



Listening Learning Leading

# Housing Land Supply Statement for South Oxfordshire District Council

December 2025



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*Erratum: This document was republished on 2 February 2026 to include some Category B site proformas which were mistakenly omitted from the version published on 12 December 2025, as well as to amend a minor misprint. This does not amend our overall figures, and no other changes have been made to the original content.*

## 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 2035<sup>1</sup> (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.

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

## 2. National Policy and guidance

- 2.1. 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.
- 2.2. 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.
- 2.3. 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

- 2.4. 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 plan<sup>2</sup>. 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 period<sup>3</sup>; or
  - the housing requirement as calculated using the standard method.
- 2.5. 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

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

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

ago and council has undertaken a review of the housing requirement<sup>4</sup> 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**

2.6. 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 years<sup>5</sup>. The NPPF broadly splits deliverable housing sites into one of two categories: either Category A or Category B sites.

2.7. 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.

2.8. 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

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

<sup>5</sup> 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.

2.9. 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 supply<sup>6</sup>. 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 assessment<sup>7</sup>.

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<sup>6</sup> NPPF, Paragraph 71

<sup>7</sup> PPG, Paragraph: 023 Reference ID: 3-023-20190722

### **3. Relevant case law**

- 3.1. 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)

- 3.2. 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)

- 3.3. 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)

- 3.4. 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.

## 4. South Oxfordshire's five-year housing supply position

- 4.1. 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

- 4.2. We adopted the South Oxfordshire Local Plan 2035<sup>8</sup> (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
- 4.3. 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.
- 4.4. 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.
- 4.5. 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

- 4.6. 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.
- 4.7. 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-

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<sup>8</sup> 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.

- 4.8. 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.
- 4.9. We expect 2,584 homes to be delivered on Category A sites during the five-year period.

#### Category B sites

- 4.10. 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.
- 4.11. 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 1<sup>st</sup> 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 help 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.
- 4.12. We expect 2,532 homes to be delivered on Category B sites during the five-year period.

#### Windfall sites

- 4.13. 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.
- 4.14. We expect 672 homes to be delivered on windfall sites during the five-year period.

#### Communal accommodation

- 4.15. 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 of 1.89 for communal accommodation bed spaces per household.

#### Total supply of deliverable sites

- 4.16. 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
<b>Total</b>	<b>5,788</b>

### **Calculating our five-year land supply position**

4.17. 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	Wyeavale 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, Gallowtree 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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						2025/26	2026/27	2027/28	2028/29	2029/30
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, Gallowtree 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 adjacen 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 Cambridge 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, Gallowtree 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, Gallowtree 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, Gallowtree 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, Gallowtree 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
<b>Totals</b>				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
<b>Totals</b>					<b>4592</b>	<b>2532</b>	<b>0</b>	<b>47</b>	<b>544</b>	<b>1036</b>	<b>905</b>

## **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

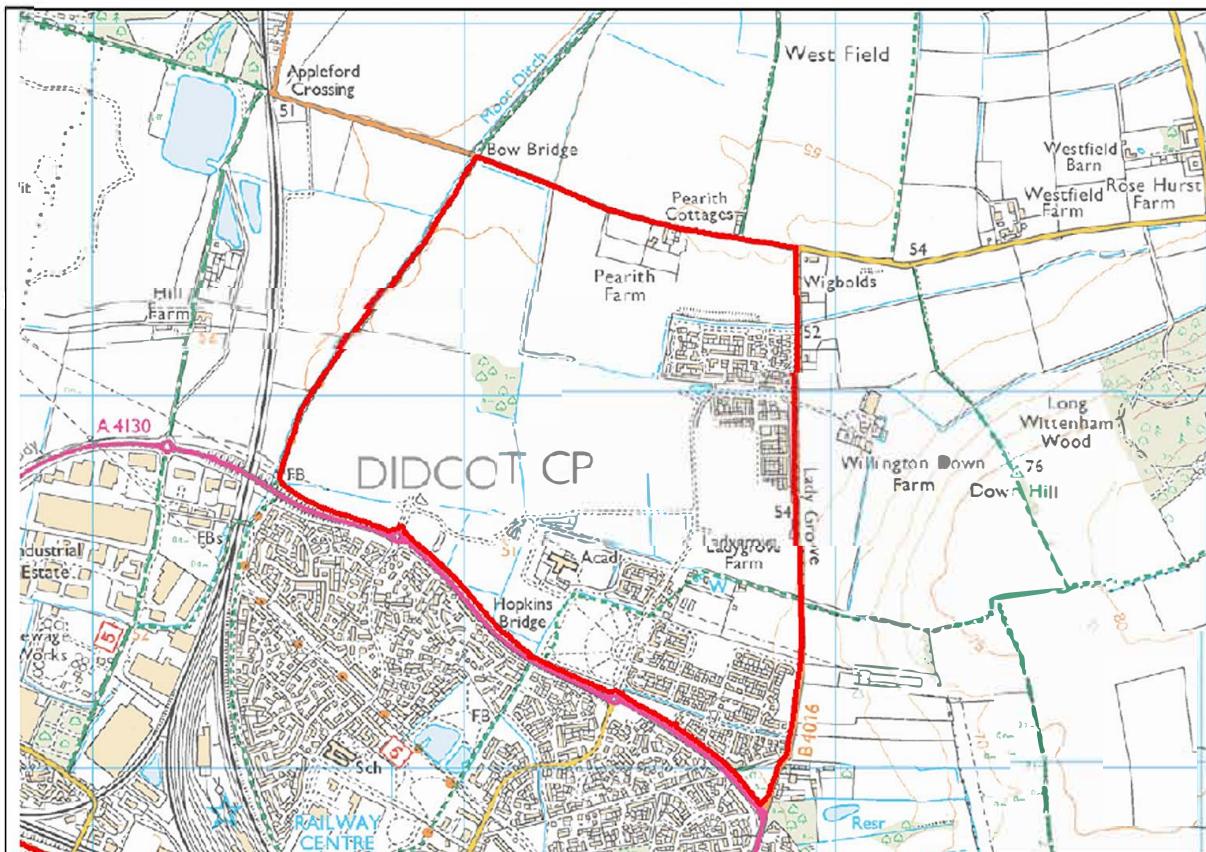
## Appendix 3: Category B Proformas

Didcot North East.....	26
Didcot Gateway .....	42
Ladygrove East.....	50
Thame Cattle Market .....	58
Land adjacent to Culham Science Centre .....	62
Land at Berinsfield .....	68
Orchard Centre Phase 2.....	75
Vauxhall Barracks .....	79
Land at Wheatley Campus .....	84
Land West of Fairmile.....	88
Empstead Works / Stuart Turner.....	93
Chiltern Edge Top Field .....	99
Gillotts School Playing Field .....	106
357 Reading Road, Henley-on-Thames .....	110
Chilterns End, Henley-on-Thames.....	118
Henley Youth Club (Site X) .....	122
Land to the West of Priest Close, Nettlebed .....	126
Woodcote NDP Site 19: The Smallholding .....	130
Land to the south of Newnham Manor, Crowmarsh Gifford .....	134
Land West of Nettlebed Service Station .....	140
Site E, Reading Road, Wallingford .....	144
Grenoble Road .....	155
Land at Northfield .....	162
Land North of Bayswater Brook.....	168
Brightwell-cum-Sotwell NDP Site 4a Slade End Farm .....	174
Brightwell-cum-Sotwell NDP Site 4b Strange's (Slade End) Nursery.....	178
Brightwell-cum-Sotwell NDP Site 4c Slade End South to West of Green Lane ..	184
Wallingford Road, Goring-on-Thames .....	188
Thames Court, Goring .....	193
Gatehampton Road, Goring.....	197
Land at Oxford Road .....	203
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Land off Tokers Green Lane .....	213
Community Hub, Didcot Rd Long Wittenham .....	217
Woodcote NDP: Land behind Yew Tree Farmhouse 1.....	222
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Woodcote NDP2 Site 09: Beechwood Court .....	230
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Chiltern Centre (Site Y), Henley-on-Thames .....	247
Bungalows Site .....	251
Littleworth Industrial Area .....	255
Miss Tombs' Field.....	259
Land off Pyrton Lane.....	266

<b>Site name</b>	Didcot North East
<b>Land supply reference</b>	1009, 2771, 2840, 2841

<b>Total units in 5 year period</b>	<b>1,408</b>
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<b>Site status</b>	Site allocated with various parcels on the site at different stages. Three applications are currently under consideration.
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Total units allocated for development	2,030
Total units with outline consent	1,880
Total units with detailed consent	1,391
Total completions to date	896

Planning reference	Developer	Number of homes	Date submitted	Date permitted
<a href="#">P15/S2902/O</a>	N/A	1,880	24/08/2015	30/07/2017
P18/S2339/RM	Croudace Homes	173	06/06/2018	22/11/2018
P18/S4084/RM	Croudace Homes	201	06/12/2018	13/05/2019
P19/S0021/O	University of Reading	150	02/01/2019	04/11/2022
P19/S1296/RM	L & G Homes	168	16/04/2019	09/10/2019
P19/S4027/RM	L & G Homes	4	05/11/2019	14/02/2020
P20/S4138/RM	Croudace Homes	57	30/10/2020	05/08/2021
P21/S1133/FUL	Tilia Homes	86	08/03/2021	23/12/2022
P21/S2542/RM	Croudace Homes	59	01/06/2021	16/02/2023
P21/S3283/RM	L & G Homes	288	20/07/2021	30/11/2022
P22/S2401/RM	Croudace Homes	40	28/06/2022	12/09/2023
P22/S4011/RM	Crest Nicholson	158	03/11/2022	05/03/2024
<a href="#">P23/S1794/FUL</a>	Quora (Didcot) Ltd	168	24/05/2023	TBD
<a href="#">P23/S2003/FUL</a>	LNT Care	35	12/06/2023	TBD
P23/S2883/RM	Cala Homes	179	24/08/2023	08/02/2024
P24/S1439/RM	Croudace Homes	64	30/04/2024	12/06/2025
P24/S4106/RM	Cala Homes	311	23/12/2024	TBD

The table at the end of this proforma provides a full breakdown of all the planning permissions on site, including their trajectories.

## Assessment of deliverability

### 1. Current planning status

Policy H2 of the South Oxfordshire Local Plan allocates this site for 2,030 new homes.

An outline application was submitted in 2015 for 1,880 homes and approved in July 2017 (P15/S2902/O). Prior to the 2024/25 monitoring year, 10 reserved matters applications have been approved under this outline application, thus far granting detailed consent for 1,391 dwellings. An additional outline planning application has also been approved for a further 150 homes (P19/S0021/O), of which there are currently no reserved matters applications. A full planning permission has also been approved for the site for 86 homes (P21/S1133/FUL).

There are several active applications on the site awaiting either a reserved matters application or currently under consideration:

- A reserved matters application for 311 homes (P24/S1406/RM) by Cala Homes under the outline permission P15/S2902/O.
- 178 homes with outline permission under P15/S2902/O without detailed permission (if P24/S1406/RM is approved).
- 150 homes with outline permission under P19/S0021/O without detailed permission.
- A full planning application for 168 homes (P23/S1794/FUL) by Quora (Didcot) Ltd.
- A full planning application for a care home delivering the equivalent of 35 dwellings (P23/S2003/FUL) by LNT Care.
- Reserved matters application P24/S1439/RM was approved in June 2026. As this was outside of the 2024/25 monitoring year, for this report, these dwellings will have been considered as Category B.

In total, this brings the potential site capacity to 2,319 dwellings.

### 2. Technical consultee comments

#### Comments in relation to P24/S4106/RM (Cala Homes, 311 dwellings)

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P24/S4106/RM, along with steps the council or applicant are taking to address them.

**Affordable Housing Team (14/01/2025)** Further information is required on the split of affordable housing which differs from the agreed mix within the Section 106 Agreement, larger unit sizes and parking provisions. Cala Homes submitted plans and details in response to this on 14 July 2025, confirming that a Registered Provider (of affordable housing) wanted to take on the tenure mix that Cala are proposing. The Affordable Housing team are content with the proposals.

**Drainage Officer (24/07/2025)** Previous objections have been generally addressed, although they seek further clarification on some of the impermeable areas, and for details of hydro breaks to be added to construction details.

**Ecology Officer (03/04/2025)** No objections.

**Forestry Officer (22/01/2025)** From an Arboricultural perspective the tree planting proposals within public open spaces and the street scene have been greatly improved and I am satisfied with the proposed tree species, and sizes at time of planting. However, further opportunities remain for tree planting in large open space areas that are simply shown as maintained grassland and there remain no provision of trees within the more substantial rear private garden spaces where these could be easily accommodated.

**Landscape Architect (17/02/2025)** No objections.

**Oxfordshire County Council – Archaeology (10/01/2025)** No objections. The outline application has been granted with conditions attached that require a phase of archaeological mitigation in advance of development.

**Oxfordshire County Council – Lead Local Flood Authority (21/08/2025)**

Objection, the revised exceedance plans should show critical storm results and the extent of flooding, not just the direction of the flow.

**Oxfordshire County Council - Transport (21/08/2025/2025)** Objection to revised plans submitted by Cala Homes on 14 July 2025, with details of specific changes sought by the highways authority/

#### **Comments in relation to P23/S1794/FUL (Quora Ltd – 168 homes)**

The below list identifies where technical stakeholders have provided feedback on the proposed development under planning application P23/S1749/FUL, along with steps the council or applicant are taking to address them.

**Affordable Housing Team (17/10/2024)** The applicant submitted a Financial Viability Assessment (FVA) as part of the initial submission. This assessment has been scrutinised by a suitably qualified professional, and it has been concluded that the scheme would only be viable with no on site affordable housing provision, and that no off-site affordable housing contribution will be provided.

**Air Quality (03/11/2023)** No objection. The updated AQ Assessment provided by the applicant does not state the number of EV charging points that will be provided. A condition should be attached requiring a minimum of 1 per every 10 flats (with unallocated parking) or 1 for every dwelling if there are allocated spaces or garages.

**Contaminated Land (15 June 2023)** No objection. The Exploratory Investigation report satisfactorily addresses the requirements for submission of a Phase 1 contaminated land preliminary risk assessment and Phase 2 comprehensive intrusive investigation. No significant contamination has been identified.

**Designing Out Crime Officer (14/06/2023)** The officer has some concerns and is unable to support this application in its current form. Concerns raised are in relation to podium gardens/rooftop amenity space, parking courts, residential entrances, merged cores and compartmentalisation within apartment blocks, bin stores, public open space, lighting.

**Drainage Officer (07/03/2025)** No objection subject to the conditions of the submission of a foul drainage scheme and sustainable drainage scheme prior to commencement, and a SUDS compliance report prior to occupation.

**Environmental Protection Team (13/02/2025)** No objection subject to the implementation of the mitigation measures identified in the acoustic report.

**Forestry Officer (22/11/2023)** No objections subject to a compliance condition being attached to secure the tree protection measures identified within the submitted arboricultural method statement. The amended plans have removed the need for tree pit details to be secured by condition.

**Landscape Architect (25/02/2025)** No objection. The amendments to the application include the addition of a new area of POS which is welcomed, however, the officer suggests that more space could be given to the play area with the incorporation of some of the adjacent soft area which would just require the realignment of the proposed bow top fencing. The officer also notes the loss of the tree in the paved area towards the southeastern area of the site and that there are now limited trees breaking up the eastern area of parking and built form.

**Leisure Officer (11/12/2024)** The officer considers that contributions towards leisure provision are justified and meet the CIL Reg 122 tests.

**NHS ICB (10/04/2024)** This application directly impacts on the ability of the Oak Tree Health Centre surgery in particular, to provide primary care services to the increasing population. Primary Care infrastructure funding is therefore requested to support local plans to surgery alterations or capital projects to support patient services.

**Oxfordshire County Council – Transport (17/03/2025)** No objection. OCC recommend that the overprovision of car parking for the non-residential use of the site is reconsidered, but this is ultimately at the discretion of the LPA. All other concerns have been addressed through further information and amendments.

**Oxfordshire County Council – Education (11/12/2024)** No objection subject to financial contributions secured through a S106 Agreement.

**Oxfordshire County Council – Lead Local Flood Authority (23/10/2023)** The applicant has responded to the LLFA's objections in a satisfactory manner from previous comments in June 2023 and the scheme is now in line with its requirements.

**Thames Water (11/08/2023)** No objections regarding foul water sewerage network capacity, surface water discharge, or water network capacity.

**Urban Design Officer (19/02/2025)** No objection. Updated information and amendments have addressed previous concerns regarding the neighbourhood centre. Some minor issues to be addressed.

**Waste Management Officer (04/11/2024)** No objection. Updated plans have addressed previous concerns.

**Comments in relation to P23/S2003/FUL (LNT Care Ltd – 35 homes equivalent)**

The below list identifies where technical stakeholders have provided feedback on the proposed development under planning application P23/S2003/FUL, along with steps the council or applicant are taking to address them.

**Affordable Housing Team (21/07/2023)** No objection. It is acknowledged that the application proposes up to 66 bedrooms within a Use Class C2 residential Care Home. The detailed floor plans (drawing No. OX11-7UE-A-04) submitted with the application confirm that the proposed bedroom spaces are not self-contained. Therefore, Policy H9 would not be triggered, and affordable housing provision is not required.

**Air Quality (18/07/2023)** No objection subject to condition to secure electric vehicle charging points.

**Contaminated Land (05/07/2023)** No objection.

**Countryside Officer (27/11/2023)** No objection subject to conditions. An amended planting scheme and updated biodiversity metric has been submitted, identifying that the proposal will result in the loss of 0.63 biodiversity units. The offsetting condition should reference 0.63 area biodiversity units to reflect the updated scheme.

**Drainage Officer (14/08/2023)** Holding Objection regarding the drainage strategy. The drainage strategy has been amended to address concerns raised by the LLFA which in turn addresses the concern raised by the Drainage Officer. It is unclear whether there are suitable arrangements to ensure that downstream drainage will be constructed prior to the occupation of this phase and recommends that a condition is required for this aspect. The drainage to serve the care home is reliant upon the wider drainage proposals to serve the wider Neighbourhood Centre. These must be in place prior to the first occupation of the care home to ensure a connected drainage system is available. This can be secured via condition. The applicant has agreed to this condition.

**Environmental Protection Team (28/06/2023)** No objection, subject to the implementation of the mitigation measures identified in the accompanying acoustic report being met.

**Forestry Officer (19/07/2023)** No objections subject to conditions requiring planting, landscaping, and its long-term management, as well as tree protection methods to be submitted within an arboricultural method statement.

**Landscape Architect (04/10/2023)** No objection.

**NHS Integrated Care Board (10/04/2024)** The application requires Primary Care infrastructure mitigation due to the application directly impacting primary care services due to the increase in population to the area, within which the primary care service is already under pressure from nearby planning applications.

**Oxfordshire County Council – Archaeology (30/00/2023)** No objection.

**Oxfordshire County Council – Education (14/12/2023)** No objection.

**Oxfordshire County Council – Lead Local Flood Authority (14/12/2023)** No objection as previous issues raised on 06/08/2025 have been addressed.

**Oxfordshire County Council – Minerals & Waste (21/07/2023)** No objection.

**Oxfordshire County Council – Transport (14/12/2023)** No objection subject to general conditions.

**Thames Water (11/07/2023)** No objection, however a condition should be attached due to the developments location within 5m of a strategic water main.

**Urban Design Officer (09/10/2023)** No objection.

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

The significant infrastructure requirements for this site have been addressed through the Section 106 agreement for the development, agreed through the outline planning application reference P15/S2902/O.

The care home application P23/S2003/FUL is reliant upon planning application P23/S1794/FUL to complete the access road to be able to commence and for wider drainage proposals.

### 6. Site promoter comments

**Questions for CALA HOMES in relation to the live reserved matters application P24/S4106/RM**

1. When will you submit revised plans to address the outstanding technical comments above (i.e. drainage and transport)?
2. When do you think construction work will commence for P24/S4106/RM and are there any obstacles to starting construction?
3. When do you think the first dwelling will be completed for P24/S4106/RM?
4. How many homes a year do you think P24/S4106/RM will deliver?
5. Are there any other comments you would like to raise in relation to P24/S4106/RM?

**NOTE: Cala Homes submitted a partial response, querying our original trajectory and data, but did not answer our questions when we provided updated information.**

**Questions in relation to the remaining 178 dwellings with outline consent and no live reserved matters application**

1. When are you intending to submit a reserved matters application for these dwellings?

**NOTE: None of the active developers on Didcot North East answered this question.**

**Questions for THE UNIVERSITY OF READING in relation to outline permission P19/S0021/O?**

1. Have you secured a developer partner for the site yet?  
*No but the University is actively looking to secure a developer.*
2. When do you expect to submit a reserved matters application for this permission?  
*October 2025*
3. When do you think construction work will commence for P19/S0021/O and are there any obstacles to starting construction?  
*Late 2026*
4. When do you think the first dwelling will be completed for P19/S0021/O?  
*2027*
5. How many homes a year do you think P19/S0021/O will deliver?  
*2027 – 25, 2028 – 50, 2029 – 50, 2030 – 25*

6. Are there any other comments you would like to raise in relation to P19/S0021/O?

**NOTE: The University of Reading / Stantec were the only responders on this proforma, thank you.**

**Questions for QUORA (DIDCOT) LTD in relation to the live full planning application P23/S1794/FUL**

1. When do you think construction work will commence for P23/S1794/FUL and are there any obstacles to starting construction?
2. When do you think the first dwelling will be completed for P23/S1794/FUL?
3. How many homes a year do you think P23/S1794/FUL will deliver?
4. Are there any other comments you would like to raise in relation to P23/S1794/FUL?

**NOTE: Quora (Didcot) Limited did not provide a response to these questions.**

**Questions for LNT CARE in relation to the live full planning application P23/S2003/FUL**

1. When do you think construction work will commence for P23/S2003/FUL and are there any obstacles to starting construction?
2. How long will it take to complete the care home?
3. Are there any other comments you would like to raise in relation to P23/S2003/FUL?

**NOTE: LNT Care did not respond to any correspondence relating to housing land supply.**

**7. Officer conclusion on deliverability**

**Conclusions in relation to Cala Homes development (P24/S1406/RM – Willington Down Phases 5b, 7 and 8)**

The Council has approved 11 reserved matters applications for the site under the outline planning permission, granting detailed consent for 1,391 dwellings. An additional reserved matters planning application is currently under consideration for the detailed consent of 311 homes (P24/S1406/RM), submitted by Cala Homes in December 2024. On average it takes 9 months to agree reserved matters for

applications of this size. At the time of writing, this application has been under consideration for longer than 9 months. However, there are only two objections to the development in relation to drainage and highways. These do not appear to be fundamental to the design of the proposals, and instead are minor changes / alterations or updates to technical studies. We expect Cala Homes to submit revised plans to address these outstanding matters by the end of 2025, and have forecast that permission will be issued by the end of March 2026. This site has consistently demonstrated that reserved matters deliver within one year of reserved matters consent. This would place first completions on this site in April 2027. To determine a likely build out rate for this phase of Didcot North East, it's important to look at delivery on the site to date. There is a clear upward trend in completions, raising year on year from 27 in 2019/20 to 251 homes in 2024/25. This is comparable to build out rates on Great Western Park, a now completed housing site of around 2,000 homes on the western edge of Didcot. This achieved an average build out of 287 homes a year. There is clear local evidence that large sites around Didcot can deliver between 250 and 300 homes a year. To achieve this, we expect this parcel to deliver around 100 homes a year at its peak – a similar rate was achieved on Willington Down Phases 2 and 4 (see P21/S3283/RM). The site's strong performance is clear evidence that housing completions will occur within the five-year period.

#### **Conclusions in relation to 64 dwellings under reserved matters application P24/S1439/RM**

Reserved matters application P24/S1439/RM was approved in June 2026. As this was outside of the 2024/25 monitoring year, for this proforma, these dwellings will have been considered as Category B. However, as the application was approved at the time of writing this proforma, no comments or feedback on the trajectory for this application have been sought from Croudace Homes. Average build-out rates for developments of this scale within the district are 42 dwellings per annum. As the application was approved in 2026, we anticipate that first completions will be seen in 2027, with all 64 dwellings completed within the five-year period.

#### **Conclusions in relation to remaining 178 dwellings under outline permission P15/S2902/O**

If reserved matters application P24/S1406/RM is approved, there would remain capacity for an additional 178 dwellings to be delivered under the outline planning permission. Developers under this outline consent have submitted an average of two reserved matters planning applications each year. We would therefore anticipate seeing a reserved matters application submitted for the remaining 178 dwellings in the 2026/27 monitoring year. On average it takes 9 months to agree reserved matters for applications of this size, which indicates that we might expect the final reserved matters application to be agreed in the 2027/28 monitoring year, with commencement in 2028/29. As with the reserved matters application above, the site would be expected to continue delivering high levels of growth, and so we have forecast these parcels delivering up to 90 homes a year.

#### **Conclusions in relation to the 150 dwellings under outline planning permission P19/S0021/O**

Outline planning application P19/S0021/O was received in January 2019 approved in November 2022. On average, it takes 3.9 years from receiving an outline

application to first completion, which would have seen first completions on this site in October 2022. However, there is yet to be a reserved matters application submitted for this site. Following feedback from the University of Reading, a reserved matters application is expected to be received in October 2025.

For developments of this size, it typically takes 8 months from the submission of a reserved matters application to its determination. If an application is submitted in October 2025, we would therefore anticipate its determination by June 2026. This is in line with the University of Reading's expectation that work will commence on site in late 2026, with completions in 2027. Regarding the build-out rate, averages for developments of this size in the district see completions of 63 dwellings per annum. The estimates that the University of Reading have provided are significantly lower than this, and given that this parcel of land sits outside of the main outline permission, we consider it appropriate to rely on their trajectory and build out rate for the site.

### **Conclusions in relation to the Quora full application (P23/S1794/FUL)**

The full planning application for 169 dwellings was submitted in May 2023. The applicant has since submitted additional information and amended plans having to address the concerns raised by the case officer and technical consultees. There are now no outstanding technical matters, and we anticipate determining this application by the end of the 2025/26 monitoring year. In line with every other parcel on the Didcot North East site, and the district average for parcels of this size, we anticipate first completions around 1.5 years after we issue detailed permission. The current phasing plan for the application indicates that the neighbourhood shops with 42 residential units above will be completed first. Given this is flatted development, we would expect all these homes to be completed within the first year of completions – i.e. 2027/28. The next phase includes 127 build to rent flats, which we have allowed 2 years for completion – i.e. within 2029/30. Again, as flatted development, it is likely all completions will occur within the same monitoring year. Quora have advised that they anticipate the 42 residential units to be delivered in Q1 of 2028, and for the 126 dwelling apartment block to be delivered in Q2 of 2028, in line with our predictions.

### **Conclusions in relation to the LNT Care full application (P23/S2003/FUL)**

As this application and the Quora application are linked by a shared access, and there are no outstanding technical objections we also anticipate determining by the end of the 2025/26 monitoring year. In line with every other parcel on the Didcot North East site, and the district average for parcels of this size, we anticipate first completions around 1.5 years after we issue detailed permission. Given this is flatted development, we would expect all these homes to be completed within the first year of completions – i.e. 2027/28.

## **8. Signatures**

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

Date	Tom Rice
Name / signature	Tom Rice, Infrastructure Planning Team Leader
On behalf of <b>Cala Homes</b> , I consider this to be a realistic assessment of the trajectory for the Cala Homes controlled part of this site	
Date	<b>PARTIAL RESPONSE, NO SIGNATURE</b>
Name / signature	<b>PARTIAL RESPONSE, NO SIGNATURE</b>
On behalf of <b>Quora Ltd</b> , I consider this to be a realistic assessment of the trajectory for the Cala Homes controlled part of this site	
Date	28/10/2025
Name / signature	Ed Kemsley, Peacock and Smith
On behalf of <b>LNT Care</b> , I consider this to be a realistic assessment of the trajectory for the <b>Cala</b> Homes controlled part of this site	
Date	<b>NO RESPONSE, NO SIGNATURE</b>
Name / signature	<b>NO RESPONSE, NO SIGNATURE</b>
On behalf of the <b>University of Reading</b> , I consider this to be a realistic assessment of the trajectory for the University of Reading controlled part of this site	
Date	24 September 2025
Name / signature	Mark Owen Stantec

**9. Council's trajectory for P24/S1406/RM (Cala Homes / Willington Down Phases 5b, 7 and 8)**

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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	80	100	110	21
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	0	0	0	0	0	0	0	0
<b>Council's initial 5-year total</b>	290								

NOTE: CALA Homes didn't confirm their trajectory for this site.

**10. Council's trajectory for P24/S1439/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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	42	20	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	0	0	0	0	0	0	0	0
<b>Council's initial 5-year total</b>	64								

**11. Council's trajectory for the remaining 178 dwellings with outline consent (P15/S2902/O)**

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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	54	90	34
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	0	0	0	0	0	0	0	0
<b>Council's initial 5-year total</b>	144								

NOTE: None of the active developers under the outline confirmed their trajectory for this site.

