

# Housing Land Supply Statement for South Oxfordshire District Council

September 2026



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## 1. Introduction

- 1.1. This statement sets out South Oxfordshire District Council's (the council) housing supply position and housing trajectory as of 1 April 2026, covering the period of 1 April 2026 to 31 March 2031.
- 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 **3.98 years' supply** of housing land.
- 1.4. The council has produced a separate 5-year land supply statement based on the housing requirement in the emerging joint local plan.

## 2. National Policy and guidance

- 2.1. In August 2026, the Government published an updated National Planning Policy Framework (NPPF 2026). Paragraph 8 of Annex D to the NPPF requires councils to identify and update annually a supply of specific deliverable sites. The supply of deliverable sites should be sufficient to provide a minimum of five years' worth of housing against either their adopted housing requirement in the development plan, or against the Local Housing Need (calculated using the standard method).
- 2.2. Policy S5 in the NPPF sets out that only certain forms of development should be approved outside of settlements. This includes applications for the provision of housing where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites, where the development would be physically well-related to an existing settlement and of a scale which can be accommodated.

### ***Establishing the five-year housing land requirement***

- 2.3. Paragraph 8 of Appendix D 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, or
  - against their local housing need, as calculated using the standard method, where the development plan housing requirement is more than five years old.
- 2.4. The supply of specific deliverable sites should include a buffer of either 5% or 20%, depending on whether there has been significant under delivery of housing over the three previous years according to the Housing Delivery Test. In addition, a 20% buffer may be required if a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method.
- 2.5. The NPPF 2026 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>1</sup>. The NPPF broadly splits deliverable housing sites into one of two categories: either Category A or Category B sites.
- 2.6. 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

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<sup>1</sup> NPPF, Annex B, Glossary

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.

2.7. 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
- 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.

2.8. This year, government also introduced new 5-year land supply assessment proforma templates to help local authorities demonstrate the deliverability evidence of category B sites. We already publish extensive and transparent proformas explaining our rationale for site delivery that cover the same matters and have done so for the last 5 years. We had already commenced work on this statement, including drafting conclusions and sharing proformas with developers, when government produced this guidance. We have therefore retained our previous approach for this statement but will review if the government's templates are better suited in our next statement.

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>2</sup>. As defined by the NPPF in Annex B, 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>3</sup>.

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<sup>2</sup> NPPF, Policy H03

<sup>3</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, including the NPPF 2026.

#### 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](#) (the local plan) on 10 December 2020, and therefore the housing requirement policies in it are now more than 5 years old. Paragraph 8 of Annex D to the NPPF 2026 is clear that where the development plan housing requirement is more than 5 years old the local housing need, calculated using the standard method, should be used to measure housing supply against.
- 4.3. The local housing need figure calculated using the latest standard method figure for South Oxfordshire is 1,208 homes a year. This equates to a 5-year total of 6,040 homes.
- 4.4. We also need to apply a buffer to our local housing need figure. As the Housing Delivery Test result for South Oxfordshire, published by the Government, is currently 171%, we are required to add a 5% buffer to our local housing need 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 local housing need of 6,342 homes.

### Identifying our supply of deliverable sites

#### Category A sites

- 4.6. Appendix A 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 Appendix C. This helps us determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5-year supply. 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 3,046 homes to be delivered on Category A sites during the five-year period.

#### Category B sites

- 4.10. Appendix B 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 – 31 March 2024, providing a 13-year dataset that reflects a plethora of (mainly pessimistic) economic circumstances. These are shown in Appendix C. 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 E.
- 4.12. We expect 1,700 homes to be delivered on Category B sites during the five-year period.

#### Windfall sites

- 4.13. Appendix D 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 298 homes to be delivered on windfall sites during the five-year period.

#### Communal accommodation

- 4.15. From the latest census information (2021), to inform our housing supply, we have used accommodation ratios for dwellings for students of 1.79 bed spaces per household, and a ratio of 1.89 for communal accommodation bed spaces per household. The communal accommodation ratio is based on 2011 Census data.

#### 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 2026, covering the period of 1 April 2026 to 31 March 2031.

*Table 1– Our sources of supply covering the period of 1 April 2026 to 31 March 2031*

| Source of supply   | Number of dwellings |
|--------------------|---------------------|
| Category A sites   | 3,046               |
| Category B sites   | 1,700               |
| Windfall allowance | 298                 |
| <b>Total</b>       | <b>5,044</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 4.18 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           | 6,342 dwellings |
| B) 5 Year housing supply                | 5,044 dwellings |
| C) Number of years of deliverable sites | 3.98 years      |
| D) Over / (under supply)                | (1,298)         |

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

| Land Supply Reference | Site Name                                                                                                          | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 206                   | Dinckley Court Lodge, Burcot                                                                                       | P18/S1493/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 845                   | The Oxford Belfry Hotel, London Road, Milton Common                                                                | P17/S1067/FUL                  | 8                   | <b>4</b>               | 2        | 2        |          |          |          |
| 1015                  | Land to the West of Wallingford (Site B), Wallingford                                                              | P23/S0748/RM                   | 234                 | <b>234</b>             | 54       | 54       | 54       | 54       | 18       |
| 1577                  | Land at Cherry Orchard, Mongewell, OX10 8DA                                                                        | P16/S3801/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 1673                  | Former Carmel College, Mongewell Park, Mongewell                                                                   | P11/W2357                      | 166                 | <b>140</b>             |          | 35       | 35       | 35       | 35       |
| 1675                  | Newington Nurseries, A329 Newington road, Near Stadhampton                                                         | P19/S1554/RM                   | 21                  | <b>21</b>              |          |          | 17       | 4        |          |
| 1686                  | 55 Abingdon Road Dorchester-on-Thames                                                                              | P17/S2111/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 1737                  | Thames Farm, Reading Road, Shiplake                                                                                | P19/S0245/RM                   | 95                  | <b>95</b>              | 35       | 35       | 25       |          |          |
| 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                   | 240                 | <b>3</b>               | 3        |          |          |          |          |
| 1932                  | Westend Nurseries Site, Old Nursery Lane, Brightwell-Cum-Sotwell                                                   | P19/S0911/FUL                  | 4                   | <b>2</b>               | 1        | 1        |          |          |          |
| 1938                  | Watlington NDP: Site B- Land Off Cuxham Road and Willow Close                                                      | P23/S0431/RM                   | 70                  | <b>46</b>              | 35       | 11       |          |          |          |
| 1939                  | Watlington NDP: Site C- Land off Pyrton Lane                                                                       | P23/S0433/RM                   | 60                  | <b>60</b>              | 35       | 25       |          |          |          |
| 1985                  | The Garage, The Quarry, Horton Road, Beckley                                                                       | P19/S1351/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2073                  | (Former Forest Glade) now Chinnor Hill Kennels, 3 Chinnor Hill, Chinnor                                            | P21/S3143/RM                   | 3                   | <b>5</b>               | 2        | 2        | 1        |          |          |
| 2143                  | 25 Colborne Road, Didcot                                                                                           | P19/S1779/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2179                  | Land to the north of Fields End Farmhouse, Parsons Lane/Chaucer Court, Ewelme                                      | P19/S2138/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2198                  | 2 Pine Close, Garsington                                                                                           | P22/S3568/RM                   | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2201                  | Land Adjacent to No.69 Gidley Way, Horspath                                                                        | P19/S3079/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |

