the applicant, Ptarmigan, on a proposal for 1,900 homes. A response by SODC was issued 22 May 2024, and there has been no planning pre-application engagement since this time.

The promoters have advised that they expect to submit an outline application, with all matters reserved except access, in 2026. When considering average site lead-in times for the district for sites of over 500 dwellings, first completions would take place approximately 6.4 years following the submittal of an outline application. We would therefore anticipate that first completions could be seen in 2032. Site promoter comments have identified that they anticipate construction starting on the site in August 2029 and the first housing completions in June 2030. This seems ambitious, however, we should recognise the significant amount of pre-application engagement and work undertaken, which should help to speed up the planning application progress. There is nothing to prevent the site promoter's trajectory being realised, other than progressing through the planning process and construction commencing. However, due to the sites early stage of progress in the planning process, we consider it important to build in flexibility and cautiousness to the trajectory. We therefore anticipate first completions in 2031.

The average build out rates for sites of this size in the district is 157 homes per annum. We have relied upon this in developing the build out rate for the site, which we think is supported by the site promoter's expectation of there being 2-3 sales outlets on site. The site promoter comments anticipate a build out rate of 75 dwellings in the first year, increasing to 150 dwellings per annum. We have therefore assumed this build-out rate in our trajectory.

We do not expect any homes to be delivered in the 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	22 September 2025
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Name / signature	Harriet Mallinder Senior Planning Policy Officer
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On behalf of Ptarmigan Land, I consider this to be a realist assessment of the trajectory for this site

Date	22 September 2025
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Name / signature	Ptarmigan Land
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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	75
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	150	150	150	150	150	150	150	150	150

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	0	75	150
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	150	150	150	150	150	150	150	150	150

Site promoter's 5-year total

75

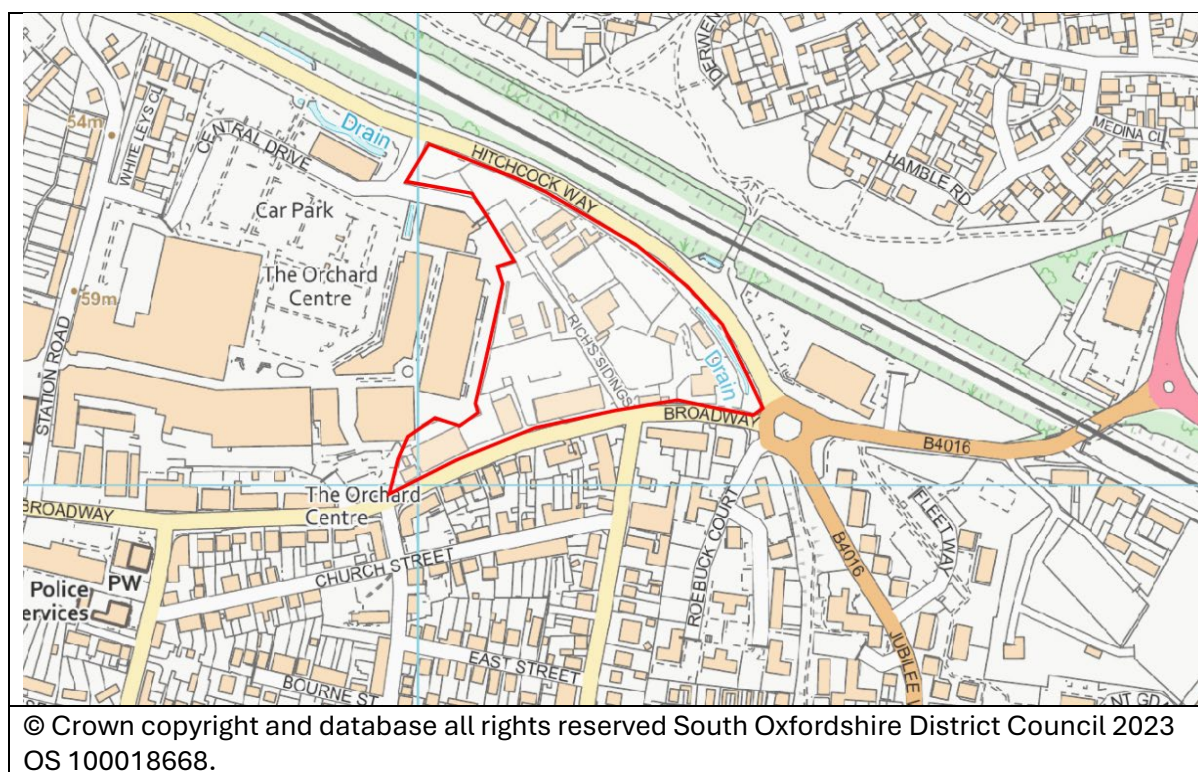
9c. Council's final trajectory for the site

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	75
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
150	150	150	150	150	150	150	150	150	150

Final 5-year total	0
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Site name	Orchard Centre Phase 2
Land supply reference	1416

Total units in 5 year period	0
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Site status	Local Plan allocation
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Total units allocated for development	300
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 300 dwellings by Policy H2e of the South Oxfordshire Local Plan 2035. The Council is not aware of any progress toward a planning application for this site.

2. Technical consultee comments

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

3. Site viability

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

4. Ownership constraints

The site is under multiple ownership, with businesses still operating from many units in the site area.

5. Infrastructure dependencies and enablers

The site will be supported by Housing Infrastructure Fund (HIF) funded infrastructure. This is a fully funded infrastructure project that will deliver (including projects such as the Thames Crossing, the Clifton Hampden bypass, Didcot Science bridge, and the A4130 dualling). Planning approval for the HIF1 Didcot and surrounding areas major infrastructure project was granted in 2024, with construction anticipated to start on site in early 2026.

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

The site benefits from an allocation for 300 dwellings by Policy H2e of the South Oxfordshire Local Plan 2035. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

17 September 2025

Name / signature

Harriet Mallinder
Senior Planning Policy Officer

No feedback requested from the site promoter.

9a. Council's initial trajectory for the site

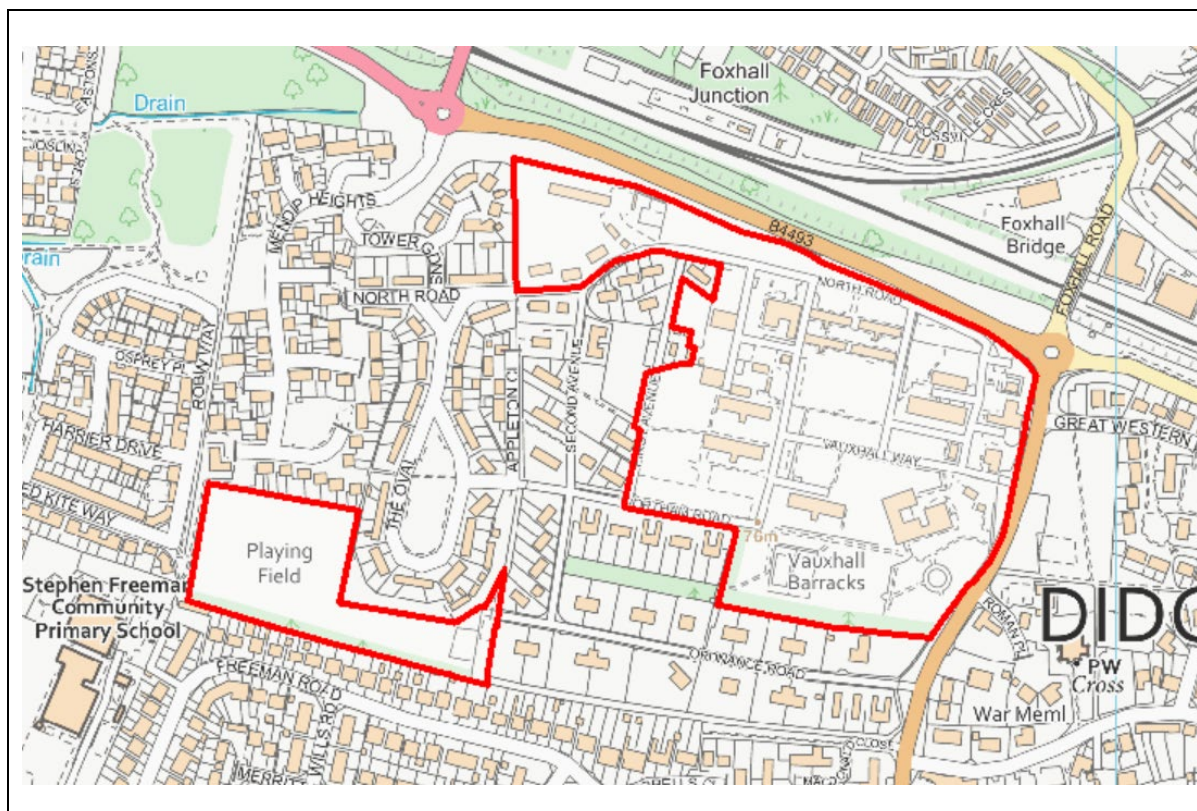
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Initial 5-year total

0

Site name	Vauxhall Barracks
Land supply reference	1417

Total units in 5 year period	0
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Site status	Allocated
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Total units allocated for development	300
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 300 dwellings by Policy H2d of the South Oxfordshire Local Plan 2035. A planning application is yet to be submitted for the site.

2. Technical consultee comments

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

3. Site viability

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

4. Ownership constraints

The Council is aware of the following land ownership constraints affecting development: The site is under the control of the Ministry of Defence. It was originally allocated for development in the South Oxfordshire Core Strategy in 2012, when the MoD were planning to close the base in the 2020s. However, a recent statement by the Secretary of State for Defence confirmed that the site will remain operational until 2034.

The site is not subject to any insurmountable environmental, legal, ownership, access or technical constraints that would otherwise impede development.
The site is in single landownership.

There are no tenancies or land ownership issues relating to the site that prevent its development within the plan period.

5. Infrastructure dependencies and enablers

The site will be supported by Housing Infrastructure Fund (HIF) funded infrastructure. This is a fully funded infrastructure project that will deliver (including projects such as the Thames Crossing, the Clifton Hampden bypass, Didcot Science bridge, and the A4130 dualling). Planning approval for the HIF1 Didcot and surrounding areas major infrastructure project was granted in 2024, with construction anticipated to start on site in early 2026.

6. Site promoter comments

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

The DIO have instructed the preparation of a suite of technical studies to inform a masterplan and vision document.

2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
None.
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?
None.
4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
No plans to submit an application until closer to site disposal.
5. When do you think construction work will commence, and are there any obstacles to starting construction?
Likely to be after 2037.
6. When do you think the first dwelling will be completed?
The agreed Statement of Common Ground (September 2025) between DIO and [South Oxfordshire] confirms that the site is capable of delivering at least 189 homes within the plan period up to 2041, with the first dwellings expected to be delivered from 2037. The DIO will continue to explore opportunities for maximising the delivery of housing on the site within the plan period.
7. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
At least one sales outlet.
8. How many homes a year do you think this site will deliver?
Approximately 50 per year.
9. Are there any other comments you would like to raise?
The DIO support the allocation of land at Vauxhall Barracks within Policy AS16 of the Joint Local Plan 2041 and agree that the site is suitable, available and developable for sustainable housing development.

In the agreed Statement of Common Ground (September 2025), the DIO and Vale are working jointly to enable delivery of the planned residential development of 189 of the allocated 300 homes within the plan period. Both parties will continue to work cooperatively on all matters of mutual interest.

The site is currently used for operational military purposes and accommodates 421 Explosive Ordnance Device (EOD) and Search Squadron. As part of a rationalisation of the Defence Estate, the Squadron are being relocated allowing for the redevelopment of the Vauxhall Barracks site.

The DIO are pleased to advise that the relocation plan for this Squadron has been verified and the decant of the current barracks in Didcot will start in the next six years and will be completed by in the early 2030s making the site ready for the construction of a residential-led development.

7. Officer conclusion on deliverability

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

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 September 2025
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Name / signature	Harriet Mallinder Senior Planning Policy Officer
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On behalf of WSP / the DIO, I consider this to be a realistic assessment of the trajectory for this site

Date	24 September 2025
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Name / signature	Christopher Tennant Director, WSP
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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	0	0	0	0	0	27	54	54	54

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	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	27	54	54	54

Site promoter's 5-year total

0

9c. Council's final trajectory for the site

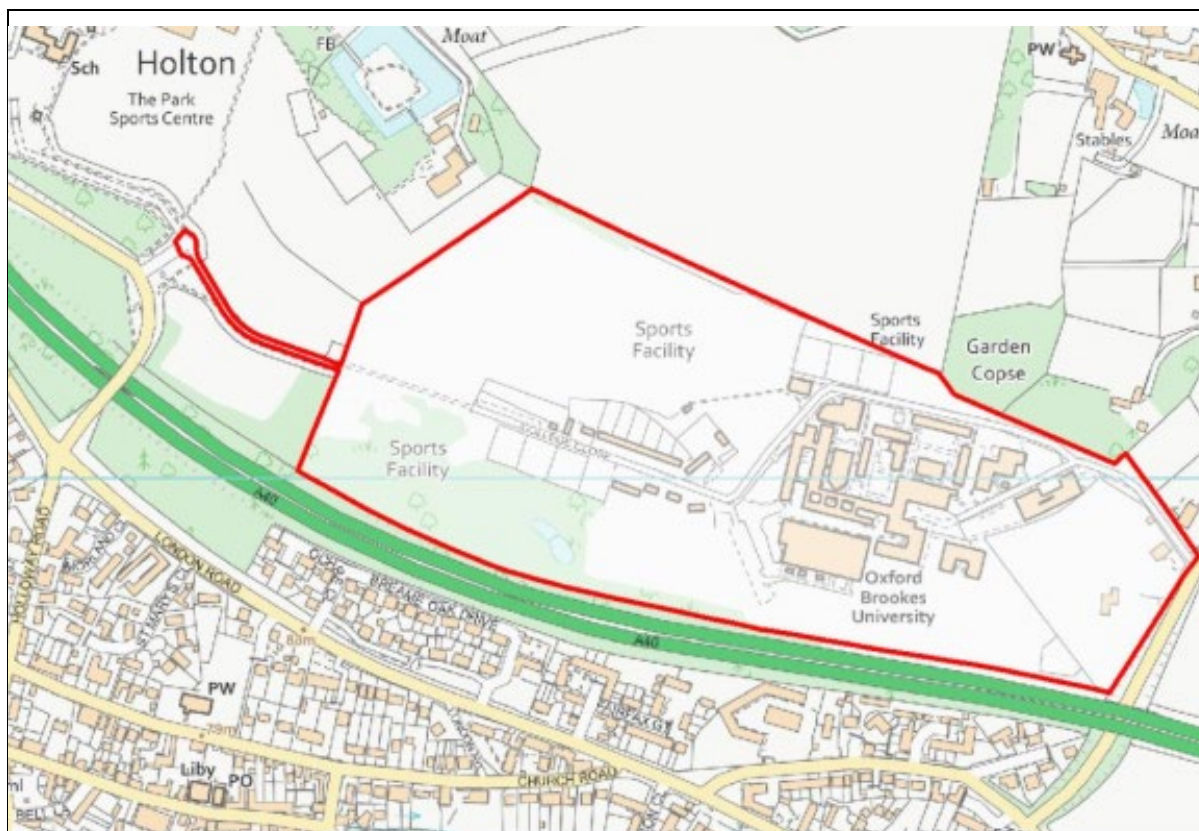
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	27	54	54	54

Final 5-year total

0

Site name	Land at Wheatley Campus
Land supply reference	1418

Total units in 5 year period	189
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Site status	Site allocated, with outline planning permission and a reserved matters application has been approved (reference: P23/S1407/RM).
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Total units allocated for development	Approximately 500
Total units with outline consent	500
Total units with detailed consent	447
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
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P17/S4254/O	Outline	500	4/12/2017	23/04/2020
P22/S3975/O	Outline	500	1/11/2022	Refused
P23/S1407/RM	Reserved Matters	447	19/04/2023	31/07/2025

Assessment of deliverability

1. Current planning status

Policy STRAT14 of the South Oxfordshire Local Plan 2035 allocates this site for 500 homes. The Planning Inspectorate granted outline consent in April 2020 (P17/S4254/O) for 500 homes. Oxford Brookes University subsequently submitted a revised outline planning application in November 2022(P22/S3975/O), again for 500 homes. The council refused this application.