12a. Council's initial trajectory shared with site promoter for comment for P19/S20021/OUT (University of Reading)										
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	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	63	63	34	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		150								

12b. Site promoter's trajectory for P19/S20021/OUT (University of Reading)										
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	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	25	50	50	25	
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		125								

12c. Council's final trajectory for P19/S20021/OUT (University of Reading)										
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	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	25	50	50	25	
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		125								

13a. Council's trajectory for P23/S1794/FUL (Quora / Neighbourhood Centre)									
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	42	0	126	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		169							

13b. Site promoter's trajectory for P23/S1794/FUL (Quora / Neighbourhood Centre)									
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	168	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		168							

13c. Council's final trajectory for P23/S1794/FUL (Quora / Neighbourhood Centre)									
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	168	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		168							

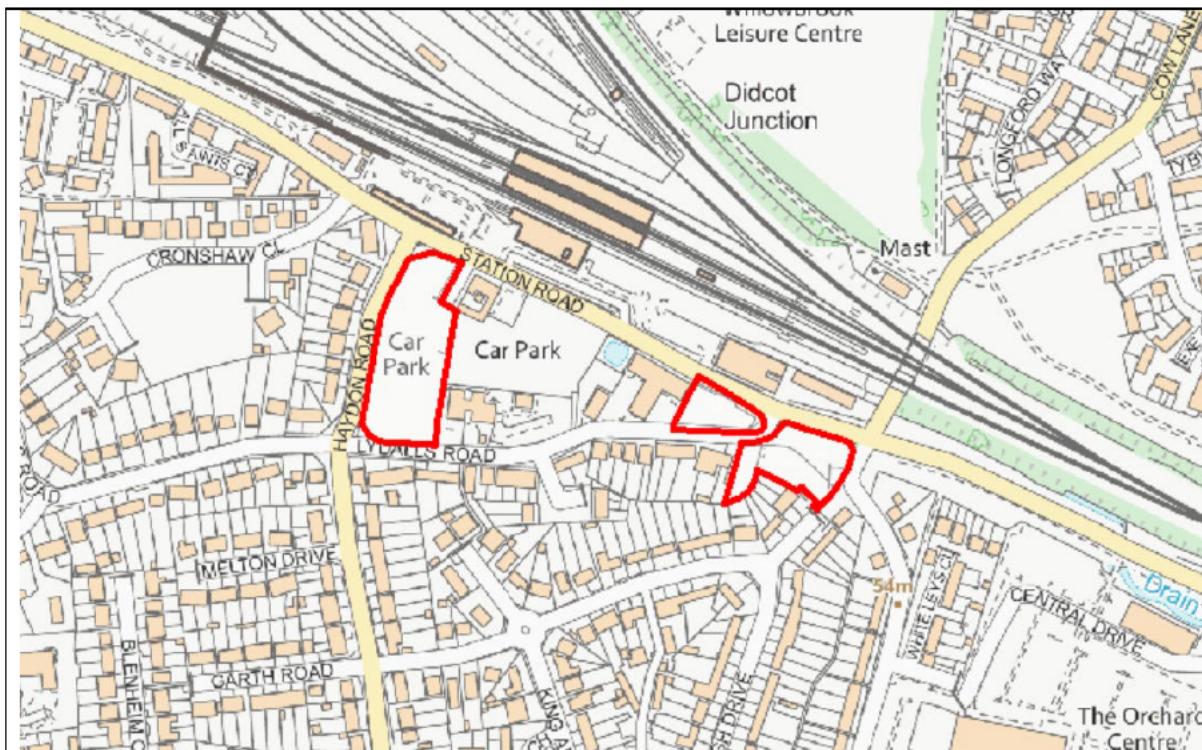
14a. Council's trajectory for P23/S2003/FUL (LNT Care Home)									
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21

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	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
<b>Council's initial 5-year total</b>		35							

**NOTE: LNT Care didn't confirm their trajectory for this site.**

<b>Site name</b>	Didcot Gateway
<b>Land supply reference</b>	1010

<b>Total units in 5-year period</b>	<b>94</b>
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<b>Site status</b>	Outline planning application under consideration
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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
<a href="#">P22/S0491/O</a>	Outline	144	24/02/2022	n/a

## Assessment of deliverability

### 1. Current planning status

The South Oxfordshire Local Plan 2035 allocates the whole Didcot Gateway site for around 300 homes. We are currently considering an outline application for 144 dwellings on part of the western edge of the site along Haydon Road, submitted in February 2022. The applicant, Homes England, submitted amended plans in December 2022, May 2023, August 2023, January 2024 and March 2024.

### 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 these comments.

**Affordable Housing (07/06/22) No objection subject to affordable housing being secured through the provisions of a legal agreement.**

No objection subject to affordable housing being secured through the provisions of a legal agreement.

**Air Quality (31/07/23)** No objections, subjects to planning conditions to mitigate air quality concerns.

**Archaeology (20/06/23)** No objection.

**Conservation Officer (08/02/23)** No in principle objection, although has made some suggested design changes to help better recognise the localised setting of the Prince of Wales Pub (a non-designated heritage asset).

**Contaminated Land (04/03/22)** No objection, subject to a pre-commencement condition requiring the developer to submit and agree a phased contaminated land investigation and, if necessary, remediation and a validation report.

**Countryside Officer (16/08/22)** No objection subject to a pre-commencement condition requiring the applicant to submit and agree a biodiversity enhancement plan.

**Drainage (18/03/22)** No objection subject to pre-commencement conditions requiring details to be agreed for a surface water drainage scheme and a foul drainage scheme.

**Environmental Protection (21/02/22)** No objection, but requested that the applicant (or another future applicant) demonstrates how outstanding detailed matters relation to noise and vibration through future reserved matters applications on site.

**Forestry Officer (21/03/22)** No objection. If granted, future RM applications need to include a comprehensive landscaping scheme which includes a wide range of large canopied long lived tree species.

**Landscape Officer (26/05/23)** Originally the landscape architect raised a holding objection to the development, but the council and Homes England have worked on revised plans, meaning they dropped the objection.

**Lead Local Flood Authority (20/06/23)** No objection subject to conditions, including a pre-commencement condition to agree a surface water drainage scheme.

**Local Highways Authority (16/07/24)** Originally, the highway authority raised an objection to the application. However, the council and Homes England have worked to address these concerns, meaning they dropped the objection. The highways officer has recommended we attach a number of pre-commencement conditions; details of cycle parking to be submitted and agreed, and submitting and agreeing a construction traffic management plan.

**Network Rail (28/11/23)** No objection in principle subject to asset protection.

**Oxfordshire Clinical Commissioning Group (08/02/23)** No objection subject to the developer providing financial contributions for healthcare via a Section 106 agreement

**Oxfordshire County Council Education (2024-04-11)** Earlier in the application process, Homes England and Oxfordshire County Council disagreed as to whether the development should make financial contributions for primary and secondary education improvements in Didcot. However, working with the applicant this matter has now been resolved, and Oxfordshire County Council no longer has an objection. The education officer has confirmed that they will only seek financial contributions for early years and special education,

**Thames Water (08/03/22)** No objection in relation to groundwater – the developer will need to agree an appropriate surface water strategy with the Lead Local Flood Authority before connecting the development to the public sewer network. Thames Water also stated that the developer will need to reinforce the local foul water network, and has suggested we attach a pre-occupation condition to ensure this happens.

**Urban Design Officer** No objection.

### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site, although this will ultimately be determined through the Section 106 agreement.

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

The technical consultee feedback above has identified key infrastructure dependencies and enablers for this site. Some of these matters will be addressed through a legal agreement (such as a Section 106 or Section 278 agreement), but the site will be liable to pay the Community Infrastructure Levy as well. We have set out the key infrastructure dependencies and enablers below.

#### Transport:

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 early 2026.

More specific to this site, the highways officer has identified several financial contributions and transport infrastructure that the developer will need to make through both a Section 106 and Section 278 agreement. These include contributions for public transport infrastructure (such as bus stops), a traffic regulation order, and a travel plan. The site will also need to make amendments to the local highway network to achieve access. These are standard requirements and so do not represent an unusual burden or delay to delivery on site.

#### Education:

The developer will need to make a financial contribution towards early years and special education provision in the Didcot area. This will be achieved through a Section106 agreement. These are standard requirements and so do not represent an unusual burden or delay to delivery on site.

### **Water / foul water utilities**

Thames Water has identified that the local water supply and foul water network would require reinforcement to serve the development. This is a standard requirement for most major developments in our area, and don't represent an unusual burden or delay to delivery on site.

## **6. Site promoter comments**

6. Are you aware of any other outstanding technical issues preventing the granting of planning permission?
7. What do you think are the key issues that need to be resolved before a Section 106 agreement can be signed?
8. Technical consultees have raised the need for a number of pre-commencement conditions. Can you advise what progress, if any, has been made toward each of the following:
  - a) Phased contaminated land investigation
  - b) Biodiversity enhancement plan
  - c) Surface water and foul water drainage strategies
  - d) Further modelling and mitigation for noise and vibration
  - e) Landscaping scheme
  - f) Transport details
9. What progress have you made in selling the site to a developer?
10. When do you think construction work will commence, and are there any obstacles to starting construction?
11. When do you think the first dwelling will be completed?
12. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
13. How many homes a year do you think this site will deliver?
14. Are there any other comments you would like to raise?

**NOTE: Homes England and their agent, Stantec, did not respond to requests for information on this site.**

## 7. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035. Homes England submitted the first planning application on this site in June 2015 for 300 homes, but withdrew this in 2020. Homes England then submitted a second outline planning application, focusing on a smaller area, for 144 homes in February 2022. There are no outstanding objections to the proposals from specialist officers or statutory consultees, with work progressing on the legal agreement prior to the application going to planning committee. The last step before securing outline consent is agreeing the provision of affordable housing and signing the legal agreement. The council is currently waiting on Homes England to provide evidence on affordable housing delivery as part of this process. Our previous assessment for this site (autumn 2024) considered that these legal matters were nearly agreed, and expected for the council to grant planning permission before the end of March 2025. This has not happened, and this site has a long history of delay.

Although the council actively tried to contact Stantec multiple time for their input into this proforma on behalf of Homes England, neither Homes England, nor Stantec, responded to this proforma.

Given the significant delays to this site, and keeping in mind that the proposal is being brought forward by Homes England, a government agency whose mission is to accelerate “the pace of house building and regeneration across the country”, it is reasonable to anticipate that the legal agreements would be signed right at the end of the 2026/27 monitoring year (i.e. 31 March 2027).

Applying our average lead in times it would take 1.1 years to the submission and approval of a reserved matters application, and a further 1.3 years to first completions. If approved by 31 March 2027, applying the average lead in time would therefore expect completions in 2029/30. The proposed development is for flats and so it is likely that the homes will be completed in large volumes at the same time, or in significant batches..

We consider that there is clear evidence that there is a realistic prospect the site will deliver 94 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	30 September 2025
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Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of Stantec / Homes England, I consider this to be a realistic assessment of the trajectory for this site.	
Date	<b>NO RESPONSE</b>
Name / signature	<b>NO RESPONSE</b>

**9a. Council's trajectory for the site**

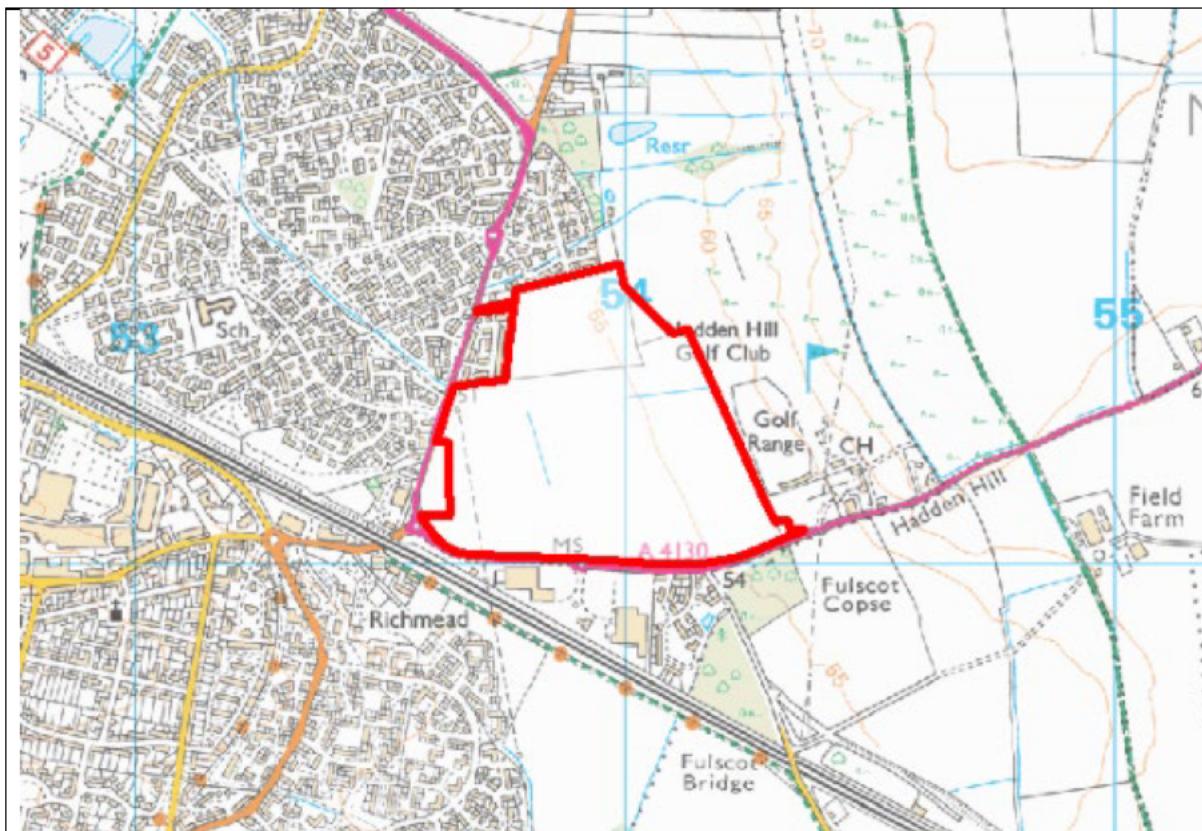
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	94	50
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

94

<b>Site name</b>	Ladygrove East
<b>Land supply reference</b>	1011

<b>Total units in 5 year period</b>	112
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<b>Site status</b>	Outline Permission
Total units allocated for development	642
Total units with outline consent	750
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
<a href="#">P19/S0720/O</a>	Outline	750	05/03/2019	22/04/2024
<a href="#">P25/S1925/RM</a>	Reserved Matters	249	18/06/2025	TBD

## Assessment of deliverability

### 1. Current planning status

Policy H2a of the South Oxfordshire Local Plan 2035 allocates this site for around 642 homes. Bloor Homes submitted an outline planning application in 2019 for 750 homes, and the council granted outline consent in April 2024 (P19/S0720/O).

Bloor Homes has successfully discharged a pre-commencement condition that required them to submit and agree a site wide design code. The council approved this on 8 April 2025 (P24/S4103/DIS).

Bloor Homes has since submitted their first reserved matters application for the site. This is an application for detailed consent for 249 homes, submitted in June 2025 (P25/S1925/RM). We anticipate a decision will be made on this application in the 2025/26 monitoring year, by 31 March 2026. If approved, there remains 501 dwellings to be delivered under the outline planning application for this site.

### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P25/S1925/RM, along with steps the council or applicant are taking to address them. At this stage, there are a number of consultee comments outstanding. A meeting with the developer is scheduled for August 2025 to discuss comments and amendments required.

**Affordable Housing (17/07/2025):** 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:

- changes to the Housing Delivery Document to show affordable housing delivery over the remaining parcels
- ensuring 2 bedroom affordable flats are on the ground or first floor
- further engagement with registered providers to get their support for the layout and design of units
- revising plans to ensure flats are designed to maximize occupancy

**Air Quality (22/07/2025)** No comments.

**Contaminated Land (16/07/2025)** No comments.

**Ecology team (04/08/2025):** This application should be supported by the Biodiversity Parameter Plan, and the applicant will need to make changes to the Biodiversity Enhancement Plan. The officer confirmed that the layout of the scheme appears to be mostly consistent with the details approved as part of the Green Infrastructure Framework Plan as part of the Design Code. However, the officer has also recommended changes to certain species and habitats. Therefore, there are still outstanding ecological matters to address before consent can be issued.

**Environmental Protection Team (11/07/2025)** No objection subject to the full implantation of the mitigation measures identified in the acoustic report submitted in support of this application.

**Heritage Officer (22/07/2025)** No comments on these plans, but a reminder that the applicant will need to discharge condition 10 of the outline consent before construction work can commence. This requires a construction management plan, including how the works will protect the listed milestone.

**Forestry Officer (06/08/2025):** The officer is satisfied with the proposed tree species and sizes at the time of planting. However, they have identified some detailed technical matters with the proposed plans that will need to be addressed, including a potential error on a drawing, changes to tree planting / support details, and the relationship between tree pits and the highway. Therefore, there are still outstanding arboricultural matters to address before consent can be issued.

**Drainage Officer (08/08/2025)** Amendments are required to the drainage strategy to incorporate more SUDS features, minimise watercourse crossings, clarify exceedance flows, accommodate upstream impermeable areas and provide calculation nodes.

**Landscape Architect (27/08/2025):** Suggested amendments to the plans including boundary treatments and landscaping of play areas and allotments, re-alignment of foul water sewer pipes away from certain areas in public open space, details on the drainage basin, and a suggested set of amendments to the proposed plant / tree species.

**National Grid (10/07/2025):** Overhead power cables run through the site, and therefore the applicant must submit and agree a works description, plans, and commencement date before work can begin on site.

**OCC highways (12/08/2025)** Amendments are required to the layout to ensure it is safe for all users, in accordance with OCC Street Design Guide and LTN 1/20; provide acceptable details of visibility splays; submit a Stage 1 RSA; reduce parking provision to comply with OCC adopted standards.

**OCC LLFA (12/08/2025)** Amendments are required to the drainage strategy to eliminate all surface water flooding, and to demonstrate 10% urban creep has been applied.

**OCC Archaeology (12/08/2025)** No objection; note that conditions 12 and 13 require the agreement of a WSI and implementation of an archaeological evaluation prior to commencement of development

**Urban Design (31/08/2025):** Overall the proposals are a good attempt to comply with the design code, but the officer has suggested some elements of the proposals should be tweaked to secure a higher quality development. Some of these would require small changes to the plans (such as introducing new pedestrian cut throughs), while others are asking for justifications for the proposals in the design compliance document.

**Waste Management (14/07/2025):** The applicant will need to submit some additional information regarding bin store plans and walking distances to be provided.

### 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 outline planning permission has identified key infrastructure dependencies and enablers for this site, with these matters will be addressed through signed legal agreements (such as a Section 106 or Section 278 agreement).

The Section 106 Agreement requires the following obligations to be completed prior to commencement of development:

- Refuse contribution of £46,500

- Street Naming and Numbering contribution of £229 per every 10 dwellings
- Football contribution of £73,686
- Cricket contribution of £35,854
- Identify and agree affordable housing land and to submit the affordable housing scheme for the phase
- Identify and agree the Open space scheme
- Identity and agree a sustainable drainage scheme (SuDS)
- Highways Infrastructure contribution of £170,000
- Public Rights of Way contribution of £120,000
- Traffic Regulation Order Contribution of £60,000
- Travel Plan Monitoring Contribution
- Primary Education Payment 1 10% of £6,426,336
- Secondary Education Payment 1 £440,927
- Special Educational Needs Payment 1 10% of £573,665

## 6. Site promoter comments

15. When do you think you will discharge the remaining pre-commencement conditions attached to the outline permission? **Reserved Matters consent necessary to progress a number of formal condition discharges. Phased delivery across wider site. Bloor envisage relevant conditions associated with first phase RM could be dealt with in H1 2026.**

16. What do you consider to be the key challenges to issuing the reserved matters permission (application reference: [P25/S1925/RM](#)), and when do you think consent will be granted for this? **Initial round of consultee comments now obtained. Formal update to application required, though agree consent can be issued by close of Q4 2025.**

17. Are you intending to submit revised plans / material to address outstanding objections on the live reserved matters application? If so, when are you intending to submit these? **Yes, and by early October.**

18. Please provide a timetable forecasting when you will submit future reserved matters application/s on this site for the remaining phases. **S106 sets out triggers associated with wider infrastructure delivery (HIF1).**

19. What measures are being taken to ensure that the pre-commencement conditions can be satisfied? **Bloor Homes are advancing technical components accordingly.**

20. When do you think construction work will commence, and are there any obstacles to starting construction? **H1 2026**

21. When do you think the first dwelling will be completed? **H1 2027**

22. How many sales outlets will be on site, and will these be present at the same time or in separate phases? **Single sales outlet in respect of first phase of 250 dwellings.**

23. How many homes a year do you think this site will deliver? **Agree with the 75 dpa position set out.**

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

## 7. Officer conclusion on deliverability

The council granted outline permission for 750 homes in April 2024. This outline permission contains a series of pre-commencement conditions that the developer will need to discharge before development starts:

- Condition 6 – Phasing plan
- Condition 8 – Design code –discharged under P24/S4103/DIS on 8 April 2025
- Condition 9 – Arboricultural Method Statement and Tree Protection Plan
- Condition 10 – Construction Management plan
- Condition 11 – Plans agreeing details of access onto Hadden Hill roundabout,
- Condition 12 – Archaeological Written Scheme of Investigation
- Condition 13 – a staged programme of archaeological evaluation in accordance with condition 12
- Condition 14 Contamination risk assessment
- Condition 16 Landscape strategy and biodiversity parameter plan
- Condition 17 – A construction environmental management plan for biodiversity

The developer made good progress submitting the design code application in December 2024 (8 months after outline consent), with consent for this approved within 4 months of submission (April 2025). It is evidence of strong progress on this site that is further demonstrated by the quick submission of a reserved matters application in June 2025, following approval of the design code.

Bloor Homes has advised they intend to submit revised plans in early October, to address the technical objections referenced above. For this assessment, we have allowed 3 months for these amended plans to be scrutinised and approved, assuming detailed permission will be issued by the end of December 2025. This aligns with the developer's expectations and timetable for the site too.

The average lead in time for a site of this size is around 13 months from the issuing of reserved matters to the first completions. This would place first completions on this site in January / February 2027. The site promoter has confirmed they intend to discharge all relevant pre-commencement conditions to

enable first completions in line with this, expecting the first completions in the first half of 2027.

The average build out rate for sites of this size is up to 150 homes a year. However, the developer Bloor Homes, has advised in previous 5 year supply updates that they only anticipate a build out rate of 75 homes a year as they will only have one outlet on site. This therefore represents a more likely build out rate than the average for this site.

## 8. Signatures

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

Date	29/08/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of Bloor Homes, I consider this to be a realist assessment of the trajectory for this site	
Date	4th Sept 25
Name / signature	Savills on behalf of Bloor Homes

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

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

Council's initial 5-year total

187

**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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	37	75	75	75
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
75	75	75	75	75	75	38			

Site promoter's 5-year total

187

**9c. Council's final trajectory for the site**

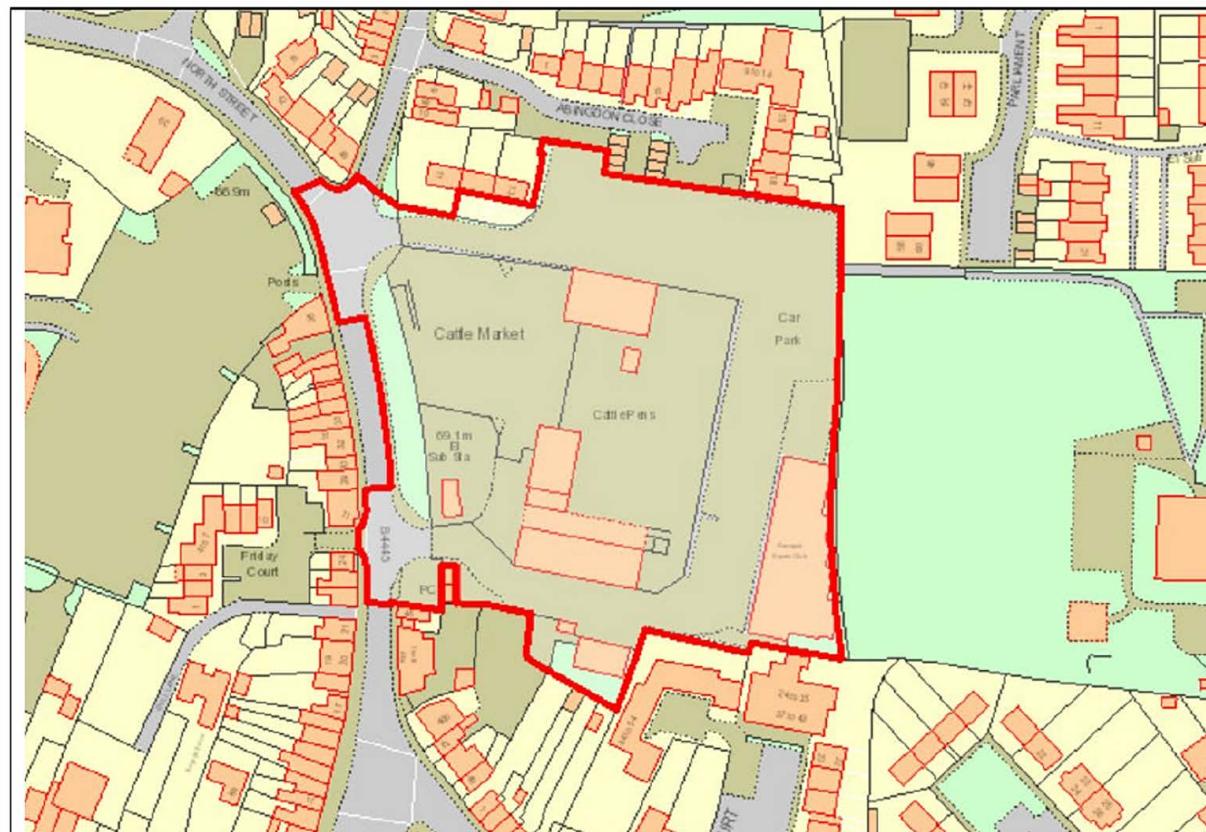
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	37	75	75	75
<b>2031/32</b>	<b>2032/33</b>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

Final 5-year total

187

<b>Site name</b>	Thame Cattle Market
<b>Land supply reference</b>	1409

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
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Total units allocated for development	Unknown (mixed use allocation)
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

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 Thame Neighbourhood Plan allocates this site for a mixed-use development but does not specify the number of homes to be delivered. There are currently no live planning applications 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 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 the landowner for this site. We are not aware of any ownership constraints affecting this site.