| Land Supply Reference | Site Name                                                                  | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|----------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 2240                  | Lloyds Bank Plc, 4 Market Place, Wallingford                               | P20/S0248/LDP                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2241                  | Lloyds Bank Plc, 4 Market Place, Wallingford                               | P20/S0252/LDP                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2242                  | Lloyds Bank Plc, 4 Market Place, Wallingford                               | P20/S0254/LDP                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2248                  | Land at Gatehampton Road and to the south-east of No.55, Goring-on-Thames, | P24/S2193/FUL                  | 10                  | <b>10</b>              |          | 10       |          |          |          |
| 2255                  | The Dorian Centre, Bird Wood Court, Sonning Common                         | P24/S3662/RM                   | 9                   | <b>9</b>               | 3        | 3        | 3        |          |          |
| 2257                  | Thame Fields (Reserve Site C), Thame,                                      | P23/S2269/RM                   | 57                  | <b>2</b>               | 2        |          |          |          |          |
| 2259                  | Land at Court House Farm, Toot Baldon                                      | P23/S1053/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 2270                  | Moorcourt Barn, Weston Road, Lewknor                                       | P20/S0909/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2300                  | The Sycamores', Land east of 206 Crowmarsh Hill, Crowmarsh Gifford         | P20/S0267/FUL                  | 5                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 2307                  | 69-71 Gidley Way, Horspath                                                 | P20/S0453/FUL                  | 5                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 2429                  | Sandy Acre, Woodperry Road, Beckley                                        | P20/S4112/FUL                  | 1                   | <b>0</b>               | 1        | -1       |          |          |          |
| 2442                  | Pophleys Farm, Grange Farm Road, Radnage                                   | P20/S4636/FUL                  | 0                   | <b>0</b>               | 1        | -1       |          |          |          |
| 2444                  | Newells Farm, Stadhampton                                                  | P20/S4668/N4A                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2454                  | Land at Lady Grove, Didcot                                                 | P22/S3532/RM                   | 150                 | <b>20</b>              | 20       |          |          |          |          |
| 2464                  | 11 Henton, Henton, Chinnor                                                 | P20/S2899/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 2480                  | Road Running Through Pyrton, Pyrton                                        | P21/S0260/FUL                  | 2                   | <b>1</b>               | 1        |          |          |          |          |
| 2482                  | Fields End Farmhouse, Parsons Lane, Ewelme                                 | P21/S0353/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2531                  | 114 Broadway, Didcot                                                       | P21/S2624/FUL                  | 5                   | <b>5</b>               | 1        | 2        | 2        |          |          |
| 2539                  | Bishop Court Farm, High Street, Dorchester-On-Thames                       | P21/S2885/N4B                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 2557                  | 85 Littleworth Road, Wheatley                                              | P20/S4776/FUL                  | 1                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2573                  | The Willows, Kiln Lane, Binfield Heath                                     | P21/S2691/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2599                  | The Reformation, Horsepond Road, Gallowstree Common                        | P21/S2332/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2601                  | Rustlings, Springwood Lane, Rotherfield Peppard                            | P21/S2770/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2610                  | Rush Court Gardens, Shillingford Road, Shillingford Hill                   | P21/S3648/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |

| Land Supply Reference | Site Name                                                     | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|---------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 2612                  | 2 Bungalow Close, Beckley                                     | P21/S3827/FUL                  | 1                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2630                  | Uplands Cottage, Hardwick Road, Whitchurch On Thames          | P21/S4904/FUL                  | 0                   | <b>1</b>               |          | 1        |          |          |          |
| 2637                  | Land to the West of Wallingford (Site B) Phase 3, Wallingford | P21/S2127/RM                   | 121                 | <b>39</b>              | 35       | 4        |          |          |          |
| 2639                  | Wayside, Stert Road, Chinnor                                  | P21/S1458/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2650                  | Land between 61-65 Church Road, Wheatley                      | P25/S0019/RM                   | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2653                  | Land to the West of Windmill Road, Thame                      | P20/S4693/FUL                  | 31                  | <b>31</b>              |          |          | 17       | 14       |          |
| 2662                  | Horseshoe House, Stoke Talmage Road, Tetsworth                | P20/S4389/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2663                  | Land at Crowell Road, Chinnor                                 | P22/S3225/RM                   | 54                  | <b>54</b>              | 25       | 25       | 4        |          |          |
| 2664                  | Waterstone House, Burcot                                      | P21/S2551/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2665                  | Land at 4 Ernest Road, Didcot                                 | P21/S2637/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2674                  | 51 Abingdon Road, Dorchester-On-Thames                        | P21/S1938/FUL                  | 3                   | <b>1</b>               | 1        |          |          |          |          |
| 2678                  | 21 St Martins Street, Wallingford                             | P21/S3035/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2685                  | Keepers Cottage, Wheatley Road, Forest Hill                   | P21/S4479/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 2687                  | Cholsey Free Church, 26A Honey Lane, Cholsey                  | P21/S4923/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2689                  | Land west of Hale Road, Benson                                | P21/S4993/RM                   | 78                  | <b>18</b>              | 18       |          |          |          |          |
| 2693                  | 3 Beckley Close, Woodcote                                     | P21/S5302/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2719                  | 21 Kellys Road, Wheatley                                      | P22/S1116/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2720                  | Conway Cottage, Crays Pond                                    | P22/S1125/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2721                  | Coombe Park, Coombe Park Road, Whitchurch On Thames           | P22/S1324/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2723                  | Down Farm, Didcot                                             | P22/S1415/FUL                  | 8                   | <b>1</b>               | 1        |          |          |          |          |
| 2738                  | Grange House, Abingdon Road, Burcot                           | P22/S1958/FUL                  | 0                   | <b>2</b>               | 2        |          |          |          |          |
| 2743                  | 43 Mill Lane, Benson                                          | P22/S2056/FUL                  | 1                   | <b>2</b>               | 2        |          |          |          |          |
| 2751                  | Land Adjacent to Jasmin Mews, The Street, Crowmarsh           | P22/S2320/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2752                  | 14 Rowan Close, Sonning Common                                | P22/S2536/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |

| Land Supply Reference | Site Name                                                       | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|-----------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 2761                  | Garsington Manor, 28 Southend, Garsington                       | P22/S2844/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2773                  | Ladygrove Farm, Ladygrove Road, Didcot                          | P21/S1133/FUL                  | 86                  | <b>86</b>              | 35       | 29       | 22       |          |          |
| 2774                  | Sycamores, Wallingford Road, South Stoke                        | P21/S3772/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2781                  | 1 Lime Grove, Chinnor                                           | P22/S1794/FUL                  | 1                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2791                  | 2A Wilson Avenue, Henley on Thames                              | P22/S2870/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2800                  | Sheephouse Stud, Reading Road, near Henley-on-Thames            | P22/S3337/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2806                  | 15 Elton Crescent, Wheatley                                     | P22/S3577/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2824                  | Willingtons Barn, High Street, Long Wittenham                   | P22/S4328/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2827                  | Phase 2 & 4 Willington Down, Land at North East Didcot, Didcot, | P21/S3283/RM                   | 288                 | <b>80</b>              | 58       | 22       |          |          |          |
| 2828                  | Bishop Court Farm, 91 High Street, Dorchester-On-Thames         | P20/S4467/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 2830                  | Land North Of A4130, Wallingford Bypass, Wallingford            | P22/S2346/RM                   | 228                 | <b>89</b>              | 72       | 17       |          |          |          |
| 2833                  | Stone House, New Close Farm Road, Henton                        | P22/S4513/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2842                  | Park House, Workshop, Park View, Sydenham, Oxfordshire          | P24/S3042/RM                   | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2847                  | Kingsley House, Crowsley Road, Lower Shiplake                   | P22/S2790/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2849                  | 15 Tollgate Road, Culham                                        | P22/S2640/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2851                  | 5 Burcot Park, Burcot                                           | P23/S1818/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2852                  | 81 Oxford Road, Garsington                                      | P23/S1925/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2855                  | The Site Of Milton House, Gold Street, Little Milton,           | P22/S1241/FUL                  | 3                   | <b>1</b>               | 1        |          |          |          |          |
| 2856                  | The Barn House, 46 Lower Icknield Way, Chinnor                  | P22/S1515/FUL                  | 8                   | <b>9</b>               | 3        | 3        | 3        |          |          |
| 2857                  | Solar House, Catslip                                            | P22/S2283/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2858                  | Middle Farm, Church Lane, Brightwell-cum-Sotwell                | P22/S2370/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2861                  | Willow Cottage, Drayton St Leonard                              | P22/S3502/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2864                  | 21 Reading Road, Henley-on-Thames                               | P22/S4030/FUL                  | -1                  | <b>-1</b>              | -1       |          |          |          |          |