The applicant has since submitted their reserved matters application for the site, linked to the original outline consent which the council granted in 2020. This was an application for detailed consent for 447 homes, submitted in April 2023 (P23/S1407/RM). The council granted this detailed planning permission application on 31 July 2025.

2. Technical consultee comments

There are no outstanding technical stakeholder comments for this site, and detailed consent has been granted for the site.

3. Site viability

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

4. Ownership constraints

The Council are not aware of any ownership constraints affecting this site.

5. Infrastructure dependencies and enablers

A S106 agreement dated 15 November 2019 was completed for the outline planning application. This has various pre-commencement obligations.

7. Site promoter comments

1. Given this site now falls under “Category A”, and is therefore presumed to be deliverable in accordance with the NPPF, do you have any comments regarding delivery of homes on site or our trajectory below?

Site promoter accepts the trajectory provided by the council.

8. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035, with an outline application for up to 500 dwellings approved in April 2020. A reserved matters application for 447 homes was subsequently submitted in April 2023 and approved in July 2025. The site now therefore benefits from detailed planning permission, and in accordance with the NPPF, all 447 units would be “deliverable”, unless there is clear evidence that homes won't be delivered in the 5-year period.

However, our average lead in times for a site of this size indicate that the first completion would come 1.3 years after the RM is agreed. This would place the first completions October 2026. The average build out rate for a site of this size is 54 homes per annum, however, to reflect the fact that first years of completions aren't normally as strong as later years, we have assumed half a year's build out rate for 2026/27, of 27 homes. This leads to projection of 189 homes being delivered in the 5-year period.

We consider there to be no clear evidence demonstrating these homes won't be delivered in the 5 year period.

9. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	10 September 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

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

Date	9 September 2025
Name / signature	David Bainbridge Planning Director, Savills On Behalf of Crest Nicholson

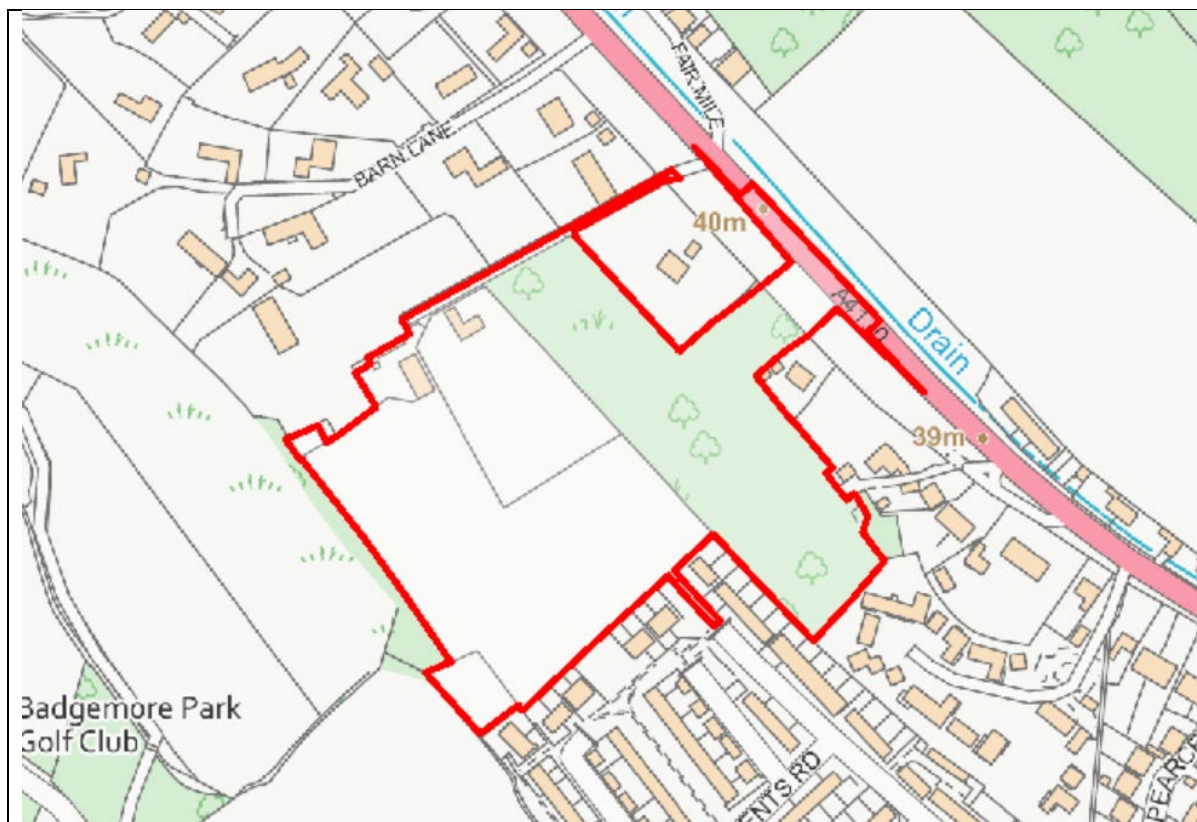
9a. Council's initial trajectory shared with site promoter for comment									
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	27	54	54	54	54
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
54	54	54	42	0	0	0	0	0	0
Council's initial 5-year total				189					

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	27	54	54	54	54
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
54	54	54	42	0	0	0	0	0	0
Site promoter's 5-year total				189					

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	27	54	54	54	54
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
54	54	54	42	0	0	0	0	0	0
Final 5-year total				189					

Site name	Land West of Fairmile
Land supply reference	1427

Total units in 5 year period	70
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Site status	Neighbourhood Plan Allocation with a full application under consideration
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Total units allocated for development	71
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P19/S2350/FUL	Full	71	23/07/2019	TBC

Assessment of deliverability

1. Current planning status

The site is allocated for 72 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site promoter, Thames Developments Group Ltd, has submitted a full planning application for 71 dwellings in July 2019. This includes the demolition of one cottage, Field Cottage, resulting in a net gain of 70 dwellings.

The council resolved to grant planning permission at planning committee on 21 February 2023 subject to completion of s106 agreement to secure affordable housing, infrastructure and wildlife mitigation. Pedestrian and cycle access is also being secured to Luker Avenue via an Easement.

2. Technical consultee comments

The council has resolved to grant permission for the proposals, subject to the signing of the S106 legal agreement. Therefore, there are no outstanding technical consultee comments to be resolved.

3. Site viability

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

4. Ownership constraints

The strip of land needed to deliver the proposed pedestrian / cycle path to Luker Avenue is owned by SODC. The applicant and SODC are understood to have reached agreement on this and Deed of Easement is being finalised.

5. Infrastructure dependencies and enablers

It is unlikely that new S106 funding will be generated from the development, as smaller sites mitigate their impact on infrastructure through the Community Infrastructure Levy (CIL).

6. Site promoter comments

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

The strip of land needed to deliver the proposed pedestrian / cycle path to Luker Avenue is owned by SODC. The applicant and SODC have agreed the final draft Deed of Easement in relation to this strip of land which will be completed once the s106 is finalised and the decision notice issued..

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

Yes, pre-commencement conditions as per the Committee Report. Preparatory work has been undertaken to discharge part of the ecology requirements.

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

It is anticipated that subject to completion of the s106 and grant of planning permission, construction could start in H2 2026.

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

Subject to no. 3 the first dwelling could be completed towards the end of 2027.

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

This will be confirmed by the developer in due course.

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

Subject to no. 3 the development could be completed by 2029. Table 9b estimates 36 units in 2027/28 and 35 units in 2028/29.

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

7. Officer conclusion on deliverability

This site is allocated for development in the Joint Henley and Harspden Neighbourhood Plan. A full planning application has been submitted on site and all planning matters have been agreed. Work is ongoing on agreeing the S106, though most of the issues have been resolved and it is a matter of finalising the heads of terms. The agent has confirmed preparatory work has started on discharging pre-commencement conditions.

On average, for sites of this size that have full planning permission it takes 1.2 years from the granting of full permission to the first home being delivered. Due to the advance nature of the planning application, with all planning issues resolved and the majority of legal matters also resolved, we have assumed that planning permission is granted by the end of the monitoring year 2025/26 – i.e. by the 31 March 2026. The first homes are therefore expected to be delivered at the start of 2027/28. This is in line with the site promoter's expectations of first completions in late 2027.

The average build out rate for a site of this size in the district is 38 homes per annum. We have therefore split the delivery over the 2027/28 and 2028/29, with 35 homes expected per annum, which is reflected by the site promoter's trajectory.

We consider that the site has clear evidence of a realistic prospect of delivering homes in the relevant 5-year period and is therefore considered deliverable.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	01/09/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of Thames Developments Group Ltd, I consider this to be a realistic assessment of the trajectory for this site	
Date	11/09/25
Name / signature	Tanya Jordan

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

Council's initial 5-year total

70

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

NB: The site promoter's trajectory of 71 homes does not include the net loss of 1 dwelling required to access the site, hence the total of 71 homes.

Site promoter's 5-year total

71

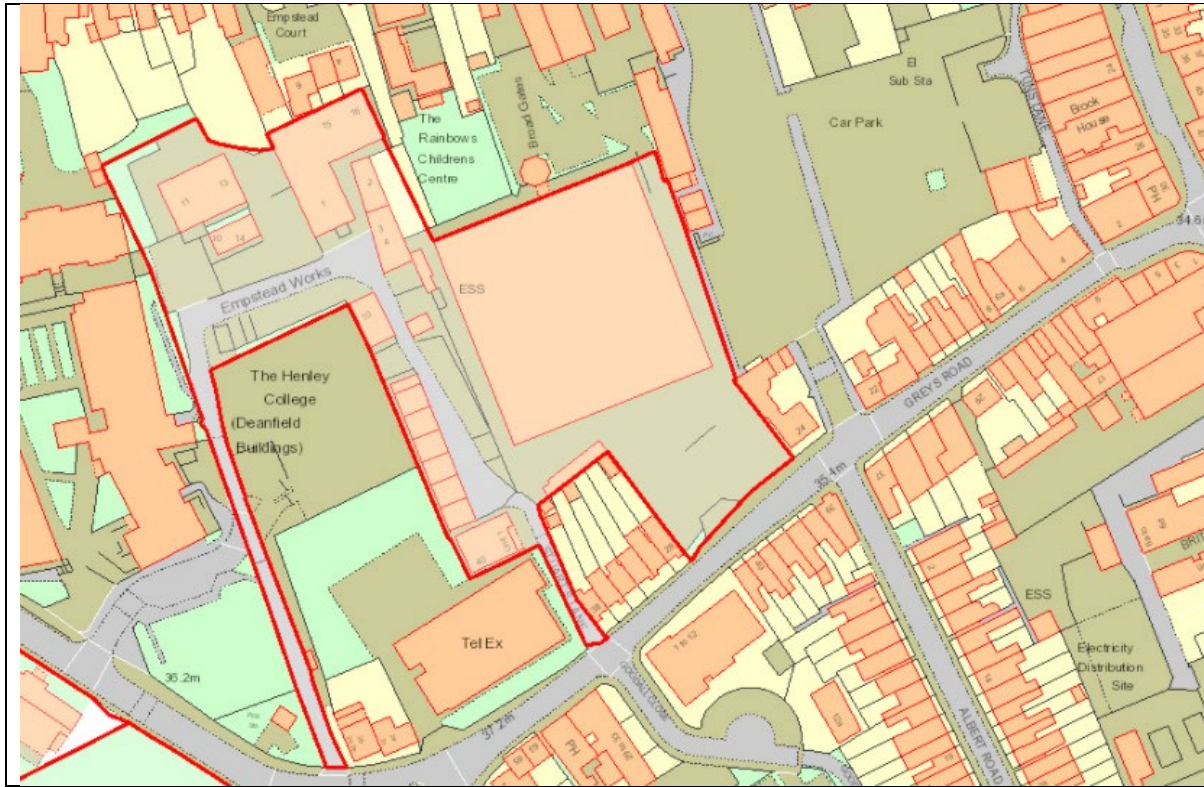
9c. Council's final trajectory for the site

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

Final 5-year total	70
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Site name	Empstead Works / Stuart Turner
Land supply reference	1431

Total units in 5 year period	21
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Site status	Allocation
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Total units allocated for development	42
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for a mixed-use development containing around 42 dwellings in the joint Henley and Harspden Neighbourhood Plan.

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

2. Technical consultee comments

There are currently no technical consultee comments as a planning application has not yet been submitted for the site.

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. However, the site is currently occupied by a number of businesses suggesting that leases may need to expire before development can commence.

5. Infrastructure dependencies and enablers

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

6. Site promoter comments

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

The site will be submitted on the 22nd of September after a detailed pre-application, design review and public consultation process. There have been a significant number of technical due diligence and design measures that have informed the site, namely, but not limited to:

- *Full Stage 2/3 Coordinated architectural design;*
- *Transport Assessment*
- *Surface Water Flood Risk Assessment*
- *Geo-technical / SI Reports*
- *Utilities Report*
- *Energy Statement including modelling*
- *Ecological Impact Assessment*

- *Air Quality*
- *Arboricultural Assessment*
- *Desk Based Archaeological Assessment*
- *Townscape and Visual Impact Assessment*
- *Heritage Assessment*
- *Daylight and Sunlight Assessment*

24. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
The Applicant has engaged proactively with SODC throughout the pre-application process. Two formal rounds of pre-application advice were sought (June–August 2024 and November 2024–February 2025), with the proposals further scrutinised through two independent Design Review Panels (December 2024 and July 2025). The advice received helped to shape the evolution of the masterplan—particularly in relation to housing mix, removal of commercial floorspace, scale, parking provision, and the treatment of historic features such as the burgage plots and boundary walls. Officers were broadly supportive of a residential-led approach, subject to careful attention to design quality, permeability, and sustainable access arrangements.

Highways pre-application engagement has been undertaken on a number of occasions with Oxfordshire County Council, most recently in January 2025.

25. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?
Alongside officer engagement, the Applicant and its consultants met Henley-on-Thames Town Council (October 2023; October 2024; and September 2025) and maintained ongoing contact with ward members of SODC, including Cllrs Ken Arlett, Stefan Gawrysiak, Kellie Hinton and Anne-Marie Simpson (Cabinet Member for Planning). Feedback from these engagements informed revisions to the masterplan, including the Greys Road frontage, the extent and distribution of play space, and the balance between houses and flats.

A multi-channel public consultation programme was delivered to enable early, accessible engagement:

- *Dedicated consultation website (launched December 2024) presenting the proposals via video, illustrated plans and explanatory text; the site received 2,517 unique visitors and 61 completed feedback forms during the initial consultation period*
- *Targeted social media campaign (23 Dec 2024–15 Jan 2025) reaching 8,831 people and generating 829 click-throughs to the consultation website.*
- *Hand-delivered newsletters (27 Dec 2024) to 500 nearby addresses (including Market Place, Greys Road, Gravel Hill, Stuart's Lane and surrounding streets) signposting residents to further information and feedback channels*

26. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
Full detailed application intended to be submitted on the 25th September.

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

The site has significant level differences and a history of contamination. Whilst these are not necessarily obstacles to starting construction, it does make for a more complex build, creating additional cost and time pressures on the viability of the scheme.

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

Dependent on the SODC planning timescales being 6 months for a positive decision, we would assume a 6 month design phase and a start on site in year with the first dwelling completed in early 2029.