### 5. Infrastructure dependencies and enablers

Before the Council grants planning permission for this site, an alternative site for the Cattle Market to relocate to must be identified. Planning permission has been granted for the relocation of the Cattle Market from its current site to new premises on Rycote Lane.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The Thame Neighbourhood Plan allocates this site for a mixed-use development but does not specify the number of homes to be delivered. 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 shared with site promoter for comment**

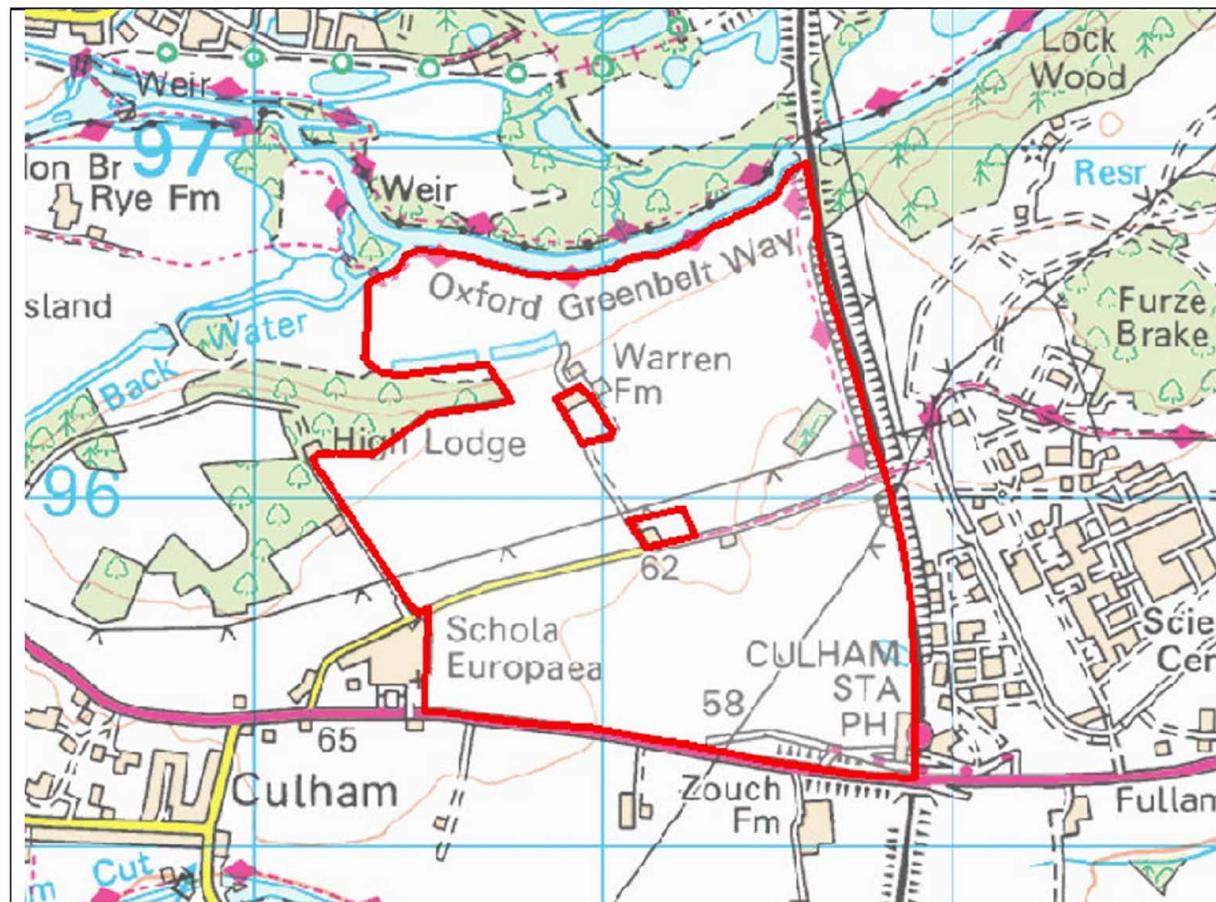
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/ 32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

Council's initial 5-year total

0

<b>Site name</b>	Land adjacent to Culham Science Centre
<b>Land supply reference</b>	1410

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	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
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	22 September 2025
Name / signature	CEG

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	50
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
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**

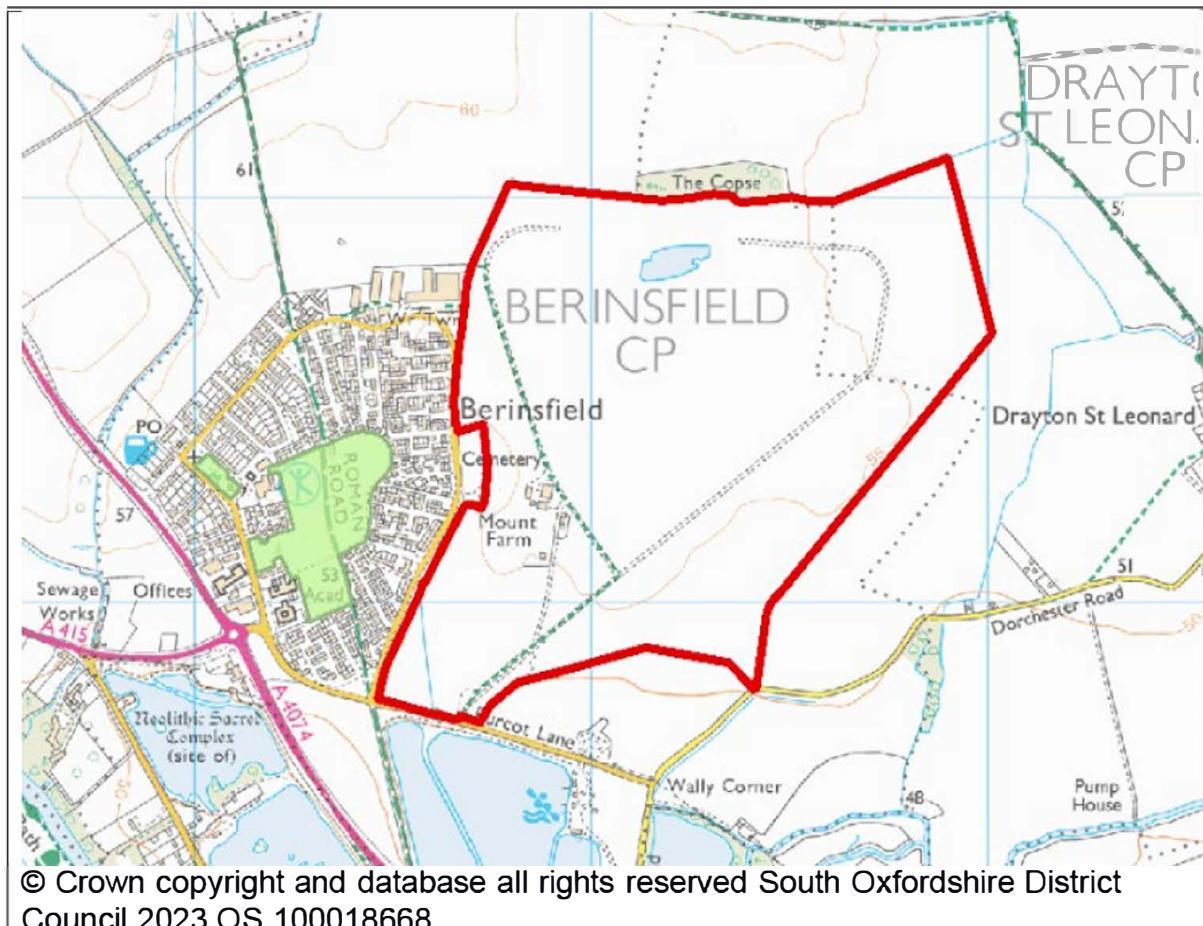
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/ 32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

Final 5-year total

0

<b>Site name</b>	Land at Berinsfield
<b>Land supply reference</b>	1412

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Allocation
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
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	22 September 2025
Name / signature	Ptarmigan Land

**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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	75
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	75	150
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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**

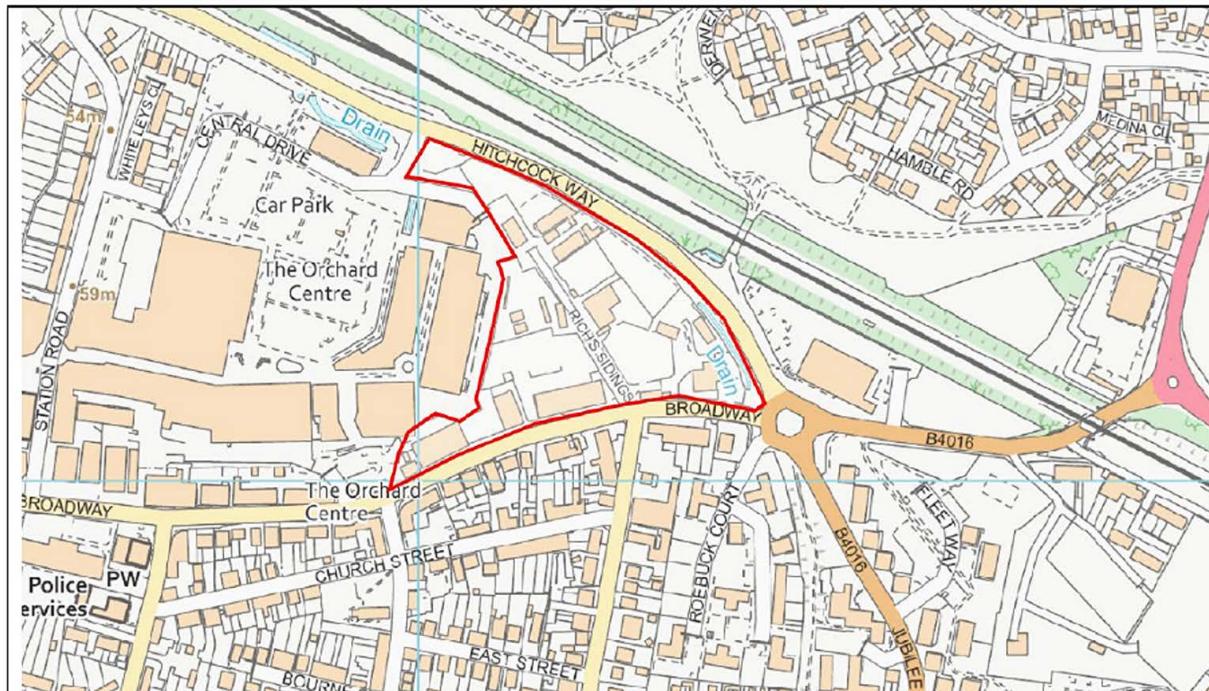
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	75
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
150	150	150	150	150	150	150	150	150	150

Final 5-year total

0

<b>Site name</b>	Orchard Centre Phase 2
<b>Land supply reference</b>	1416

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Local Plan allocation
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**

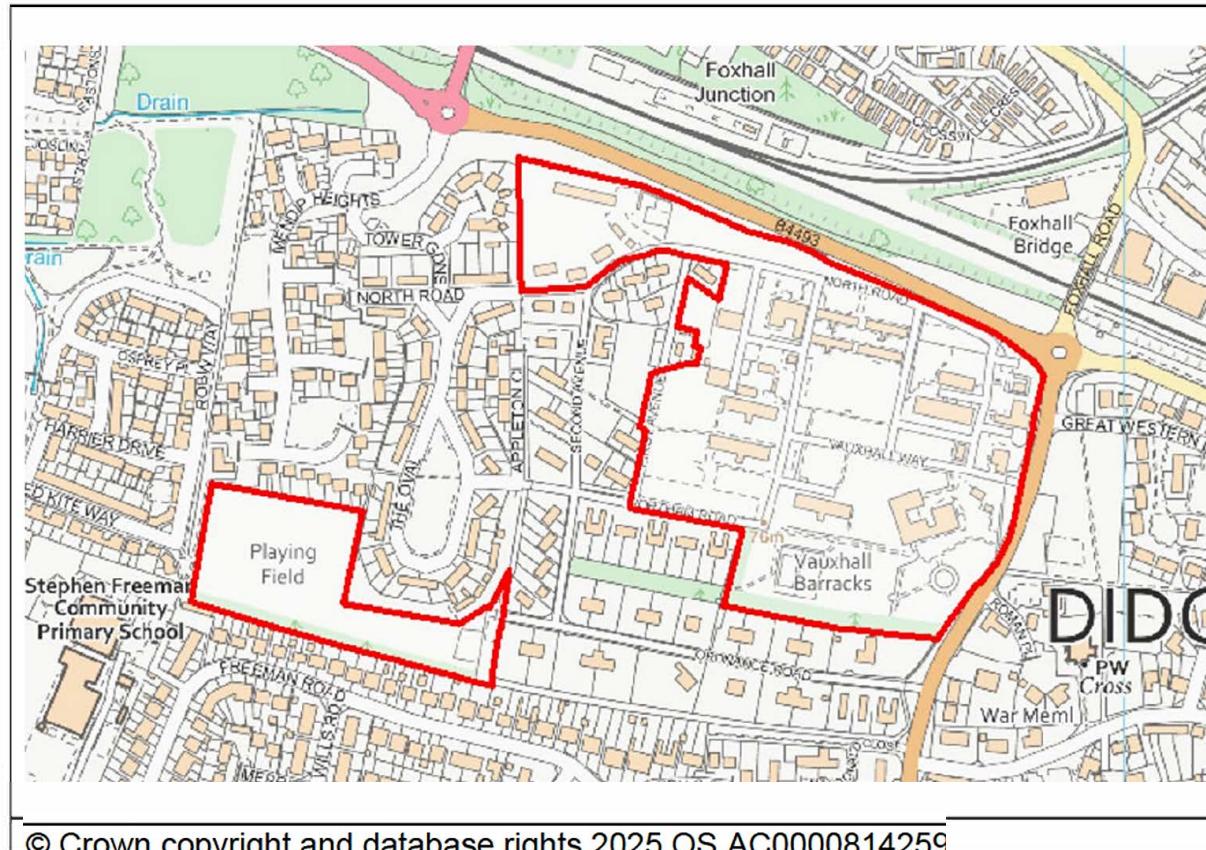
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Initial 5-year total

0

<b>Site name</b>	Vauxhall Barracks
<b>Land supply reference</b>	1417

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	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
Name / signature	Harriet Mallinder Senior Planning Policy Officer

On behalf of WSP / the DIO, I consider this to be a realistic assessment of the trajectory for this site

Date	24 September 2025
Name / signature	Christopher Tenant Director, WSP

**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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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**

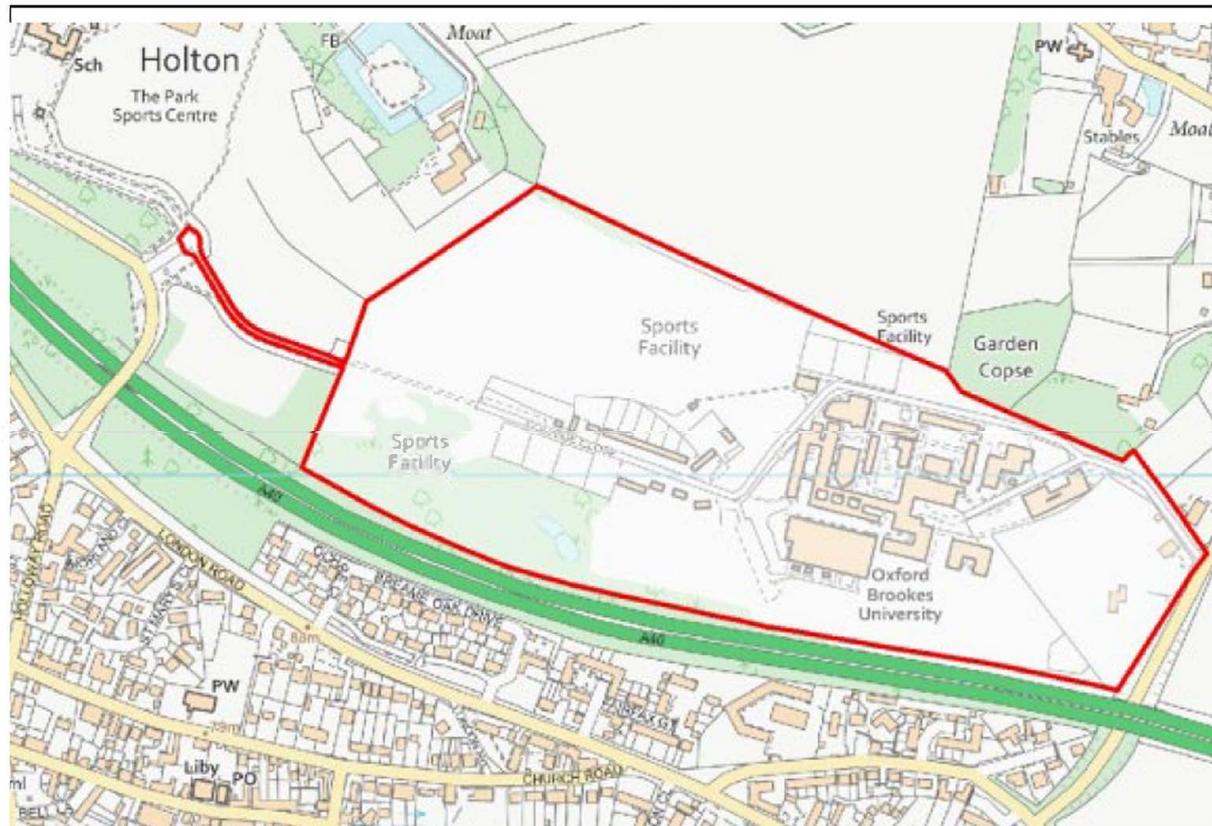
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	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

Final 5-year total

0

<b>Site name</b>	Land at Wheatley Campus
<b>Land supply reference</b>	1418

<b>Total units in 5 year period</b>	<b>189</b>
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<b>Site status</b>	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
<a href="#">P17/S4254/O</a>	Outline	500	4/12/2017	23/04/2020
<a href="#">P22/S3975/O</a>	Outline	500	1/11/2022	Refused
<a href="#">P23/S1407/RM</a>	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

- 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 wont 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 our 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 wont 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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	27	54	54	54	54
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	27	54	54	54	54
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	27	54	54	54	54
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
54	54	54	42	0	0	0	0	0	0
Final 5-year total		189							

<b>Site name</b>	Land West of Fairmile
<b>Land supply reference</b>	1427

<b>Total units in 5 year period</b>	70
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<b>Site status</b>	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

## 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

25. 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..*

26. 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.*

27. 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.*

28. 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.*

29. 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.*

30. 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.*

31. 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 Harsden 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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	35	35	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0			36	35		
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>

**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**

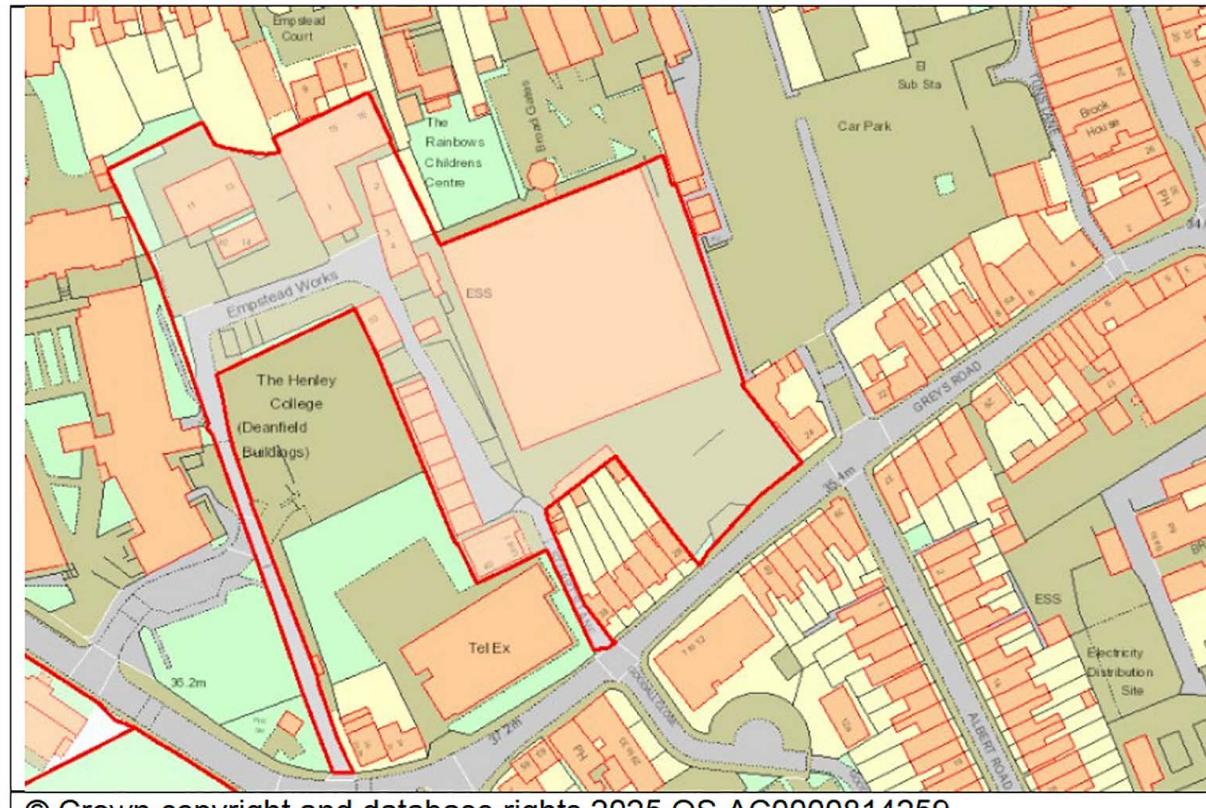
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	35	35	0	0
<b>2031/32</b>	<b>2032/33</b>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

Final 5-year total

70

<b>Site name</b>	Empstead Works / Stuart Turner
<b>Land supply reference</b>	1431

<b>Total units in 5 year period</b>	21
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<b>Site status</b>	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 Harsden 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 22<sup>nd</sup> 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 25<sup>th</sup> 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 delivery 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 Harsden 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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	21	21
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	57	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

21

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	21	21
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
15	0	0	0	0	0	0	0	0	0

Final 5-year total

21

<b>Site name</b>	Chiltern Edge Top Field
<b>Land supply reference</b>	1432

<b>Total units in 5 year period</b>	50
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<b>Site status</b>	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
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P24/S3629/FUL	Full	50	12/11/2024	TBD
<b>Assessment of deliverability</b>				

## 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 or 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	<b>NO RESPONSE</b>
Name / signature	<b>NO RESPONSE</b>

**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

<b>Site name</b>	Gillotts School Playing Field
<b>Land supply reference</b>	1434

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan Allocation
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**

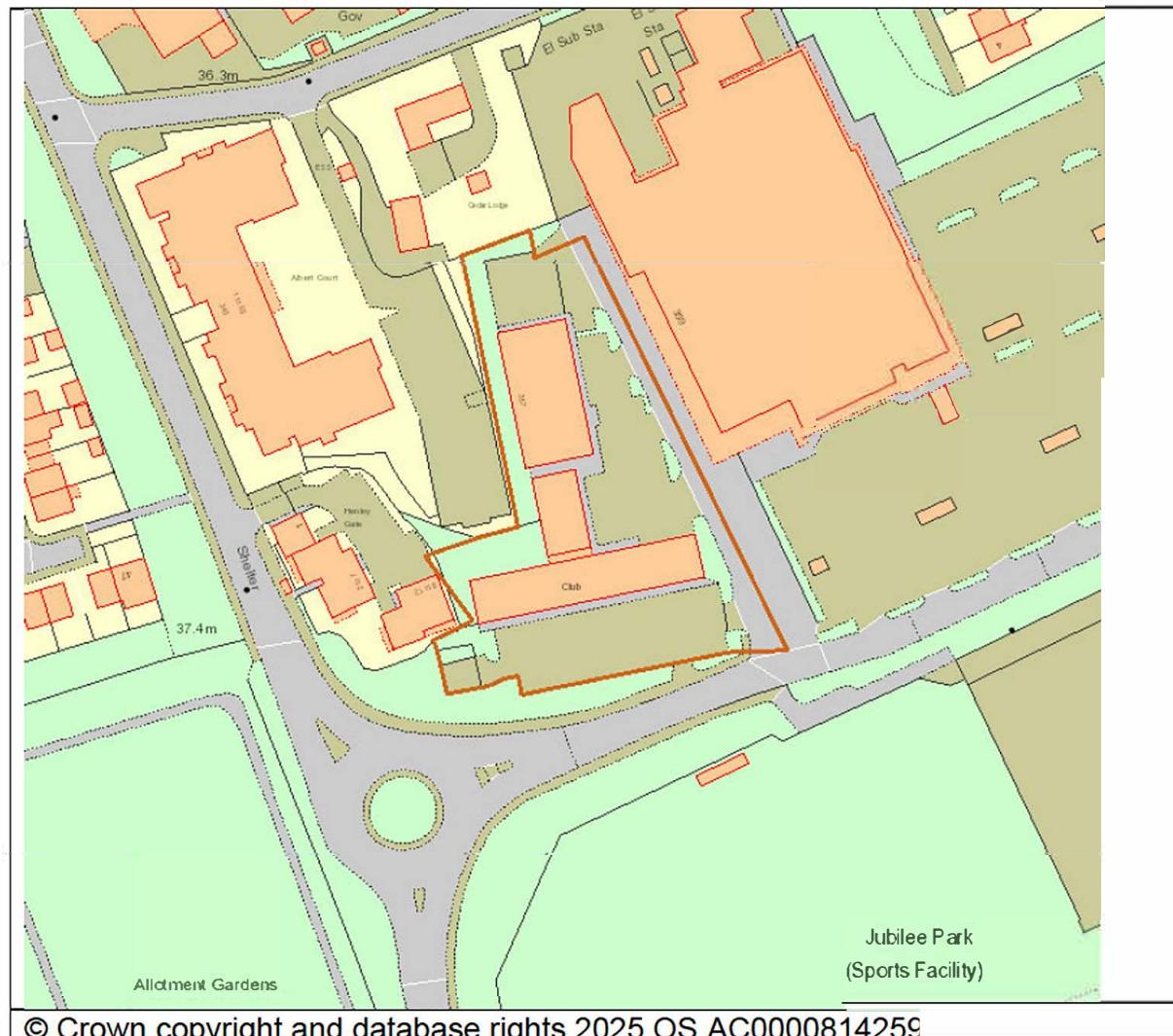
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Final 5-year total

0

<b>Site name</b>	357 Reading Road, Henley-on-Thames
<b>Land supply reference</b>	1435

<b>Total units in 5-year period</b>	0
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<b>Site status</b>	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 Harsden 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 (EIA), 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

32. 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?
33. 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?
34. 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.
35. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?
36. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?

37. 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?
38. When do you think construction work will commence, and are there any obstacles to starting construction?
39. When do you think the first dwelling will be completed?
40. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
41. How many homes a year do you think this site will deliver?
42. 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 Harsden 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
Name / signature	Harriet Mallinder Senior Planning Policy Officer

On behalf of Boddingtons Planning, I consider this to be a realistic assessment of the trajectory for this site.

Date	22 September 2025
Name / signature	Neil Boddington

**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

<b>Site name</b>	Chilterns End, Henley-on-Thames
<b>Land supply reference</b>	1437

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan Allocation
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**

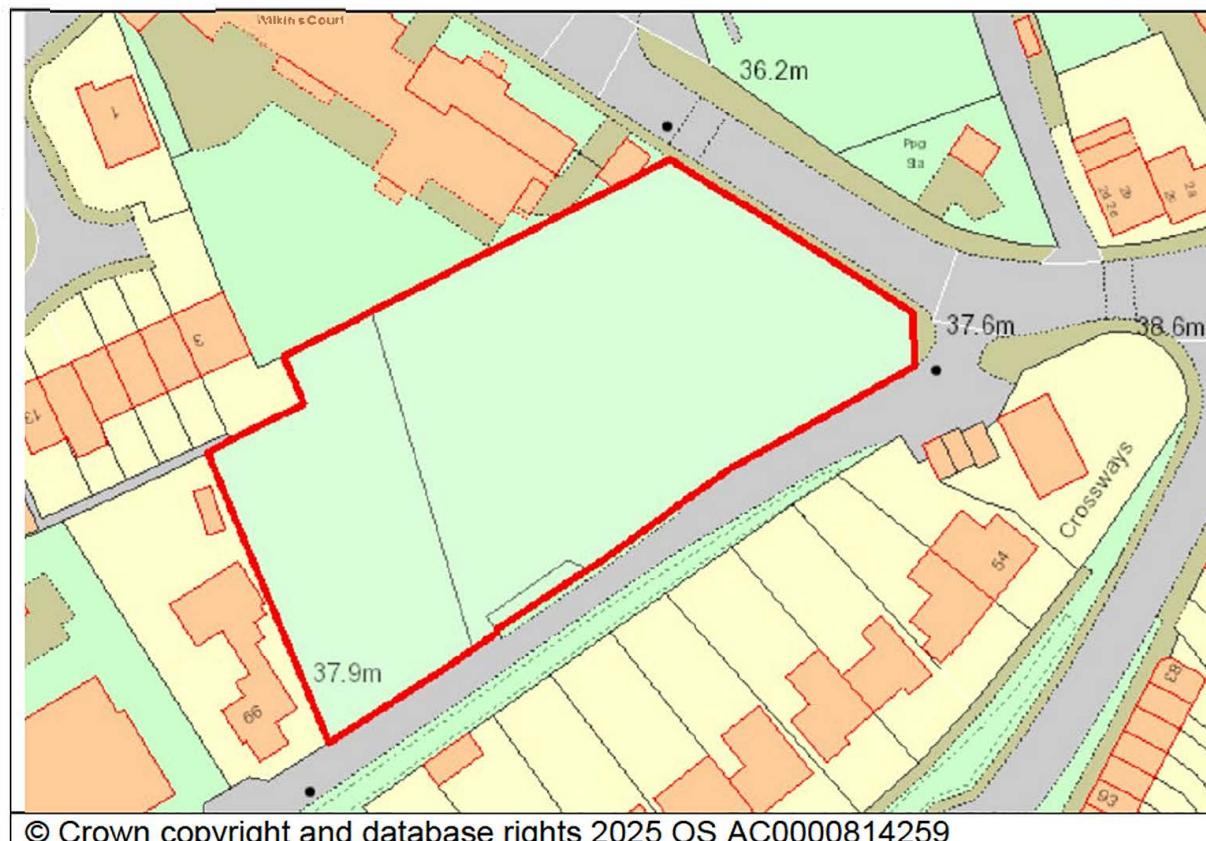
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	10	17	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Henley Youth Club (Site X)
<b>Land supply reference</b>	1439

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan Allocation
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/ 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	8	15	0	0	0	0	0	0

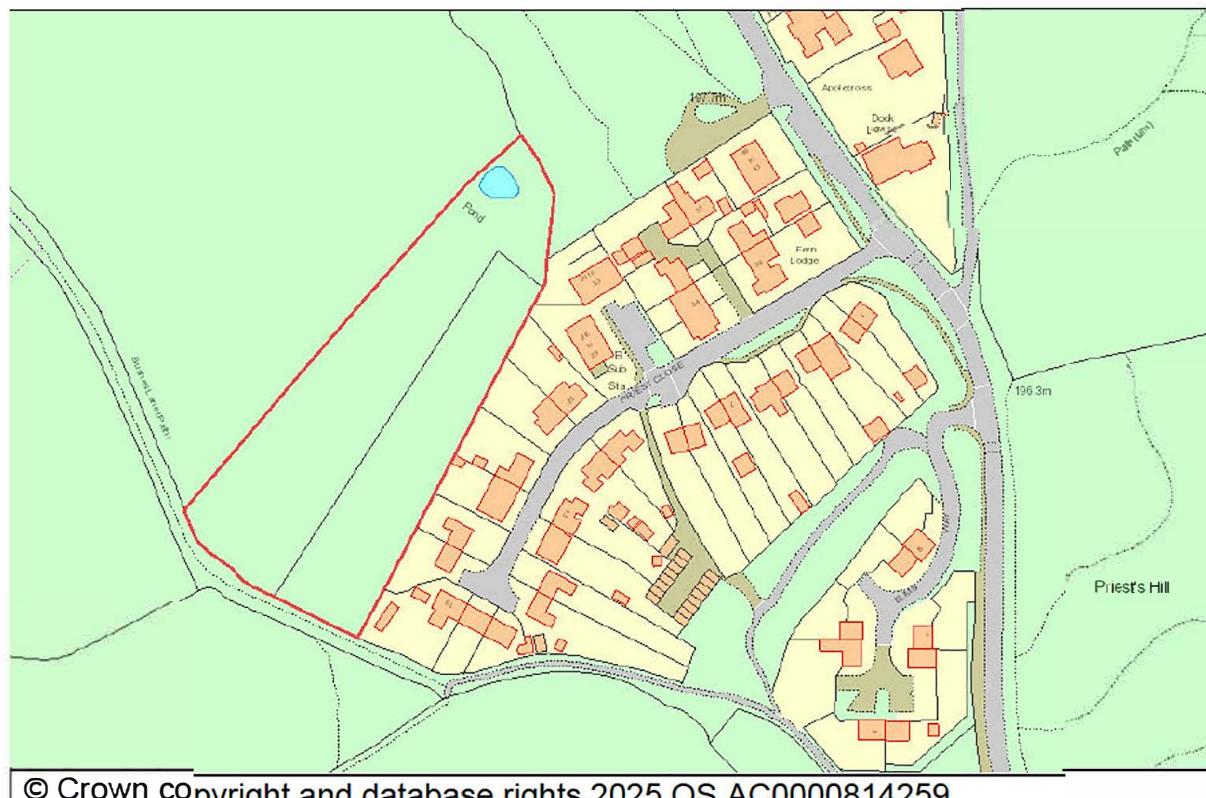
Final 5-year total

0

Land to the West of Priest Close, Nettlebed  
Reference: 1443

<b>Site name</b>	Land to the West of Priest Close, Nettlebed
<b>Land supply reference</b>	1443