| Land Supply Reference | Site Name                                                                      | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|--------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 2867                  | 63 Lower Icknield Way, Chinnor                                                 | P22/S4141/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2868                  | H & C Pearce & Sons Ltd, Aylesbury Road, Thame                                 | P22/S4155/FUL                  | 21                  | <b>21</b>              | 21       |          |          |          |          |
| 2869                  | Land to the west of the Green, Marsh Baldon                                    | P22/S4323/FUL                  | 5                   | <b>5</b>               | 2        | 2        | 1        |          |          |
| 2870                  | Bournes Farmhouse, Harpsden Road, Binfield Heath                               | P22/S4374/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2873                  | 14 The Hub, Station Road, Henley-on-Thames                                     | P22/S4561/ND3                  | 7                   | <b>7</b>               | 3        | 2        | 2        |          |          |
| 2875                  | 14 Manor House Flats, Ground Floor Flat, Manor Farm Road, Dorchester-on-Thames | P22/S4584/FUL                  | -2                  | <b>-2</b>              | -1       | -1       |          |          |          |
| 2883                  | 18 Harcourt Close, Henley-on-Thames                                            | P23/S0581/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2887                  | Site of Building at, Upper Gatehampton Farm, Goring-on-Thames                  | P23/S0933/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 2891                  | The Walled Garden House, High Street, Whitchurch on Thames                     | P23/S1070/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2892                  | Woden House, Limetree Road, Goring                                             | P23/S1082/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2899                  | Land adjacent to the Old Walled Garden (Plot 5), Mongewell Park, Mongewell     | P23/S1387/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2902                  | Land to the north of nos 1 & 2 Spinney Cottages, Waterperry Estate, Waterperry | P23/S1578/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2903                  | Tennis court at Oakwood House, 16 Winterbrook, Wallingford                     | P23/S1587/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2905                  | Former Theatre, Hardwick Estate, Whitchurch on Thames                          | P23/S1650/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2908                  | Brick cowshed at Newells Farm West, Newells Close, Stadhampton                 | P23/S1745/N4B                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2909                  | Doyleys Farm, The Green, Stadhampton                                           | P23/S1767/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2911                  | 17 Station Road, Henley-on-Thames                                              | P23/S1928/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2917                  | Shiplake College, Reading Road, Shiplake                                       | P23/S2347/FUL                  | -1                  | <b>-1</b>              | -1       |          |          |          |          |
| 2919                  | Hook End Farm, Park Lane, Checkendon                                           | P23/S2422/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2920                  | Land at Little Acorns Nursery, Main Street, West Hagbourne                     | P23/S2443/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 2923                  | 5 Woden House, Limetree Road, Goring                                           | P23/S2602/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |

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|-----------------------|----------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 2926                  | National Westminster Bank, 18 Market Place, Henley-on-Thames   | P23/S2757/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 2930                  | 69 High Street, Wallingford, Oxfordshire                       | P23/S2958/N5D                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 2932                  | 12 St Andrews Road, Henley-on-Thames                           | P23/S3138/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2940                  | Poachers Cottage, Mays Green                                   | P22/S0903/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2942                  | Dean Wood House, South Stoke Road, Woodcote                    | P22/S3885/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2943                  | Ledard, 8 Rotherfield Road, Henley-on-Thames                   | P23/S0650/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2945                  | Middle Farm, Oakley Lane, Chinnor                              | P23/S3909/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2946                  | Hillfield Farm, Toot Baldon,                                   | P23/S3947/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2947                  | Timbers, Goring Heath Road, Whitchurch Hill                    | P22/S4346/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2948                  | 2 Quarry Lane, Lower Shiplake                                  | P23/S0666/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2950                  | Swan Hotel, 9 Upper High Street, Thame                         | P23/S1396/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2952                  | 5 Shotover Kilns, Shotover Hill                                | P23/S1450/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2954                  | 9 Silver Street, Tetworth                                      | P23/S2185/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 2955                  | Binfield Heath Stores, Arch Hill, Binfield Heath               | P23/S2237/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2957                  | Cala Homes Phase 6, Willington Down, Land at North East Didcot | P23/S2883/RM                   | 179                 | <b>85</b>              | 50       | 35       |          |          |          |
| 2960                  | Hunters Gap, 52 Pebble Hill, Toot Baldon                       | P23/S3254/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 2963                  | Champion & Co Ltd, 7 St Marys Street, Wallingford              | P23/S3405/FUL                  | 4                   | <b>4</b>               | 2        | 1        | 1        |          |          |
| 2964                  | Benwells Farm Barn, Bix                                        | P23/S3474/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2967                  | 6 Henfield View, Warborough                                    | P23/S3818/FUL                  | 0                   | <b>1</b>               |          | 1        |          |          |          |
| 2970                  | Land between 68 Newlands Road & 1 Oatland Road, Didcot         | P23/S4014/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2971                  | New Bungalow, Cuxham                                           | P23/S4028/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 2972                  | 47 Manor Farm Road, Horspath                                   | P23/S4062/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2979                  | Horse & Harrow, Main Street, West Hagbourne                    | P22/S3609/FUL                  | 5                   | <b>5</b>               | 2        | 1        | 2        |          |          |