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

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

57 in 2029

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

Whilst we note the allocation is for 42 dwellings this was from a previous allocation which envisaged retail and commercial floorspace being delivered on the site. Following our detailed and wide ranging consultation and design process, it has been concluded that deliver of a commercial use at this site would significantly impact on the housing delivery and that the commercial unit would not be a viable proposition in this location. This is predicated by a rigid informed design process as well as market feedback from retail operators. Whilst it may not be possible at this stage to amend the allocation note should be made around the fact that a retail mixed used scheme is not one that is likely to come forward and rather a residential led scheme with circa 57 units.

7. Officer conclusion on deliverability

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

The applicant has conducted a suite of technical studies and has conducted formal pre-application advice and engagement. The applicant intends to submit a full planning application in September 2025 for 57 dwellings, and it is therefore fair to assume that a full planning application will have been received by the council in the 2025/26 monitoring year.

Average lead-in times for sites of this scale suggest that it typically takes 9.8 months from the submittal of a planning application to its determination, which would see the application determined in 2026/27. If it is assumed that an application is submitted at the latest date within the 2025/26 monitoring year, 31 March 2026, lead-in averages estimate that first completions would be seen on site in 36.2 months. We would therefore anticipate first completions in April 2029, falling in the 2029/2030 monitoring year. This is a similar time scale to the one suggested by the site promoter comments, which anticipate completions in early 2029.

Regarding build-out rates, average rates for developments of this size within the district see 21 dwellings per annum. Comments received have suggested that all 57 units will be built out within one annum, which we believe to be ambitious. We would therefore assume average build-out rates for this development, which would see the completion of 21 dwellings within the five-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	02/09/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	19/09/2025
Name / signature	Will Kumar Planning and Development 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
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	21	21
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
15	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 21

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	0	57	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 57

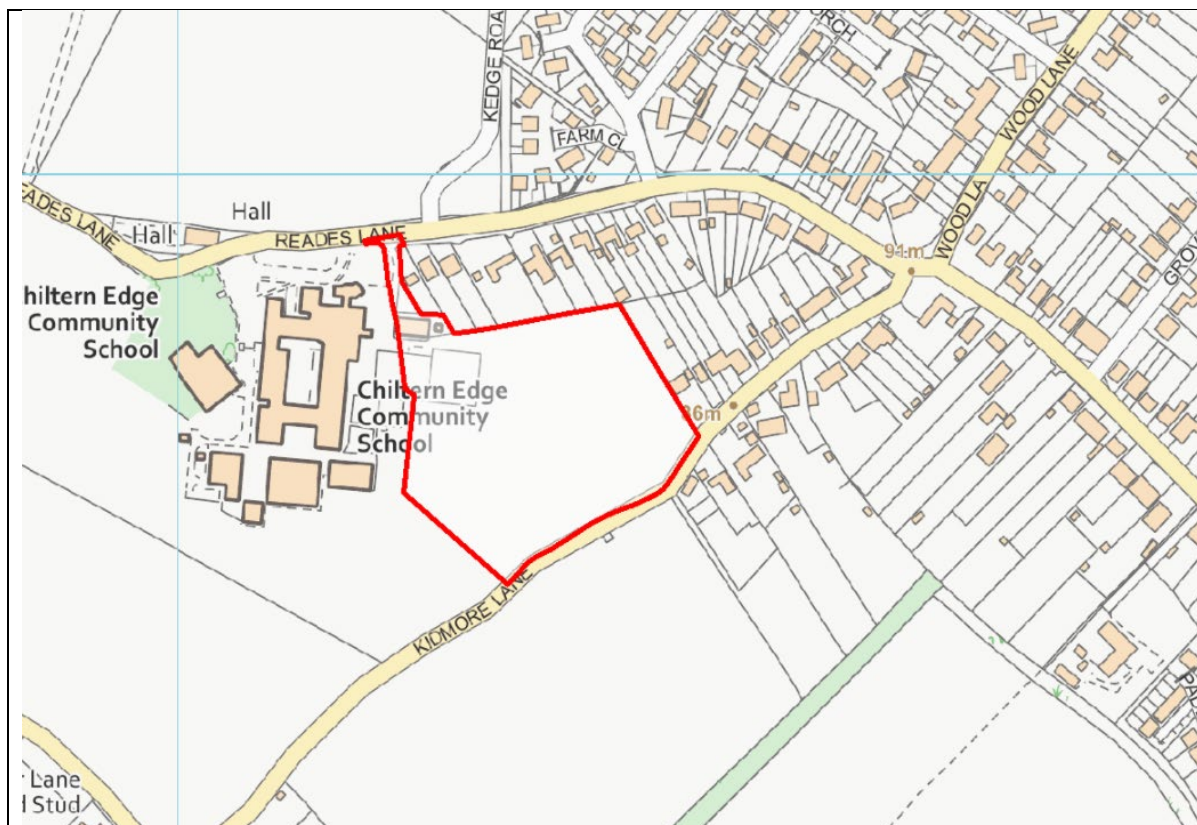
9c. Council's final trajectory for the site

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	21	21
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
15	0	0	0	0	0	0	0	0	0

Final 5-year total	21
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Site name	Chiltern Edge Top Field
Land supply reference	1432

Total units in 5 year period	50
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OS 100018668.

Site status	Neighbourhood Plan allocation with a full planning application under consideration.
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Total units allocated for development	50
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P24/S3629/FUL	Full	50	12/11/2024	TBD

Assessment of deliverability

1. Current planning status

Sonning Common Neighbourhood Plan allocates this site for 50 dwellings.

The applicant submitted a full planning application for 50 new dwellings in November 2024 (P24/S3629/FUL), with additional information received in February and July 2025. We anticipate this will be determined by 31 March 2026, within the 2025/26 monitoring year.

A planning application has been submitted to mitigate the proposed loss of playing field which this application is proposing (P25/1784/FUL, for the provision of a new sports lit 3G artificial grass pitch.

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 can take to address them. Comments are still awaited on the amendments submitted by the applicant on 31 July 2025, which may address some of the previous objections.

Air Quality (12/03/2025) No objection subject to mitigation measures being adhered to.

Affordable Housing (05/08/2025) The officer is mostly supportive of the application, however they have identified some changes that the applicant will need to make to the plans or supporting document, including:

- the applicant has submitted a revised Tenure Mix in accordance with the Housing Mix Plan, however, this mix reflects the previous tenure policy. The applicant is therefore advised to submit a further updated Housing Mix Plan that aligns with the updated Tenure Mix outlined and considers our suggested unit mix type.
- the applicant has made further efforts to distribute the affordable housing units, however, it is advisable that the applicant explores ways to further distribute the more concentrated clusters areas of affordable housing across the whole site to avoid exceeding cluster requirements.
- The only provision of flats/maisonette style housing on the site is proposed as affordable. With no similar provisions for market units, this could make the affordable units distinguishable. It is advised that the applicant explores ways to avoid this.

Contaminated Land (27/11/2024) No comments.

Drainage Officer (10/02/2025) The surface drainage strategy requires a condition for the attenuation basins. There are concerns regarding the FRA, and further investigation should be undertaken to confirm that the soakaway is suitable in this location. Further comments awaited on amendments submitted on 31 July 2025.

Ecology Team (18/08/2025) No objection, subject to a S106 planning obligation to secure onsite enhancements for BNG.

Environmental Protection Team (28/11/2024) No objection, although some concerns over noise and dust during the construction phase, which can be addressed through a condition.

Forestry Officer (06/08/2025) No objection. Significant improvements have been made to the proposal following previous feedback.

Landscape Architect (04/12/2025) No objection, although details of how the Youth and Play provision is to be provided will need to be covered in the S106, currently only unequipped areas are shown on the plans. The site generates approximately 300m² of Children's Play Space, this is much greater than a standard LAP size of 100m², LEAPS are generally a minimum of 400m² so I would expect LEAP style equipment to be provided in the proposed 300m² of play space, there is also a requirement of equipment in the Youth Space. Further comments awaited on amendments submitted on 31 July 2025

Leisure (28/11/2024) Unable to comment until the supporting sports mitigation application has been submitted and reviewed.

Oxfordshire County Council – Transport (19/12/2024) Objection due to concerns over the identification of raised tables and swept paths of the refuse vehicle, issues with the highway boundary and alignment of the existing site with access to be clearly defined, the removal of a raised table across the access to the site, and for the applicant to submit an updated RSA reflecting updated drawings. Further information is also required regarding the design of the traffic calming scheme (which can be addressed at the detailed design stage), the location of parking spaces, and details of cycle parking (which can be dealt with via a planning condition). Further comments awaited on amendments submitted on 31 July 2025

Oxfordshire County Council – Lead Local Flood Authority (10/12/2024) No objection subject to condition regarding SUDs.

Oxfordshire County Council – Education (28/11/2024) No objection subject to S106 education provisions.

Oxfordshire County Council – Property Education (28/11/2024) No objection o objections subject to development layout. There is a 1500mm overlap between the school proposal site and where the housing boundary borders the proposed school service road. It is significant enough to compromise the proposed service road width on the eastern most side of the school site. This slight clash of the two boundaries will need addressing in the proposals for the housing development layout to be acceptable. Further comments awaited on amendments submitted on 31 July 2025

Oxfordshire County Council – Archaeology (21/11/2024) No objection subject to a condition requiring an Archaeological Written Scheme of Investigation prior to commencement.

Oxfordshire County Council – Waste Management (19/11/2024) No objection subject to S106 contributions.

Sport England (31/07/2025) Sport England maintains its objection to this application on the basis that it will result in the loss of playing field, until a suitable Section 106 agreement, or other legal mechanism is delivered, or arrangements are confirmed on replacement provision. A condition should also be imposed requiring the sports lit 3G AGP to be built under application P25/S1784/FUL, along with the Gen 2 AGP, non-turf cricket wicket and the reinstatement of the cricket nets permitted under application P24/S3635/FUL has been implemented and made available for use, prior to commencement.

Urban Design Officer (24/07/2025) Some of the points previously raised have been addressed through additional information, however, not all information previously requested has been provided. As the DAS needs to be updated to reflect the changes made, some of the requested information which is yet to be submitted by the applicant could be provided via an update to the DAS.

Waste Management Officer (28/07/2025) No further comments.

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 issue with this site will be issues over the mitigation for the loss of playing field land. Although Sport England does not normally accept financial mitigation for the loss of playing field land, in this instance, the PPS does accept it and the PPS went through a robust consultation process and forms the evidence base for the emerging Local Plan. Sport England have now confirmed that they accept the principle of mitigation being partly secure via financial contributions, subject to necessary obligations in a S106, alongside the mitigation through planning application P25/1784/FUL for the provision of a new sports lit 3G artificial grass pitch.

Further issues regarding infrastructure dependencies have been raised in stakeholder comments, including the boundary between the school and housing development.

The site is subject to S106 obligations including education, sports provision, BNG and transport and highways.

6. Site promoter comments

1. When do you think construction work will commence, and are there any obstacles to starting construction?
2. When do you think the first dwelling will be completed?
3. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
4. How many homes a year do you think this site will deliver?
5. Are there any other comments you would like to raise?

NOTE: Neither Deansfield Homes nor their agent Savills responded to any correspondence relating to housing land supply.

7. Officer conclusion on deliverability

Sonning Common Neighbourhood Plan allocates this site for 50 dwellings. The applicant submitted a full planning application for 50 new dwellings in November 2024 (P24/S3629/FUL), with additional information received in February and July 2025. We anticipate this will be determined by 31 March 2026, within the 2025/26 monitoring year. Although Savills were contacted for their input into this proforma, no response was received.

The average lead in times for sites of this size in the district is 3.3 years from the submission of an outline application to the delivery of homes on site. This would place first completions on site in February 2028. In regard to the build out rate, our average build out rate for sites of this size in the district is 38 homes per annum. We would therefore assume that all 50 dwellings would be completed on the site within the 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	28/08/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	NO RESPONSE
Name / signature	NO RESPONSE

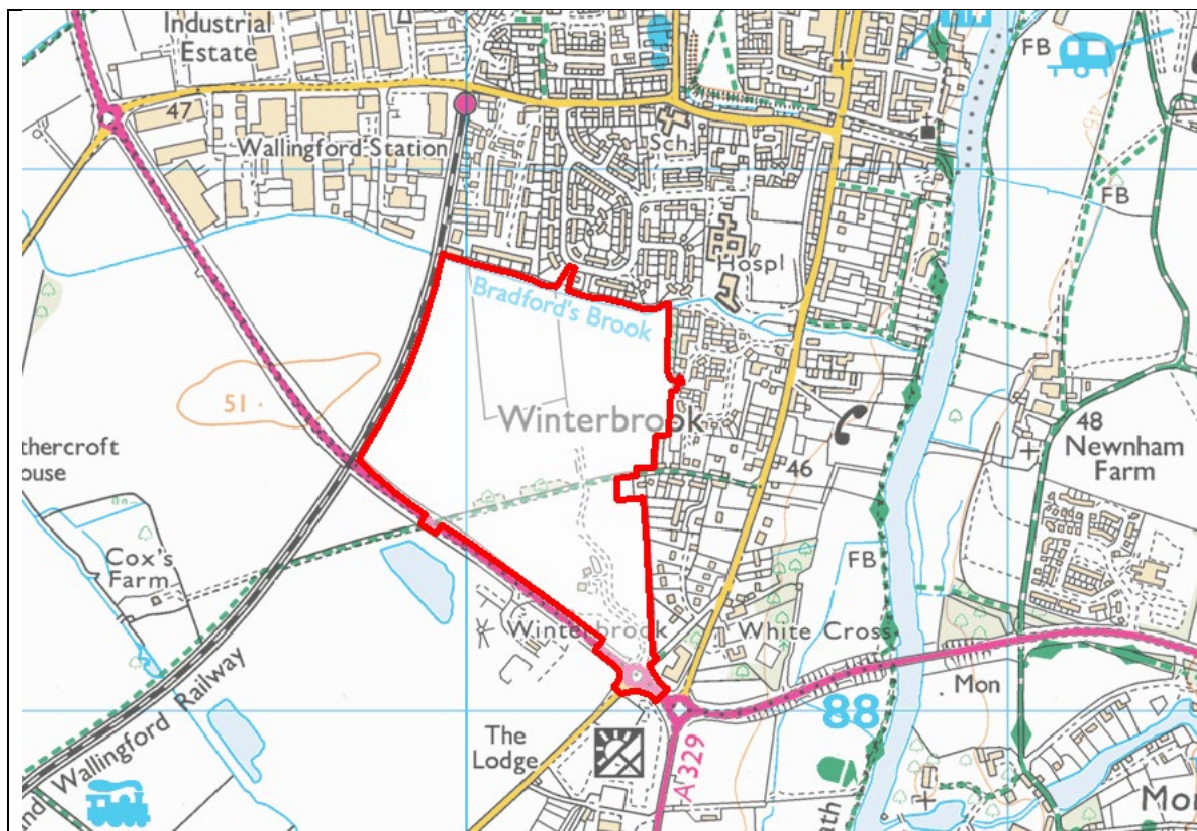
9a. Council's initial trajectory shared with site promoter for comment

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	12	38	
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 50

Site name	Site E, Reading Road, Wallingford
Land supply reference	1676

Total units in 5 year period	237
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Site status	Outline permission, detailed consent, and reserved matters application under consideration.
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Total units allocated for development	502
Total units with outline consent	502
Total units with detailed consent	228
Total completions to date	25

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P16/S4275/O	Outline	502	03/01/2017	09/08/2019
P22/S2346/RM	Reserved Matters	228	23/06/2022	30/03/2023
P25/S0689/RM	Reserved Matters	209	03/05/2025	TBD
P25/S1803/FUL	Full application	65	03/06/2025	TBD

Assessment of deliverability

1. Current planning status

Policy WS2 of the Wallingford Neighbourhood Plan allocates this site for up to 502 homes. The applicant submitted an outline application in 2017 for 502 homes, and the council granted outlined consent in August 2019 (P16/S4275O). Amendments to this permission were approved in December 2022 (P22/S2257/FUL). A reserved matters application for 228 homes was approved in March 2023 (P25/S1925/RM).