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Allocation
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

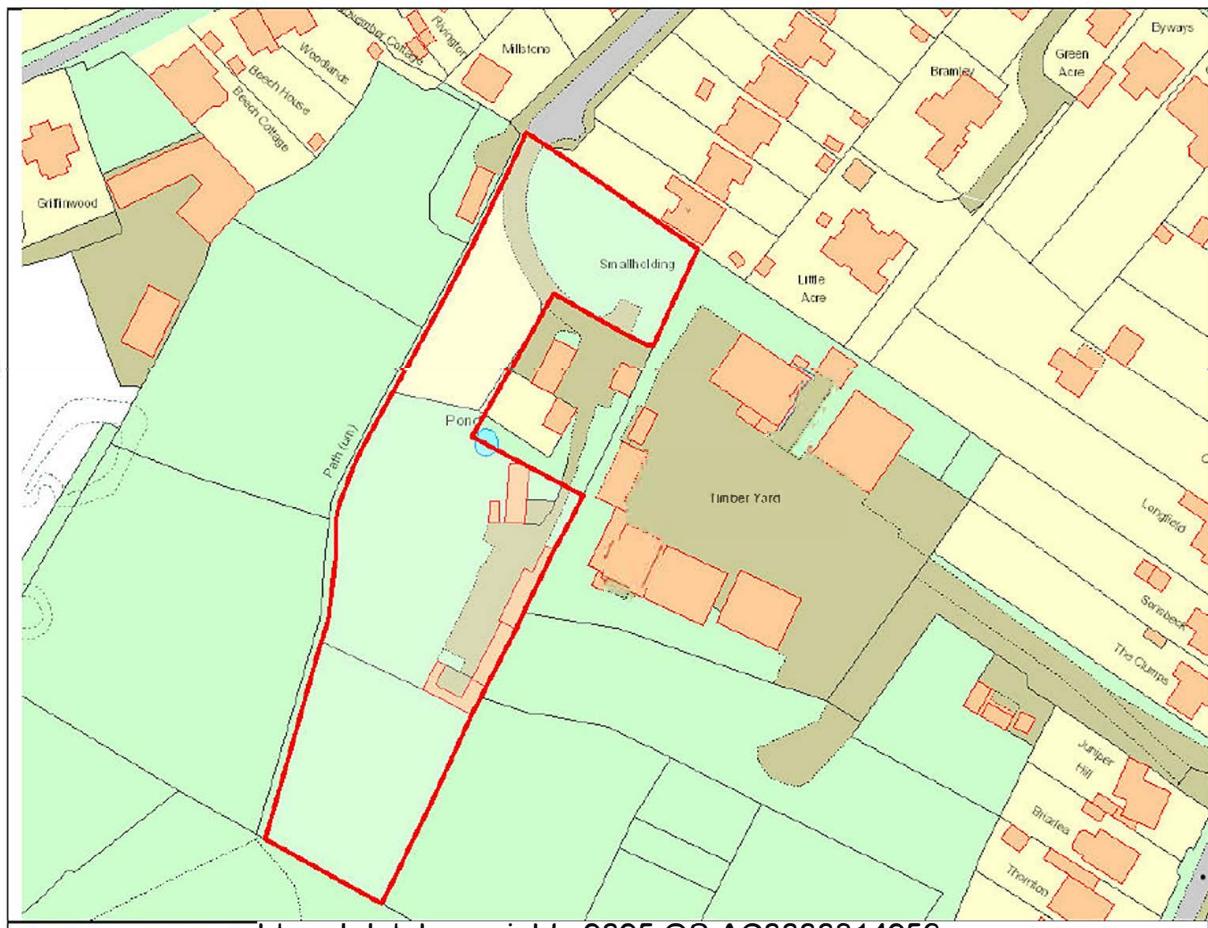
Final 5-year total

0

The Smallholding, Land at the end of Wood Lane  
Reference: 1448

<b>Site name</b>	Woodcote NDP Site 19: The Smallholding
<b>Land supply reference</b>	1448

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
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
<b>Assessment of deliverability</b>				

### **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**

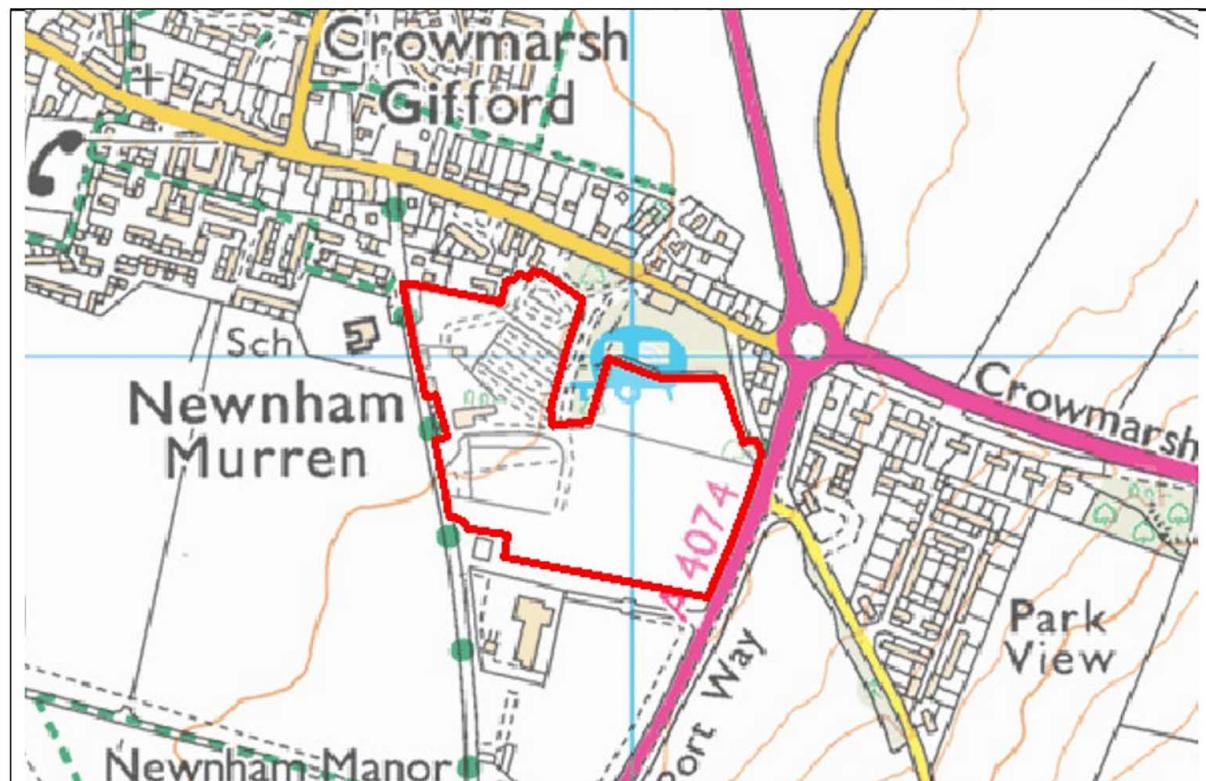
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/ 32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

Final 5-year total

0

<b>Site name</b>	Land to the south of Newnham Manor, Crowmarsh Gifford
<b>Land supply reference</b>	1561

<b>Total units in 5 year period</b>	100
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<b>Site status</b>	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**

43. 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.*

44. 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.*

45. 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.*

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

*Spring 2027.*

47. 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.*

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

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

49. 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.

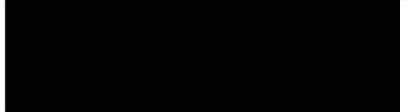
Taking into account the above, we consider there is clear evidence of a realistic prospect that this site will deliver 100 homes in the 5-year period.

## 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 realistic assessment of the trajectory for this site

Date	11 <sup>th</sup> 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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	31	54	15	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	20	44	36	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	31	54	15	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0		0	0	0	0	0	0	0

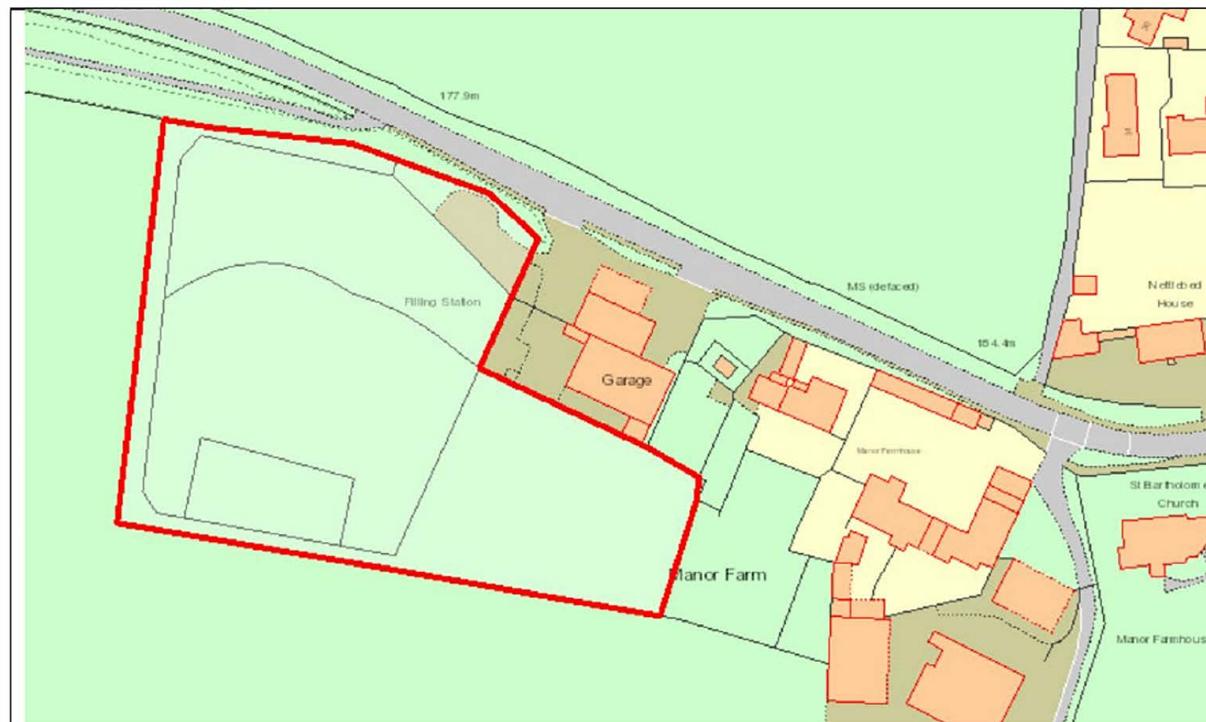
Final 5-year total

100

Land West of Nettlebed Service Station  
Reference: 1640

<b>Site name</b>	Land West of Nettlebed Service Station
<b>Land supply reference</b>	1640

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Local Plan allocation
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Total units allocated for development	15
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 15 dwellings by Policy H7 of the South Oxfordshire Local Plan 2035. There are currently no live planning applications submitted for the site.

### 2. Technical consultee comments

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

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

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site benefits from an allocation in 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. 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.	

**9c. Council's final trajectory for the site**

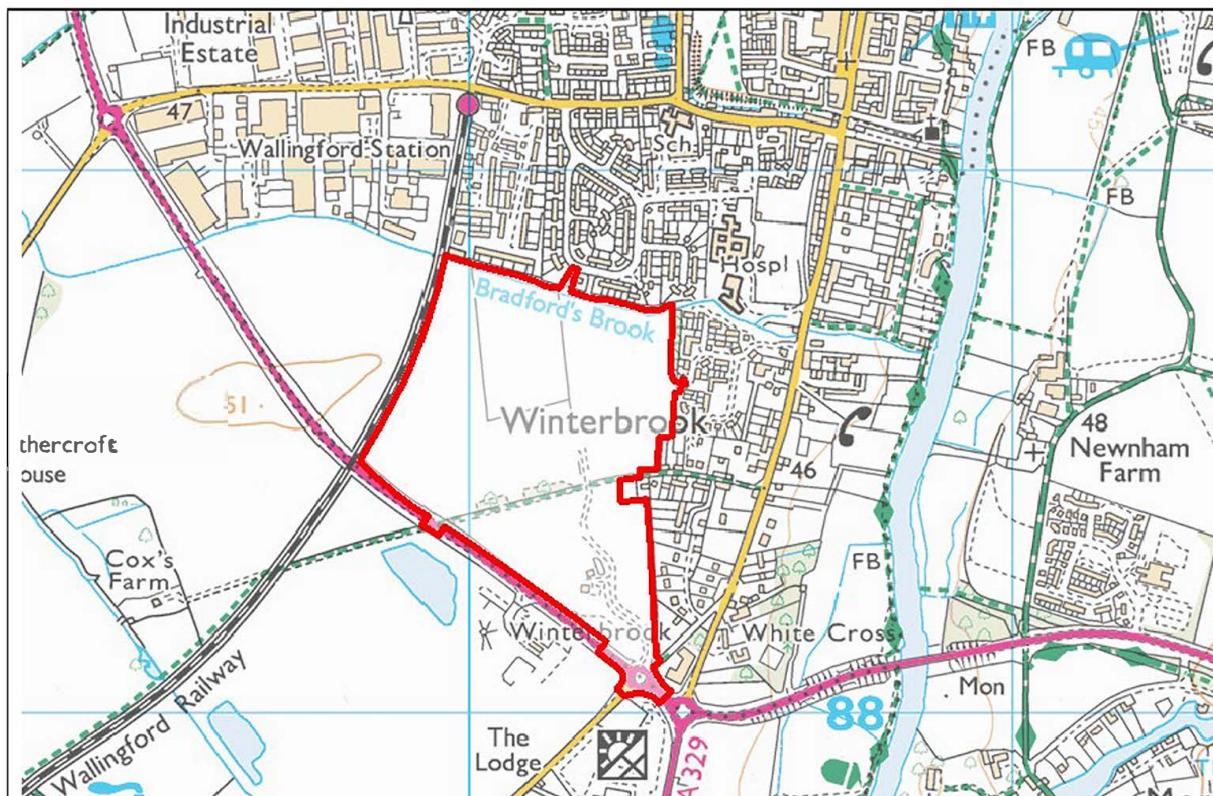
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Final 5-year total

0

<b>Site name</b>	Site E, Reading Road, Wallingford
<b>Land supply reference</b>	1676

<b>Total units in 5 year period</b>	237
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<b>Site status</b>	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
<a href="#">P16/S4275/O</a>	Outline	502	03/01/2017	09/08/2019
<a href="#">P22/S2346/RM</a>	Reserved Matters	228	23/06/2022	30/03/2023
<a href="#">P25/S0689/RM</a>	Reserved Matters	209	03/05/2025	TBD
<a href="#">P25/S1803/FUL</a>	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 31<sup>st</sup> 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
Name / signature	Jennifer Keith Senior Development Manager

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	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	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	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	

2021/22	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	27
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
<b>Council's initial 5-year total</b>			0						

**10b. Site promoter's trajectory 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
2021/22	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
<b>Site promoter's 5-year total</b>			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**

2011/12	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	27	38	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
<b>Final 5-year total</b>			65						

**11a. Council's initial trajectory shared with site promoter for comment for Phase 4 – care home / remainder of outline consent**

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

<b>Council's initial 5-year total</b>	0
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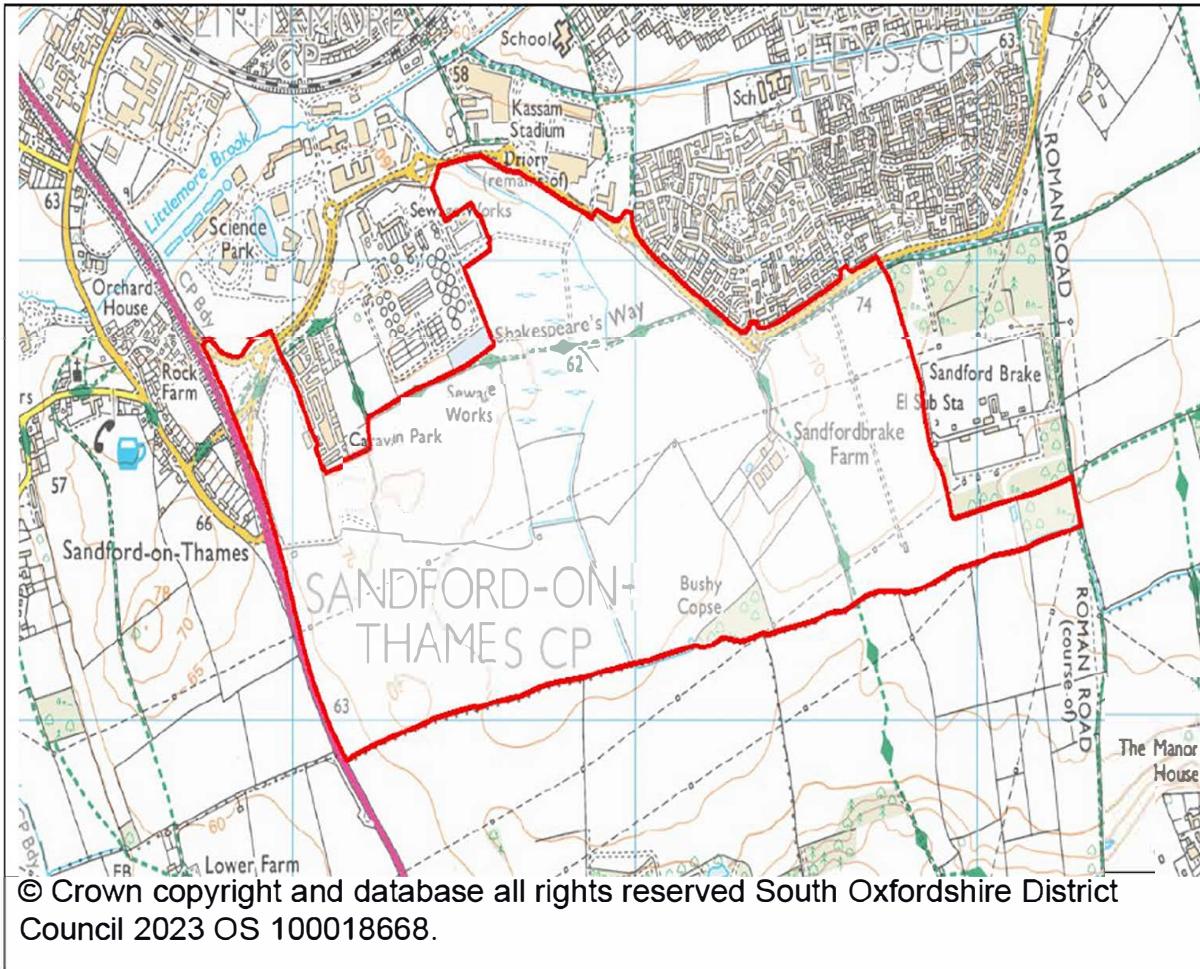
<b>11b. Site promoter's trajectory for Phase 4 – care home / remainder of outline consent</b>										
<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	
0	0	0	0	0	0	0	0	0	0	
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	
0	0	0	0	0	0	0	0	0	0	
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>	
0	0	0	0	0	0	0	0	0	0	
<b>Site promoter's 5-year total</b>										

\*Site promoter did not complete the trajectory for this phase

<b>11c. Council's final trajectory for Phase 4 – care home / remainder of outline consent</b>										
<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	
0	0	0	0	0	0	0	0	0	0	
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>	
0	0	0	0	0	0	0	32	0	0	
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>	
0	0	0	0	0	0	0	0	0	0	
<b>Final 5-year total</b>		32								

<b>Site name</b>	Grenoble Road
<b>Land supply reference</b>	1893

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Allocation
Total units allocated for development	3,000
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 STRAT11 of the South Oxfordshire Local Plan allocates this site for 3,000 dwellings.

A planning performance agreement is currently being drafted and agreed between the Councils (SODC, OCC and Oxford City) and the site promoter to set out the key steps and timescales toward securing planning permission.

### 2. Technical consultee comments

No applications have been submitted regarding this development, therefore there have been no technical consultee comments.

### 3. Site viability

The Council and site promoter are not aware of any viability issues affecting this site at this time. The site promoter will work closely with the Councils through the PPA process over the coming months to explore this further.

### 4. Ownership constraints

The site is under the control of two landowners: Magdalen College and Thames Water. The site promoters have now secured a "Master Developer" for the site (GummerLeathes).

### 5. Infrastructure dependencies and enablers

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

- A new park and ride facility adjacent to the A4074
- Improvements to existing facilities and services at Blackbird Leys
- Education provision, likely to be an onsite provision of one three-form entry primary school, and 1,200 place secondary school with capacity to expand, and a contribution toward Special Educational Needs (SEN)
- Contributions towards enabling primary healthcare service to address patient growth
- Transport infrastructure improvements
- Open space provision

Furthermore, since the adoption of the South Oxfordshire Local Plan, Thames Water has made us aware of the need to facilitate further work to the Oxford Sewage Treatment Works adjacent to the site. Thames Water has advised that the

capacity works are likely to be completed during their next asset management plan (AMP) period (2025-2030), with further work potentially needed in the period 2030 to 2035. The site promoter is continuing to work closely with Thames Water to clarify (and where possible minimise) the extent of the land required within the allocation boundary.

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

## 6. Site promoter comments

32. What site surveys, studies, and other due diligence measures have you undertaken in support of this site in addition to those listed above?

*The landowners have previously engaged with housebuilders and potential delivery partners who operate in the region.*

*The comments from these Housebuilders has been used to inform the assumptions made regarding the trajectory set out below. The master developer and the project team are actively updating surveys and reports for the key disciplines which require surveys at specific times of the year.*

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

*Formal pre-application discussions were held with SODC (Development Management and Policy Officers), Oxford City Council (Development Management and Policy Officers) and Oxfordshire County Council Officers in late 2020.*

*At this stage the applicant is updating technical information vital for the delivery of the site and will seek to start further discussions with the LPA at the earliest opportunity in line with a PPA which is currently being finalised.*

*Re-engagement with the County Council has begun with initial meetings scheduled in the coming month which have been informed by the previous discussions undertaken and attendance at the working group for the last three years.*

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

*Initial public consultation was undertaken in relation to the site in 2017 which included:*

- *Public exhibitions were held at the Kassam Stadium, Sandford Village Hall and Jubilee Hall (approximately 300 attendees)*
- *A dedicated website was created*  
[\*https://www.oxfordsciencevillage.com/\*](https://www.oxfordsciencevillage.com/)

- Leaflets were delivered providing information on the SOSV to South Oxford, Oxford City, Sandford on Thames Parish Councillors and local Parish Councillors
- 7,200 leaflets were distributed to residents providing information on the SOSV.

*Responses to these consultations were used to influence the Masterplan and further public consultation will be undertaken alongside the future pre-application discussions. A strategy for this consultation is currently being developed.*

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

*At this stage it is anticipated that an outline application will be submitted in the latter part of 2026.*

36. 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 specific timeframes are set out at this stage however, it is intended to begin pre-application discussions later this year and working towards an application submission latter part of 2026.*

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

*Based upon a submission in late 2026 and utilising the usual timeframes for determination of outline and then reserved matters applications it is anticipated that delivery would begin in 2032/2033.*

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

*As indicated in the trajectory, this is expected to be 2032/2033*

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

*Final decisions on this have not yet been reached however, it is anticipated that multiple sales outlets will be operating at the site. The trajectory reflects this with lower delivery rates in years 1 and 2 allowing for additional outlet outputs to combine to reach higher delivery rates from year three onwards. Ultimately with a number of outlets operating the delivery rates may exceed those set out below however, the rates set out are considered to be achievable.*

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

*The trajectory below sets out an achievable rate of delivery of three hundred dwellings per annum in the third year and onwards. In the initial years it is expected that lower delivery rates will be achieved based upon an average sale of 1 dwelling per week per outlet with the delivery of associated affordable housing.*

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

*The landowners are committed to ensuring delivery of the development at SOSV in a timely manner. This response reflects detailed evidence submitted for the Local Plan Examination and together with validation from Housebuilders, demonstrates deliverability of the site allocation in line with the trajectory indicated below.*

## 7. Officer conclusion on deliverability

The site is allocated in the South Oxfordshire Local Plan 2035 for approximately 3000 homes. A significant amount of technical work was undertaken to inform this allocation, and as the site promoter has advised, this is currently being updated to support an application. The councils and site promoter are in the process of drafting a PPA for pre-app discussions to commence in September/ October 2025.

The site promoters have advised that they expect to submit a planning application in 2026. This deadline has shifted constantly since the local plan 2035 examination in 2020. The site promoters had originally anticipated submitting an outline application by April 2021, with first homes in 2026/27. The site is therefore significantly behind where we expected it to be. Given this history of slippage and the questions around Oxford sewage treatment works, we are assuming this application will be submitted by 31 March 2027 – i.e. at the end of the 2026/27 monitoring year that the site promoter has suggested.

The average lead in times for sites of this size in the district is 6.4 years from the submission of an outline application to the delivery of homes on site. This would place first completions on site in August 2033. The site promoters have not provided us with any clear evidence that shows the development would be ahead of this average.

In regard to the build out rate, the site promoter has continued to advise they expect multiple outlets to be on site. The site promoter's proposed trajectory has recognised this and steps up delivery from 100 to 300 homes per annum, recognising delivery is likely to increase as housing delivery on site becomes established with multiple outlets. Our average build out rate for sites of this size in the district is 157 homes per annum. The highest build out rate proposed of 300 homes per annum is significantly above this. However, across both South Oxfordshire and neighbouring Vale of White Horse, we have seen similar build out rates on these very large, strategic sites. For example, Great Western Park achieved an average of 336 homes per annum.

We do not expect any homes to be delivered in the 5-year period, with the first homes anticipated in 2033/34.

## 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 Savills, I consider this to be a realistic assessment of the trajectory for this site	
Date	12 September 2025
Name / signature	Dawn Brodie Associate 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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	75	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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	75	150	300	300	300	300	300	300	300

Site promoter's 5-year total

0

**9c. Council's final trajectory for the site**

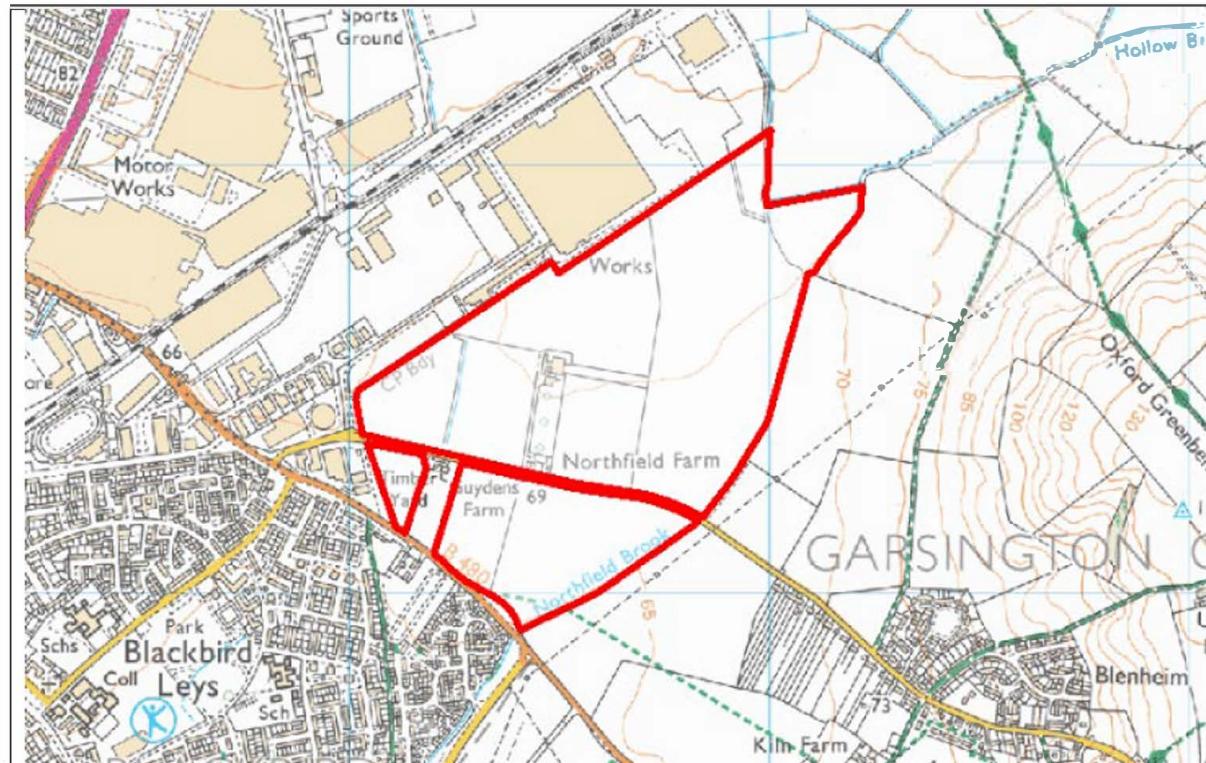
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	75	150	150	150	150	150	150	150

Final 5-year total

0

Site name	Land at Northfield
Land supply reference	1894

Total units in 5 year period	0
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Site status	Allocation
Total units allocated for development	1800
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability
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1. Current planning status
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The site is allocated for 1,800 dwellings by Policy STRAT12 of the South Oxfordshire Local Plan. The emerging Joint Local Plan carries forward this allocation.