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|-----------------------|------------------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 2980                  | Comus, Howbury Lane, Nuffield                                                            | P23/S3449/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 2982                  | Phases 3 and 5a, Nobel Park, Didcot                                                      | P22/S4011/RM                   | 158                 | <b>82</b>              | 54       | 28       |          |          |          |
| 2985                  | Former Garage/Allotment Plot north of 45 Wheatley Road, Garsington                       | P23/S2661/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2987                  | Site at the entrance to the track to Warren Farm, Holton                                 | P23/S1723/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2991                  | The Old Bungalow, Mount Pleasant Farm,, Access Road To Mount Pleasant Farm, Goring Heath | P22/S4350/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 2992                  | Land adjacent to Conway Cottage, Goring Road, Crays Pond                                 | P23/S3820/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 2993                  | 72 Abbott Road, Didcot                                                                   | P24/S0166/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 2995                  | Sires Lodge, Long Wittenham Road, North Moreton                                          | P22/S4178/FUL                  | 0                   | <b>0</b>               |          | -1       | 1        |          |          |
| 2997                  | Land North of Shiplake Row, Binfield Heath                                               | P23/S3855/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3000                  | Widmore Park Phase 2, Blounts Court Road, Sonning Common                                 | P24/S0960/RM                   | 60                  | <b>60</b>              |          | 60       |          |          |          |
| 3001                  | Old Reservoir Site, Greenmore, Woodcote                                                  | P20/S1984/FUL                  | 20                  | <b>20</b>              |          |          | 17       | 3        |          |
| 3002                  | The Smith Centre, Fairmile, Henley-on-Thames                                             | P22/S3033/FUL                  | 108                 | <b>108</b>             | 54       | 54       |          |          |          |
| 3004                  | Office Land at Phoenix Park (Bellway Development), Howland Road, Thame                   | P23/S0690/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 3005                  | Horse & Harrow, Main Street, West Hagbourne                                              | P23/S2135/FUL                  | 5                   | <b>5</b>               | 2        | 1        | 2        |          |          |
| 3007                  | Court House, Toot Baldon                                                                 | P23/S2542/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3009                  | Land at Newtown Road, Henley on Thames                                                   | P23/S2980/FUL                  | 4                   | <b>4</b>               | 2        | 1        | 1        |          |          |
| 3011                  | The Old Vicarage, Church Lane, Shiplake                                                  | P23/S3502/FUL                  | -1                  | <b>-1</b>              | -2       | 1        |          |          |          |
| 3013                  | Bix Manor, Bix                                                                           | P23/S3710/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3016                  | Astbury, Satwell Close, Satwell                                                          | P23/S3990/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 3018                  | Cedar Wood House, Elvendon Road, Goring                                                  | P23/S4299/FUL                  | 0                   | <b>1</b>               |          | 1        |          |          |          |
| 3019                  | Pumping Station, West Hagbourne                                                          | P23/S4360/FUL                  | 7                   | <b>4</b>               |          | 4        |          |          |          |
| 3020                  | Greylands Cottage, Shiplake Bottom, Peppard Common                                       | P24/S0069/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |

| Land Supply Reference | Site Name                                                         | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|-------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3022                  | The Orchard, Upper Bolney Road, Harpsden                          | P24/S0191/FUL                  | 0                   | 1                      |          |          | 1        |          |          |
| 3023                  | Plot 2 - Land between The Old Forge and New Farm Bungalow, Pyrton | P24/S0208/FUL                  | 1                   | 1                      |          | 1        |          |          |          |
| 3025                  | National Westminster Bank, 18 Market Place, Henley-on-Thames      | P24/S0307/FUL                  | 6                   | 6                      | 2        | 2        | 2        |          |          |
| 3028                  | Springfield, Burcot                                               | P24/S0403/FUL                  | 0                   | 0                      | -1       |          | 1        |          |          |
| 3031                  | Whiteways, Hardwick Road, Whitchurch On Thames                    | P24/S0464/FUL                  | 1                   | 1                      | 1        |          |          |          |          |
| 3033                  | Land East of Dinckley Court, Abingdon Road, Burcot                | P24/S0503/FUL                  | 3                   | 3                      | 1        | 1        | 1        |          |          |
| 3034                  | Land at 25A Oakley Road, Chinnor, Oxon                            | P24/S0557/FUL                  | 1                   | 1                      |          |          | 1        |          |          |
| 3035                  | Grain Store, Manor Farm, Stoke Talmage                            | P24/S0575/N4B                  | 4                   | 4                      | 1        | 2        | 1        |          |          |
| 3036                  | Sprig Cottage and Wood Park House, Catslip                        | P24/S0578/FUL                  | 0                   | 0                      | -1       | 1        |          |          |          |
| 3037                  | Springhill, Kidmore Lane, Sonning Common                          | P24/S0645/FUL                  | 1                   | 1                      |          | 1        |          |          |          |
| 3038                  | Brimpton Grange, Access To Hotel From A40, Milton Common          | P24/S0675/FUL                  | 6                   | 6                      | 2        | 2        | 2        |          |          |
| 3039                  | Shaw Trust, 95 High Street, Thame                                 | P24/S0686/N5C                  | 1                   | 1                      | 1        |          |          |          |          |
| 3040                  | Four Seasons, Moreton                                             | P24/S0711/FUL                  | 0                   | 1                      |          | 1        |          |          |          |
| 3041                  | Brick Cowshed at Newells Farm West, Sewells Close, Stadhampton    | P24/S0741/FUL                  | 1                   | 1                      | 1        |          |          |          |          |
| 3042                  | 29-31 Bell Street, Henley-on-Thames                               | P24/S0840/FUL                  | 7                   | 7                      | 3        | 2        | 2        |          |          |
| 3043                  | 95 Wantage Road, Didcot                                           | P24/S0854/FUL                  | 2                   | 2                      |          | 1        | 1        |          |          |
| 3046                  | St Gabriels, Bayswater Road, near Barton                          | P24/S0905/FUL                  | 0                   | 1                      |          |          | 1        |          |          |
| 3047                  | Rivermead Cottages, Mill Lane, Shiplake                           | P24/S0919/FUL                  | 0                   | 0                      |          | -1       | 1        |          |          |
| 3048                  | Fairview, Horsepond Road, Gallowstree Common                      | P24/S0944/FUL                  | 1                   | 1                      | 1        |          |          |          |          |
| 3050                  | Oakfield, Eastfield Lane, Whitchurch On Thames                    | P24/S0988/FUL                  | 0                   | 1                      |          | 1        |          |          |          |
| 3052                  | Bishopswood Farm, Reades Lane, Gallowstree Common                 | P24/S1051/FUL                  | 7                   | 7                      | 2        | 3        | 2        |          |          |
| 3054                  | 88 Wellington Street, Thame                                       | P24/S1184/FUL                  | 1                   | 1                      |          |          | 1        |          |          |

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|-----------------------|-------------------------------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3060                  | Farm Buildings at Little Standhill, Standhill Lane, Little Haseley                                    | P24/S1452/N4B                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3062                  | St Andrews Court, Wellington Street, Thame, Oxon                                                      | P24/S1588/N5D                  | 23                  | <b>14</b>              | 14       |          |          |          |          |
| 3063                  | The Wheat Barn, Lying west of the Priory, Britwell Salome                                             | P24/S1751/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3064                  | Battle Farm, Elvendon Road, Goring                                                                    | P24/S1788/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3066                  | Registered Office of Mathematical Market Research Ltd, Wallingford House, 46 High Street, Wallingford | P24/S1827/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 3067                  | 5 Reading Road, Henley-on-Thames                                                                      | P24/S1887/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3071                  | Knapp Farm, Weston Road, Lewknor                                                                      | P24/S1948/FUL                  | 4                   | <b>4</b>               | 1        | 2        | 1        |          |          |
| 3073                  | Glendale, Platt Lane, Northend                                                                        | P24/S1956/FUL                  | 0                   | <b>0</b>               | -1       |          | 1        |          |          |
| 3074                  | The Cottage, Church Lane, Dunsden                                                                     | P24/S1962/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3075                  | 31-33 The Old Armistice, Hart Street, Henley-on-Thames                                                | P24/S2062/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3078                  | 88 Abbott Road, Didcot                                                                                | P24/S2239/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3079                  | 27 Church Street, Didcot                                                                              | P24/S2329/LDP                  | 1                   | <b>0</b>               |          | -1       | 1        |          |          |
| 3080                  | 7 Silver Street, Tetworth                                                                             | P24/S2387/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 3081                  | Land to the rear of 98 Park Road, Didcot                                                              | P24/S2636/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3082                  | 5-6 Market Place, Wallingford                                                                         | P24/S2664/LDP                  | 4                   | <b>4</b>               | 1        | 2        | 1        |          |          |
| 3084                  | 29-31 Bell Street, Henley-on-Thames                                                                   | P24/S3029/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 3085                  | 5 Cuddesdon Road, Horspath                                                                            | P24/S3039/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3087                  | Rags in Bags, 53a St Marys Street, Wallingford, Oxfordshire                                           | P24/S3203/N5C                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3088                  | Oxfam, 53b St Marys Street, Wallingford, Oxon                                                         | P24/S3205/N5C                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3089                  | Shotover House, Shotover Estate, Wheatley                                                             | P19/S0035/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3091                  | 81 Lower Icknield Way, Chinnor                                                                        | P24/S0643/FUL                  | 8                   | <b>8</b>               | 2        | 3        | 3        |          |          |
| 3094                  | Land at Didcot Town Football Club, Bowmont Water, Didcot                                              | P19/S0257/FUL                  | 25                  | <b>25</b>              |          |          | 17       | 8        |          |