A second RM application, received in May 2025 for the delivery of 209 homes, referred to as Phase 3, is currently under consideration (P25/S0689/RM). Amended plans and additional information were provided in July 2025. We anticipate a decision will be made on this application by the end of the 2025/26 monitoring year.

In addition to the live RM application, the council is currently considering a Section 73 application ([P25/S1780/S73](#)) to amend the parameter plans in order to allow development to take place on the land that was originally intended to potentially accommodate a primary school on site, if it was needed. As the school is no longer to be delivered on site, the developer intends this land be used for a medical centre and further housing. A separate full application independent of the outline permission has been received, and is currently under consideration for the medical centre and 65 dwellings (P25/S1803/FUL), referred to as Phase 5. We anticipate to determine the full application by the end of 2025/26 monitoring year.

Finally, there is one remaining parcel of land within the outline consent that is not subject to any further applications or permissions (Phase 4), which according to the outline permission is intended as a care home. The applicant has not yet confirmed the size of the care home, but the total units discussed at outline stage was circa 60. If this care home is delivered as communal accommodation, these 60 units would equate to an additional 32 dwellings.

2. Technical consultee comments

Comments in relation to P25/S0689/RM (Phase 3 209 homes)

The below list identifies where technical stakeholders have provided feedback on the proposed development under planning application P25/S0689/RM, along with steps the council or applicant are taking to address them. Comments from technical stakeholders on these amendments are still awaited from urban design, forestry and drainage. A meeting with

the developer is scheduled for 27 August 2025 to discuss outstanding comments and further amendments required.

Active Travel England (21/03/2025) Standing advice issued.

Affordable Housing (31/07/2025) The officer is mostly supportive of the application, however they have identified some changes that the applicant will need to make to the plans or supporting document, including:

- An updated Housing Delivery Document is required
- The applicant is required to identify the total number of AH across the whole site, expected to be 200 AH to be delivered on site, with the 0.8 part unit delivered as a financial contribution as per the Section 106 agreement.
- This phase would lead to an over delivery of the agreed total of 2-bedroom flats for Affordable Rent. It is advised that these units are proposed as houses to fall within the parameters of the agreed Affordable Housing mix.
- As per previous comments, adjoining units at varying tenures can be problematic from a management and maintenance perspective. It is advised the applicant explores plans to keep Rented products together, and Shared Ownership products together.
- Proposals continue to include a total of three 2-bedroom flats for Affordable Rent that are situated on 2nd floors and above. Provision of this unit type is not considered suitable family accommodation. Any such arrangement should be avoided.
- The proposed apartment block for plots 107-115 include three 2-bedroom units for 3 persons. This unit size would not be acceptable and would fail to satisfy the needs of current and future households.
- It is advised plans are revised to provide minimum of 4 bed spaces per 2- bedroom property to satisfy eligibility criteria.
- It is advised the applicant revise parking space plans as per the comments provided.

Contaminated Land (20/05/2025) No comments.

Drainage (09/05/2025) Further information required to address concerns regarding the proposed surface water drainage strategy and foul drainage.

Ecology Officer (08/08/2025) No objections to the Biodiversity Enhancement Plan, which needs to be updated to reflect the final layout.

Environmental Protection Team (19/03/2025) No comments.

Forestry Officer (08/04/2025) The tree planting proposals do not demonstrate compliance with national and local policy. Further information is required regarding the Tree Protection Plan and General Arrange Plan. A detailed planting plan and supporting management and maintenance plan should also be provided.

Landscape Architect (12/08/2025) The proposals do not meet some of the criteria set out in the Design Code and lack detail with respect to planting proposals. These issues should be addressed and additional information provided regarding street trees, POS, SUDs, play areas and boundary treatments.

Oxfordshire County Council - Archaeology (08/04/2025) No comments.

Oxfordshire County Council - Lead Local Flood Authority (19/08/2025) Previous comments addressed. No objection.

Oxfordshire County Council - Transport (19/08/2025) Issues raised in previous comments have not all been addressed. Amendments required to layout including carriageway dimensions and gradients, visibility splays and swept paths. The applicant is also required to submit a Stage 1 RSA.

Urban Design Officer (06/05/2025) Issues raised which must be addressed to make the application acceptable in design terms.

Waste Management Officer (04/08/2025) Additional information is required for the waste management plan.

Comments in relation to P25/S1803/FUL (65 homes and medical centre / Phase 5)

Affordable Housing Officer (14/07/2025): The financial viability assessment will need independent scrutiny to demonstrate that affordable housing cannot be delivered on this site.

Air Quality Officer (22/07/2025): No objections subject to conditions (not pre-commencement)

Contaminated Land Officer (16/07/2025): No observations

Drainage Engineer (26/08/2025): Raised concerns that some amendments to the plans are needed, as well as local specific infiltration testing.

Ecology Officer (25/07/2025): Amendments are needed to the BNG report to take account of additional land within the site.

Environmental Protection Officer (28/07/2025): No observations

Forestry Officer (01/08/2025): No objection, subject to a pre-commencement condition requiring the submission and agreement of a detailed landscaping and planting plan.

Heritage Officer (28/07/2025): The heritage statement doesn't evidence a lack of impact on the conservation area, and it would be helpful if both the heritage statement and LVIA could be updated with viewpoints.

Landscape Architect (14/08/2025): further information is needed to demonstrate the proposals comply with open space standards, play / youth requirements. There is inadequate space for sustainable drainage systems, and there is a lack of information about tree planting.

Oxfordshire County Council Transport (14/08/2025): Objection based on the need to amend plans to address a number of highways / access concerns, provide further information, and submit a Stage 1 Road Safety Audit. They have also recommended conditions are attached, including pre-commencement conditions.

Oxfordshire County Council – Flood Engineer (14/08/2025): No objections subject to a pre-commencement condition requiring a detailed surface water drainage scheme to be submitted and agreed.

Oxfordshire County Council – Education (14/08/2025): No objections subject to a financial contribution towards education provision.

Oxfordshire County Council – Archaeologist (14/08/2025): No objections subject to a pre-commencement condition requirement a written scheme of investigation, and a programme of archaeological mitigation to be carried out in accordance with it.

3. Site viability

The Council and site promoter are not aware of any viability issues affecting the approved and live reserved matters applications. However, the applicant has submitted a viability report with the full application (65 homes and the medical centre), claiming that it is not viable to deliver both the land for the medical centre and affordable housing on the 65 residential units. This will need to be subject to external verification before the council can approve or decline the application.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

The significant infrastructure requirements for this site have already been addressed through the Section 106 agreement for the development, agreed through the outline planning application reference P16/S4275O. This will cover all applications being brought forward under the original outline consent. Some technical consultees have sought additional infrastructure contributions to mitigate the impact of the additional 65 homes and medical centre under P25/S1803/FUL.

6. Site promoter comments

Questions in relation to the live Reserved Matters application (Phase 3 / P25/S0689/RM)

1. When do you think construction work will commence for P25/S0689/RM / Phase 3, and are there any obstacles to starting construction?
January 2027
2. When do you think the first dwelling will be completed for P25/S0689/RM / Phase 3?
June 2028
3. How many homes a year do you think P25/S0689/RM / Phase 3 will deliver?
Circa 70

4. Are there any other comments you would like to raise in relation to Phase 3 / P25/S0689/RM? **N/A**

Questions in relation to P25/S1803/FUL (65 homes and medical centre / Phase 5)

5. When will you submit amended plans / additional information to address technical consultee comments (e.g. drainage engineer, heritage officer, landscape architect, transport engineer)? **Autumn 2025**
6. When do you think construction work will commence for P25/S1803/FUL / Phase 5, and are there any obstacles to starting construction? **Subject to planning timescales**
7. When do you think the first dwelling will be completed for P25/S1803/FUL / Phase 5? **As above**
8. How many homes a year do you think P25/S1803/FUL / Phase 5 will deliver? **Circa 1-2 years of construction for residential only**
9. Are there any other comments you would like to raise in relation to P25/S1803/FUL / Phase 5? **N/A**

Questions in relation to the remaining residential parcel / care home (Phase 4)

1. When are you intending to submit a reserved matters application for Phase 4? **2026**

7. Officer conclusion on deliverability

The site has outline permission for 502 homes, with detailed permission for 228 homes through reserved matters application P22/S2346/RM granted in March 2023. In accordance with the NPPF, we consider those homes benefitting from detailed planning permission to be deliverable, and there is no clear evidence indicating otherwise. Construction has started on this phase, and first housing completions were in 2024/25.

Reserved Matters application (Phase 3 / P25/S0689/RM)

We are currently considering a reserved matters application, submitted by Berkeley in March 2025, for the delivery of 209 homes (P25/S0689/RM / Phase 3). We hope to make a decision on this application by the end of 2025, however, as there are still some outstanding technical comments, we have assumed a determination date of 31 March 2026, the end of the 2025/26 monitoring year. This would be a full 12 months for determination, which is slightly higher than the average for sites of this size, which is around 8-11 months. From this date, it takes around 13-16 months from detailed consent to first completions, on average in South Oxfordshire. This would align roughly with the timetable for Phases 1 and 2 (the consented and under construction reserved matters). Taking the top end of these averages would see first completions on Phase 3 around October 2027. In previous years, Berkeley has advised a site-wide build out rate of 72 homes a year, and so, the site trajectory continues this – overlapping with completions in the final years of construction in phases 1 and 2. There is clear evidence of progress from Berkeley on this site.

Berkeley has advised that don't anticipate any completions until June 2028, and so the council's final trajectory reflects this pessimistic view of their capacity to deliver. The developer has commenced construction on phases 1 and 2, and intend to deliver 70 homes a year on this site. Phase 3 makes a clear contribution to that goal, and they are working with the council and stakeholders to resolve outstanding comments. In response to Berkeley's feedback, the council's final trajectory for this site now allows another 19 months for these matters to be resolved, which is roughly a year longer than both the previous RM application on this site, and the district average.

P25/S1780/S73 and P25/S1803/FUL (65 homes and medical centre / Phase 5)

In addition to phase 3, we are also considering a full application for 65 homes and a medical centre. These will also require changes to the parameters plan on the outline consent (achieved through the Section 73 application). This application is still new at the time of writing, and there are still outstanding and unresolved technical comments. However, Berkeley with the developer anticipating to submit amended plans in Autumn 2025, and the development taking 1-2 years of construction for the residential elements of the proposal. Given there is a live application for this, and the housebuilder has confirmed they intend to respond quickly to the technical comments, we consider it realistic (albeit a conservative assumption) that that the council can determine this application before the end of 2026 (i.e. December 31st 2026).

From this date, it takes around 13-16 months from detailed consent to first completions, on average in South Oxfordshire. This would align roughly with the timetable for Phases 1 and 2 (the consented and under construction reserved matters). This would place first completions on this parcel in April 2028, with the developer expecting a 2 year build out for the residential element of the parcel.

Remaining residential parcel / care home (Phase 4)

The developer anticipates that a reserved matters application will be submitted for phase 4 in 2026. We assume (conservatively) that this would be no later than 31 December 2026 – i.e. the last possible date of the site promoter's timetable. We have assumed a determination date of 31 December 2027, a full 12 months for determination, which is slightly higher than the average for sites of this size of around 8-11 months. From this date, it takes around 13-16 months from detailed consent to first completions, on average in South Oxfordshire, so we would expect first completions in April 2028.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	02/09/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	24 September 2025
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Name / signature	Jennifer Keith Senior Development Manager
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9a. Council's initial trajectory shared with site promoter for comment for Phase 3– detailed application P25/S0689/RM

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	13	72	72	45
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				157					

9b. Site promoter's trajectory for Phase 3– detailed application P25/S0689/RM

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	70	70	69
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total				140					

9c. Council's final trajectory for Phase 3– detailed application P25/S0689/RM

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	70	70	69
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				140					

10a. Council's initial trajectory shared with site promoter for comment for Phase 5– full application P25/S1803/FUL

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
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	0	0	27
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
38	0	0	0	0	0	0	0	0	0
Council's initial 5-year total				0					

10b. Site promoter's trajectory for Phase 5– full application P25/S1803/FUL									
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	0	0	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total				0					

*Site promoter advises that the trajectory for this parcel is “subject to planning timescales”.

10c. Council's final trajectory for Phase 5– full application P25/S1803/FUL									
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	27	38	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	0	0	0	0	0	0	0	0
Final 5-year total				65					

11a. Council's initial trajectory shared with site promoter for comment for Phase 4 – care home / remainder of outline consent									
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	0	0	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total				0					

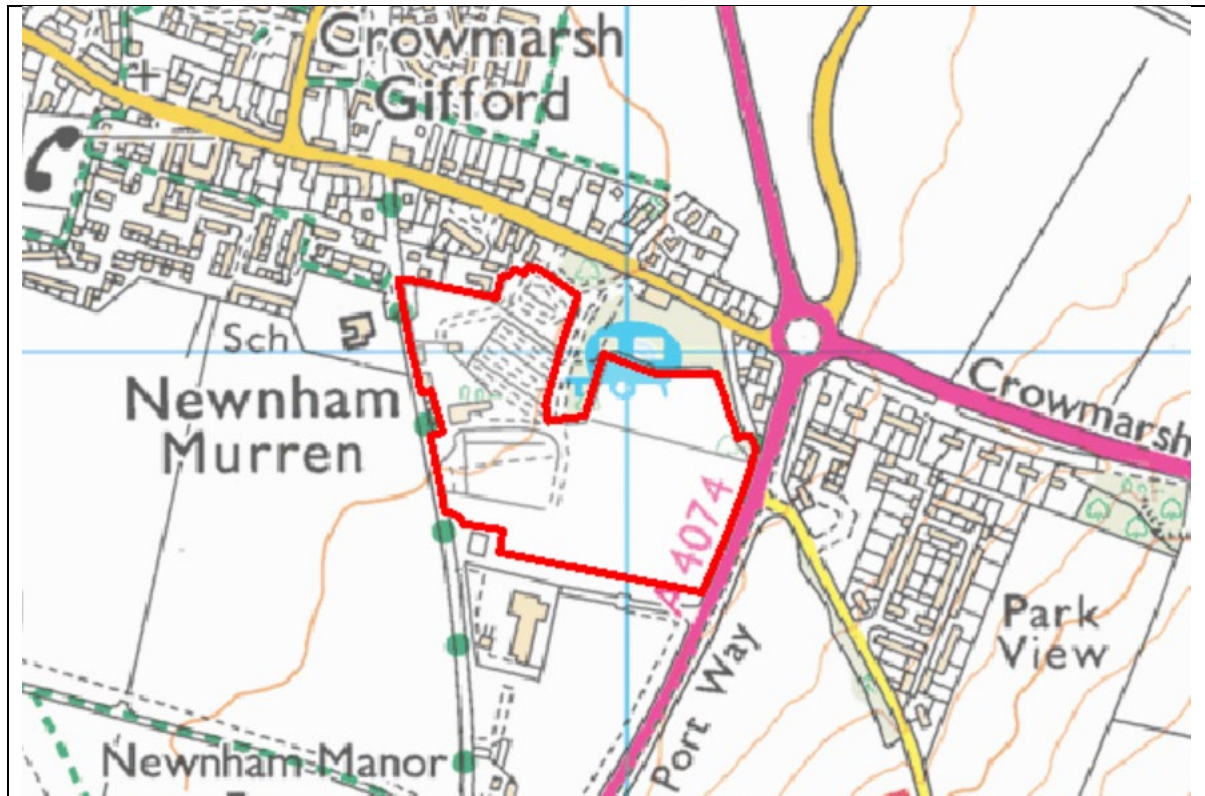
11b. Site promoter's trajectory for Phase 4 – care home / remainder of outline consent									
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	0	0	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total									

*Site promoter did not complete the trajectory for this phase

11c. Council's final trajectory for Phase 4 – care home / remainder of outline consent									
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	32	0	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	0	0	0	0	0	0	0	0
Final 5-year total			32						

Site name	Land to the south of Newnham Manor, Crowmarsh Gifford
Land supply reference	1561

Total units in 5 year period	100
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OS AC0000814259

Site status	Resolution to Grant Planning Permission
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Total units allocated for development	100
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P16/S3852/FUL	Full	100	21/11/2016	TBD

Assessment of deliverability

1. Current planning status

Full planning application P16/S3852/FUL was submitted in 2016 for the delivery of 100 homes. The Council resolved to grant permission subject to the signing of a legal agreement at the Council's Planning Committee meeting on 16 January 2018.