Pre-application discussions are on going with the District and County Councils under a signed Planning Performance Agreement.

The applicant has submitted an Environmental Impact Assessment Screening Opinion to the Council, which agreed the scope of the Environmental Statement that is required.

## 2. Technical consultee comments

As there has been no planning application submitted on the site there are currently 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 site is part owned by Brasenose College and part owned by Oxfordshire County Council. The site is promoted by Catesby Estates. Oxfordshire County Council are working with the site promoter to draw up a masterplan for the whole site.

## 5. Infrastructure dependencies and enablers

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

- Primary school contribution, likely a new three form entry school on site
- Contributions to secondary education and SEN
- Contributions toward enabling primary healthcare services
- Transport improvements including:
  - walking and cycling infrastructure, including the public right of way network off site, ensuring the site is well connected to Oxford City and appropriate surrounding villages;
  - contributions towards a scheme to improve the B480 route towards Cowley for buses, pedestrians and cyclists, and
  - upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction
  - provision of infrastructure/financial support for Eastern Arc-Culham-Science Vale bus service;
  - contributions towards improvements to bus services along the B480 corridor and through the site to Oxford City and nearby villages;

- upgrades to the existing junctions on the Oxford Eastern bypass (A4142), including Cowley junction.
- open space provision as set out in the Infrastructure Delivery Plan

Furthermore, since the adoption of the South Oxfordshire Local Plan, Thames Water has made us aware of the need to facilitate further work to the Oxford Sewage Treatment Works. Thames Water has advised that the capacity works are likely to be completed during their next asset management plan (AMP) period (2025-2030), with further work potentially needed in the period 2030 to 2035.

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

## 6. Site promoter comments

42. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
43. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
44. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?
45. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
46. 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?
47. When do you think construction work will commence, and are there any obstacles to starting construction?
48. When do you think the first dwelling will be completed?
49. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
50. How many homes a year do you think this site will deliver?
51. Are there any other comments you would like to raise?

**NOTE: Stantec on behalf of Brasenose College, Catesby Estates, and Oxfordshire County Council did not respond to these questions, but did provide a trajectory for the site in table 9b below.**

## 7. Officer conclusion on deliverability

The site is allocated for 1,800 dwellings by Policy STRAT12 of the South Oxfordshire Local Plan. We are engaging in pre-application discussions with the site promoters, who have advised that they expect to submit an outline planning application within the 2025/26 monitoring year.

Although we asked the agents of the site promoters, Stantec, to provide comments regarding their clients' progress towards securing planning permission, they did not do so. However, they did provide a trajectory for housing delivery on table 9b below.

This deadline has shifted constantly since the local plan 2035 examination in 2020. The site promoters had originally anticipated submitting an outline application in the first half of 2021/22 – i.e. by October 2021, with first homes to be delivered in 2025/26. The site is therefore significantly behind where we expected it to be. We are now assuming that an outline planning application will be submitted within the 2025/26 monitoring year.

Average lead in times for sites of this size in the district show that it takes approximately 6.4 years from the submission of an outline application to the first completion. We would therefore anticipate that, if an application is submitted by 31 March 2026, first completions would be in July 2032. The site promoter's trajectory suggests that completions will be seen from the 2030/31 monitoring year, however, given the delays, we maintain our assumption of 2032/33. Regarding the build-out rate, averages for sites of this size within the district is 157 dwellings per annum. Without comments received from the site promoter justifying their departure from this figure, we will continue to assume this build-out rate.

We therefore do not anticipate that any homes will be delivered on this 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	29/08/2025
Name / signature	Harriet Mallinder Planning Policy Officer

On behalf of Brasenose College, Catesby Estates, and Oxfordshire County Council, I consider this to be a realistic assessment of the trajectory for this site

Date	<b>PARTIAL RESPONSE, NO SIGNATURE</b>
Name / signature	<b>PARTIAL RESPONSE, NO SIGNATURE</b>

**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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	157	157	157	157	157	157	157	157	157

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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	60
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
90	120	120	120	120	120	120	120	120	120

Site promoter's 5-year total

0

**9c. Council's final trajectory for the site**

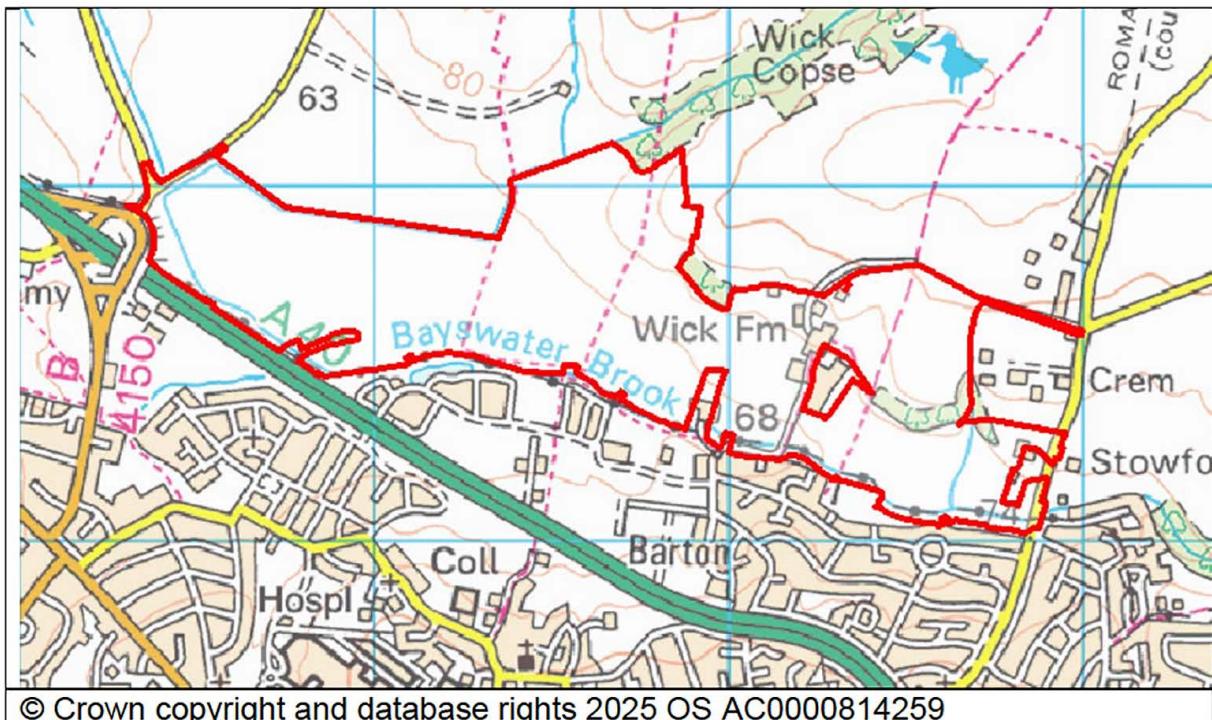
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	0	0	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	157	157	157	157	157	157	157	157	157

Final 5-year total

0

<b>Site name</b>	Land North of Bayswater Brook
<b>Land supply reference</b>	1895

<b>Total units in 5-year period</b>	225
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<b>Site status</b>	Allocation with a hybrid application under consideration
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Total units allocated for development	1,100
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
<a href="#">P22/S4618/O</a>	Outline	1,513 (including care provision)	22/12/2022	TBD

#### Assessment of deliverability

## 1. Current planning status

The council is considering an outline application for 1,450 dwellings and a 120 assisted living homes, equivalent to 63 dwellings, totalling 1,513 dwellings, alongside supporting facilities and infrastructure, which was submitted in December 2022 under planning application P22/S4168/O.

The application went to planning committee on the 9 October 2024, during which it was resolved to grant planning permission subject to the signing of an S106 agreement. A S106 agreement is currently in the process of being finalised. Both South Oxfordshire District Council and Oxford City Council granted full planning permission for the access arrangements to the site in December 2024 (SODC reference: P22/S4596/FUL). We anticipate the application to be determined within the 2025/26 monitoring year.

## 2. Technical consultee comments

The site went to planning committee in October 2024 with an Officer recommendation for approval. All planning issues in relation to the outline planning application have been addressed subject to the signing of a legal agreement.

## 3. Site viability

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

## 4. Ownership constraints

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

## 5. Key issues to address, including infrastructure dependencies and enablers

The council has resolved to grant permission for the proposals, subject to the signing of the S106 legal agreement. The Section 106 agreement will identify the key infrastructure contributions and mitigations, as well as the trigger points for this.

## 6. Questions to the site promoter and site promoter comments

### Finalising the outline permission

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

*The S106 is in an agreed form, preparing for engrossments in order to be signed and planning issued.*

51. 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?

*There are a number of agreed pre-commencement conditions. Work will commence on discharging these following a grant of planning permission.*

#### **Post outline permission**

52. When do you anticipate to submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

*There will be multiple reserved matters applications for this site, but the detail of the phasing is to be secured by condition.*

*The expectation is that the first reserved matters application will be submitted within a year following the grant of planning permission, but this is dependent on the process of discharging any pre-reserved matters conditions.*

*The reserved matters applications would be submitted to allow for the delivery trajectory provided in box 9b below.*

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

*Should planning permission be granted before the end of 2025, construction is expected to commence in 2026/2027.*

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

*2027/28*

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

*It is expected that there will be two outlets on site at the same time, in different phases.*

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

*Please see housing trajectory provided in 9b below.*

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

*Delivery of homes dependent on planning permission being granted and timescales dependent on when planning decisions are issued.*

## 7. Officer conclusion on deliverability

Dorchester Residential Management submitted an outline application in December 2022 for 1,450 dwellings and a 120 assisted living homes alongside supporting facilities and infrastructure. The council's Planning Committee considered the application on 9 October 2024, where the committee resolved to grant planning permission subject to the signing of an S106 agreement. Both the council and the applicant agree that the s106 agreement is at its final stages, with legal professionals preparing engrossments in order to be signed. Once completed, the council will be able to issue the outline planning permission. Despite both parties assuming this will be issued very shortly, for the purposes of this assessment we have allowed a further 6 months to allow for any minor unforeseen issues arising, and to be resolved.

Furthermore, both South Oxfordshire District Council and Oxford City Council granted full planning permission for the access arrangements to the site in December 2024 (SODC reference: P22/S4596/FUL).

The applicant, Dorchester Residential Management, has shown consistent determination and progress to move this site through the planning process. The applicant submitted their outline planning application in December 2022, 2 years after the adoption of the local plan 2035. This was around 18 months after they have envisaged as part of the local plan examination. This is not a significant delay in itself, and given the context of the Covid-19 lockdown measures affecting most of 2020 and 2021, it represents an extremely quick submission.

Furthermore, the resolution to grant consent at planning committee within 2 years of submission shows a commitment from the developer, this council, and Oxford City Council to progress with the site. This was in the context of particularly unique infrastructure challenges regarding Oxford Sewage Treatment works and (now resolved) objections from the Environment Agency, as well as tackling the cross-boundary nature of the development (in South Oxfordshire and access in Oxford City).

All parties are committed to finalising and signing the Section 106 agreement, expecting to complete this by the end of 2025. However, to allow for any slippage in this process, we assume the formal issuing of outline consent to be within the 2025/26 monitoring year, by 31 March 2026.

On average, sites of this size take around 6.4 years from the submission of an outline permission to first completion. This would place first completions in early 2029. The average build out rates for sites of similar sizes in the district is 157 homes per annum, though sites such as Great Western Park in Didcot have delivered significantly above this at times. The developer has indicated that they expect to deliver 75 homes in 2027/28, 150 homes in 2028/29 and then 200 homes thereafter. Previous experiences with this developer has seen completions quicker and above averages, such as a similar sized site in Cherwell on a former RAF base, although a much more complex brownfield site. This previous site received permission in 2011 and saw completions 3 years later in 2014/15. Taking this information and considering the developer's expectation that there will be 2 sales outlets on site at the same time, we consider the developer's proposed build out rates to be realistic. There is also one year where we have added an additional 63 dwellings to represent the extra care delivery. In terms of first

completions, we believe 2028 to be reasonable, allowing an additional year for slippage on the developer's estimations due to the size of the development.

Our assessment is that there is clear evidence there is a realistic prospect of homes being 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	01/09/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

On behalf of Dorchester Residential Management, I consider this to be a realistic assessment of the trajectory for this site.

Date	
Name / signature	

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
0	0	0	0	0	0	0	75	150	200
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
200	200	200	200	200	150	138	0	0	0

Council's initial 5-year total 225

**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	75	150	200	200
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
200	200	200	150	138	0	0	0	0	0

Site promoter's 5-year total 425

**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	75	150	200
2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
200	200	200	200	150	138	0	0	0	0

Final 5-year total 225

Brightwell-cum-Sotwell NDP Site 4a Slade End Farm  
Reference: 1933

<b>Site name</b>	Brightwell-cum-Sotwell NDP Site 4a Slade End Farm
<b>Land supply reference</b>	1933

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
Total units allocated for development	6
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 was allocated as a site in the Brightwell cum Sotwell Neighbourhood Plan which was made in October 2017 and reviewed in 2023. Proposals will be supported providing they are either made as one planning application for all three sites (Brightwell-cum-Sotwell NDP Site 4a, 4b and 4c) or they are made as separate applications that each adhere to a previously approved masterplan covering all three sites.

There are no live planning applications on the site.

### 2. Technical consultee comments

There are no technical consultee comments as there is no live planning application on the site.

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Policy BCS5, Improvements to Green Lane will be required in order to facilitate safe access. This could be through a shared surface.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated as a site in the Brightwell cum Sotwell 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 Brightwell-cum-Sotwell 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.

**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	6	0	0	0	0	0	0

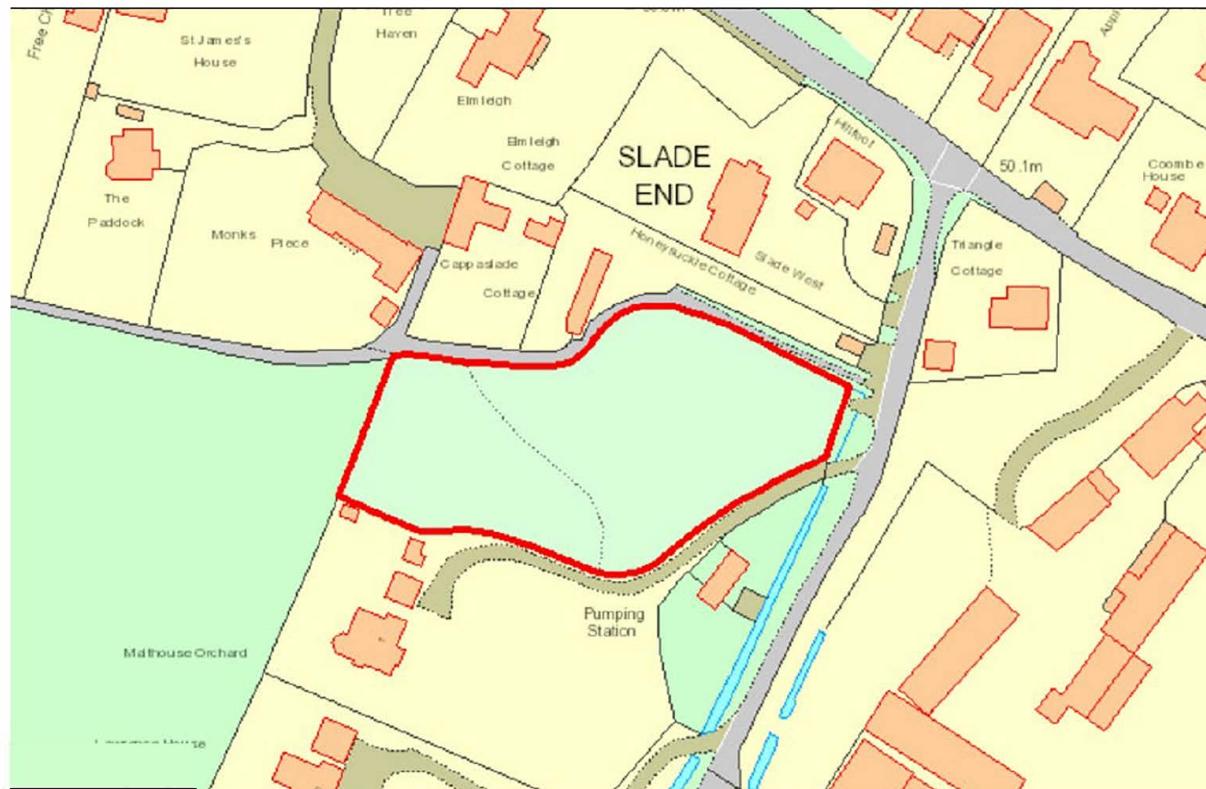
Final 5-year total

0

Brightwell-cum-Sotwell NDP Site 4b Strange's (Slade End) Nursery  
Reference: 1934

<b>Site name</b>	Brightwell-cum-Sotwell NDP Site 4b Strange's (Slade End) Nursery
<b>Land supply reference</b>	1934

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
Total units allocated for development	6
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
P25/S0922/FUL	Full	6	24/03/2025	TBD

## Assessment of deliverability

### 1. Current planning status

Policy BCS4B of the Brightwell cum Sotwell Neighbourhood Plan allocates this site for 6 homes. The policy forms part of a wider scheme to restore the Slade End Green, and therefore proposals for this site will be supported providing they are either made as one planning application for all three sites (Brightwell-cum-Sotwell NDP Site 4a, 4b and 4c) or they are made as separate applications which each adhere to a previously approved masterplan covering all three sites.

The applicant (Sweetcroft Homes) submitted a full planning application for the delivery of 6 dwellings on the site in March 2025 (P25/S0922/FUL). We anticipate a decision will be made on this application in 2025.

### 2. Technical consultee comments

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

**Oxfordshire County Council Archaeology (15/04/2025)** No objection subject to the conditions requiring the applicant ensures the implementation of a staged programme of archaeological investigation to be maintained during the period of construction.

**Heritage Officer (19/05/2025)** Unable to support the application as the proposed layout does not respond well to the setting of neighbouring listed buildings, and there is insufficient information submitted with the application to be satisfied that the proposed development would not harm the adjoining conservation area or the setting of nearby listed buildings.

**Ecology Team (02/05/2025)** An Ecological Appraisal needs to be provided before the determination of this application to assess impacts of the scheme. The baseline information in the BNG report is predominantly acceptable, the applicant is asked to amend the BNG metric accordingly before the baseline can be accepted.

**Forestry Officer (06/05/2025)** An Arboricultural Report has been submitted, however although requested by the case officer no detailed hard and soft landscape plans have been submitted. From a landscape perspective the scheme is not acceptable; it is contrary to advice given in pre-app comments and there is not sufficient landscape space within key areas of the site and is contrary to local policy.

**Oxfordshire County Council (Transport) (07/05/025)** Recommends refusal to the proposal as the development can only result in an increase in vehicular traffic and movements, resulting in the intensification of a substandard access which can only increase the risk to Highway Safety and to other users of the Highway within the vicinity. In addition, regarding the internal layout of the site no, vehicular tracking demonstrating an 11.6m refuse vehicle has been provided for consideration.

**Contaminated Land (28/04/2025)** No appropriate contamination assessment has been submitted with the application. The applicant should submit a contaminated land preliminary risk assessment consultants report in support of the planning application.

**Landscape Architect (12/05/2025)** Several areas of the design of the scheme need to be revisited to address concerns, and to accord with Local Plan and Neighbourhood Plan policies.

**Waste Management Officer (23/05/2025)** Further information is required for bin collection area and a swept path analysis.

**Newt Officer Nature Space Partnership (11/06/2025)** There is a reasonable likelihood that great crested newts will be impacted by the development proposals and therefore the applicant must either submit a NatureSpace Report or provide an assessment of the site to rule out impacts/identify mitigation.

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Policy BCS4, Improvements to Green Lane will be required in order to facilitate safe access. This could be through a shared surface.

### 6. Site promoter comments

10. When will you submit revised or amended plans to address the technical objections above?
11. When do you think construction work will commence, and are there any obstacles to starting construction?
12. When do you think the first dwelling will be completed?
13. Are there any other comments you would like to raise?

**NOTE: JPPC on behalf of Sweetcroft Homes did not respond to any correspondence relating to housing land supply.**

## 7. Officer conclusion on deliverability

Policy BCS4B of the Brightwell-cum-Sotwell Neighbourhood Plan allocates this site for 6 homes. The policy forms part of a wider scheme to restore the Slade End Green, and therefore proposals for this site will be supported providing they are either made as one planning application for all three sites (Brightwell-cum-Sotwell NDP Site 4a, 4b and 4c) or they are made as separate applications which each adhere to a previously approved masterplan covering all three sites.

The council attempted to contact the agent for the site, John Phillips Planning Consultancy (JPPC), acting on behalf of Sweetcroft Homes, to obtain detailed information on expected housing delivery. However, neither the agent nor the developer responded.

The applicant submitted a full planning application for the delivery of 6 dwellings on the site in March 2025 (P25/S0922/FUL). However, there are several unresolved technical objections that need to be resolved before the council can issue permission. These include a potential redesign of the site to address the impact of the proposals on heritage assets.

Given the uncertainty around a fundamental element of this site, and the lack of response from the agent, we do not consider there to be clear evidence of housing delivery in this case.

## 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 Sweetcroft Homes, I consider this to be a realistic assessment of the trajectory for this site

Date	<b>NO RESPONSE</b>
Name / signature	<b>NO RESPONSE</b>

**9. Council's 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	6	0	0	0	0	0	0

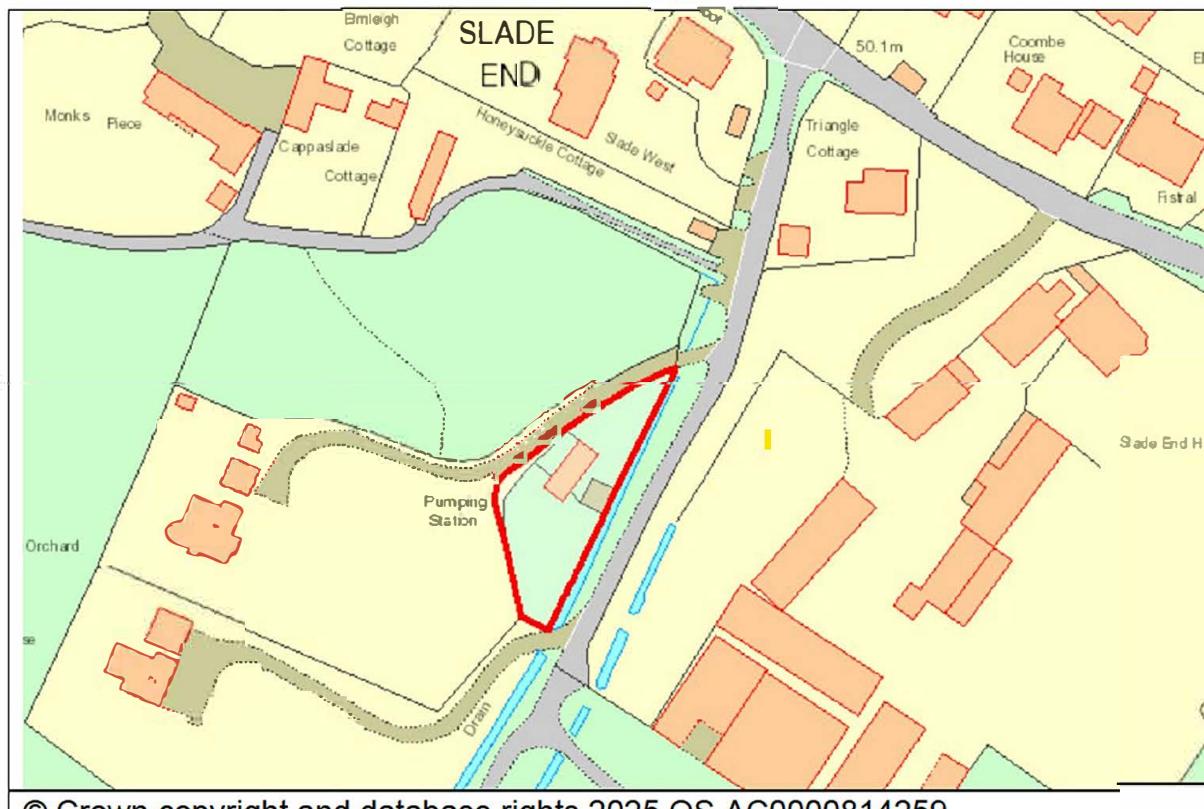
Council's initial 5-year total

0

Brightwell-cum-Sotwell NDP Site 4c Slade End South to West of Green Lane  
Reference: 1935

<b>Site name</b>	Brightwell-cum-Sotwell NDP Site 4c Slade End South to West of Green Lane
<b>Land supply reference</b>	1935

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
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Total units allocated for development	1
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 was allocated as a site in the Brightwell cum Sotwell Neighbourhood Plan which was made in October 2017 and reviewed in 2023. Proposals will be supported providing they are either made as one planning application for all three sites (Brightwell-cum-Sotwell NDP Site 4a, 4b and 4c) or they are made as separate applications that each adhere to a previously approved masterplan covering all three sites.

There are no live planning applications on the site.

### 2. Technical consultee comments

There are no technical consultee comments as there is no live planning application on the site.

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

Drawing from both the technical consultee feedback above and the requirements identified in Policy BCS5, Improvements to Green Lane will be required in order to facilitate safe access. This could be through a shared surface.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated as a site in the Brightwell cum Sotwell 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 Brightwell-cum-Sotwell 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**

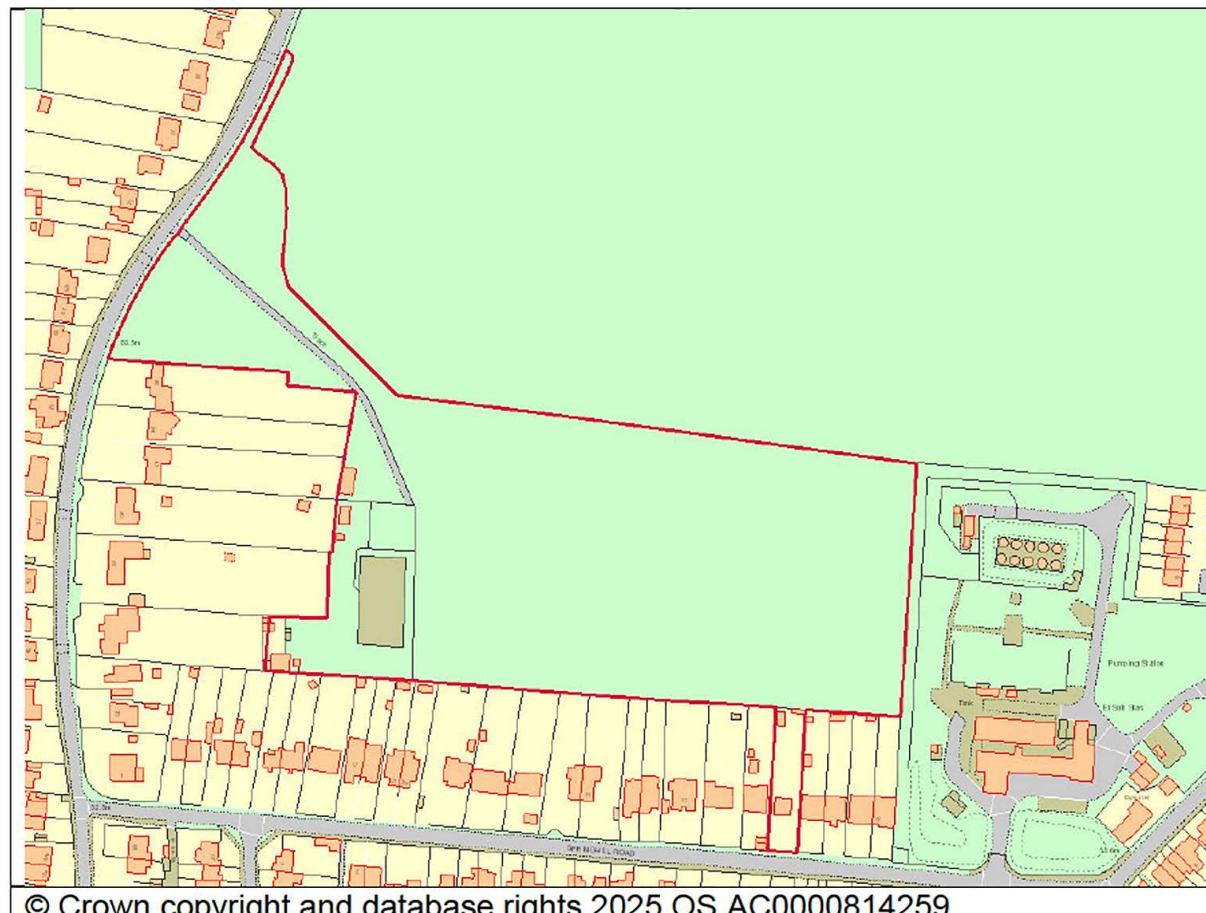
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	1	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Wallingford Road, Goring-on-Thames
<b>Land supply reference</b>	2246

<b>Total units in 5 year period</b>	43
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<b>Site status</b>	Neighbourhood plan allocation with a full planning application under consideration
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Total units allocated for development	46
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
P20/S2488/FUL	Full	44 (net 43)	10/07/2020	TBD

## Assessment of deliverability

### 1. Current planning status

The site is allocated in the Goring Neighbourhood Plan for 46 dwellings. A full planning application for 44 homes was submitted in July 2020. The planning committee considered the application in September 2024 and received a resolution to grant approval subject to the signing of the S106 agreement. The application is for 44 homes, however it includes the demolition of an existing residential property and therefore the net contribution to the housing supply is 43 homes.