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|-----------------------|-----------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3095                  | Sue Ryder Home For Palliative Care, Joyce Grove, Nettlebed      | P22/S2734/FUL                  | 23                  | <b>20</b>              | 17       | 3        |          |          |          |
| 3096                  | Sue Ryder Home For Palliative Care, Joyce Grove, Nettlebed      | P22/S2736/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3097                  | Sue Ryder Home For Palliative Care, Joyce Grove, Nettlebed      | P22/S2740/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3098                  | Ivy Cottages, Dunsden Green, Dunsden                            | P24/S0673/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3099                  | Pithouse Cottages, Trench Green                                 | P24/S0778/FUL                  | 0                   | <b>0</b>               |          | -1       | 1        |          |          |
| 3100                  | Lime Croft, Limetree Road, Goring                               | P24/S1136/FUL                  | 0                   | <b>1</b>               |          |          | 1        |          |          |
| 3101                  | Littlewick House, Mill Lane, Chinnor                            | P24/S1879/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3102                  | Stablecroft, Upperton                                           | P24/S2659/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3103                  | 95A High Street, Thame                                          | P24/S2855/FUL                  | 4                   | <b>2</b>               |          | 2        |          |          |          |
| 3105                  | Roundwood, 20 Walton Avenue, Henley-on-Thames                   | P24/S3030/FUL                  | 0                   | <b>1</b>               |          | 1        |          |          |          |
| 3106                  | Oldfield House, Horsepond Road, Gallowstree Common              | P24/S3333/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3107                  | 1 Cromwell Close, Henley-on-Thames                              | P24/S3364/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 3109                  | The Grange, The Street, North Stoke                             | P24/S3435/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3110                  | The Barn, Halla Farm, Chalkhouse Green Lane, Chalkhouse Green   | P24/S3473/N4B                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3113                  | Building at Coldharbour Farm, near Stadhampton                  | P24/S3550/N4B                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3115                  | Barn Complex, The Stone House, New Close Farm Road, Henton      | P24/S3593/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3116                  | Oakley Wood Farm, Oakley Wood                                   | P24/S3648/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3117                  | 49 & 51 Ilges Lane, Cholsey                                     | P24/S3652/LDP                  | -1                  | <b>-1</b>              | -1       |          |          |          |          |
| 3118                  | 82 Avon House, Wellington Street, Oxfordshire, Thame            | P24/S3668/N5D                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3119                  | The Lodge Flat, Oxford Crematorium, Bayswater Road, near Barton | P24/S3874/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3121                  | Village Fabrics, 4-5 St Leonards Square, Wallingford            | P24/S4081/N5C                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3124                  | Bix Underwood, near Bix                                         | P24/S2467/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |

| Land Supply Reference | Site Name                                                                         | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|-----------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3125                  | South Grange, Main Road, East Hagbourne                                           | P24/S3395/FUL                  | 0                   | <b>1</b>               | 1        |          |          |          |          |
| 3127                  | Roseways, Uxmore Road, Stoke Row                                                  | P24/S3650/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3128                  | 62 Wantage Road, Didcot                                                           | P24/S3713/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3129                  | Leys Cottage, Old Bix Road, Bix                                                   | P24/S4104/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3131                  | Farm Buildings at Little Sandhill, Standhill Lane, Little Haseley                 | P25/S0010/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3132                  | Ten Acre Farm, New Inn Road, Beckley                                              | P25/S0162/N4B                  | 4                   | <b>4</b>               | 2        | 1        | 1        |          |          |
| 3135                  | 1 Elm Drive, Chinnor                                                              | P24/S1813/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3138                  | Land adjoining Orchard Cottage, Warpsgrove Lane, Chalgrove                        | P24/S0964/DA                   | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3139                  | land to the south of Glebe Retreat, 129 Cuddesdon Road, Horspath                  | P24/S1076/DA                   | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3140                  | Lancing, 11A Weston Road, Lewknor                                                 | P24/S1542/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3141                  | Osborne House, Annexe, Ascott                                                     | P24/S1811/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3144                  | The Hub, 14 Station Road, Henley-on-Thames                                        | P24/S2840/FUL                  | 25                  | <b>25</b>              |          |          | 25       |          |          |
| 3145                  | Dutch Barn at Manor Farm, Brookstones, Sydenham                                   | P24/S3577/N4B                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3151                  | Cala Homes Phases 5b, 7 and 8, Willington Down, Land at North East Didcot, Didcot | P24/S4106/RM                   | 311                 | <b>311</b>             |          | 53       | 125      | 133      |          |
| 3152                  | The John Barleycorn, Manor Road, Goring                                           | P25/S1975/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3153                  | The White House, Rosebery Road, Tokers Green                                      | P25/S3192/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3154                  | The Court House, Pyrton                                                           | P25/S3280/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3155                  | 5 Burcot Park, Burcot                                                             | P25/S3768/RM                   | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3156                  | Ewelme Down Farm, near Ewelme                                                     | P25/S3856/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3157                  | Land to the east of Chilworth Road, Great Milton                                  | P25/S4062/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3158                  | 61 Oxford Road, Garsington                                                        | P26/S0361/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3159                  | Land west of Fairmile, Henley-on-Thames                                           | P19/S2350/FUL                  | 71                  | <b>71</b>              |          | 35       | 35       | 1        |          |
| 3160                  | Land off Wallingford Road, Goring                                                 | P22/S2363/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |