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

Discussions are still ongoing regarding a particular element of the S106 Agreement.

2. Technical consultee comments

The Site has a resolution to grant planning permission subject to the legal agreement being signed. There are no outstanding technical issues.

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 outline planning permission reference [P16/S3852/FUL](#), the key infrastructure dependencies and enablers for this site, and steps being taken to address them, are as follows:

Highways

Work on the legal agreement is ongoing in order to secure the following:

- Public transport services contributions towards enhancing the Oxford-Reading bus service - £103,700
- Public Transport infrastructure-£18,887
- Traffic Regulation Order-£5,000
- Travel Plan monitoring fee - £1,426
- S278 off-site works and Traffic Regulation Orders
- Monitoring fee for County Contributions

Education

Work on the legal agreement is ongoing in order to secure the following:

- The transfer of the school land to the Oxfordshire Diocesan Board of Education for use by the school.
- The laying out and landscaping of the school land following approval of reserved matters, the design of which to be agreed by the District and County Council and Oxfordshire Diocesan Board of Education.

Public Space / Utilities

Work on the legal agreement is ongoing in order to secure the following:

- Provision of open space and play areas for use by the public
- Future management and maintenance of open space
- Street naming and numbering - £ 2,900
- Provision of recycling bins - £18,600
- Provision and maintenance of Public Art – £30,600
- Monitoring fees - £5,309

6. Site promoter comments

8. What do you think are the key issues that need to be resolved before the Section 106 agreement can be signed? When do you anticipate that the S106 agreement will be signed?

The s106 is due to be signed by the end of September 2025. All outstanding issues have now been resolved.

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

Yes the following pre-conditions will need to be discharged:

- *Samples of materials*
- *Landscaping*
- *Arboricultural Method Statement*
- *Wheel washing details*
- *Construction Management Plan*
- *Construction Method Statement*
- *Glazing details for dwellings facing east towards A4074*
- *External Lighting details*
- *Biodiversity enhancement plan*
- *Phased Risk Assessments*
- *Sustainable Drainage Scheme*
- *Foul Water Drainage Scheme*
- *Archaeological Written Scheme of Investigation*
- *Archaeological Evaluation and Mitigation*
- *Detail footpath design (for the footpath leading through The Stables to The Street)*

Work has yet to commence on the discharge of the above conditions, but this work is likely to commence Autumn 2025.

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

We expect work will commence 2026. No obstacles foreseen.

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

Spring 2027.

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

One sales outlet within one phase.

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

- *2027/28 - 20 homes*
- *2028/29 - 44 homes*
- *2029/30 - 36 homes*

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

No

7. Officer conclusion on deliverability

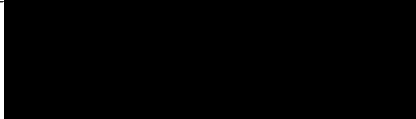
Full planning application P16/S3852/FUL was submitted in 2016 for the delivery of 100 homes. The application has been given delegated approval, with the only task outstanding now being the signing of the S106 legal agreement. Site average lead in time data for sites of this size in the district show that on average it takes 2.7 years from the submission of a full application to the first homes being delivered, which would anticipate first homes being delivered in 2018. Although there is an evident lack of progress for this site, the only remaining matter to be resolved is the signing of the S106 Agreement. It would therefore be reasonable to assume that permission for the site will be granted in the 2025/26 monitoring year, by 31 March 2026.

As it takes on average 1.5 years from granting of permission to the first home being complete, we would anticipate first completions by August 2027. This is slightly later than the site promoter's feedback who anticipate first completions in Spring 2027. However, the later date allows for slippage regarding the determination of the application, which we believe is reasonable given the site's history of delayed signing of the 106 agreement. The average build out rates for sites of this size in the district is 54 homes per annum. We have forecast 7 months build out in 2027/28 with 31 homes being delivered in the first year.

Taking into account the above, we consider there is clear evidence of a realistic prospect that this site will deliver 100 homes in the 5-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 September 2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of Avant Homes, I consider this to be a realist assessment of the trajectory for this site	
Date	11 th September 2025
Name / signature	 Arron Twamley, Director ATP Ltd

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
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	31	54	15	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

Council's initial 5-year total 100

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
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	20	44	36	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

Site promoter's 5-year total 100

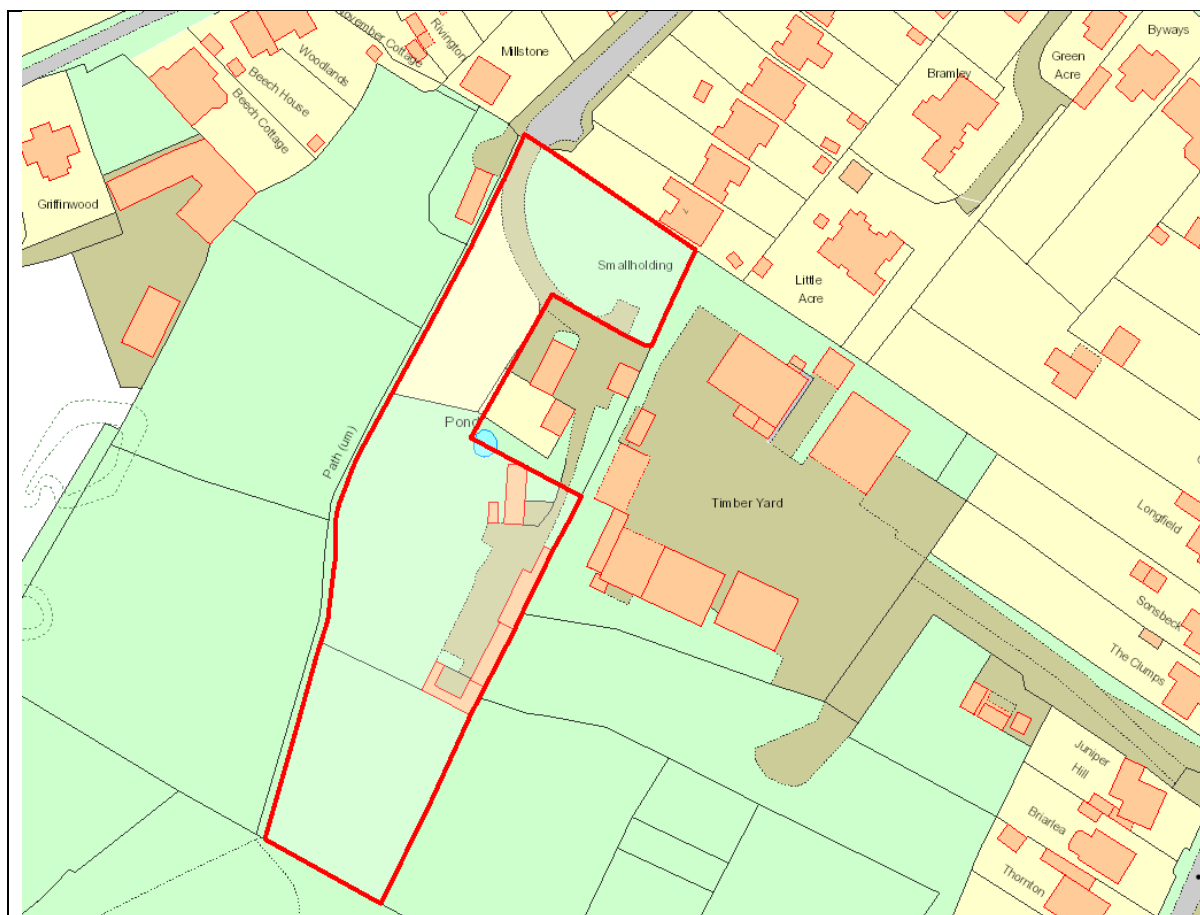
9c. Council's final trajectory for the site

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
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	31	54	15	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

Final 5-year total 100

Site name	Woodcote NDP Site 19: The Smallholding
Land supply reference	1448

Total units in 5 year period	0
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Site status	Neighbourhood Plan allocation
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Total units allocated for development	9
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 9 dwellings by Policy HS5 of the Woodcote Neighbourhood Plan. There are currently no planning applications on this site.

2. Technical consultee comments

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

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 proposals for residential development will be supported on the site subject to the developer providing a footpath to link the new homes to the existing footpath in Wood Lane; where practicable, the existing dwelling (The Smallholding) should be retained; the developer should provide a landscaping scheme showing native trees and hedging to screen the site.

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

The site is allocated for 9 dwellings by Policy HS5 of the Woodcote Neighbourhood Plan. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply. As there is limited progress on this site, we have forecast that delivery will take place at the end of the Woodcote Neighbourhood Plan period, i.e. by 2035.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	17 September 2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
No feedback requested from the site promoter.	

9a. Council's final trajectory for the site

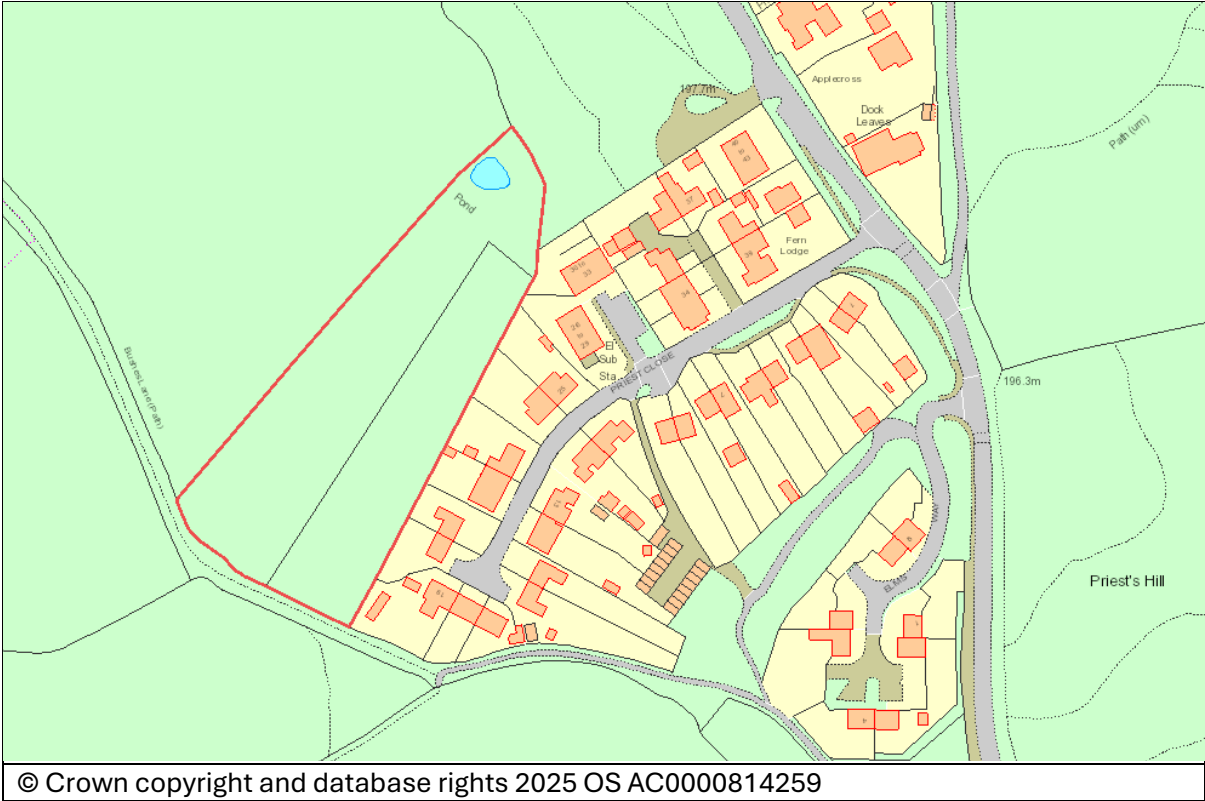
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	0	0	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	0	9	0	0	0	0	0	0

Final 5-year total

0

Site name	Land to the West of Priest Close, Nettlebed
Land supply reference	1443

Total units in 5 year period	0
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Site status	Allocation
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Total units allocated for development	11
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 in the South Oxfordshire Local Plan 2035 for approximately 11 homes. As of yet there have been no relevant planning applications on the site.

2. Technical consultee comments

As there are no live planning applications on the site, there are no technical consultee comments.

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

Policy H5 of the Local Plan sets out the site allocation policy. Further information on infrastructure requirements will come forward as a planning application is progressed.

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035 for approximately 11 homes. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply. As there is limited progress on this site, we have forecast that delivery will take place at the end of the South Oxfordshire Local Plan period, i.e. by 2035.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	17 September 2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
No feedback requested from the site promoter.	

9a. Council's final trajectory for the site

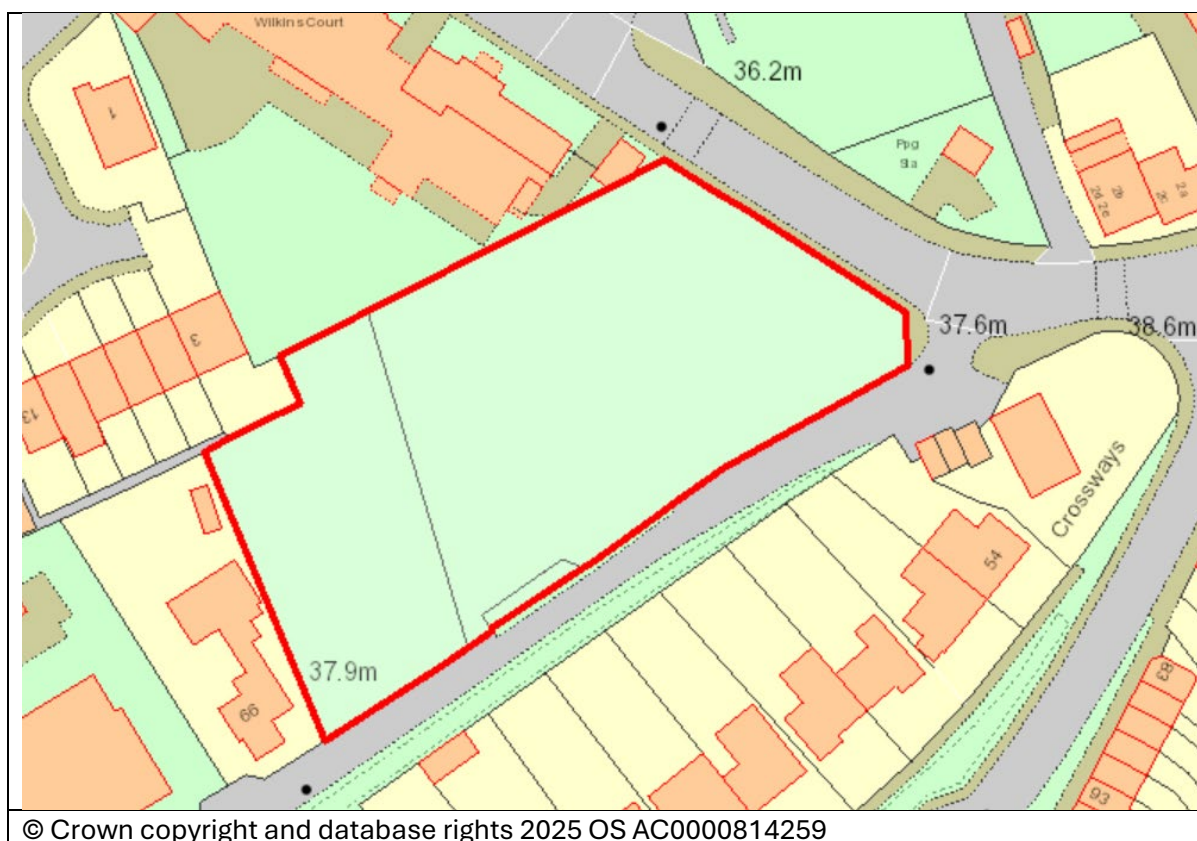
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	0
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
0	0	0	11	0	0	0	0	0	0

Final 5-year total

0

Site name	Henley Youth Club (Site X)
Land supply reference	1439

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	23
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 23 dwellings in the joint Henley and Harpsden Neighbourhood Plan. There are currently no live planning applications submitted for this site.