### 2. Technical consultee comments

There are no outstanding technical issues. The planning application went to planning committee in September 2024 and received a resolution to grant approval subject to the signing of the S106 agreement.

### 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

Taking comments from technical consultees, the S106 obligations will likely include:

#### District

40% Affordable Housing secured including tenure mix

£1,179 – street naming and numbering

£9,116 – refuse and recycling bins

£2,256 – monitoring fee

Triggers for delivery of open space and play area

Management and maintenance of Open Space and Play Area - An offer should first be made to the Parish Council for maintenance and management of these areas, with a maintenance payment and other

associated fees. If the Parish Council do not take on the open space and play area then a Management Company will be responsible.

County

£49,852 – public transport services  
£233,928 – expansion of secondary school capacity  
£4,134 – household waste and recycling centres

## 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 homes a year do you think this site will deliver?
4. Are there any other comments you would like to raise?

**NOTE: Savills / McAdden Homes did not respond to any correspondence relating to housing land supply.**

## 7. Officer conclusion on deliverability

The site is allocated in the Goring Neighbourhood Plan. A full planning application for 44 homes was submitted in July 2020. The planning application went to planning committee in September 2024 and received a resolution to grant approval subject to the signing of the S106 agreement.

The council contacted Savills, the agent acting on behalf of McAdden Homes, but we did not receive a response.

We have forecast that the S106 will be signed, and permission granted, by the end of the 2025/26 monitoring year – i.e. 31 March 2026. This allows around 6 months for this process to conclude from now, and results in a total allowance of around 18 months in total from the resolution to grant, to the planning permission being issued.

The district wide average lead in time for a site of this size from planning permission to first completion is 0.8 years. Given that a housebuilder has an interest in this site (i.e. we don't need to factor in a sales process), we would consider this average to be a realistic reflection of what can be achieved on this site. Consequently, we would anticipate first completions in July 2027. The district wide average build out rate for a site of this size is 17 homes per annum. It is therefore considered that all 43 homes are deliverable in the five-year period. As explained above, the application is for 44 homes, however it includes the demolition of an existing residential property and therefore the net contribution to the housing supply is 43 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	15/09/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of McAdden Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	<b>NO RESPONSE</b>
Name / signature	<b>NO RESPONSE</b>

**9a. Council's final trajectory for the site**

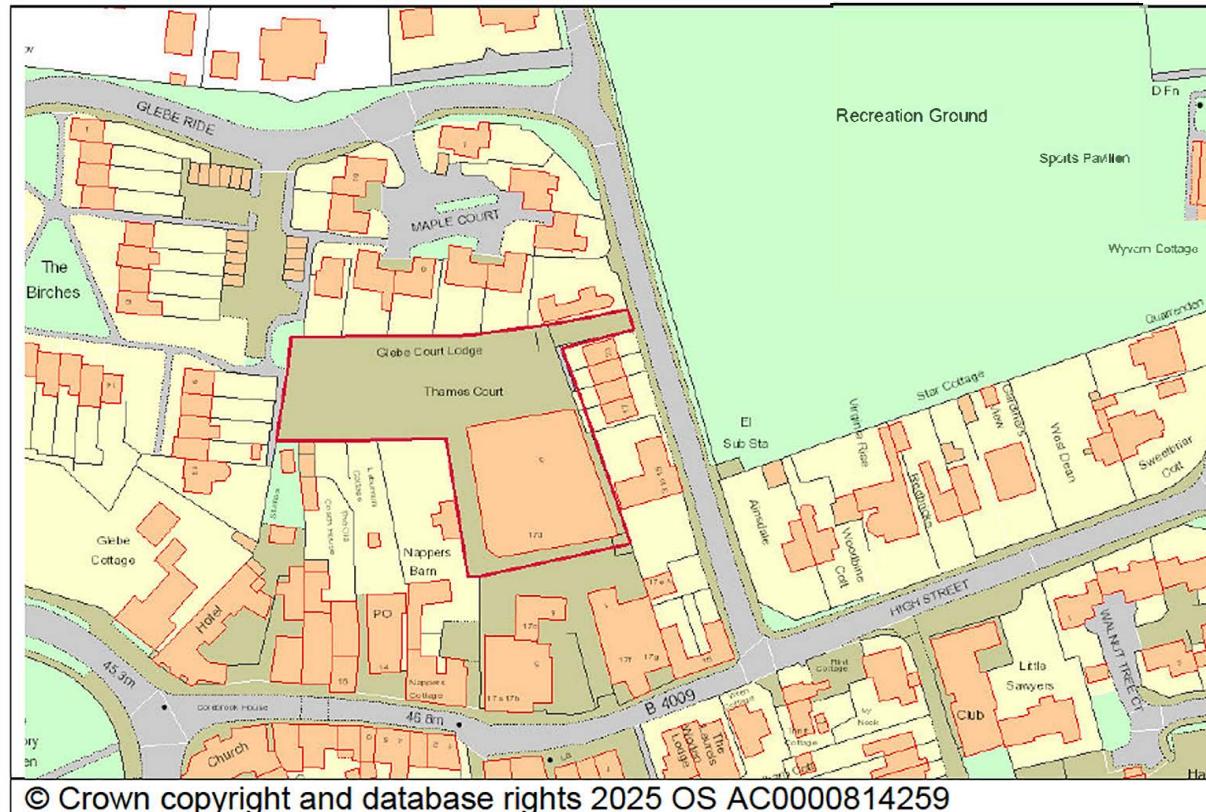
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	17	17	9	0
<b>2031/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

Council's initial 5-year total

43

<b>Site name</b>	Thames Court, Goring
<b>Land supply reference</b>	2247

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
Total units allocated for development	14
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 14 dwellings by Policy 09 of the Goring Neighbourhood Plan. There are currently no residential planning applications on this site.

## 2. Technical consultee comments

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

## 3. Site viability

The Council 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 09 of the Goring Neighbourhood Plan set out policy requirements for vehicular access, pedestrian linkages, and parking standard.

## 6. Site promoter comments

No comments sought.

## 7. Officer conclusion on deliverability

The site is allocated for 14 dwellings by Policy 09 of the Goring 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 Goring Neighbourhood Plan period, i.e. by 2033.

## 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	14	0	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Gatehampton Road, Goring
<b>Land supply reference</b>	2248

<b>Total units in 5 year period</b>	10
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<b>Site status</b>	Neighbourhood Plan reserve allocation with a full planning application under consideration.
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Total units allocated for development	16
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/S2193/FUL	Full	10	08/07/2024	TBD

## Assessment of deliverability

### 1. Current planning status

Policy GNP8 of the Goring Neighbourhood Plan allocates this site as a reserved site for residential use, in case the four allocated sites in the NDP cannot meet the need for new dwellings. As site GNP10 of the Goring Neighbourhood Plan has not come forward in the required timescale, this site is now available.

The applicant has submitted a full planning application in July 2024 for the delivery of 10 dwellings, 4 of which will be affordable housing (P24/S2193/FUL). The site has delegated approval subject to the signing of a S106 agreement, which we anticipate completed and permission expected by 31 March 2026, by the end of the 2025/26 monitoring year.

### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development and steps the council or applicant may need to take to address them.

**Affordable Housing (12/03/2025)** 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:

- Further discussion on an appropriate housing mix would be welcomed at the earliest opportunity.
- The only provision of 2 bed houses on site are proposed as affordable units. With no similar provision for market units, this could make the affordable units distinguishable and contract to policy H9. It is advised that the applicant explores ways to avoid this

**Air Quality (11/03/2025)** No objections subject to conditions derived from the best practice measures outlined in the Council's AQ Guidance for Developers. These include the installation of electric vehicle charging points, the provision of sustainable travel packs to all residences, and secure cycle parking storage.

**Contaminated Land (06/03/2025)** A contamination assessment was requested, and a contaminated land questionnaire later submitted by the applicant. Based on the information submitted there does not appear to be any potential sources of contaminated land that could impact the proposed development

**Designing Out Crime Officer (17/03/2025)** Advises the applicant to review the Residential 2025 and to incorporate the general principles of the scheme into the development.

**Drainage (24/03/2025)** The applicant has provided a flood risk assessment, and drainage strategy report to support this application. No objection subject to

conditions including the submission of a detailed drainage scheme and foul drainage scheme prior to commencement, and the submission of a SUDS compliance report prior to 75% occupation.

**Ecology Team (11/03/2025)** Generally agrees with the conclusions of submitted reports, but further information was requested on reptile mitigation. Further information was submitted by the applicant, which has addressed previous concerns. No objection, subject to conditions such as the submittal of a reptile mitigation strategy, construction method statement and scheme of features for protected and priority species, prior to commencement.

**Environmental Protection (11/03/2025)** No objection subject to the submission of a construction method statement.

**Landscape Architect (11/03/2025)** As shown in the additional information and amended plans, the proposed design of the site has been revised to better reflect the sensitivity the landscape quality and character of this area. The built form has been moved away from the site boundaries, allowing the retention and enhancement of the boundary planting outside of garden areas to aid in long term management, as per the Neighbourhood Plan Policy 10. If the development is given permission, standard Conditions are required to cover the specification of the hard, soft and boundary details of the site along with the Maintenance of the site

**Oxfordshire County Council - Transport (30/04/2025)** The application has been amended since previous comments, and there is now no objection subject to standard conditions. The applicant would be required to enter into a Unilateral Undertaking agreement to contribute £13,260 (October 2023 base) to support the provision of bus services between Goring and Wallingford.

**Oxfordshire County Council - Education (30/04/2025)** No objection subject to financial contributions secured through a S106 Agreement.

**Oxfordshire County Council - Archaeology (30/04/2025)** The application site is located in an area of archaeological interest, and a condition is recommended requiring an Archaeological Written Scheme of Investigation be submitted prior to commencement.

**Thames Water Development Control (26/02/2025)** No objection to surface water drainage or water network capacity. It is expected that the applicant will demonstrate what measures will be taken to minimise groundwater discharges.

**Waste Management Officer (07/04/2025)** An updated waste management plan has been provided by the applicant which addresses the officer's previous comments. No objection.

### 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 10 of the Goring Neighbourhood Plan sets out the policy requirements for the site allocation which should be read in conjunction with the development plan as a whole.

Stakeholder comments have suggested contributions should be secured through a legal agreement for education infrastructure and the provision of bus services between Goring and Wallingford.

#### 6. Site promoter comments

We have agreed the Heads of Terms for the S106 Agreement and would like to secure the planning permission, which will enable the site to be marketed. But we understand that the District's Council's solicitor is continuing to press OCC on this matter.

#### 7. Officer conclusion on deliverability

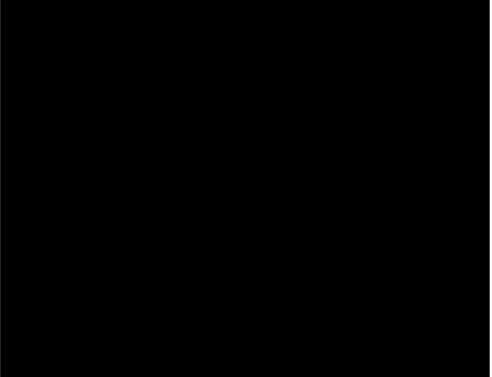
Policy GNP8 of the Goring Neighbourhood Plan allocates this site as a reserved site for residential use, in case the four allocated sites in the NDP cannot meet the need for new dwellings. As site GNP10 of the Goring Neighbourhood Plan has not come forward in the required timescale, this site is now available.

The applicant has submitted a full planning application in July 2024 for the delivery of 10 dwellings, 4 of which will be affordable housing (P24/S2193/FUL). The site has delegated approval subject to the signing of a S106 agreement, which we anticipate completed and permission expected by 31 March 2026, by the end of the 2025/26 monitoring year.

The average lead in times for sites of this size in the district is 3 years from the submission of a full planning application to the delivery of homes on site. This would place first completions on site in July 2027. Regarding the build out rate, our average build out rates for sites of this size in the district is 17 homes per annum. We would therefore anticipate that all 10 dwellings would be completed in the 2027/28 monitoring year. The site promoter has suggested an alternative trajectory, with 5 dwellings completed in 2026/27 and 5 in 2027/28, however, to allow for slippage regarding the signing of the S106 Agreement, our trajectory remains at 10 dwellings in 2027/28.

## 8. Signatures

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

Date	18 September 2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of, PBI 2 Ltd (the applicant), I consider this to be a realistic assessment of the trajectory for this site.	
Date	18 <sup>th</sup> September 2025
Name / signature	Adrian Keal Consultant Planner 

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	10	0	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total		10							

**9b. Site promoter's trajectory**

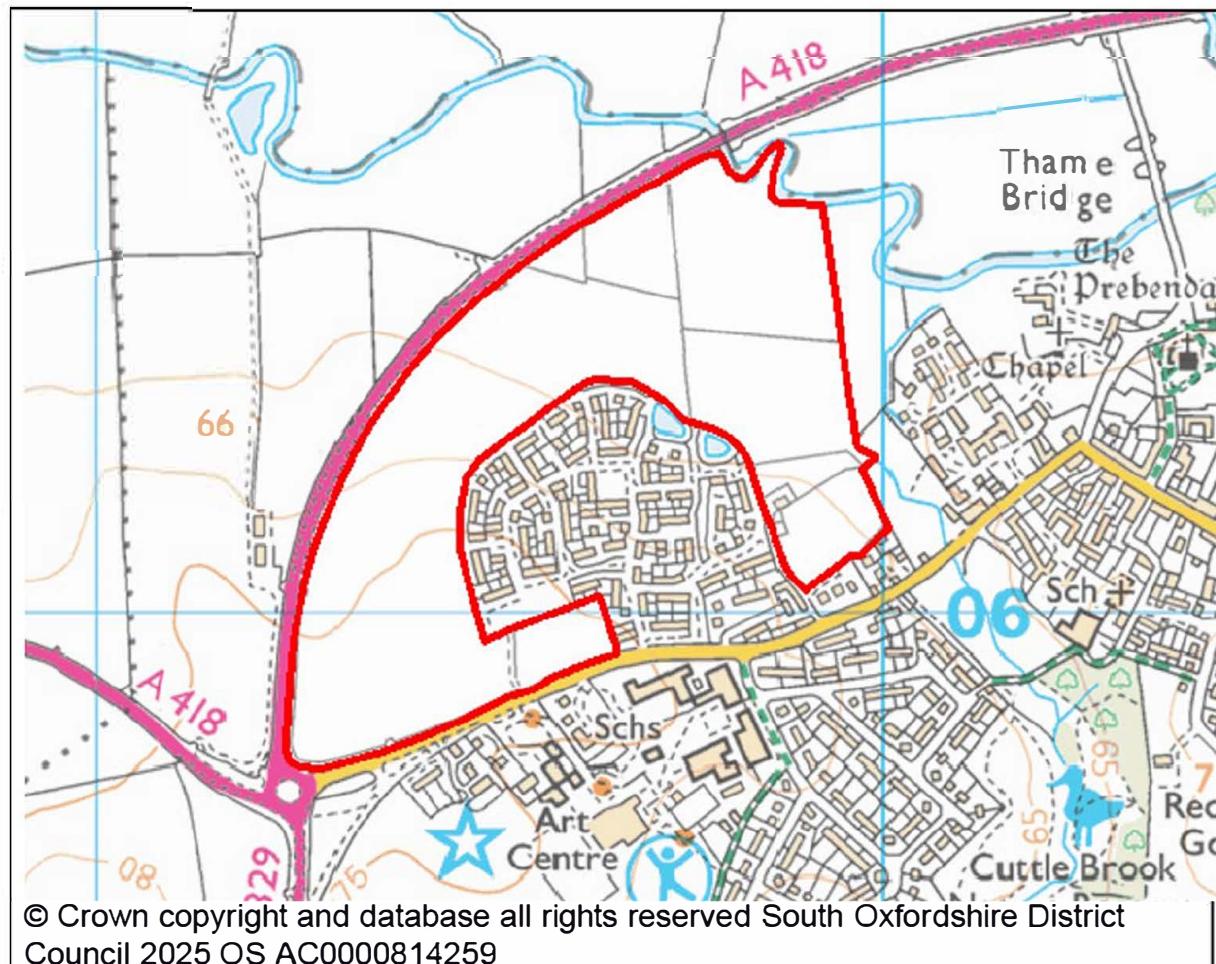
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	5	5	0	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total		10							

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	10	0	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0
Final 5-year total		10							

<b>Site name</b>	Land at Oxford Road
<b>Land supply reference</b>	2256

<b>Total units in 5 year period</b>	111
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<b>Site status</b>	Neighbourhood Plan allocation with a full planning application under consideration.
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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
P23/S4262/FUL	Full	111	15/12/2023	TBD

## Assessment of deliverability

### 1. Current planning status

Policy GDH1d of the Thame Neighbourhood Plan (made version February 2025) allocates this site for 100 homes.

The applicant submitted a full application for the site in December 2023 for the delivery of 111 homes (P23/S4262/FUL). Additional information and amended plans have been submitted to support the application in February, March and October 2024, and April, June and August 2025. The application remains under consideration, and we anticipate a decision will be made on this application by 31 March 2026, by the end of the 2025/26 monitoring year.

### 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development under planning application P23/S4262/FUL, along with steps the council or applicant are taking to address them.

**Active Travel England DM Team (23/06/2025)** Standing advice issued.

**Affordable Housing Team (17/07/2025)** 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:

- The expectation is for 44.5 units to be provided, with 44 units to be delivered on site with a commuted sum of £66,665 for the 'part' (0.5) unit
- The site will be required to deliver 3 First Homes Advises on the tenure, type, size and location of affordable housing units.
- It is preferable for the majority, if not all of the two-bedroom properties to be delivered as houses rather than flats.
- The shared ownership mix may be more suitably delivered with a higher proportion of two- and three-bedroom properties, depending on location.
- The only provision of flats and terraced 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.
- Where possible, parking courts should be avoided with parking spaces either on-plot or adjacent to the properties.

The applicant has submitted amendments to address these comments on 13/08/2025.

**Air Quality (09/07/2025)** No objections to the application providing conditions derived from the best practice measures outlined in the Council's AQ Guidance for Developers, are adhered to, including electric vehicle charging points and some form of secure cycle parking storage.

**Contaminated Land (04/07/2025)** No objection subject to standard conditions.

**Designing out Crime Officer (14/07/2025)** Some concerns over plots not providing sufficient surveillance over the public realm, and plot numbers to be provided to enable an accurate review. Some concerns regarding the large areas of POS, and a requirement for the application to clearly demonstrate effective enclosure and protection to POS through the use of defensive landscaping or physical barriers.

**Drainage (31/07/2025)** Objection until the issues raised by the EA relating to the flood model are resolved.

**Ecology Team (07/07/2025)** No objection subject to planning conditions securing a CEMP, BEP and LEMP, and external lighting details.

**Environment Protection Team (08/05/2025)** The noise levels meet the guidance targets, except for the northernmost properties in the northeast section of the proposal which overlooks the A418. Mitigation measures have been identified by the applicant, through acoustic glazing and ventilation. This would mean the north facing windows would need to be kept closed except for purge ventilation. These mitigation measures should be designed, installed and maintained.

**Environment Agency (08/07/2025)** Objection in the absence of an acceptable FRA which uses appropriate flood modelling. Further information has been requested to run the model and address potential out of bank flooding, which was submitted to the EA by the applicant on 2 July 2025, and is with the EA for review.

**Equalities Officer (16/04/2025)** No objection, notes that amendments to the application have considered accessibility in the play equipment and pathways.

**Forestry Officer (09/07/2025)** The revised landscape details are broadly acceptable. Additional details will need to be addressed either now or as part of a detailed landscape condition, including landscaping and arboricultural management.

**Heritage Officer (04/07/2025)** The updated Recreation Map suggests an Archaeology Heritage Viewing Area with seating and information boards but no details about this have been provided. A condition should be attached to agree the details of this and secure it at a reasonable point in the phasing of the site, as well as a condition to agree the details for the Archaeological Interpretation prior to installation and for this to be linked to the commencement of specific works and/or phasing of the site.

**Landscape Architect (22/07/2025)** The proposals have failed to take into account of previous comments, and significant issues remain. The proposals do not provide adequate landscape mitigation and represent a significant over

development of the site. They would result in landscape harm and would not respect the existing landscape character. The view to the countryside from Oxford Road would be lost, and the proposals lack tree planting and other planting within the site to soften the built form. There is a lack of appropriate open space and play provision contrary to and a lack of space for positive SUDS features. These issues need to be resolved. The applicant has submitted amendments to address these comments on 13/08/2025.

**Leisure (25/04/2025)** The officer has put together a leisure needs assessment for off-site contributions to be agreed in a legal agreement with the applicant.

**NHS ICB (27/08/2024)** The application directly impacts on the ability of The Rycote Surgery in particular, to provide primary care services to the increasing population. Primary Care infrastructure funding is therefore requested to support local plans to surgery alterations or capital projects to support patient services.

**Oxfordshire County Council - Transport (29/07/2025)** Objection. An updated Transport Assessment and plans have been submitted, however, although some concerns have been addressed, there remains issues including car parking spaces, electric vehicle charging posts, visibility splays for junctions, the relocation of a zebra crossing, and garage sizes. Further information needs to be submitted including details on swept paths for refuse vehicle manoeuvring through the junction adjacent to plot 1, a separate accompanying plan showing associated road names and chainages is required to be submitted. The submitted Road Safety Audit requires further information as previously requested and be resubmitted together with a Designers Response. In addition, the audit is required to comment on all amended/updated plans Whilst acknowledging that the applicant has submitted an amended Travel Plan; the document still does not satisfy the Council's requirements and additional information is required together with minor changes. It is considered that the provision of the Travel Plan can be dealt with by way of a planning condition. The applicant has submitted amendments to address these comments on 13/08/2025.

**Oxfordshire County Council - Lead Local Flood Authority (29/07/2025)**  
Holding objection. The Flood Risk Assessment and drainage strategy methodology regarding the hydraulic modelling needs to be reviewed, as:

- Only summer storms have been simulated, winter storms are also required
- The additional storage should be set to zero.

**Oxfordshire County Council - Archaeology (29/07/2025)** No objection, subject to a condition which ensures the implementation of an archaeological investigation to be maintained ahead of development.

**Oxfordshire County Council - Education (05/01/2025)** No objection, subject to infrastructure contributions towards education capacity serving the development.

**Thames Water Development Control (15/04/2025)** No objection regarding surface water discharge and foul water sewage network. Some capacity exists within the water network to serve 50 dwellings but beyond that upgrades to the water network will be required. A condition should be attached to ensure that there

shall be no occupation beyond the 50 dwellings until it has been agreed with Thames Water or water network upgrades required to accommodate the additional demand to serve the development have been completed.

**Urban Design Officer (01/07/2025)** Several previous consultation comments have been addressed, with some remaining issues requiring further review including boundaries, accessibility and tarmac on drives.

**Waste Management Officer (01/07/2025)** No objections, previous comments have been addressed.

### 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 Council is not aware of any infrastructure dependencies affecting this site. Several technical comments have identified infrastructure contributions to be agreed via a Section 106 Agreement in due course.

### 6. Site promoter comments

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

*Need to gain planning consent. Targeting Committee October/November 2025. Subject to completion of S106 agreement start on start could commence Spring/Summer 2026.*

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

*Early 2027 depending on timescales for planning permission.*

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

*Up to 50 homes a year.*

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

*All above is dependant on gaining planning permission.*

### 7. Officer conclusion on deliverability

Policy GDH1d of the Thame Neighbourhood Plan (made version February 2025) allocates this site for 100 homes. The applicant submitted a full application for the site in December 2023 for the delivery of 111 homes (P23/S4262/FUL). Additional information and amended plans have been submitted to support the application in February, March and October 2024, and April, June and August 2025. The application remains under consideration, and we anticipate a decision will be made on this application by 31 March 2026, by the end of the 2025/26 monitoring year.

The average lead in times for sites of this size in the district is 1.5 years from the approval of a full planning application to first completions. If a decision is made on this application by 31 March 2026, we would therefore anticipate first completions in August 2027. This is similar to the site promoter estimates of early 2027. Due to the delays on determining this application, it is reasonable to anticipate first completions in late 2027.

In regard to the build out rate, our average build out rate for sites of this size in the district is 54 homes per annum. This is in line with the site promoter's comments, who envisage up to 50 dwellings per annum.

## 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
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	22 September 2025
Name / signature	Rob Linnel, Savills

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

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	50	50	11	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

111

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	11	50	50	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

111

**9c. Council's final trajectory for the site**

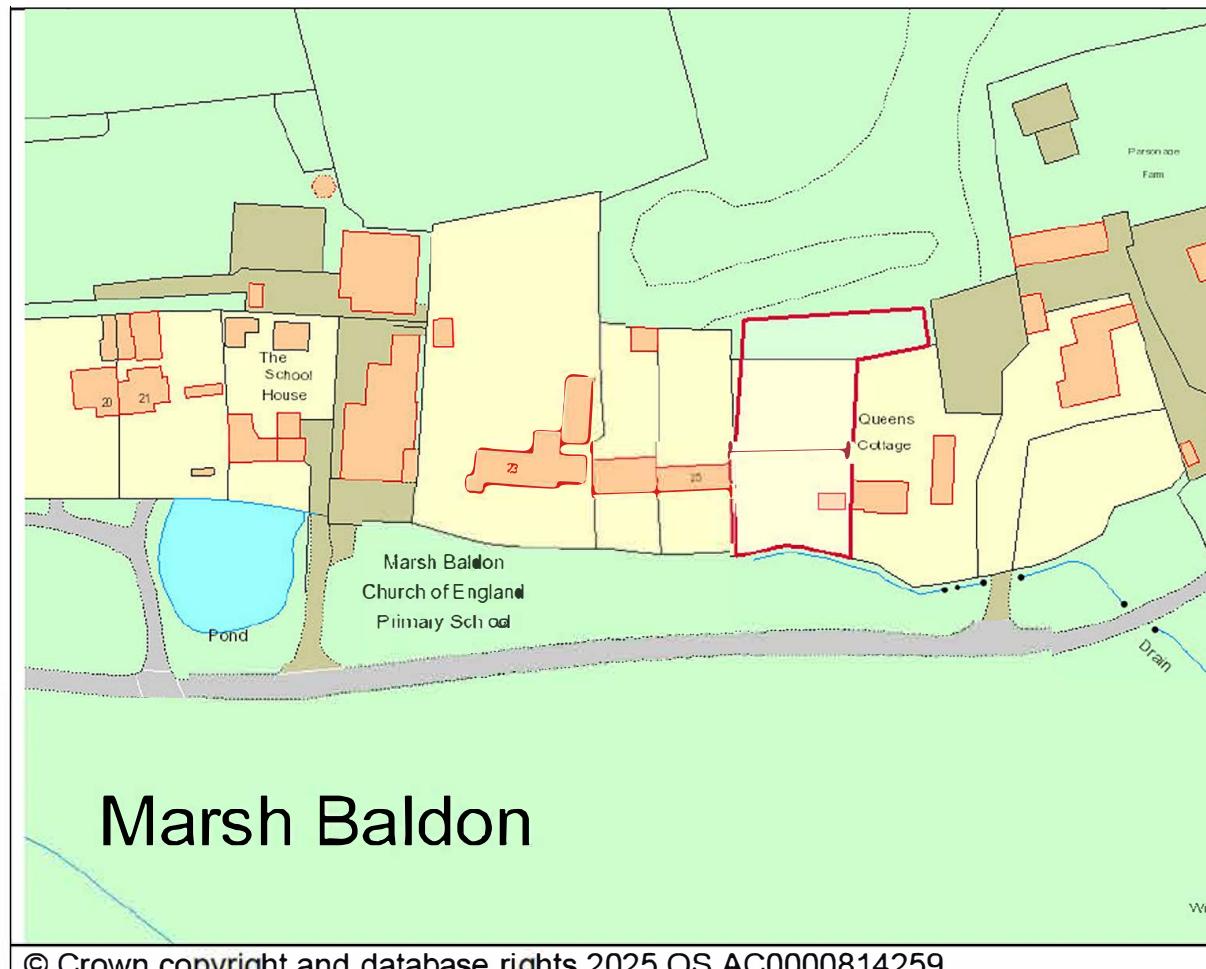
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	50	50	11	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Final 5-year total

111

<b>Site name</b>	15 - MB, adj. Queens Cottage, The Green, Marsh Baldon
<b>Land supply reference</b>	2258

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
Total units allocated for development	No more than 6
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 by Policy 2 of the Baldons Neighbourhood Plan. The allocation does not specify the number of homes for the site, but does identify that no more than 6 dwellings are to be delivered on allocations in Marsh Baldon. There are currently no residential planning applications on this site.

#### 2. Technical consultee comments

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

#### 3. Site viability

The Council 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

Not known at this stage.

#### 6. Site promoter comments

No comments sought.

#### 7. Officer conclusion on deliverability

The site is allocated by Policy 2 of the Baldons Neighbourhood Plan. The allocation does not specify the number of homes for the site, but does identify that no more than 6 dwellings are to be delivered on allocations in Marsh Baldon. As the Council is currently not aware of any progress towards a planning application for the site, 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 Baldons Neighbourhood Plan period, i.e. by 2033.