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|-----------------------|----------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3162                  | The Avairy, Holton                                       | P23/S1202/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3163                  | Oxford Brookes University, Waterperry Road, Holton       | P23/S1407/RM                   | 447                 | <b>270</b>             | 54       | 54       | 54       | 54       | 54       |
| 3164                  | Gilcroft Cottage, Bradleys Street, near Checkendon       | P23/S3383/FUL                  | 0                   | <b>0</b>               | -1       |          | 1        |          |          |
| 3165                  | The Old Vicarage, Church Lane, Shiplake                  | P24/S1368/FUL                  | 2                   | <b>4</b>               | 2        | 2        |          |          |          |
| 3166                  | Willowbrook Park Phase 4B, North East Didcot             | P24/S1439/RM                   | 64                  | <b>64</b>              | 8        | 37       | 19       |          |          |
| 3167                  | The Lamb, Satwell                                        | P24/S1450/O                    | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3168                  | Flint House, Reading Road, Goring                        | P24/S2601/FUL                  | -1                  | <b>-1</b>              |          | -1       |          |          |          |
| 3169                  | Byways, Beech Lane, Woodcote                             | P24/S2684/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3170                  | Land at Court House Farm, Court House Farm, Toot Baldon  | P24/S2856/FUL                  | 4                   | <b>4</b>               | 1        | 2        | 1        |          |          |
| 3171                  | 46 Ickford Road, Tiddington                              | P24/S3204/O                    | 3                   | <b>3</b>               |          | 1        | 2        |          |          |
| 3172                  | Unit 5 Goodson Industrial Mews, Wellington Street, Thame | P24/S3235/FUL                  | 4                   | <b>4</b>               | 1        | 2        | 1        |          |          |
| 3173                  | Land at Badgemore Farm House, Fairmile, Henley-on-Thames | P24/S3350/O                    | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3174                  | The Four Horseshoes, Checkendon                          | P24/S3353/FUL                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3175                  | Manor Farm, Access Track To Manor Farm, near Tetsworth   | P24/S3558/FUL                  | 0                   | <b>1</b>               |          | 1        |          |          |          |
| 3176                  | The Bungalow, Ouseley Barn Farm, Bottom Lane, Ipsden     | P24/S3617/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 3178                  | The Star Inn, Middle Road, Stanton St John               | P24/S3690/FUL                  | 5                   | <b>5</b>               | 1        | 2        | 2        |          |          |
| 3179                  | The Cricketers Arms, 38, Littleworth                     | P24/S3736/FUL                  | 0                   | <b>1</b>               |          |          | 1        |          |          |
| 3180                  | Russells Water Farm & The Lookout, Russells Water        | P24/S3769/FUL                  | -1                  | <b>-1</b>              | -2       | 1        |          |          |          |
| 3181                  | Lime Tree Farm, 11 Main Road, East Hagbourne             | P24/S3787/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3182                  | Land between 7 and 9 Cromwell Road, Henley-on-Thames     | P24/S3947/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3185                  | Land East of Mill Lane, North of Mill House, Stadhampton | P25/S0032/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3186                  | Syde, Newnham Hill                                       | P25/S0254/FUL                  | 0                   | <b>0</b>               |          | -1       | 1        |          |          |

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|-----------------------|-------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3188                  | Pennyhill, Woodlands Road, Harpsden                   | P25/S0329/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3189                  | Land to the rear of 3 & 4 Summerfield Rise, Goring    | P25/S0352/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3190                  | Appletree Cottage, Blounts Court Road, Sonning Common | P25/S0370/FUL                  | 0                   | <b>0</b>               | -1       |          | 1        |          |          |
| 3191                  | Sycamores, South Stoke                                | P25/S0405/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3192                  | Oakham, Cross Keys Road, South Stoke                  | P25/S0417/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3193                  | Mulberry House, The Ridings, Shotover Hill            | P25/S0467/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3194                  | 29-31 Bell Street, Henley-on-Thames                   | P25/S0469/FUL                  | 9                   | <b>9</b>               | 3        | 3        | 3        |          |          |
| 3195                  | 116, 118 and 120, Broadway, Didcot                    | P25/S0500/FUL                  | 9                   | <b>9</b>               | 3        | 3        | 3        |          |          |
| 3196                  | 89 New Road, East Hagbourne                           | P25/S0541/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3197                  | 10 Queens Avenue, Wallingford                         | P25/S0547/O                    | 9                   | <b>9</b>               |          | 4        | 5        |          |          |
| 3198                  | 74 Flat 1, St Marks Road, Henley-On-Thames            | P25/S0596/LDP                  | -1                  | <b>-1</b>              |          | -2       | 1        |          |          |
| 3199                  | Land to the west of Withywindle, Burcot               | P25/S0604/O                    | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3200                  | Southfield House, 24 Greys Road, Henley-on-Thames     | P25/S0617/N5D                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3203                  | 144 Gidley Way, Horspath                              | P25/S0758/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3204                  | 1-6 Furleigh Cottages, Sonning Eye                    | P25/S0803/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 3206                  | The Old Stables, Blackmore Lane, Sonning Common       | P25/S0856/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3207                  | 6 - 8 High Street, Thame                              | P25/S0868/FUL                  | 9                   | <b>9</b>               | 3        | 3        | 3        |          |          |
| 3208                  | 149 Wantage Road, Wallingford                         | P25/S0869/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 3212                  | Stonehouse Farmhouse, Highmoor Cross                  | P25/S0942/FUL                  | 0                   | <b>0</b>               |          | -1       | 1        |          |          |
| 3213                  | 1-2 Arrowfield Cottages, Rotherfield Greys            | P25/S0965/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3215                  | Newells Farm, Newells Lane, Stadhampton               | P25/S1057/N4B                  | 4                   | <b>4</b>               | 1        | 2        | 1        |          |          |
| 3216                  | Lower Berrick Farm, Berrick Salome                    | P25/S1078/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3218                  | The Cherries, Oakley Wood                             | P25/S1158/FUL                  | 0                   | <b>0</b>               | -1       |          | 1        |          |          |
| 3219                  | The Grange, The Street, North Stoke                   | P25/S1168/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |

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|-----------------------|------------------------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3220                  | 180 & 180A Broadway, Didcot                                                                    | P25/S1171/FUL                  | 6                   | <b>6</b>               | 2        | 2        | 2        |          |          |
| 3221                  | Avon House, 82 Wellington Street, Thame                                                        | P25/S1204/FUL                  | 4                   | <b>4</b>               | 1        | 2        | 1        |          |          |
| 3222                  | Dinckley Court, Burcot                                                                         | P25/S1223/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3223                  | Mount Pleasant Farm, Thame Road, Great Milton                                                  | P25/S1224/FUL                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3225                  | Farm Building to south west of Manor Farm yard, Toot Baldon                                    | P25/S1230/N4B                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3228                  | Upper Copcourt Farm, Thame                                                                     | P25/S1291/N4B                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3229                  | 14 Cross Road, Cholsey                                                                         | P25/S1295/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3230                  | 15 St Helens Avenue, Benson                                                                    | P25/S1319/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3232                  | Park Lane Cottage, Pishill                                                                     | P25/S1391/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3233                  | Morland House, Station Road, Chinnor                                                           | P25/S1415/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3234                  | Land to the rear of 96 & 98 Norreys Road, Didcot                                               | P25/S1460/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3235                  | Lower Acres, Sandy Lane, Horspath                                                              | P25/S1501/N4B                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3236                  | Site adjacent to 14 Milldown Avenue, Goring                                                    | P25/S1505/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3237                  | Land adjacent to The Old Stable Yard, Thame Road, Great Milton                                 | P25/S1522/O                    | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3238                  | Henton Manor, New Close Farm Road, Henton                                                      | P25/S1527/FUL                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3239                  | Benwells Farm Barn, Bix                                                                        | P25/S1540/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3240                  | Building east of Hamilton, Long Wittenham                                                      | P25/S1636/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3241                  | The Forge, Watlington Street, Nettlebed                                                        | P25/S1651/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3242                  | 15 Dorchester Place, Thame                                                                     | P25/S1692/N5D                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3243                  | Larch Cottage, Hill Bottom, Whitchurch Hill                                                    | P25/S1703/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 3246                  | Unit 7, Market Place, Didcot                                                                   | P25/S1842/FUL                  | 9                   | <b>9</b>               | 3        | 3        | 3        |          |          |
| 3247                  | 14 The Hub, Station Road, Henley-on-Thames                                                     | P25/S1924/ND4                  | 7                   | <b>7</b>               | 2        | 3        | 2        |          |          |
| 3248                  | Land at Ladygrove East, to the north of Hadden Hill, (A4130) and east of Abingdon Road, Didcot | P25/S1925/RM                   | 249                 | <b>236</b>             | 15       | 41       | 60       | 60       | 60       |