2. Technical consultee comments

There are no live applications on this site and therefore no technical consultee comments.

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

Policy DS8 of the Henley and Harpsden Neighbourhood Plan sets out the site allocation policy.

Further information on site infrastructure will be available once a planning application has been submitted and is under consideration.

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

The site is allocated for 23 dwellings in the joint Henley and Harpsden Neighbourhood Plan. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply. We have forecast delivery on this site at the end of the Henley and Harpsden Joint Neighbourhood Plan, i.e. by 2035.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site	
Date	17 September 2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
No feedback requested from the site promoter.	

9a. Council's final trajectory for the site

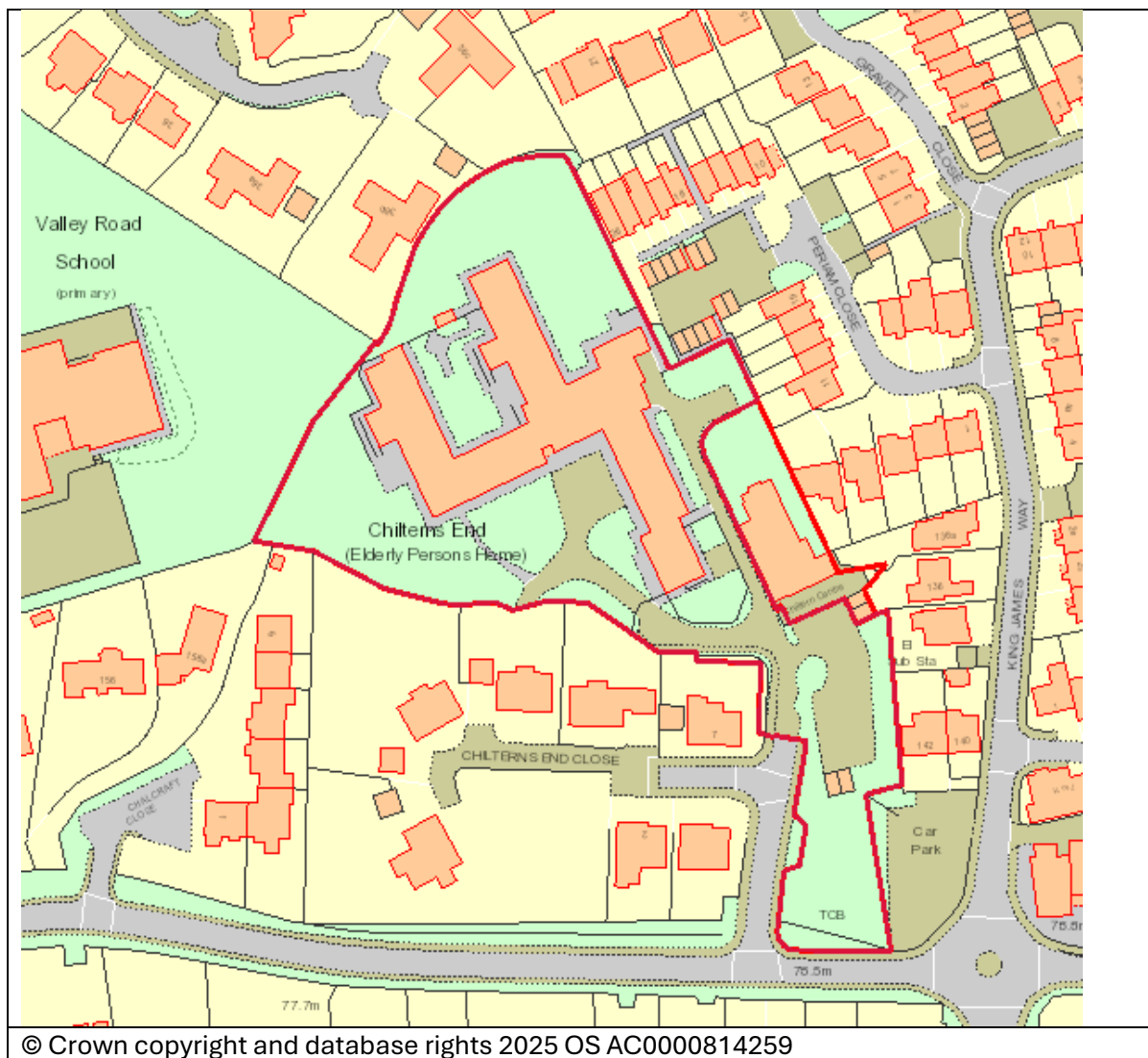
2011/1 2	2012/1 3	2013/1 4	2014/1 5	2015/1 6	2016/1 7	2017/1 8	2018/1 9	2019/2 0	2020/2 1
0	0	0	0	0	0	0	0	0	0
2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8	2028/2 9	2029/3 0	2030/3 1
0	0	0	0	0	0	0	0	0	0
2031/3 2	2032/3 3	2033/3 4	2034/3 5	2035/3 6	2036/3 7	2037/3 8	2038/3 9	2039/4 0	2040/4 1
0	0	8	15	0	0	0	0	0	0

Final 5-year total

0

Site name	Chilterns End, Henley-on-Thames
Land supply reference	1437

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	27
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
N/A	N/A	N/A	N/A	N/A

Assessment of deliverability

1. Current planning status

The site is allocated for 27 dwellings in the Joint Henley and Harpsden Neighbourhood Plan. There are no current planning applications for this site.

2. Technical consultee comments

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

3. Site viability

The Council is not aware of any viability issues on this site, although as a brownfield redevelopment it may give rise to issues as more investigatory work is done.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

The Design Brief for this site should demonstrate how the proposed development appropriately responds to the site's environmental and landscape context, including proximity to the AONB

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

This site is allocated in the Joint Henley and Harpsden Neighbourhood Plan. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply. We have forecast delivery on this site at the end of the Henley and Harpsden Joint Neighbourhood Plan, i.e. by 2035.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

17 September 2025

Name / signature

Harriet Mallinder
Senior Planning Policy Officer

No feedback requested from the site promoter.

9a. 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
0	0	10	17	0	0	0	0	0	0

Final 5-year total

0

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

Total units in 5-year period	0
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Site status	Allocated with an outline planning application under consideration.
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Total units allocated for development	Around 50
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/S4620/O	Outline	56	21/12/2022	TBD

Assessment of deliverability

1. Current planning status

The site is allocated in the Joint Henley and Harspden Neighbourhood Plan for around 50 homes.

An outline application was submitted in December 2022 for 56 homes, under planning reference P22/S4620/O, which is currently under consideration. Amended plans were submitted under the planning application in April 2025. The Council is currently considering these amendments.

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.

Affordable Housing Team (24/04/2023) The officer is mostly supportive of the application, however they have identified some minor design changes to the proposed plans.

Archaeology (04/05/2023) No objection

Community Infrastructure Officer & S106 Officer (12/04/2023) No objection.

Contaminated Land (25/04/2023) Given the site's former industrial history the applicant should provide a contaminated land preliminary risk assessment consultant's report in support of the planning application. If land contamination has the potential to be present and impact the development, then planning conditions would be recommended to ensure that intrusive investigations, and if necessary remedial works to be undertaken to mitigate any risk to the development and environment.

Countryside Officer (08/05/2025) Comments from 23 June 2023 identified insufficient information has been provided to determine the ecological impact of the proposals on great crested newts and bats all of which are protected species. Since the amended plans, this application is now supported by an updated ecological impact assessment (EclA), NatureSpace documentation, and biodiversity metric. There are now no objections to the proposal.

Drainage Engineer (02/05/2023) Flood modelling information needs to be updated on the southern parcel. The engineer has asked if the pavilion can be located within flood zone 1, and whether the sports pitches have drainage systems. More information is needed for modelling on the northern parcel.

Equalities Officer (11/04/2023) The access/design statement does not fully identify how the developers plan to make the site accessible to all. Regarding the Sports Pavilion the East and South elevation drawings show a very nice balcony/viewing terrace with stairs each side not

ideal for those with accessibility requirements. Whilst they mention parking spaces at the pavilion there is no mention of how many will be for disabled people, the recommendation of which is 6% of the spaces.

Environmental Protection Team (12/05/2025) If a full application is received, a noise assessment should be submitted taking into account the impact of noise from the supermarket on the proposed residential units.

Forestry Officer (10/04/2023) Comments submitted 10 May 2023 identify the requirement for the applicant to submit an updated tree survey and arboricultural impact assessment (AIA). An AIA was submitted by the applicant in the amended plans, however, this document does not reflect the current layout or site proposals, with trees shown as being retained and protected which are explicitly designated for removal on the 'Site Plan as Proposed' and showing trees being removed which the 'Site Plan as Proposed' specifically shows as being retained.

Landscape Architect (06/05/2025) Holding objection. The proposals represent overdevelopment of the site, resulting in the loss of eastern green boundary of the site, with no space to mitigate.

Leisure (14/04/2023) The following criteria being should be taken into consideration;

- To ensure that adequate storage is provided for the pavilion and that the pavilion meets the needs of the clubs.
- Confirmation that the grass field proposed for the pavilion and parking is not used/required by the sports clubs.
- To consult Sport England regarding the pavilion and its location.

After having reviewed the amended plans, it is disappointing that the above has not been made to the design and layout of the pavilion, and these comments still stand. To support the application, the design of the clubhouse should be reviewed.

Newt Officer Nature Space Partnership (26/03/2025) Subject to conditions to comply specifically with the council's district licence to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the licence.

Oxfordshire County Council Transport (09/05/2025) The County Council previously requested the applicant to submit plans for:

- Visibility splays on the Tesco access road
- Swept path analysis for Tesco delivery vehicles.
- A new pedestrian access onto the Tesco access road.
- Confirmation of the difference between the existing and proposed sports facilities on site .

The applicant has provided amended plans, of which all the above issues have been covered. There are now no objections to the proposal subject to planning conditions and legal agreements.

Oxfordshire County Council Lead Local Flood Authority (09/05/2025) Holding objection. The FRA uses outdated EA flood mapping; the FRA should be reviewed in light of the latest information released in March 2025. The hydraulic modelling uses outdated rainfall data (FSR) the FEH13 or FEH22 point data should be used

Oxfordshire County Council Education (04/05/2023) No objection.

Sports England (09/05/2025) Withdraws their statutory objection (from their April 2023 response) subject to the condition that the relevant space standards for the pavilion are met for changing and the safeguarding issues are addressed.

Thames Water Development Control (28/04/2023) Thames Water have commented on the following:

- Waste water: Given the close proximity of the proposed development to the pumping station, it is likely that amenity will be impacting and therefore object. If permission is approved, it is requested that the following informative is attached to the planning permission “The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption....Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise”.
- Discharge of surface water: No objection.
- Foul Water: Insufficient information regarding the foul water infrastructure needs of this application, and a pre-occupation condition should therefore be attached to ensure foul water capacity exists.
- Water network : There is an inability of the existing water network infrastructure to accommodate the needs of this application, and a pre-occupation condition should therefore be attached to ensure all water network upgrades have been completed to accommodate additional demands.

Urban Design Officer (23/05/2023) The urban design officer has identified 12 points that will need to be resolved before they withdraw their objection. These include the need to consider layout, access and landscaping, a new design and access statement (including a design appraisal, design rationale, design concept, context assessment), arboricultural impact, parking provision, treatment of site boundaries, and materials to be used.

Waste Management Officer (28/04/2025) Further information required regarding proposed arrangements for waste collections at the site.

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

Infrastructure contributions should be considered through a S106 agreement. A key infrastructure dependency for this site will be the mitigation to the loss of playing pitch provisions.

6. Site promoter comments

15. Are you able to provide a proof of title to confirm there are no other land owner interests on the site that could affect delivery?
16. 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?
17. When do you expect to submit amended plans or documents to address comments by the following?
 - a) The countryside officer.
 - b) The drainage engineer.
 - c) The equalities officer.
 - d) Sports England
 - e) The forestry officer.
 - f) The contaminated land officer.
 - g) The environmental protection team.
 - h) The housing development officer
 - i) The leisure officer.
 - j) Oxfordshire County Council transport officer
 - k) Oxfordshire County Council drainage engineer
 - l) Thames Water
 - m) The urban design officer.
18. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
19. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?
20. Are there any agreed pre-commencement conditions that are likely to be attached to this development, and has any work been done toward discharging these?
21. When do you think construction work will commence, and are there any obstacles to starting construction?
22. When do you think the first dwelling will be completed?
23. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
24. How many homes a year do you think this site will deliver?
25. Are there any other comments you would like to raise?

We do not have planning permission for the development so your questions are premature. We need to submit detailed plans and as ever will be in the hands of the officers. Given that they have taken 3 years to determine an outline planning permission it could easily be the same again.

7. Officer conclusion on deliverability

The site is allocated in the Joint Henley and Harspden Neighbourhood Plan for around 50 homes. An outline application was submitted in December 2022 for 56 homes, under planning reference P22/S4620/O, which is currently under consideration. The average determination time for an outline application of this size is 1.1 years from the submittal date of the application. However, the Council has been considering this application now for nearly 3 years. As identified by stakeholder comments, several technical stakeholders raised objections to the planning application. The applicant has tried to resolve these comments, having submitted amended plans in April 2025 to address objections, resulting in some stakeholders dropping their objections including the countryside officer and transport team at Oxfordshire County Council. However, there are still a number of unresolved objections, and the applicant will likely need to submit further material to secure consent. The applicant was unable to provide us with a timescale for when they are going to address these technical objections.

Given this, we have assumed (for the purposes of this assessment), that these matters will be resolved by the end of March 2027. The average gap between securing outline permission, and the first completion, is about 3 years for similar sized sites. This would place first completions in April 2030, just outside the 5-year period. It is likely that this estimate may be pushed back further, as the site is owned by a public body (Henley Town Council), which will need to undergo procurement processes to secure a developer. In terms of build-out rates, we would anticipate a district average delivery for sites of this scale of 38 dwellings per annum.

We do not anticipate this site to deliver within the five-year period.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	22 September 2025
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Name / signature	Harriet Mallinder Senior Planning Policy Officer
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On behalf of Boddingtons Planning, I consider this to be a realistic assessment of the trajectory for this site.