**9a. Council's final trajectory for the site**

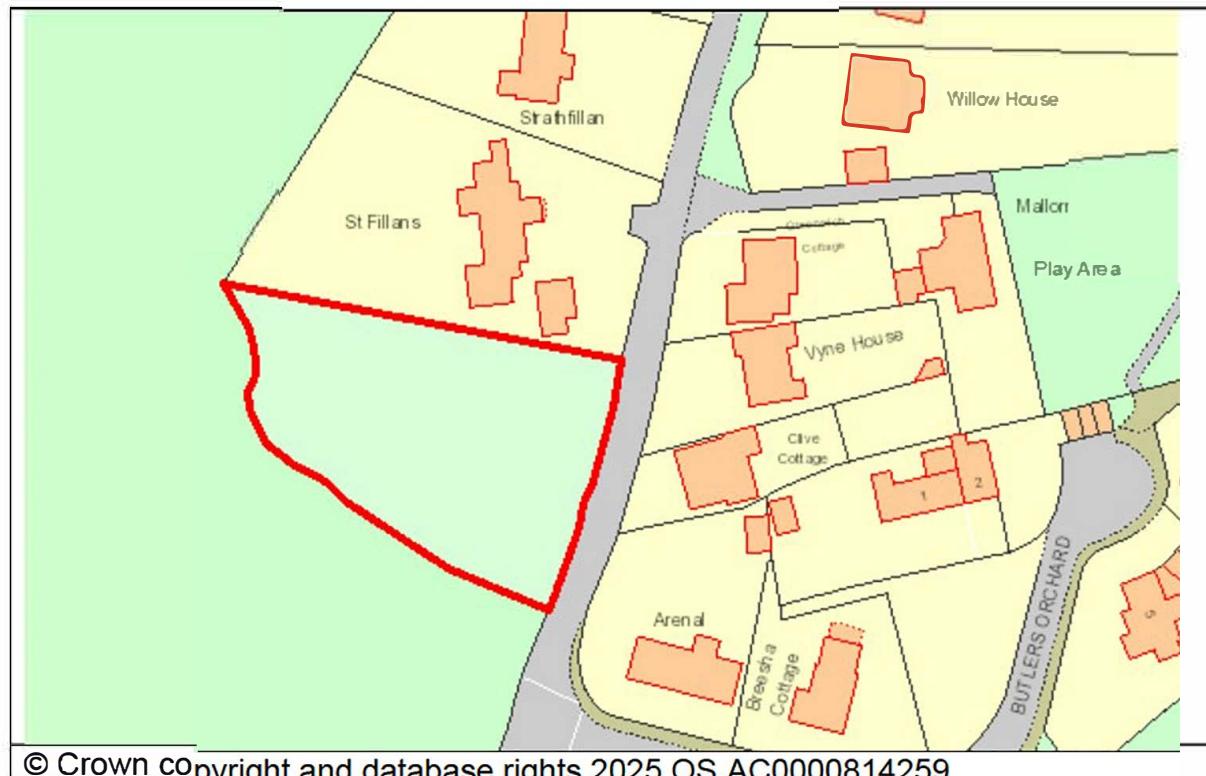
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	6	0	0	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Land off Tokers Green Lane
<b>Land supply reference</b>	2655

<b>Total units in 5-year period</b>	0
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<b>Site status</b>	Allocated
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Total units allocated for development	4
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 up to 4 open market dwellings by Policy HDA of the Kidmore End Neighbourhood Plan. There are 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

Policy HDA of the Kidmore End Neighbourhood Plan set out policy requirements for vehicular access, pedestrian linkages, and parking standard.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated for up to 4 open market dwellings by Policy HDA of the Kidmore End 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 Kidmore End 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
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Name / signature	Harriet Mallinder Senior Planning Policy Officer
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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	4	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Community Hub, Didcot Rd Long Wittenham
<b>Land supply reference</b>	2656

<b>Total units in 5 year period</b>	45
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<b>Site status</b>	Neighbourhood Plan Allocation with a full planning application with delegated approval subject to a S106 Agreement.
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Total units allocated for development	45
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
<a href="#">P23/S1474/FUL</a>	Full	45	24/04/2023	TBD

## Assessment of deliverability

### 1. Current planning status

Policy LW1 of the Long Wittenham Neighbourhood Development Plan allocates this site for 45 dwellings. In April 2023, a full planning application was submitted for the site by the Parish Council. Amendments and additional information throughout 2023. The original developer, Thomas Homes, is no longer involved in the site, with Pye Homes now involved. The application has been given delegated approval, with the only task outstanding now being the signing of the S106 legal agreement.

### 2. Technical consultee comments

The site has delegated approval subject to the signing of a S106 Agreement.

### 3. Site viability

The site has had issues regarding viability. These have been resolved through an appropriate viability assessment and discussions between the Council and Thomas Homes.

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

This site will be required to provide infrastructure through a S106 Agreement, including the delivering a 0.5 form primary school building to replace the existing accommodation of the Long Wittenham CE primary school and a community hub as well as a village green and associated open space.

## 6. Site promoter comments

1. What do you think are the key issues that need to be resolved before the Section106 agreement can be signed?  
*Due to the inordinately long length of time it has taken to get this project through the planning approval and then the S106 stages our Contractor, Thomas Homes, has now ceased trading and the directors have retired. This delay was in the main due to serious delays with OCC not responding to the planning application consultations within deadlines and then taking a year to negotiate the S106 terms. OCC have asked for such expensive S106 terms that the site is unlikely to be viable in the current building climate. The PC now has a new developer working on the project, Pye Homes from Kidlington. They are looking at the design and conditions to see if there are cost savings that can be made. Pye have had one constructive meeting with a different officer at OCC regarding cost savings and are working on this at present. Pye have a 6 month legal agreement with the landowner to carry out value engineering and get the project back on track. The costs included in the S106 are unaffordable at present and require a significant change of position from OCC.*
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? *N/A at present*
3. When do you think construction work will commence, and are there any obstacles to starting construction? *As above unaffordable S106 terms and requirements. If costs can be reduced work could potentially start at the end of 2026*
4. When do you think the first dwelling will be completed? *Mid 2027*
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases? *Not known*
6. How many homes a year do you think this site will deliver? *This is likely to be a 30month project*
7. Are there any other comments you would like to raise? *See question 1. This project is incredibly important to the village who have put their backing behind it from the start. The Landowners offer of the land at a much reduced price is vital to the success of the project and without his support would not be possible. You mention in several places 43 homes?? The main site will provide 45 homes and the ancillary sites at least 2 more. I am not able to complete table 9b at this time.*

## 7. Officer conclusion on deliverability

The site was allocated in the Long Wittenham Neighborhood Development Plan with a full planning application submitted in April 2023. 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 3 years from the submission of an application to the first homes being delivered. The application was submitted in March 2023 and has a delegated grant of approval subject to the S106 agreement being signed. It takes on average 2.2 years from the submission of an application of this size to the issuing of the planning permission. This would lead to granting of permission in the 2025/26 monitoring year. However, as identified by the Parish Council, due to the viability issues of this site, and the change in developer, it would be reasonable to assume that permission for the site would be granted the following monitoring year, in 2026/27, to allow for any slippage in the securing of a S106 Agreement.

It takes on average 8 months from granting permission to the first home being complete in the district, and we would therefore anticipate first completions in the 2027/28 monitoring year, which aligns with the Parish Council's estimates. The average build out rates for sites of this size in the district is 17 homes per annum, and we would assume this build out rate for the development.

Taking into account the above, we consider there is clear evidence of a realistic prospect that this site will deliver 45 dwellings 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	18 September 2025
Name / signature	Harriet Mallinder Senior Planning Officer

On behalf of Long Wittenham Parish Council, I consider this to be a realistic assessment of the trajectory for this site

Date	3 September 2025
Name / signature	Stephen Brown For LW PC , the applicant.

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	17	17	11	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

45

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	17	17	11	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

45

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	17	17	11	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Final 5-year total

45

<b>Site name</b>	Woodcote NDP: Land behind Yew Tree Farmhouse 1
<b>Land supply reference</b>	2657

**Total units in 5 year period** 0



**Site status** **Neighbourhood Plan allocation**

Total units allocated for development	5
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 sites are allocated in the Woodcote Neighbourhood Development Plan. No planning applications have been submitted.

### 2. Technical consultee comments

There are no technical consultee comments as no planning application is under consideration.

### 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 HS7 of the Woodcote Neighbourhood Plan identifies the infrastructure dependencies required to support the site.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated in the Woodcote Neighbourhood Development 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.

<b>8. Signatures</b>	
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**

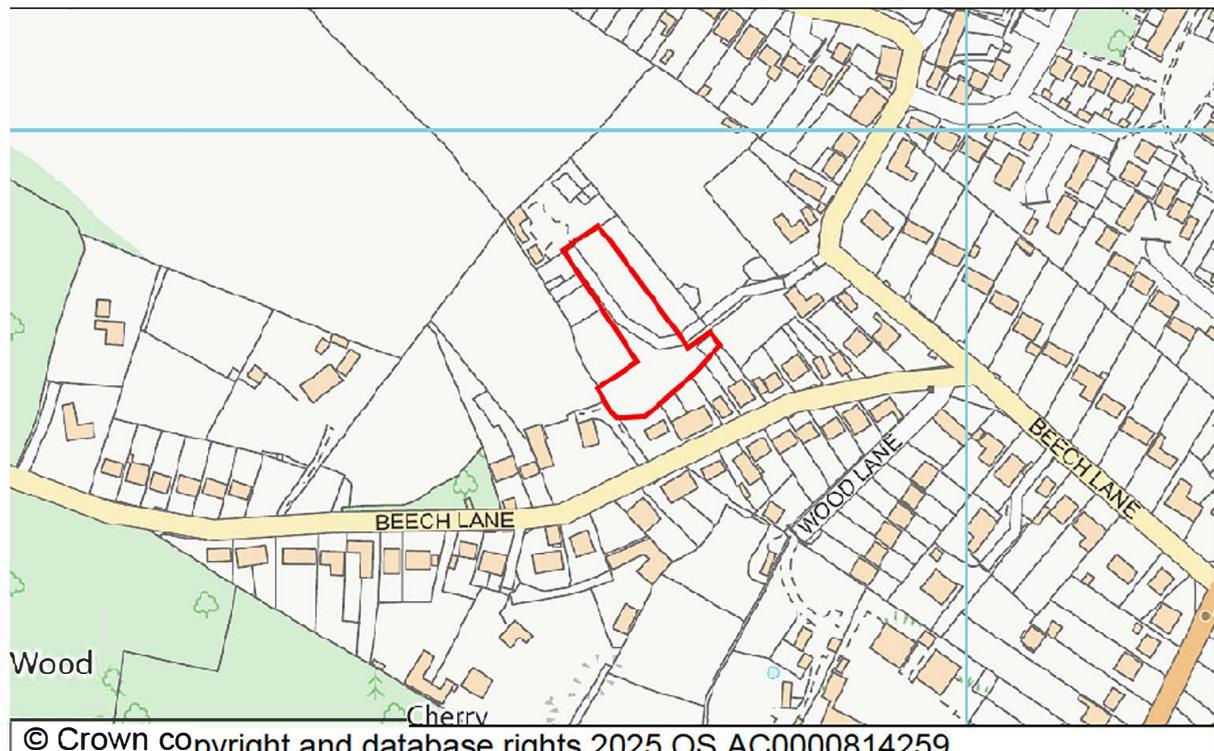
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Final 5-year total

0

<b>Site name</b>	Woodcote NDP: Land behind Yew Tree Farmhouse 2
<b>Land supply reference</b>	2657 and 2658

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
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Total units allocated for development	4
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 in the Woodcote Neighbourhood Development Plan. No planning applications have been submitted for the site.

### 2. Technical consultee comments

There are no technical consultee comments as no planning application is under consideration.

### 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 HS7 of the Woodcote Neighbourhood Plan identifies the infrastructure criteria required to support the site.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated in the Woodcote Neighbourhood Development 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.

<b>8. Signatures</b>	
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	4	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Woodcote NDP2 Site 09: Beechwood Court
<b>Land supply reference</b>	2659

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan Allocation
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Total units allocated for development	14
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

Policy HS8 of the Woodcote Neighbourhood Plan allocates this site for 14 dwellings. There are currently no live planning application for the site.

### 2. Technical consultee comments

There are no technical consultee comments as no planning application is under consideration.

### 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 HS8 of the Woodcote Neighbourhood Plan identifies the infrastructure dependencies required to support the site.

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated in the Woodcote Neighbourhood Development 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.	

**9. 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	14	0	0	0	0	0	0

Final 5-year total

0

Woodcote NDP2 Site 30: Land to the east of Church Farmhouse  
Reference: 2660

<b>Site name</b>	Woodcote NDP2 Site 30: Land to the east of Church Farmhouse
<b>Land supply reference</b>	2660

<b>Total units in 5 year period</b>	30
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<b>Site status</b>	Neighbourhood Plan Allocation with outline permission under consideration.
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Total units allocated for development	30
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
P23/S2395/O	Outline	30	13/07/2023	TBD

## 1. Current planning status

Policy HS9 of the Woodcote Neighbourhood Development Plan allocates this site for 30 dwellings.

The applicant, Lone Star Land Ltd, submitted an outline planning application in July 2023 for the delivery of 30 homes, which is currently under consideration. The S106 is currently being prepared and is nearing completion and once completed the decision notice can be issued.

## 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.

**Affordable Housing Team (01/09/2023)** 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 affordable units appear to be largely situated towards the East of the site (submitted Tenure Plan (drawing no. SK06)). To avoid any concentration of affordable housing on the site, it is advised the applicant explores possibilities of greater distribution of the affordable units across the whole site.
- The submitted site plan shows the only provision of maisonettes across the site are proposed as affordable units. With no similar provision for market units, this clearly makes affordable housing distinguishable. It is advised that the applicant explores ways to avoid this issue.

**Air Quality (05/09/2024)** No objection subject to best practice conditions relating to EV charging points, provision of sustainable travel packs, gas-fired boiler minimum standards and provision of secure cycle park storage.

**Chilterns Conservation Board (06/09/2023)** No objection.

**Conservation Officer (02/12/2024)** No heritage objection to the outline application, subject to appropriate conditions to secure meaningful landscaping mitigation in line with the recommendations of the Landscape Officer. Some issues remain including:

- insufficient detail at outline stage to demonstrate that the setting of nearby designated heritage assets (Church Farmhouse and ancillary buildings) would not be harmed.
- Expresses concern that the proposed layout, particularly along the western boundary, fails to secure sufficient space for effective landscape mitigation, and that proposed building heights originally exceeded those of nearby heritage buildings.
- Previous concerns regarding building heights have now been addressed in updated parameter plans and raises.

**Contaminated Land (06/09/2024)** No objection.

**Drainage Officer (14/05/2024)** No objection subject to conditions including the submission of: A full surface water drainage scheme, a discharge permit from the EA for any borehole soakaway, a full foul water drainage scheme, a construction phase surface water management strategy scheme and a SUDS compliance report.

**Environmental Protection Team (10/05/2024)** No objection. A noise assessment is required considering the impact of noise from the commercial units to the west of the site on the proposed residential units. A construction management plan must also be provided by the applicant.

**Forestry Officer (27/09/2024)** No objection. The amended plans have not significantly altered the indicative layout in terms of the issues raised in Forestry Comments posted 17 June 2024, and a reserved matters application must therefore demonstrate significant modifications to the indicative site layout. Further additional information is required to demonstrate the sufficient provision for landscape planting of trees.

**Landscape Officer (04/09/2024)** Current proposals indicate that there is insufficient space to provide appropriate attenuation, open space, and play requirements. The space for street tree planting should be addressed at this stage, along with an outstanding issue regarding the attenuation basin design.

**Oxfordshire County Council – Archaeology (14/05/2024)** No objection subject a condition requiring the implementation of a programme of archaeological investigation to be maintained during the period of construction.

**Oxfordshire County Council – Education (14/05/2024)** No objection subject to S106 contributions towards primary education capacity and secondary education capacity serving the development.

**Oxfordshire County Council – Lead Local Flood Authority (08/11/2024)** No objection, subject to conditions including the submittal prior to commencement of a surface water drainage scheme, a permit from the Environment Agency for any borehole soakaway, a foul water drainage scheme, and surface water management strategy scheme.

**Oxfordshire County Council – Transport (08/11/2024)** No objection subject to general conditions. The applicant has submitted an amended swept paths as previously requested, and these are considered acceptable in planning terms. A legal agreement is required to secure a new access from Reading Road into the site and financial contributions including public transport services and infrastructure.

**South and Vale Countryside Officer (09/10/2024)** No objection subject to conditions requiring a construction environmental management plan (CEMP) prior to commencement of works, the submittal of a biodiversity enhancement plan (with updated metric) concurrent with the landscaping reserved matters application, and

restrictions on external lighting, to secure dark corridors around areas of valuable habitat.

**Thames Water Development Control (22/08/2024)** No objection regarding foul water, surface water discharge or water network capacity. Further comments include:

- A recommendation that petrol / oil interceptors be fitted in all car parking/washing/repair facilities.
- Thames Water own the freehold of the Water Tower at Lane End and have an easement for the purpose of accessing the site with or without vehicles.
- The developer should take account of the minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes in the design of the proposed development.

**Urban Design Officer (03/09/2024)** Holding objection. It should be demonstrated that the site can accommodate appropriate attenuation, open space, and play requirements. Current proposals indicate that there is insufficient space to provide these. The applicant is also requested to provide a traffic light plan to demonstrate compliance with JDG standards, and to submit details of the hard landscape as part of the reserved matters stage.

**Waste Management Officer (02/09/2024)** Additional information required regarding bin presentation points for plots where our waste vehicle is not shown to access, according to the swept path analysis drawing.

### 3. Site viability

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

### 4. Ownership constraints

The Council is aware of potential third party land issues relating to highways land. Thames Water own the freehold of the Water Tower at Lane End and have an easement for the purpose of accessing the site with or without vehicles. Any development or sale of land should be aware of this easement and ensure Thames Water's access to site is not impacted

### 5. Infrastructure dependencies and enablers

Infrastructure dependencies will be identified through the consideration of the planning application. Stakeholder comments highlight infrastructure contributions are required via a S106 Agreement, to be agreed with the applicant.

## 6. Site promoter comments

52. What do you think are the key issues that need to be resolved before the council issues planning permission for this site?

*The S106 needs to be finalised and signed. It has been drafted and can hopefully be completed within the next couple of months.*

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

*Final draft needs to be agreed.*

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

*It is expected that a reserved matters application would be submitted within 12 months of outline planning permission.*

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

*Construction will depend on how quickly a reserved matters application is approved.*

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

*2027*

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

*See trajectory*

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

## 7. Officer conclusion on deliverability

Policy HS9 of the Woodcote Neighbourhood Development Plan allocates this site for 30 dwellings. The applicant submitted an outline planning application in July 2023 for the delivery of 30 homes, which is currently under consideration. There are a handful of technical objections which need to be resolved before the council can issue planning permission. These include affordable housing, landscape, and urban design. However, the applicant has demonstrated strong progress with resolving other technical objections through amended plans and studies, and has confirmed they expect the final matters can be resolved in the next couple of months. The applicant and council have also prepared a draft S106 agreement for the site, and expect to be able to sign this shortly (again, within the 2 month timescale).

Given this progress to date, and confirmation from the site promoter, it seems possible that consent will be in place by the end of 2025. However, to ensure flexibility in this timetable, we have forecast for our housing supply that consent will not be issued until the end of the monitoring year 2025/26 – i.e. by 31 March 2026.

The average lead in times for sites of this size in the district indicate that it would take around 4 years from the submission of an outline application to first completions. As the application was submitted in July 2023, this would place first completions in July 2027, within the 2027/28 monitoring year. The applicant has also suggested that first completions could take place in 2027, and at this stage, we consider this to be a realistic prospect given the average lead-in times. In terms of build-out rates, average build-out rate for a site of this size is 17 homes per annum.

We have assumed that

## 8. Signatures

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

Date	30 September 2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	30 September 2025
Name / signature	Rebecca Bacon Savills

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

2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	3	17	10	
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

30

**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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	3	17	10	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

30

**9c. Council's final trajectory for the site**

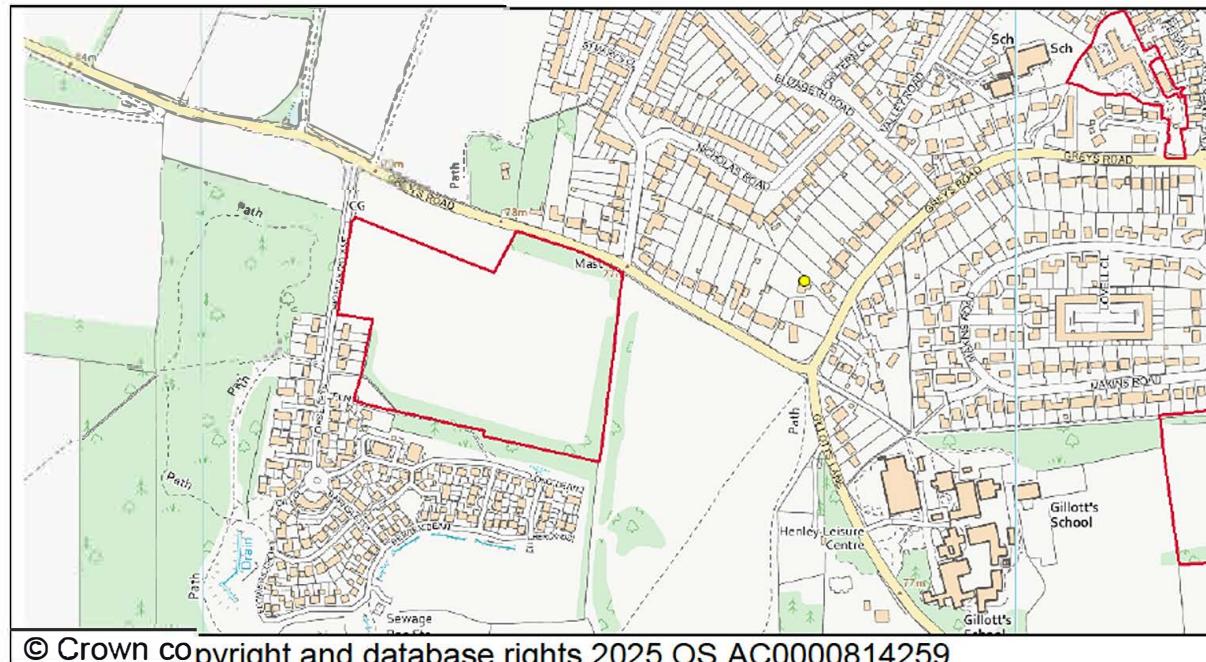
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
0	0	0	0	0	0	0	0	0	0
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	17	13	0	0
<b>2031/32</b>	<b>2032/33</b>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

Final 5-year total

30

<b>Site name</b>	Northern Field at Highlands Farm
<b>Land supply reference</b>	2767

<b>Total units in 5 year period</b>	110
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<b>Site status</b>	Neighbourhood Plan allocation with a hybrid planning application under consideration.
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Total units allocated for development	110
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
P25/S0209/FUL	Full	131	21/01/2025	TBD

## Assessment of deliverability

### 1. Current planning status

Policy DS7 Joint Henley and Harspden Neighbourhood allocates this site for around 110 dwellings.

The applicant submitted a hybrid planning application including full planning permission for 131 dwellings in January 2025 (P25/S0209/FUL). We anticipate a decision to be made on this application within the 2025/26 monitoring year, subject to the outstanding Highways concerns being addressed and a S106 agreement agreed.

### 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.

**Active Travel England, DM Team (23/06/2025)** Standing advice issued.

**Air Quality Officer (09/07/2025)** The Air Quality Assessment submitted by the applicant considers but does not mention whether the councils' AQ Developer Guidance best practice design features outlined in the document will be included in the development or specify the ratio of EV charging points per dwelling. No objection subject to conditions requiring 1 EV charging point every 10 flats or 1 for every dwelling, and to provide some form of secure cycle parking storage.

**Designing Out Crime Officer (14/07/2025)** Unable to support the application in its current form as further detail is required regarding boundaries, surveillance, rear access routes, parking, apartments, bin and cycle stores, public open space, lighting, community centre, employment barns, and utility meters.

**Drainage Officer (12/09/2025)** No objection subject to the conditions of the submission of a foul drainage scheme and sustainable drainage scheme prior to commencement, and a SUDS compliance report prior to 75% occupation.

**Ecology Team (15/07/2025)** The changes to the proposed layout, revised Biodiversity Net Gain Assessment and supporting metric (Aspect Ecology, V2 dated June 2025) are consistent with each other and represent the changes to the proposed habitats. The post-development biodiversity net gain information will be reviewed formally at the discharge of the general biodiversity gain condition. No objection subject to general conditions.

**Forestry Officer (26/06/2025)** Prior concerns have been addressed through the submission of the updated Arboricultural Impact Assessment and Method Statement dated May 2025. A condition should be applied to any permission requiring the submission of a detailed landscape and planting plan, along with tree pit details and sizes at time of planting.

**Affordable Housing (03/07/2025)** 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:

- The expectation is for 52 units to be delivered on the site with a commuted sum payable for the 'part' (0.4) unit. Therefore, the commuted sum amount is £89,100.
- The affordable units should be in clusters up to 8 dwellings for blocks of flats and schemes over 30 dwellings. With reference to the Northern Field Tenure Plan, the cluster to the southern portion of the site (plots 71- 79 and 94-110) exceeds the above requirements. In addition to this, plots 94-101 and 102-110 also exceed cluster requirements. It is recommended that the applicant explores further distributions of the affordable units, across the whole site to avoid this issue.

**Landscape Architect (12/09/2025)** No objection subject to conditions to cover the proposed materials of the taller buildings on site so visually recessive materials are used, for hard and soft landscape details, for tree rooting volumes and also the Play Area.

**Oxfordshire County Council Transport (14/07/2025)** Objection. The applicant has submitted a Stage 1 Road Safety Audit (RSA) in relation to the means of access and off site works along the highway associated with the development. As a result of the audit, minor amendments have been undertaken to the proposals, which are shown on the submitted plans. However, the Council does not accept the RSA as an audit brief has not been submitted to or approved by the Council's Highway Agreements Team, which was previously requested. Furthermore, it appears that the RSA has not addressed the specific issues raised within the previous highway comments nor does it consider the layout of the site. The officer also comments that splays the proposed zebra crossing located along Greys Road, adjacent to the junction with Gillott's Lane is required to be relocated approximately 20m further to the west. The applicant is awaiting OCC highways update response.

**Oxfordshire County Council Lead Local Flood Authority (14/07/2025):** The officer previously had a holding objection to the application due to flooding from manhole covers. These matters have been addressed by the applicant and the officer no longer has any objections.

**Oxfordshire County Council Education (14/07/2025):** No objection subject to special education provision via a Section 106 Agreement.

**Oxfordshire County Council Archaeology (14/07/2025)** The applicant has submitted the results of an archaeological field evaluation as requested. No objection subject to the submittal of an Archaeological Written Scheme of Investigation prior to commencement.

**Thames Water Development Control (19/06/2025)** No objection regarding foul water sewerage network infrastructure capacity or surface water discharge. However, there the existing sewage treatment works infrastructure is unable to accommodate the needs of this development proposal. A condition is required for

all sewage work upgrades required to accommodate the additional flows from the development to be completed prior to occupation.

**Waste Management Officer (01/07/2025)** No objection. The updated plans have addressed previous queries regarding bin capacity within the bin store for flat block A and B.

### 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

A Section 106 agreement will need to be signed to provide the infrastructure requirements for this development, including education and transport contributions.

### 6. Site promoter comments

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

*Construction on the southern infill site will commence in the Spring 2026; the Northern site will commence late 2026.*

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

*June 2027*

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

*Varies – see table below*

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

*These numbers are all dependant on receiving planning consent in October 2025.*

## 7. Officer conclusion on deliverability

Policy DS7 Joint Henley and Harpenden Neighbourhood allocates this site for around 110 dwellings.

The applicant submitted a hybrid planning application including full planning permission for 131 dwellings in January 2025 (P25/S0209/FUL). We anticipate a decision to be made on this application within the 2025/26 monitoring year, subject to the outstanding Highways concerns being addressed and a S106 agreement agreed.