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| 3249                  | 12B High Street, Goring                                       | P25/S1937/N5D                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3250                  | Folly Farm, Common Road, Beckley, Oxfordshire                 | P25/S1953/FUL                  | 3                   | <b>3</b>               | 1        | 1        | 1        |          |          |
| 3252                  | Stoney Lane Cottage, near Little Haseley                      | P25/S2044/FUL                  | 0                   | <b>0</b>               |          | -1       | 1        |          |          |
| 3254                  | Abbey Farm, North Weston                                      | P25/S2085/N4B                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3255                  | 29 Manor Drive, Horspath                                      | P25/S2126/FUL                  | 0                   | <b>0</b>               | -1       | 1        |          |          |          |
| 3256                  | Land to the rear of 98 & 100 Park Road, Didcot                | P25/S2183/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3257                  | 89 Queensway, Didcot                                          | P25/S2226/FUL                  | 2                   | <b>1</b>               |          |          | 1        |          |          |
| 3258                  | 55 and 57 Queens Road, Thame                                  | P25/S2324/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3260                  | Shawfield, Maidensgrove                                       | P25/S2354/FUL                  | 1                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3262                  | The Barn, southwest of Manor Barn, Toot Baldon                | P25/S2391/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3263                  | Morland House, Station Road, Chinnor                          | P25/S2394/N5D                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3267                  | Breach Farm, Breach Farm Barn, Wheatley Road, Stanton St John | P25/S2551/N4B                  | 5                   | <b>5</b>               | 1        | 2        | 2        |          |          |
| 3268                  | 7 Manor Close, West Hagbourne                                 | P25/S2558/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3269                  | Land to the east of Orchard Stables, Burcot                   | P25/S2573/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3271                  | Battle Farm, Elvendon Road, Goring                            | P25/S2671/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3273                  | Land at rear of 99 High Street, Wallingford                   | P25/S2864/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |
| 3274                  | Land at rear of 99 High Street, Wallingford                   | P25/S2970/FUL                  | 1                   | <b>1</b>               | 1        |          |          |          |          |
| 3275                  | Former garden to The Four Horseshoes, Main Street, Checkendon | P25/S3001/FUL                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3278                  | Little Court, Badgemore Lane, Henley-on-Thames                | P25/S3018/FUL                  | 0                   | <b>0</b>               | -1       |          | 1        |          |          |
| 3280                  | Building 'A', Manor Farm, Stoke Talmage                       | P25/S3155/N4B                  | 2                   | <b>2</b>               | 1        | 1        |          |          |          |
| 3281                  | Knightstone, Station Road, Goring                             | P25/S3164/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3282                  | Cowderys Yard, Spring Lane, Aston Tirrold                     | P25/S3237/FUL                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3283                  | 6A North Street, Thame, Oxon                                  | P25/S3242/FUL                  | 0                   | <b>0</b>               | -1       |          | 1        |          |          |
| 3284                  | 11 Park Road, Didcot                                          | P25/S3299/FUL                  | 1                   | <b>1</b>               |          |          | 1        |          |          |

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|-----------------------|--------------------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3285                  | Rectory Lodge, 28 Crown Road, Wheatley, Oxfordshire                            | P25/S3317/N5D                  | 1                   | 1                      |          |          | 1        |          |          |
| 3287                  | Two Brewers House, 50 North Street, Thame                                      | P25/S3448/FUL                  | -1                  | -1                     |          |          | -1       |          |          |
| 3289                  | Orchard Cottage, Crowsley                                                      | P25/S3591/FUL                  | 0                   | 1                      | 1        |          |          |          |          |
| 3290                  | 4 West Lane, Henley-on-Thames                                                  | P25/S3599/N5D                  | 1                   | 1                      | 1        |          |          |          |          |
| 3291                  | 185 Broadway, Didcot                                                           | P25/S3638/FUL                  | 1                   | 1                      |          | 1        |          |          |          |
| 3292                  | Land at Bournes Farmhouse, Harpsden Road, Binfield Heath                       | P25/S3650/FUL                  | 1                   | 1                      |          |          | 1        |          |          |
| 3295                  | Land between 127 & 129 Brasenose Road, Didcot                                  | P25/S3812/FUL                  | 2                   | 2                      |          | 1        | 1        |          |          |
| 3297                  | 129 Cuddesdon Road, Horspath                                                   | P25/S3821/FUL                  | 0                   | 0                      |          | -1       | 1        |          |          |
|                       |                                                                                |                                |                     |                        |          |          |          |          |          |
| 2850                  | Land at Orchard Stables, Burcot, OX14 3DQ                                      | P23/S0493/PIP                  | 1                   | 1                      |          |          | 1        |          |          |
| 3093                  | Orchard Cottage, The Hamlet, Gallowstree Common, RG4 9BU                       | P24/S3789/PIP                  | 2                   | 2                      |          |          | 2        |          |          |
| 3147                  | Land adjacent to Oxford Road, Horspath,                                        | P25/S1133/PIP                  | 4                   | 4                      |          | 2        | 2        |          |          |
| 3210                  | Halfacre, Church Lane, Rotherfield Peppard, RG9 5JL                            | P25/S0908/PIP                  | 1                   | 1                      |          |          | 1        |          |          |
| 3217                  | Land to the rear of 87 and 89 Lower Icknield Way, Chinnor, OX39 4EA            | P25/S1113/PIP                  | 8                   | 8                      |          | 4        | 4        |          |          |
| 3226                  | Land adjacent to the Vicarage, Pyrton, OX49 5AN                                | P25/S1245/PIP                  | 1                   | 1                      |          | 1        |          |          |          |
| 3245                  | Land at junction of Aston Rowant Road and Chinnor Road, Aston Rowant, OX49 5SN | P25/S1830/PIP                  | 1                   | 1                      |          | 1        |          |          |          |
| 3251                  | Fairview, Old London Road, Milton Common, OX9 2JR                              | P25/S2016/PIP                  | 5                   | 5                      |          | 2        | 3        |          |          |
| 3264                  | Paddock Cottage, Aston Park Stud, Aston Rowant, OX49 5SR                       | P25/S2406/PIP                  | 2                   | 2                      |          | 1        | 1        |          |          |
| 3265                  | Land north of Bridleway, Moreton, OX9 2HR                                      | P25/S2486/PIP                  | 2                   | 2                      |          | 1        | 1        |          |          |
| 3266                  | Land east of 14 Thame Road, Great Milton, OX44 7HY                             | P25/S2509/PIP                  | 5                   | 5                      |          | 2        | 3        |          |          |
| 3272                  | Land at Glebe Retreat, 129 Cuddesdon Road, Horspath, OX33 1JB                  | P25/S2822/PIP                  | 7                   | 7                      |          | 3        | 4        |          |          |
| 3277                  | Newells Farm, Newells Lane, Stadhampton, OX44 7XJ                              | P25/S3010/PIP                  | 4                   | 4                      |          | 2        | 2        |          |          |

| Land Supply Reference | Site Name                                                         | Planning application reference | Net units permitted | Units in 5 Year Period | 2026 /27 | 2027 /28 | 2028 /29 | 2029 /30 | 2030 /31 |
|-----------------------|-------------------------------------------------------------------|--------------------------------|---------------------|------------------------|----------|----------|----------|----------|----------|
| 3279                  | Land south of Thame Road, Great Milton, Oxon,                     | P25/S3043/PIP                  | 5                   | <b>5</b>               |          | 2        | 3        |          |          |
| 3288                  | Land at the Paddocks, Lower Icknield Way, Chinnor, Oxon, OX39 4GR | P25/S3519/PIP                  | 2                   | <b>2</b>               |          | 1        | 1        |          |          |
| 3296                  | Ponylands, Ladder Hill, Wheatley, Oxon, OX33 1HY                  | P25/S3818/PIP                  | 1                   | <b>1</b>               |          | 1        |          |          |          |
| 3298                  | Newells Farm, Stadhampton, OX44 7XJ                               | P25/S4074/PIP                  | 6                   | <b>6</b>               |          | 3        | 3        |          |          |
| 3299                  | Land at Little Acorns, Main Street, West Hagbourne, OX11 0NA      | P26/S0094/PIP                  | 3                   | <b>3</b>               |          | 1        | 2        |          |          |