Date	22 September 2025
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Name / signature	Neil Boddington
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9a. Council's initial trajectory shared with site promoter for comment

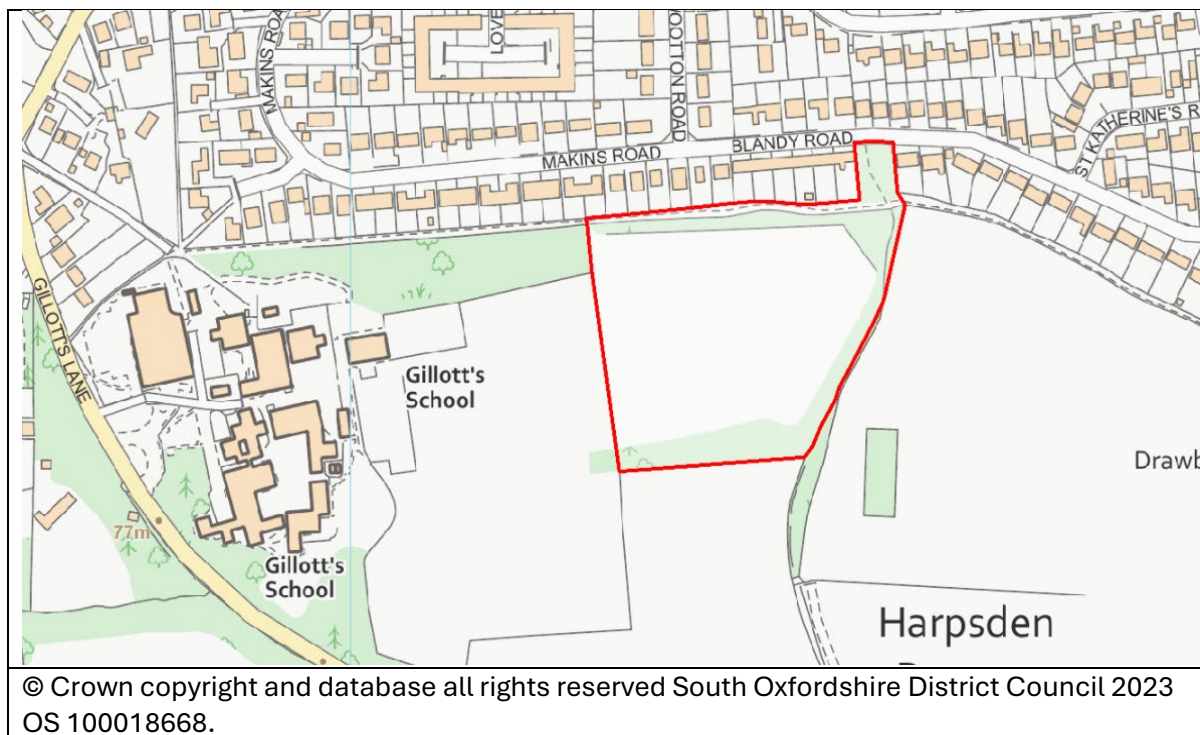
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	0	0	18
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
38	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

0

Site name	Gillotts School Playing Field
Land supply reference	1434

Total units in 5 year period	0
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Site status	Neighbourhood Plan Allocation
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Total units allocated for development	50
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 around 50 dwellings in the joint Henley and Harpsden Neighbourhood Plan. The site consists of Gillotts School playing fields, with the release of the school field approved in March 2015, the revenue created being used to invest in new sport and educational fields. No planning applications have been submitted in regard to this allocation.

2. Technical consultee comments

As there are no planning applications on this site, there are no technical consultee comments.

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

Policy DS3 of the Henley and Harpsden Neighbourhood Plan sets out the site allocation policy and requirements.

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

The site is allocated for 50 homes in the Joint Henley and Harpsden Neighbourhood Plan with no active application on the site. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply. We have forecast that homes on this site will come forward at the end of the Henley and Harpsden Joint Neighbourhood Plan period – i.e. 2035.

8. Signatures

On behalf of South Oxfordshire District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

17 September 2025

Name / signature

Harriet Mallinder
Senior Planning Policy Officer

No feedback requested from the site promoter.

9a. 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
0	0	15	35	0	0	0	0	0	0

Final 5-year total

0

Appendix 4: Average lead-in time and build out rates

Site lead-in time for major Full Permissions

Application reference	Site name	Net homes		Time between application received and permission			Time between permission and estimated first completion			Total time (application received to estimated first completion)	
				Years	Months		Years	Months		Years	Months
P09/W1313	Fairmile Hospital, Cholsey	354		0.6	7.4		1.1	13.6		1.7	21.0
P14/S3841/FUL	Thame NDP Site F: Land north of Oxford Road, Thame	203		0.7	7.9		1.2	14.5		1.9	22.4
P16/S3611/FUL	Littleworth Road, Benson - Phase 1	187		0.7	8.0		1.0	11.9		1.7	19.9
P09/E0145/O	Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY	178		1.4	16.3		1.0	12.5		2.4	28.8
P10/W1959	Land at Park Road Didcot (GWP, Bloor Homes)	154		3.6	43.2		0.7	8.2		4.3	51.4
P13/S3451/FUL	Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford	134		0.9	10.6		1.5	17.8		2.4	28.4
P12/S1424/FUL	Townlands Hospital, York Road, HENLEY-ON-THAMES, RG9 2EB	110		0.7	8.3		4.0	48.4		4.7	56.7
Average site lead in time, 100-499 units				1.2	14.5		1.5	18.1		2.7	32.7
P15/S3387/FUL	CABI international, Nosworthy way, Mongewell, OX10 8DE	91		1.9	22.7		2.3	27.1		4.2	49.8
P15/S0191/FUL	Land West of Reading Road, Wallingford, OX10 9HL	84		1.1	13.7		2.3	27.2		3.4	40.9
P15/S3385/FUL	The Workshop, Newtown Road, Henley-on-Thames, RG9 1HG	80		1.2	14.4		3.1	36.7		4.3	51.1
P14/S1619/O	Thame NDP Site C Phase one: Wenman Road Thame	79		1.0	11.9		0.8	9.9		1.8	21.7
P14/S4066/FUL	Land to south of Hadden Hill, Didcot	74		2.1	25.5		1.9	22.3		4.0	47.8
P16/S3424/FUL	Churchfield Lane, Benson, OX10 6SH	70		0.2	3.0		3.7	44.5		4.0	47.5
P17/S3564/FUL	Land at Wallingford Road/Reading Road, Wallingford, OX10 9EG	70		0.8	9.3		2.5	30.0		3.3	39.3
P18/S1475/FUL	Unit A, Lower Broadway Broadway Didcot, OX11 8ET (Ratio of 1.8 applied to trajectory)	70		0.5	6.3		4.0	48.6		4.6	54.9
P16/S3607/FUL	CHOL1: East End Farm, South of Wallingford Road, Cholsey	67		1.4	16.6		1.3	15.3		2.7	31.9
P15/S4257/FUL	SCNDP site SON 9: Lea Meadow, Sonning Common, RG4 9NJ	65		0.4	5.1		2.0	24.3		2.5	29.4
P15/S0779/FUL	Land on corner of Mill Lane & Thame Lane, Chinnor	61		1.4	16.9		1.7	20.4		3.1	37.3
P15/S2121/FUL	Land North of London Road Wheatley	51		0.8	9.2		1.6	19.7		2.4	28.9
P16/S0942/FUL	Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road, Oxford, OX3 8BX	50		0.5	6.0		1.3	15.1		1.8	21.1
P15/S4119/FUL	SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field	50		2.4	28.8		1.6	19.3		4.0	48.1
Average site lead in time, 50-99 units				1.1	13.5		2.1	25.7		3.3	39.3

Application reference	Site name	Net homes		Time between application received and permission			Time between permission and estimated first completion			Total time (application received to estimated first completion)	
				Years	Months		Years	Months		Years	Months
P13/S3023/PDO	Angus House, Wenman Road, Thame, OX9 3XA	44		0.2	1.8		1.5	17.6		1.6	19.4
P04/W0733	Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh	42		4.0	48.6		3.9	46.2		7.9	94.8
P16/S3525/FUL	Thames Valley Police Greyhound Lane THAME OX9 3ZD	41		1.9	23.2		2.2	26.1		4.1	49.3
P14/S3987/FUL	Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS	39		0.7	8.8		1.2	14.4		1.9	23.3
P14/S2176/FUL	Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX	37		1.1	12.9		7.7	91.9		8.7	104.8
P11/E1862	17 Thame Park Road Thame OX9 3PD	35		0.7	8.4		1.4	16.5		2.1	24.9
P17/S0241/FUL	Land at Six Acres, Thame Road, Warborough	29		2.5	30.3		0.2	2.1		2.7	32.4
P14/S1156/FUL	Angus House, Thame Park Road, Thame, OX9 3RT	27		0.7	8.2		0.4	4.7		1.1	12.9
P18/S2631/FUL	SCNDP site SON 5: Kennylands Paddock	25		0.5	5.5		2.0	24.5		2.5	30.1
P16/S1227/FUL	JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE	23		1.1	13.6		2.2	26.1		3.3	39.6
P16/S3796/PDO	309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL	23		0.2	1.9		1.6	19.3		1.8	21.2
P16/S1514/FUL	13-16 St Martins Street, WALLINGFORD, OX10 0EF	22		0.5	5.6		2.5	29.4		2.9	35.0
P14/S0986/FUL	Siareys Yard Station Road Chinnor OX39 4HA	22		1.5	18.2		2.0	24.4		3.6	42.6
P14/S0655/FUL	Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ	21		1.7	20.7		1.0	12.1		2.7	32.8
P15/S2782/FUL	Thame Service Station 67-68 Park Street Thame	20		0.4	4.3		2.1	25.7		2.5	30.0
P11/W1724	land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG	19		0.9	11.2		1.0	11.9		1.9	23.2
P11/S0098	Icknield Place, Goring, RG8 0DN	17		0.7	8.2		1.4	16.3		2.0	24.6
P16/S2459/FUL	JHHNDP Site Z: 116-118 Greys Road, HENLEY-ON-THAMES, RG9 1QW	16		0.4	5.2		1.4	17.0		1.8	22.1
P18/S2125/FUL	CHOL9: 6 Reading Road Cholsey, OX10 9HN	16		1.2	15.0		0.9	10.4		2.1	25.4
P17/S1865/FUL	The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST	16		0.8	10.1		1.1	12.6		1.9	22.7
P18/S1010/FUL	Land to north of Charles Road but accessed from Meadow View/Celsea Place, Cholsey	15		0.3	3.2		1.1	12.8		1.3	16.1
P07/E1029	Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH	14		0.4	4.3		12.9	155.1		13.3	159.5
P14/S2440/FUL	Woodcote NDP Site 18: Former Chiltern Queens Bus Depot , Long Toll, Woodcote, RG8 0RR	14		0.6	7.6		0.8	9.7		1.4	17.3
P16/S4085/PDO	40 Oakley Road, Chinnor, OX39 4ES	14		0.2	1.9		1.2	14.5		1.4	16.5
P17/S3730/FUL	CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows (former Fairmile Hospital), Reading Road, Cholsey, OX10 9HJ	14		0.6	7.8		1.1	13.8		1.8	21.6
P20/S4768/N1A	Richards House, 81-83 Broadway, Didcot, OX11 8AJ	14		0.2	1.8		2.2	25.9		2.3	27.7

Application reference	Site name	Net homes		Time between application received and permission			Time between permission and estimated first completion			Total time (application received to estimated first completion)	
				Years	Months		Years	Months		Years	Months
P07/W0875	Corner of Papist Way & Reading Road, Cholsey	13		0.3	3.6		4.9	58.4		5.2	62.0
P11/W2346	27 Hagbourne Road Didcot OX11 8DP	11		0.3	3.3		3.8	46.0		4.1	49.3
P14/S0812/PDO	174 The Broadway, Didcot	11		0.2	1.9		1.4	17.1		1.6	19.0
P20/S0983/FUL	48 to 50a Hagbourne Road, Didcot, OX11 8DS	11		0.7	8.8		1.3	15.9		2.1	24.7
P16/S3709/FUL	Wallingford Youth & Community Centre, Shakespeare House, Clapcot Way, Wallingford, OX10 8HS	10		0.4	4.7		1.3	15.4		1.7	20.1
P19/S2222/N1A	Brook House Duke Street HENLEY-ON-THAMES Oxon RG9 1UP	10		0.2	2.1		1.1	12.9		1.2	14.9
Average site lead in time, 10-49 units				0.8	9.8		2.2	26.5		3.0	36.2
Average lead in times, all sites				0.9	11.4		2.1	25.2		3.0	36.6

Site lead-in time for Major Outline Permissions

Application reference	Site name	Net homes		Time between outline application received and permission			Time between outline application and first detailed permission			Total time between outline application received and estimated first completion	
				Years	Months		Years	Months		Years	Months
P02/W0848/O, Various	Great Western Park	2604		5.7	68.9		8.0	96.5		8.4	101.3
P15/S2902/O; Various	Didcot North East	1880		1.9	22.2		3.2	39.0		4.4	52.3
P14/S2860/O; Various	Land to the West of Wallingford (Site B), Wallingford	555		3.1	37.0		4.7	56.3		6.4	76.7
Average lead in time, Developments of 500+				3.6	42.7		5.3	63.9		6.4	76.8
P16/S1139/O; P18/S2262/RM	Littleworth Road, Benson - Phase 2	241		1.8	21.5		2.7	32.1		3.9	46.9
P17/S1964/O; P21/S0676/RM	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	240		3.6	42.9		4.4	52.6		5.5	66.5
P16/S0077/O, P17/S0024/RM	JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR	191		1.0	11.5		1.4	16.5		3.2	37.9
P17/S3231/O	Watlington NDP: Site A- Land between Britwell Road and Cuxham Road	183		2.5	29.7		2.5	29.7		3.9	46.4
P13/S2330/O, P15/S2166/RM	Thame NDP Site D: Land West of Thame Park Road Thame	175		0.9	10.6		2.8	33.1		4.2	50.8
P16/S3609/O; P18/S0719/RM	Land to the South of A4130, Didcot	166		0.8	10.1		2.1	25.0		3.1	37.5
P18/S0827/O; P18/S4138/RM	Land to the east of Benson lane, Crowmarsh Gifford	150		1.2	14.5		1.6	18.9		3.0	36.1
P16/S4062/O; P18/S1853/RM	Land east of Chalgrove, Chalgrove	125		0.8	9.7		1.9	23.2		3.0	35.9
P14/S1586/O, P17/S0574/RM	Land East of Crowell Road, Chinnor, OX39 4HP	120		1.4	16.8		3.0	36.4		4.5	54.2
P16/S3284/O; P19/S4178/RM	Land South of Greenwood Avenue, Chinnor, OX39 4HN	116		2.0	23.8		3.9	47.3		5.6	67.0
P14/S1619/O, P16/S0073/RM	Thame NDP Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	108		0.8	9.9		2.0	23.7		3.0	35.4
P18/S0002/O; P19/S2380/RM	Shirburn Road WATLINGTON OX49 5BZ	101		1.6	18.6		2.5	30.2		4.0	48.0
Average lead in time, developments of 100-499				1.5	18.3		2.6	30.7		3.9	46.9
P08/E0324/O, P10/E0649/RM	Thame United Football Club, Windmill Road, Thame	99		1.8	21.4		2.5	29.4		3.4	40.8
P15/S0154/O, P17/S2915/RM	Land off Lower Icknield Way, Chinnor, Oxfordshire	89		1.2	13.9		3.0	36.4		4.1	49.1
P14/S0953/O, P15/S4131/RM	Land adjoining Greenwood Avenue Chinnor	80		1.5	18.5		2.5	30.3		4.0	47.8
P16/S1468/O, P17/S0808/RM	Land north of Mill Lane CHINNOR OX39 4RF	78		0.6	7.2		1.2	14.9		2.4	29.1
P17/S2469/O, P19/S0357/RM	Land Adjacent to the Village Hall, Main Road, East Hagbourne	74		0.6	6.8		4.8	57.7		5.7	68.9
P14/S4105/O,	Land to the east of Newington Road Stadhampton	65		1.4	16.9		3.2	38.7		4.4	52.2