The average lead in times for sites of this size in the district is 2.7 years from the submission of a full planning application to the delivery of homes on site. This would place first completions on site in October 2027. Regarding the build out rate, our average rates for sites of this size in the district is 54 homes per annum. Site promoter comments have identified that subject to planning permission being granted, they anticipate that work will commence across the site in 2026, with first completions delivered in 2027, aligning with average lead in times. We therefore expect all 131 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	02/09/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

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

Date	17/09/25
Name / signature	Connor Sheffield

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	54	54	23	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

131

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	20	23	62	29	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

131

**9c. Council's final trajectory for the site**

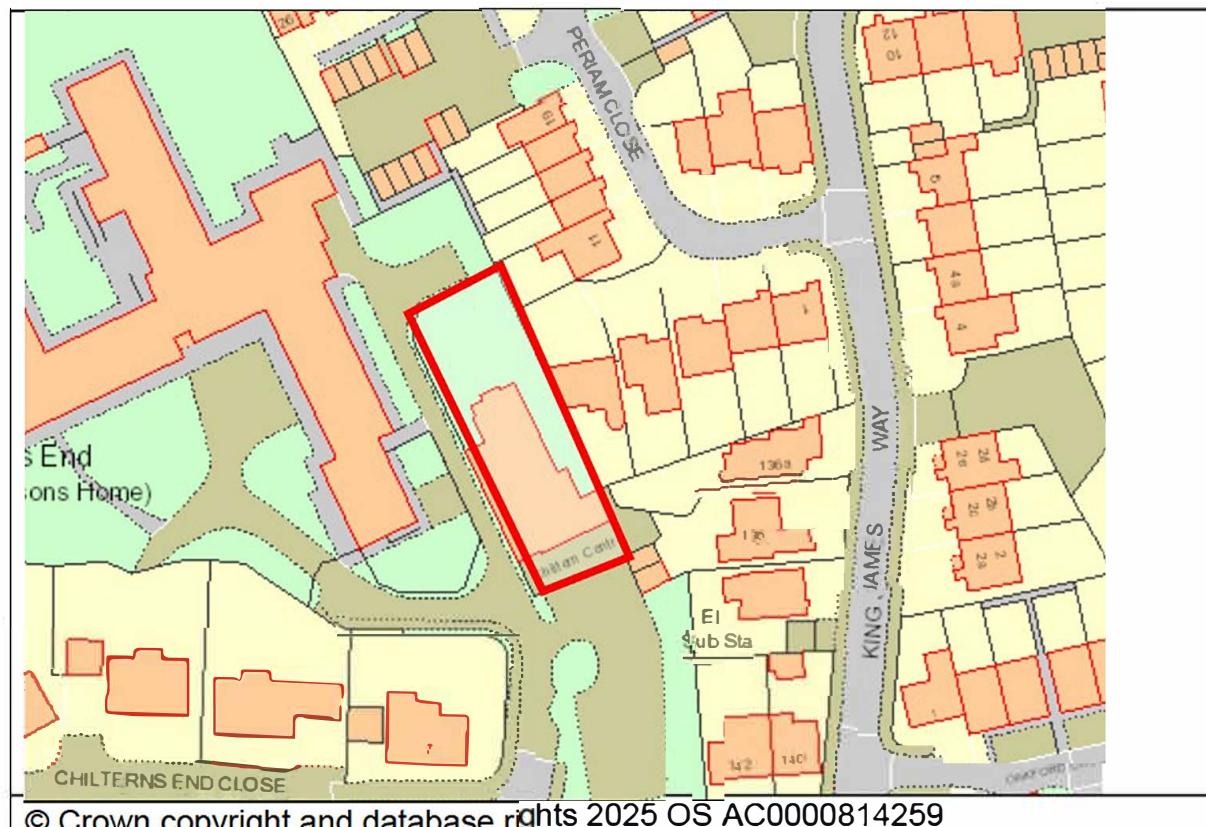
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	54	54	23	0
<b>2031/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

Final 5-year total

131

<b>Site name</b>	Chiltern Centre (Site Y), Henley-on-Thames
<b>Land supply reference</b>	2768

<b>Total units in 5 year period</b>	0
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## Assessment of deliverability

### 1. Current planning status

The site is allocated for around 3 dwellings in the Joint Henley and Harpsden Neighbourhood Plan. There are currently no live planning applications for the site.

### 2. Technical consultee comments

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

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

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

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site is allocated for around 3 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. As there is limited progress on this site, we have forecast that delivery will take place at the end of the Henley and Harpsden 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 site promoter.	

**9a. Council's final trajectory for the site**

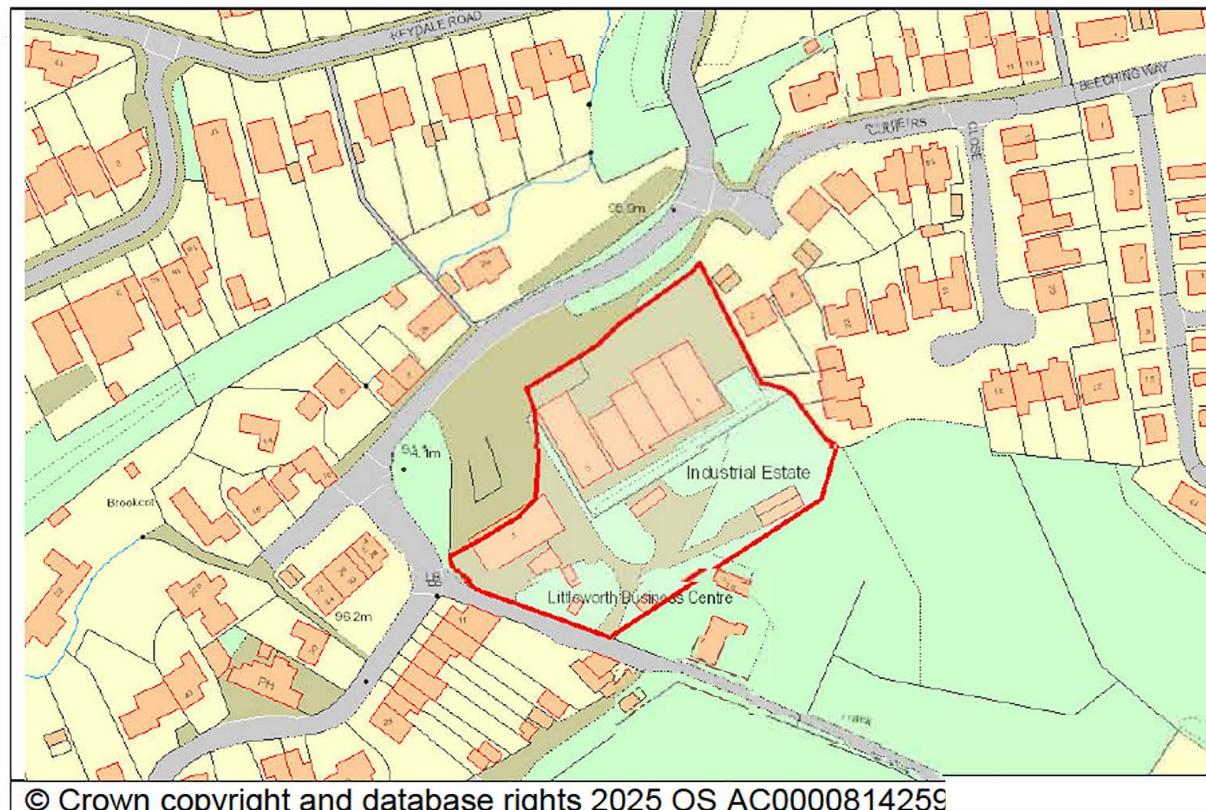
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Final 5-year total

0

<b>Site name</b>	Bungalows Site
<b>Land supply reference</b>	2936

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
Total units allocated for development	10
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 was allocated for approximately 10 homes in the Wheatley Neighbourhood Plan under Policy SPES1:WHE16.

The whole Bungalows' site is tightly constrained on three sides with light industry and employment activities. The development would need careful design and planning to include appropriate separation from the bungalows together with green space and tree planting.

### 2. Technical consultee comments

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

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

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

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site was allocated for redevelopment in the Wheatley Neighbourhood Plan which was made in May 2021 and reviewed in December 2023. 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 Wheatley 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**

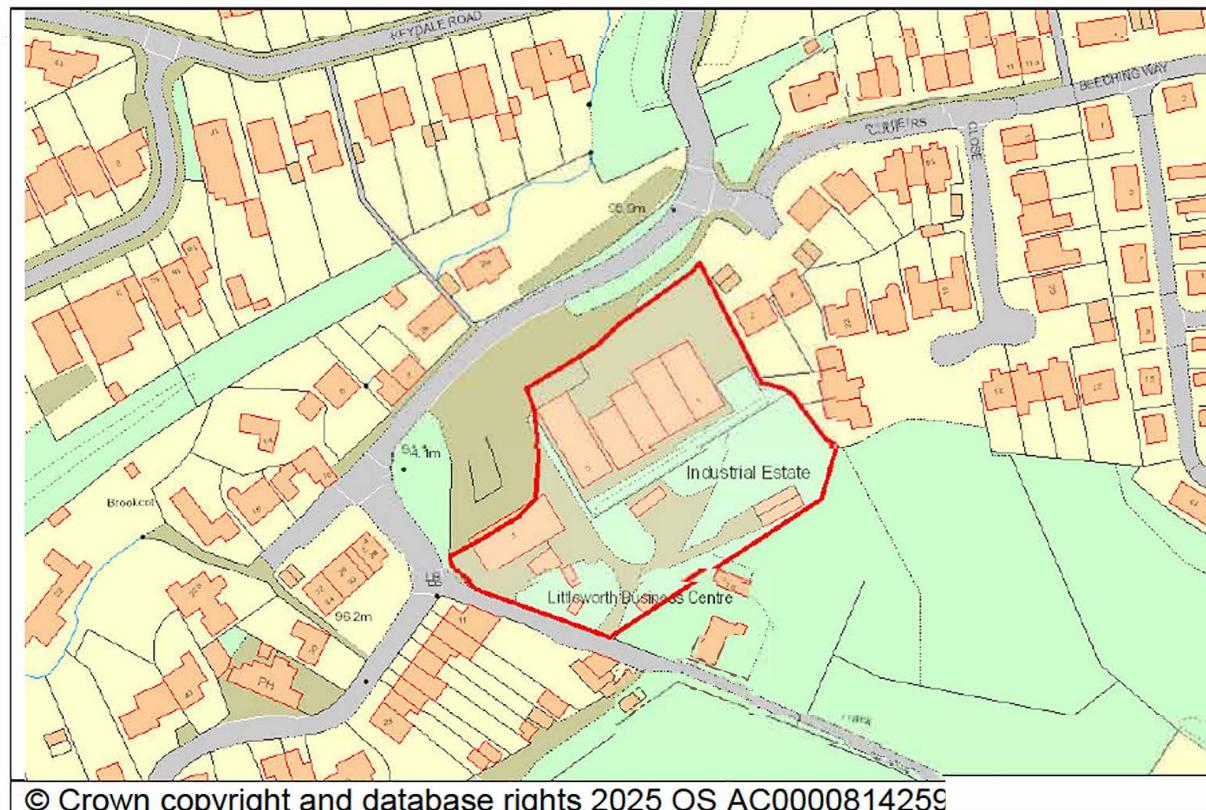
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	10	0	0	0	0	0	0

Final 5-year total

0

<b>Site name</b>	Littleworth Industrial Area
<b>Land supply reference</b>	2937

<b>Total units in 5 year period</b>	0
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<b>Site status</b>	Neighbourhood Plan allocation
Total units allocated for development	25
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 was allocated for approximately 25 homes in the Wheatley Neighbourhood Plan under Policy SPES2:WHE22. The redevelopment of the Littleworth Road Industrial Estate for residential purposes will be supported where it can be demonstrated that the site is no longer economically viable and has been marketed at a reasonable price for that or any other suitable employment or service trade uses.

### 2. Technical consultee comments

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

### 3. Site viability

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

### 4. Ownership constraints

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

### 5. Infrastructure dependencies and enablers

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

### 6. Site promoter comments

No comments sought.

### 7. Officer conclusion on deliverability

The site was allocated for redevelopment in the Wheatley 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 Wheatley Neighbourhood Plan period, i.e. by 2035.

### 8. Signatures

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

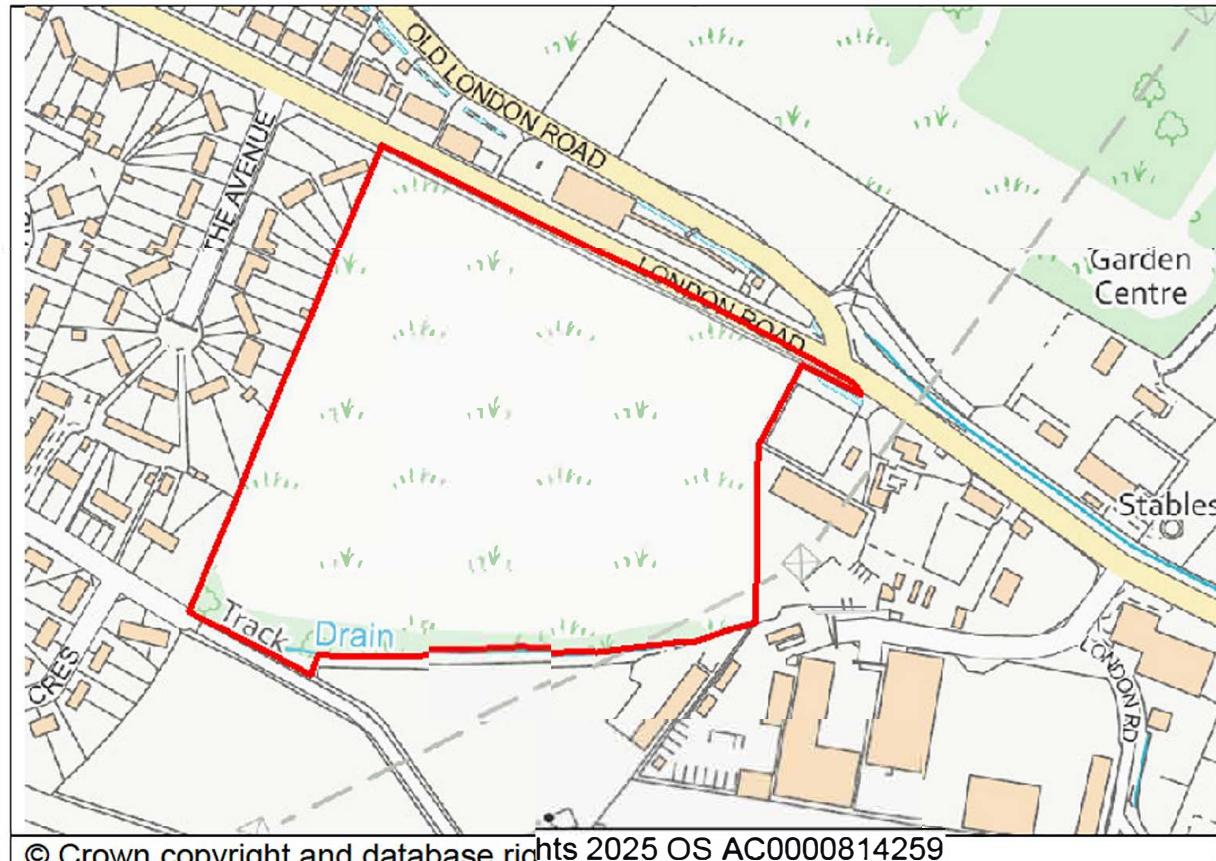
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Final 5-year total

0

<b>Site name</b>	Miss Tombs' Field (also referred to as Land South of London Road)
<b>Land supply reference</b>	2938

<b>Total units in 5 year period</b>	63
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<b>Site status</b>	Neighbourhood Plan allocation with a full planning application under consideration.
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Total units allocated for development	55
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/S2783/FUL	Hybrid	63	02/09/2024	N/A

## 1. Current planning status

Policy WHE15 of the Wheatley Neighbourhood Plan allocates this site for 55 homes.

The site promoter, Stantec, submitted a hybrid planning application which includes 63 new homes in September 2024 (P24/S2783/FUL). Amended plans and additional information have been submitted in December 2024, April 2025, and July 2025 to respond to technical comments on the application. The council is currently considering these amendments, and we anticipate the application to be determined within the 2025/26 monitoring year.

## 2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development that are yet to be resolved, along with steps the council or applicant are taking to address them.

**Air Quality (01/10/2024)** No objection, subject to conditions securing for electric charging points for on-site parking, together with the mitigation measures outlined in the AQA.

**Affordable Housing Team (24/09/2024)** 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 proposed a differing tenure mix, which proposes a slight over provision of First Homes units and a slight under provision of Shared Ownership units. To ensure the tenure mix is policy compliant, it is advised the applicant revises plans.
- Further discussion on an appropriate housing mix would be welcomed at the earliest opportunity
- the applicant has proposed a number of units to be delivered as 2 bed 3 persons and 3 bed 5 persons. Due to current demands and eligibility criteria, is it advised that the applicant revises plans to ensure that affordable housing is future proofed for families in need.
- The Affordable Tenure Plan (drawing no. 0233 D5 P2) indicates that plots 45- 55 are situated in a cluster which largely exceeds the above cluster requirements. It is therefore advised that the applicant explores ways to further distribute the affordable units across the whole site.

**Contaminated Land (1/10/2024)** No objection, subject to conditions including a phased investigation prior to commencement.

**Designing Out Crime Officer (10/1/2025)** Holding objection due to the amended application not considering or addressing previous comments made on 02/10/2024, which include issues with natural surveillance, defensible space

design, amendments to the Public Open Space, access control requirements and lighting.

**Ecology Team (6/5/2025)** The new BNG information that has been provided addresses the issues that were previously raised and the officer agrees with the results of the Breeding Bird Assessment. The only outstanding matter is a detailed mitigation strategy for the onsite reptile population, implementation of which can then be secured through a S106 agreement.

**Environmental Protection Team (23/1/2025)** No objection.

**Environment Agency (19/2/2025)** Holding objection as application has not addressed previous concerns raised. Application poses an unacceptable risk of pollution to surface water quality in the Thame watercourse (Scotsgrave Brook to Thames) does not meet requirements of both national and local planning policy to protect water quality.

**Flood Risk Engineer (8/5/2025)** No objection, subject to conditions including the submittal of a sustainable drainage scheme and foul drainage scheme prior to commencement.

**Forestry Officer (20/5/2025)** Holding objection as issues raised in previous comments on 25/11/2024 and 05/02/2025 have not been addressed. Application fails to demonstrate adequate provision for street tree planting and issues which will impact successful long term retention, maturity and contribution in the street scene.

**Heritage Officer (24/4/2025)** No objection, subject to condition to an agreed methodology for construction adjacent to the milestone.

**Landscape Architect Officer (12/5/2025)** An updated open space provision plan dated July 2025 has been provided. Updated versions of the Illustrative Landscape Strategy and Structural Planting Plans have also been provided. However, limited changes have been made to address previous comments and the information provided remains inadequate. The amended proposals still do not demonstrate compliance with local plan policies. Outstanding issues include:

- Failure to provide previously requested photomontages to illustrate the impact of the proposals to identify whether any adjustment of building heights would be beneficial to views and to determine the effect of the likely loss of vegetation on the southern boundary to ask dieback.
- Layout including youth spaces and how the youth space will work, with some space being too small to be usable, insufficient space to accommodate the requirements for open space, issues with the LEAP, street planting, a failure to provide planting plans and information regarding the retention of existing plantation, the incorporation of a defensible Green Belt edge and screen at the Southern boundary, and a buffer between the care home and industrial development.

**Oxfordshire County Council – Archaeology (28/07/2025)** Holding objection. The applicant has failed to provide a complete archaeological assessment,

specifically omitting a recommended geophysical survey included in their initial comments on 20/09/2024 and disregarding known archaeological finds on-site. An investigation has been undertaken, with the results being considered by OCC Archaeology at the time of writing. No significant findings have been recorded, but further investigations cannot yet be ruled out.

**Oxfordshire County Council – Transport (06/08/2025)** Objection on the grounds that a completed Stage 1 Road Safety Audit needs to be provided, and any identified safety issues to be resolved. The applicant has agreed to this and has commissioned the RSA1. OCC await the Designers Response, which it will review in due course. Any safety issues identified in the RSA1 must be addressed prior to OCC removing its objection.

Following the review of the third submitted TN and after a round of discussions, it has been agreed that the applicant will make several revisions to the proposal, and OCC does not require the applicant to undertake further modelling of the Headington Roundabout.

**Oxfordshire County Council – Lead Local Flood Authority (16/1/2025)** No objection.

**Thames Water (13/1/2025)** No objection regarding surface water and foul water sewerage network infrastructure capacity. There is an inability for the existing water network infrastructure to accommodate the needs of this development proposal. A condition should be required ensuring that occupation does not take place until all water network upgrades required to accommodate the additional demand to serve the development has been completed.

**Urban Design Officer (South & Vale) (06/05/2025)** Minor comments made regarding the surface treatment plan and boundary treatment plan and echoed Forestry Officers comments.

**Waste Management Officer (17/1/2025)** No objection.

### 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

Wheatley Neighbourhood Plan Policy sets out that the site is required to deliver a wildlife corridor and 1.7 hectares of open space.

The council will negotiate legal agreements to agree key infrastructure contributions from this site (such as affordable housing and any direct highways access work). The development will also be liable to pay the Community Infrastructure Levy to mitigate its impact on local services and facilities.

## 6. Site promoter comments

58. What do you think are the key issues to be considered through the planning application process?

*The technical work supporting the application does not identify any constraints that would preclude development coming forward.*

59. Are there any impediments to the site coming forward?

*None known*

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

*Subject to planning, it is hoped development would commence in January 2026*

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

*Subject to planning, it is hoped completion of the first unit would be spring 2027*

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

*Lagan Homes will be the only developer on site*

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

*40 dwellings in year 1 and 23 in year 2*

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

## 7. Officer conclusion on deliverability

Policy WHE15 of the Wheatley Neighbourhood Plan allocates this site for 55 homes.

The site promoter, Stantec, submitted a hybrid planning application which includes 63 new homes in September 2024 (P24/S2783/FUL). Amended plans and additional information have been submitted in December 2024, April 2025, and July 2025 to respond to technical comments on the application. The council is currently considering these amendments, and we anticipate the application to be determined within the 2025/26 monitoring year.

The average lead in times for sites of this size in the district is 3.3 years from the submission of a full application to the delivery of homes on site. If the application is determined by 31 March 2026, this would place first completions on site in December 2027. Regarding the build out rate, our average build out rate for sites of this size in the district is 38 homes per annum. Site promoter feedback indicates that first completions are anticipated in Spring 2027, with the development being built out over 2 years. This trajectory is in line with our assumptions. We therefore expect to deliver all 55 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	27/08/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer
On behalf of Lagan Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	3/9/25
Name / signature	Paul Derry

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	38	25	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total

63

**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
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	40	23	0	0
<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>	<b>2037/ 38</b>	<b>2038/ 39</b>	<b>2039/ 40</b>	<b>2040/ 41</b>
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total

63

**9c. Council's final trajectory for the site**

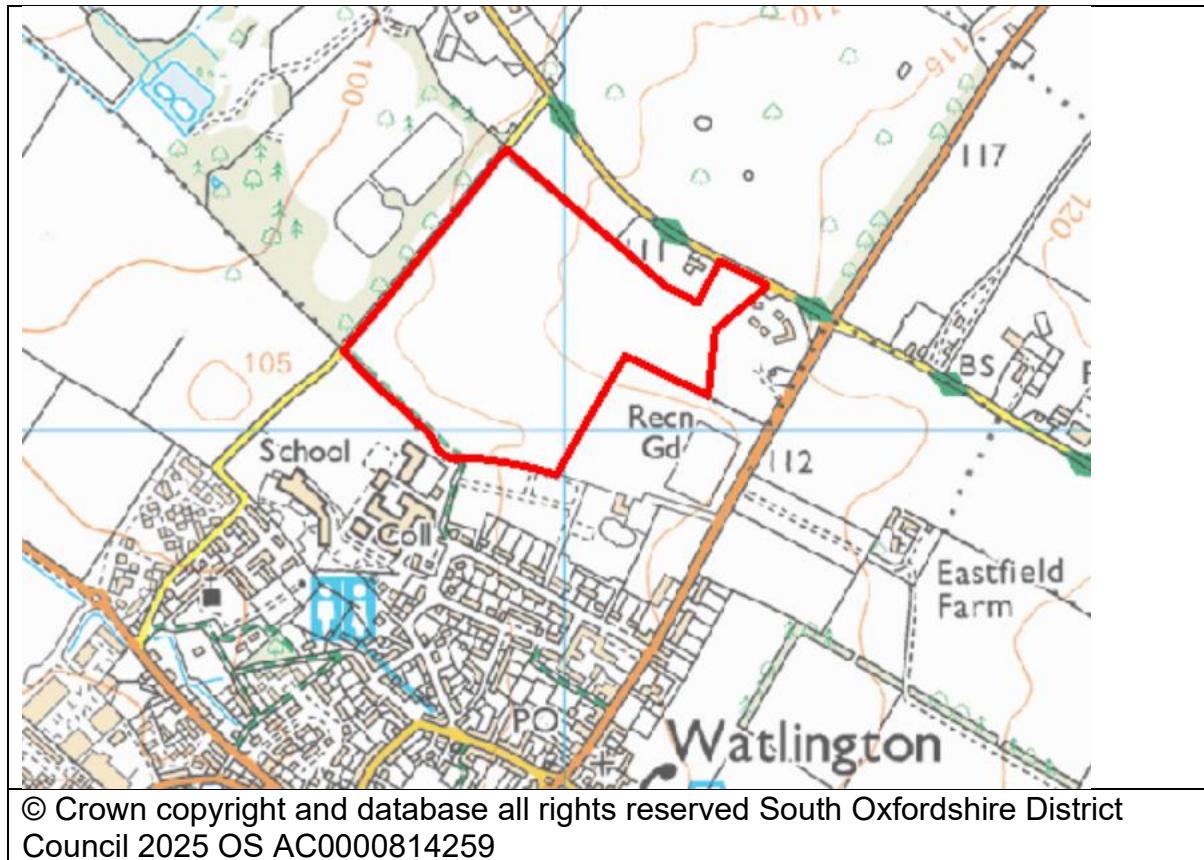
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
<b>2021/ 22</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>	<b>2029/ 30</b>	<b>2030/ 31</b>
0	0	0	0	0	0	38	25	0	0
<b>2031/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

Final 5-year total

63

<b>Site name</b>	Land off Pyrton Lane
<b>Land supply reference</b>	2998

<b>Total units in 5 year period</b>	100
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<b>Site status</b>	Outline Permission
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Total units allocated for development	0
Total units with outline consent	100
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P16/S2576/O	Outline	100	27/07/2016	12/07/2024

#### Assessment of deliverability

## 1. Current planning status

An outline planning application was submitted in July 2016 and approved in July 2024 for 100 homes. A reserved matters is yet to be submitted for the site.

## 2. Technical consultee comments

There are currently no reserved matters applications with live technical consultee comments to address.

## 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 outline planning permission has identified key infrastructure dependencies and enablers for this site, with these matters will be addressed through signed legal agreements (such as a Section 106 or Section 278 agreement), including affordable housing, public open space, education including land for a new school, and transport and highway improvements.

## 6. Site promoter comments

No comments have been sought from the developer.

## 7. Officer conclusion on deliverability

An outline planning application was submitted in July 2016 and approved in July 2024 for 100 homes. There are currently no reserved matters applications with live technical consultee comments to address, and no comments have been sought from the developer at this time.

For developments of this scale within the district, it typically takes 1.1 years from the approval of an outline permission until a reserved matters application is submitted. It then typically takes around 8 months for a decision to be made. We would therefore assume given these average lead-in times that a reserved matters application would have been submitted in August 2025. As the council is not aware of any applications to be submitted, we would therefore assume that an application may be received in the 2026/27 monitoring year, with determination within 2027.

First completions may be seen for the site in the 2028/29 monitoring year. As the average built-out rates for sites of this size in the district are 63 dwellings per annum, we could anticipate that all 100 dwellings will be completed 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	29/08/2025
Name / signature	Harriet Mallinder Senior Planning Policy Officer

**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
<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>2026/27</b>	<b>2027/28</b>	<b>2028/29</b>	<b>2029/30</b>	<b>2030/31</b>
0	0	0	0	0	0	0	63	37	0
<b>2031/32</b>	<b>2032/33</b>	<b>2033/34</b>	<b>2034/35</b>	<b>2035/36</b>	<b>2036/37</b>	<b>2037/38</b>	<b>2038/39</b>	<b>2039/40</b>	<b>2040/41</b>
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 100

## 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, Hethercroft 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
<b>Average site lead in time, 100-499 units</b>			<b>1.2</b>	<b>14.5</b>	<b>1.5</b>	<b>18.1</b>	<b>2.7</b>	<b>32.7</b>
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
<b>Average site lead in time, 50-99 units</b>			<b>1.1</b>	<b>13.5</b>	<b>2.1</b>	<b>25.7</b>	<b>3.3</b>	<b>39.3</b>

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
<b>Average site lead in time, 10-49 units</b>			<b>0.8</b>	<b>9.8</b>	<b>2.2</b>	<b>26.5</b>	<b>3.0</b>	<b>36.2</b>
<b>Average lead in times, all sites</b>			<b>0.9</b>	<b>11.4</b>	<b>2.1</b>	<b>25.2</b>	<b>3.0</b>	<b>36.6</b>

**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
<b>Average lead in time, Developments of 500+</b>				<b>3.6</b>	<b>42.7</b>	<b>5.3</b>	<b>63.9</b>	<b>6.4</b>
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
<b>Average lead in time, developments of 100-499</b>				<b>1.5</b>	<b>18.3</b>	<b>2.6</b>	<b>30.7</b>	<b>3.9</b>
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,P 17/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 Tetsworth 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 Lanenorth 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
<b>Average lead in time, developments of 10-99</b>				<b>1.1</b>	<b>13.7</b>		<b>2.8</b>	<b>33.2</b>		<b>4.0</b>	<b>47.6</b>
<b>All sites average</b>				<b>1.5</b>	<b>18.6</b>		<b>2.9</b>	<b>35.4</b>		<b>4.2</b>	<b>50.3</b>

### 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	
<b>Average 500 and above</b>				<b>157</b>	<b>171</b>													
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														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, Hethercroft 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	
<b>Average 100 to 499</b>				<b>54</b>	<b>63</b>												
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			
<b>Average 50 to 99</b>			<b>38</b>	<b>42</b>														
P13/S3023/PD O	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 Lanenorth 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/PD O	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/PD O	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/PD O	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		
<b>Average 10 to 49</b>				<b>17</b>	<b>21</b>												

## 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%
<b>Average</b>	<b>360</b>	<b>865</b>	<b>42%</b>

- 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 shown 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
<b>Total</b>	<b>2221</b>	<b>2,832</b>
<b>Average</b>	<b>158</b>	<b>202</b>

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
<b>Total</b>	<b>1,677</b>	<b>1,155</b>
<b>Average</b>	<b>120</b>	<b>83</b>

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%
<b>Average</b>	<b>336</b>	<b>988</b>	<b>35%</b>

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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