Application reference	Site name	Net homes		Time between outline application received and permission			Time between outline application and first detailed permission			Total time between outline application received and estimated first completion	
				Years	Months		Years	Months		Years	Months
P17/S1726/RM											
P18/S3210/O, P21/S4102/RM	Land to the east of Reading Road Lower Shiplake RG9 4BG	65		1.1	12.7		3.4	41.3		4.5	54.3
P15/S0262/O, P17/S0875/RM	Land north of 12 Celsea Place Cholsey OX10 9QW	60		0.4	4.5		2.3	28.1		3.7	44.2
P14/S3524/O, P18/S0513/RM	Mount Hill Farm High Street Tetworth Oxon OX9 7AD	39		1.6	19.2		3.5	42.6		4.8	57.1
P16/S1124/O; P19/S3346/RM	Land off fieldside track, Long Wittenham, OX14 4PZ	36		1.8	21.1		4.8	57.5		6.2	74.2
P17/S0164/O; P18/S0624/RM	Little Martins Field, land east of Waterman's Lane north east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY	31		0.7	7.8		1.5	18.0		3.1	37.7
P19/S4350/O; P21/S2032/RM	Land to South of Kennylands Road, Sonning Common,	26		1.2	14.8		2.1	24.8		3.3	40.0
P13/S1481/O, P14/S2001/RM	Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD	18		0.8	9.9		1.8	21.3		2.8	33.6
P16/S3001/O; P18/S2308/RM	Land to rear of Cleeve Cottages, Icknield Road, Goring	10		1.4	16.7		2.0	24.0		3.1	36.8
Average lead in time, developments of 10-99				1.1	13.7		2.8	33.2		4.0	47.6
All sites average				1.5	18.6		2.9	35.4		4.2	50.3

Site build-out rate analysis

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P02/W0848/O; Various	Great Western Park (Inc VoWH completions)	3444	287	303	110	204	232	392	368	389	431	471	430	205	132	80	
P15/S2902/O; Various	Land to the North East of Didcot	1880	129	133									27	82	116	200	220
P14/S2860/O; Various	Land to the West of Wallingford (Site B), Wallingford	555	56	76										18	18	134	52
Average 500 and above			157	171													
P09/W1313	Fairmile Hospital, Cholsey	354	89	92	84	82	102	86									
P18/S2262/RM	Littleworth Road, Benson - Phase 2	241	48	67									8	41	84	77	31
P21/S0676/RM	Land to the north east of Benson to the north of, Watlington Road/The Sands (B4009) and east of Hale Road, Benson,	240	56													20	91
P14/S3841/FUL	Thame NDP Site F: Land north of Oxford Road THAME	203	51	73						43	74	72	14				
P20/S1262/RM	Land West of Marley Lane, Chalgrove	200	44													45	42
P16/S3611/FUL	Land north of Littleworth Road Benson	187	62	86							38	86	63				
[Hybrid] P17/S3231/O	Watlington NDP: Site A- Land between Britwell Road and Cuxham Road	183	61												66	77	40
[Hybrid] P09/E0145/O	Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY	178	45	35	95	16	54	13									
P15/S2166/RM	Thame NDP Site D: Land West of Thame Park Road Thame	175	29	39						10	36	52	36	32	9		
P18/S0719/RM	Land to the South of A4130, Didcot	166	42	51									31	38	63	34	
P17/S0024/RM	JHHNDP Site M & M1: Highlands Farm Highlands Lane Rotherfield Greys RG9 4PR	191	32	27								27	56	13	12	67	16
P10/W1959	Land at Park Road Didcot (GWP, Bloor Homes)	154	154								154						
P18/S4138/RM	Land to the east of Benson lane, Crowmarsh Gifford	150	50	82										16	82	52	
P13/S3451/FUL	Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford	134	67	67						74	60						

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P18/S1853/RM	Land east of Chalgrove, Chalgrove	125	31	44									22	48	39	16	
P17/S0574/RM	Land East of Crowell Road, Chinnor, OX39 4HP	120	60									47	73				
P19/S4178/RM	Land South of Greenwood Avenue, Chinnor, OX39 4HN	116	58													73	43
P12/S1424/FUL	Townlands Hospital York Road HENLEY-ON-THAMES RG9 2EB	110	29								34		24				
P16/S0073/RM	Thame NDP Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	108	54	92							92	16					
P19/S2924/FUL	CHOL7: Land west of Wallingford Road (part of CHOL7, connects to CHOL1)	106	35												7	85	14
P19/S2380/RM	Shirburn Road WATLINGTON OX49 5BZ	101	37												17	56	
Average 100 to 499			54	63													
P10/E0649/RM	Thame United Football Club, Windmill Road, Thame	99	50	87	87	12											
P15/S3387/FUL	CABI international, Nosworthy way, Mongewell, OX10 8DE	91	23	23									28	10	36	17	
P17/S2915/RM	Land off Lower Icknield Way, Chinnor, Oxfordshire	89	22	23								33	34	12	10		
P15/S0191/FUL	Land West of Reading Road Wallingford OX10 9HL	84	28	56							7	56	21				
P15/S4131/RM	Land adjoining Greenwood Avenue Chinnor	80	40								13	67					
P15/S3385/FUL	The Workshop, Newtown Road, Henley-on-Thames, RG9 1HG	80	42										42				
[Hybrid] P14/S1619/O	Thame NDP Site C Phase one: Wenman Road Thame	79	79							79							
P17/S0808/RM	Land north of Mill Lane CHINNOR OX39 4RF	78	39									6	72				
P14/S4066/FUL	Land to south of Hadden Hill Didcot	74	37									33	41				
P19/S0357/RM	Land Adjacent to the Village Hall, Main Road, East Hagbourne	74	72														72
P16/S3424/FUL	Churchfield Lane, Benson, OX10 6SH	70	32											32			

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P17/S3564/FUL	Land at Wallingford Road/Reading Road, Wallingford, OX10 9EG	70	37											37			
P18/S1475/FUL	Unit A, Lower Broadway Broadway Didcot, OX11 8ET (Ratio of 1.8 applied to trajectory)	70	37													37	
P16/S3607/FUL	East End Farm, South of Wallingford Road, Cholsey	67	34									2	65				
P15/S4257/FUL	SCNDP site SON 9: Lea Meadow Sonning Common RG4 9NJ	65	33								30	35					
P17/S1726/RM	Land to the east of Newington Road Stadhampton	65	22	32								15	32	18			
P21/S4102/RM	Land to the east of Reading Road Lower Shiplake RG9 4BG	65	65														65
P19/S4482/FUL	1, 3 and 5, Park Hill, Wheatley, OX33 1ND	62	15											-3		33	
P15/S0779/FUL	Land on corner of Mill Lane & Thame Lane Chinnor	61	20	42							8	42	11				
P17/S0875/RM	Land north of 12 Celsea Place Cholsey OX10 9QW	60	30									56	4				
P16/S0720/FUL	JHHNDP Site H: 345 Reading Road Henley-on-Thames RG9 4HE	54	54									54					
P15/S2121/FUL	Land North of London Road Wheatley	51	51	51							51						
P16/S0942/FUL	Land at Bayswater Farm Road & land at & rear of 39 & 41 Waynflete Road Oxford OX3 8BX	50	25	25							25	25					
P15/S4119/FUL	SCNDP site SON 2/3: Bishopswood Middle Field/Memorial Hall Field	50	25										42	8			
Average 50 to 99			38	42													
P13/S3023/PDO	Angus House, Wenman Road, Thame, OX9 3XA	44	44						44								
P04/W0733	Land at The Street, Walter Wilder & Lister Wilder Works, Crowmarsh	42	21		2	40											
P16/S3525/FUL	Thames Valley Police Greyhound Lane THAME OX9 3ZD	41	41											41			

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P18/S0513/RM	Mount Hill Farm, High Street, Tetsworth, Oxon, OX9 7AD	39	13	34								4	34	1			
P14/S3987/FUL	Former Chinnor Garden Centre Thame Road Chinnor OX39 4QS	39	20							35	4						
P14/S2176/FUL	Thame NDP Site 2: Land at The Elms, Upper High Street, Thame, OX9 2DX	37	37														37
P19/S3346/RM	Land off fieldside track, Long Wittenham, OX14 4PZ	36	18												4	32	
P11/E1862	17 Thame Park Road Thame OX9 3PD	35	35						35								
P18/S0624/RM	Little Martins Field, land east of Waterman's Lane north east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY	31	16										16	15			
P20/S2110/FUL	Woodcote NDP Site 01: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road, Woodcote, RG8 0QX	31	16												3	28	
P17/S0241/FUL	Land at Six Acres, Thame Road, Warborough	29	15											15	14		
P14/S1156/FUL	Angus House, Wenman Road, Thame, OX9 3XA	27	14						13	14							
P21/S2032/RM	Land to South of Kennylands Road, Sonning Common,	26	13													21	5
P18/S2631/FUL	SCNDP site SON 5: Kennylands Paddock	25	8	17										4	17	4	
P16/S1227/FUL	JHHNDP Site U: Wilkins Yard, Deanfield Avenue, HENLEY-ON-THAMES, Oxon, RG9 1UE	23	23										23				
P16/S3796/PDO	309 Reading Road, HENLEY-ON-THAMES, Oxon, RG9 1EL	23	23									23					
P14/S0986/FUL	Siareys Yard Station Road Chinnor OX39 4HA	22	22								22						
P16/S1514/FUL	13-16 St Martins Street, WALLINGFORD, OX10 0EF	22	22									22					
P14/S0655/FUL	Former Cement Works Land at Kiln Lane Chinnor OX39 4BZ	21	21								21						
P15/S2782/FUL	Thame Service Station 67-68 Park Street Thame	20	20								20						

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P11/W1724	land next to the Pumping Station Icknield Road Goring on Thames RG8 0DG	19	19				19										
P16/S2932/FUL	South Oxford Business Centre, Lower Road, Garsington, OX44 9DP	19	19													19	
P14/S2001/RM	Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD	18	9						9	9							
P11/S0098	Icknield Place Goring RG8 0DN	17	17					17									
P16/S2459/FUL	JHHNDP Site Z: 116-118 Greys Road, HENLEY-ON-THAMES, RG9 1QW	16	5	11						-1	11	6					
P18/S2125/FUL	CHOL9: 6 Reading Road Cholsey, OX10 9HN	16	8											8	8		
P21/S4232/LDP	Kings Copse, Lower Road, Garsington, OX44 9BL	16	8												5	11	
P17/S1865/FUL	The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST	15	15										15				
P18/S1010/FUL	Land to north of Charles Road but accessed from Meadow View/Celsea Place, Cholsey	15	15										15				
P07/E1029	Market Place Mews, Market Place, HENLEY-ON-THAMES, RG9 2AH	14	7										5	9			
P14/S2440/FUL	Woodcote NDP Site 18: Former Chiltern Queens Bus Depot, Long Toll, Woodcote, RG8 0RR	14	14						14								
P16/S4085/PDO	40 Oakley Road, Chinnor, OX39 4ES	14	14									14					
P17/S3730/FUL	CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows (former Fairmile Hospital), Reading Road, Cholsey, OX10 9HJ	14	14										14				
P20/S4768/N1A	Richards House, 81-83 Broadway, Didcot, OX11 8AJ	14	14														14
P07/W0875	Corner of Papist Way & Reading Road, Cholsey	13	13			13											
P20/S3100/LDE	Land at Kings Copse Mobile Home Park, Watlington Road, Garsington, OX44 9AR	13	13											13			

Application reference	Site name	Net homes	Average build out rate	Average build out rate (commencement and completion years omitted)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P11/W2346	27 Hagbourne Road Didcot OX11 8DP	11	11							11							
P14/S0812/PDO	174 The Broadway, Didcot	11	11						11								
P20/S0983/FUL	48 to 50a Hagbourne Road, Didcot, OX11 8DS	11	11												11		
P18/S2308/RM	Land to rear of Cleeve Cottages, Icknield Road, Goring	10	10										10				
P16/S3709/FUL	Wallingford Youth & Community Centre, Shakespeare House, Clapcot Way, Wallingford, OX10 8HS	10	10									10					
P19/S2222/N1A	Brook House Duke Street HENLEY-ON-THAMES Oxon RG9 1UP	10	10											10			
Average 10 to 49			17	21													

Appendix 5: Windfall supply assessment

1.1. The following assessment has been conducted to assess our windfall rates and identify the expected future trends which will continue to be a reliable source of deliverable sites.

1.2. Table 4.1 identifies our historical contribution from windfall completions, setting out net windfall completions per annum since 2011 in comparison to our total completions. The data provides compelling evidence that windfall sites have consistently delivered as part of our total completions, with our average annual windfall completions at 361 dwellings per annum, resulting in our windfall completions equating to an average of 42% of our overall annual completions figures.

Table A4.1 - Percentage of windfall completions over the plan period

Year	Total net windfall completions	Total completions	Major net windfall completions
2011/12	398	508	78%
2012/13	271	475	57%
2013/14	252	484	52%
2014/15	204	596	34%
2015/16	343	603	57%
2016/17	303	717	42%
2017/18	566	934	61%
2018/19	566	1369	41%
2019/20	472	1480	32%
2020/21	338	876	39%
2021/22	351	974	36%
2022/23	409	1359	30%
2023/24	280	946	30%
2024/25	300	785	38%
Average	360	865	42%

1.3. A clear pattern has emerged since 2018/19, which shows that over the last 7 years, our percentage of completions as windfall range between 30-40%; whereas earlier in the plan period, it fluctuated at higher percentages. We therefore expect that windfall completions will continue to come forward and contribute around 30% to 40% of the housing supply in any given year.

1.4. Our windfall analysis comprises both minor and major windfall completions. As show in Table 4.2, our minor net windfall completions average 158 dwellings per annum, and our major net windfall completions average 202 dwellings per annum. This equates to 44% of our overall windfall completions as minor

development, and 56% of completions as major development. The data shows a strong and reliable source of both minor and major completions since 2011, justifying the use of both minor and major net windfall completions as part of our windfall supply.

Table A4.2 Windfall completions by major or minor category since 2011

Year	Minor net windfall completions	Major net windfall completions
2011/12	130	268
2012/13	108	163
2013/14	77	175
2014/15	88	116
2015/16	240	103
2016/17	197	106
2017/18	165	401
2018/19	213	353
2019/20	235	237
2020/21	138	200
2021/22	201	150
2022/23	167	242
2023/24	128	152
2024/25	134	166
Total	2221	2,832
Average	158	202

- 1.5. To further ensure that our justification for the use of a windfall supply is robust, we have also considered how the previous land use affects windfall completions, splitting them between brownfield and greenfield sites. This analysis focuses on major developments to 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? Table 3 identifies that our brownfield land completions average 120 dwellings per annum, and that our greenfield land completions average 83 dwellings per annum. At the beginning of the plan period, brownfield completions were at a higher rate, however, has reduced over recent years. As shown in the table, no data is available for greenfield completions until 2016/17. Similar to brownfield sites, a higher rate of greenfield sites were completed in earlier years, however, this figure has settled over the last few years. As both brownfield and greenfield completion rates form a steady supply, we will include both within our windfall supply.

Table A4.3 - Windfall completions on brownfield and greenfield land (major development only)

Year	Brownfield Land	Greenfield Land
2011/12	268	No data available
2012/13	163	No data available
2013/14	175	No data available
2014/15	116	No data available
2015/16	103	No data available
2016/17	134	-28
2017/18	95	306
2018/19	59	294
2019/20	57	180
2020/21	83	117
2021/22	64	86
2022/23	158	84
2023/24	87	65
2024/25	115	51
Total	1,677	1,155
Average	120	83

1.6. Our windfall completions evidence clearly justifies a reliable source of supply over the next five years. To ensure that a conservative approach is taken to the inclusion of our windfall supply within our supply, and to reflect economic trends, we consider it to be appropriate to use an average completion rate over the last five-year period. Table 2 provides these figures, which identifies that on average 366 windfall completions are delivered per annum, equivalent to 35% of our overall housing supply.

Table A4.4 - Percentage of windfall completions over the last five-year period

Year	Total net windfall completions	Total completions	Major net windfall completions
2020/21	338	876	39%
2021/22	351	974	36%
2022/23	409	1359	30%
2023/24	280	946	30%
2024/25	300	785	38%
Average	336	988	35%

1.7. To avoid counting windfall sites as Category A sites, for the five-year housing land supply assessment we will only include the windfall completions to the

supply for years 4 and 5. This gives us a total supply of 672 dwellings to be delivered through windfall completions over the five-year period.

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