## Appendix B: Category B site trajectories over the next five years

| Land Supply Reference | Site Name                                                  | Planning application reference | Net units permitted | Units in 5 Year Period | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
|-----------------------|------------------------------------------------------------|--------------------------------|---------------------|------------------------|---------|---------|---------|---------|---------|
| 1009                  | Land to the North East of Didcot                           | P15/S2902/O                    | 132                 | <b>130</b>             |         |         | 30      | 50      | 50      |
| 2841                  | Land North East of Didcot, Didcot                          | P23/S2003/FUL                  | 66                  | <b>35</b>              |         | 35      |         |         |         |
| 2771                  | Land South of Appleford Road, Didcot,                      | P19/S0021/O                    | 150                 | <b>125</b>             |         |         | 25      | 50      | 50      |
| 2840                  | Land to the north of the A4130, Didcot                     | P23/S1794/FUL                  | 169                 | <b>169</b>             |         |         |         | 169     |         |
| 1432                  | SCNDP site SON 15: Chiltern Edge Top Field                 | N/A                            | 50                  | <b>50</b>              |         |         |         | 12      | 38      |
| 1435                  | JHHNDP Site J: 357 Reading Road                            | N/A                            | 50                  | <b>50</b>              |         |         | 35      | 15      |         |
| 1561                  | Land to the south of Newnham Manor, Crowmarsh Gifford      | [Hybrid]<br>P16/S3852/FUL      | 100                 | <b>100</b>             |         | 31      | 54      | 15      |         |
| 1676                  | Wallingford Site E, Land north of A4130 Wallingford Bypass | P16/S4275/O                    | 274                 | <b>164</b>             |         | 20      | 48      | 48      | 48      |
| 1895                  | Land North of Bayswater Brook                              | P22/S4618/O                    | 1570                | <b>300</b>             |         |         | 30      | 120     | 150     |
| 2246                  | GNP6- Wallingford Road, Goring                             | N/A                            | 43                  | <b>43</b>              |         | 17      | 17      | 9       |         |
| 2256                  | Reserve Site F                                             | N/A                            | 111                 | <b>111</b>             |         | 70      | 41      |         |         |
| 2660                  | Woodcote NDP2 Site 30: Church Farm                         | N/A                            | 30                  | <b>30</b>              |         |         |         | 17      | 13      |
| 2767                  | JHHNDP Site M1: Northern Field at Highlands Farm           | N/A                            | 131                 | <b>131</b>             |         | 6       | 43      | 39      | 43      |
| 2938                  | Miss Tomb's Field                                          | N/A                            | 55                  | <b>63</b>              |         |         | 16      | 47      |         |
| 3143                  | Land at Bayswater Farm, Bayswater Farm Road, near Barton   | P24/S2074/O                    | 156                 | <b>118</b>             |         |         | 54      | 54      | 10      |
| 3146                  | Land off the B480, Chalgrove                               | P25/S0867/O                    | 160                 | <b>81</b>              |         |         |         | 27      | 54      |

## Appendix C: Average lead-in time and build out rates

### Site lead-in time for major Full Permissions

| Application reference                           | Site name                                                          | Net homes | Time between application received and permission |             | Time between permission and estimated first completion |             | Total time (application received to estimated first completion) |             |
|-------------------------------------------------|--------------------------------------------------------------------|-----------|--------------------------------------------------|-------------|--------------------------------------------------------|-------------|-----------------------------------------------------------------|-------------|
|                                                 |                                                                    |           | Years                                            | Months      | Years                                                  | Months      | Years                                                           | Months      |
| P09/W1313                                       | Fairmile Hospital, Cholsey                                         | 354       | 0.6                                              | 7.4         | 1.1                                                    | 13.6        | 1.7                                                             | 21.0        |
| P14/S3841/FUL                                   | Thame NDP Site F: Land north of Oxford Road, Thame                 | 203       | 0.7                                              | 7.9         | 1.2                                                    | 14.5        | 1.9                                                             | 22.4        |
| P16/S3611/FUL                                   | Littleworth Road, Benson - Phase 1                                 | 187       | 0.7                                              | 8.0         | 1.0                                                    | 11.9        | 1.7                                                             | 19.9        |
| P09/E0145/O                                     | Land at Former Chinnor Cement Works Hill Road Chinnor OX39 4AY     | 178       | 1.4                                              | 16.3        | 1.0                                                    | 12.5        | 2.4                                                             | 28.8        |
| P10/W1959                                       | Land at Park Road Didcot (GWP, Bloor Homes)                        | 154       | 3.6                                              | 43.2        | 0.7                                                    | 8.2         | 4.3                                                             | 51.4        |
| P13/S3451/FUL                                   | Unit 158, Hithercroft Industrial Estate Moreton Avenue Wallingford | 134       | 0.9                                              | 10.6        | 1.5                                                    | 17.8        | 2.4                                                             | 28.4        |
| P12/S1424/FUL                                   | Townlands Hospital, York Road, HENLEY-ON-THAMES, RG9 2EB           | 110       | 0.7                                              | 8.3         | 4.0                                                    | 48.4        | 4.7                                                             | 56.7        |
| <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        |

| 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      |
| 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> |
| 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        |

| 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 |
| 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   |

| 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 |
| 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   |
| 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   |

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

### Site lead-in time for Major Outline Permissions

| Application reference                             | Site name                                                                                                          | Net homes | Time between outline application received and permission |             | Time between outline application and first detailed permission |             | Total time between outline application received and estimated first completion |             |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------|-------------|----------------------------------------------------------------|-------------|--------------------------------------------------------------------------------|-------------|
|                                                   |                                                                                                                    |           | Years                                                    | Months      | Years                                                          | Months      | Years                                                                          | Months      |
| P02/W0848/O, Various                              | Great Western Park                                                                                                 | 2604      | 5.7                                                      | 68.9        | 8.0                                                            | 96.5        | 8.4                                                                            | 101.3       |
| P15/S2902/O; Various                              | Didcot North East                                                                                                  | 1880      | 1.9                                                      | 22.2        | 3.2                                                            | 39.0        | 4.4                                                                            | 52.3        |
| P14/S2860/O; Various                              | Land to the West of Wallingford (Site B), Wallingford                                                              | 555       | 3.1                                                      | 37.0        | 4.7                                                            | 56.3        | 6.4                                                                            | 76.7        |
| <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>                                                                     | <b>76.8</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        |

| 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      |
| 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>                                                                     | <b>46.9</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, P17/S1726/RM                            | Land to the east of Newington Road Stadhampton                                                                 | 65        | 1.4                                                      | 16.9        | 3.2                                                            | 38.7        | 4.4                                                                            | 52.2        |
| P18/S3210/O, P21/S4102/RM                            | Land to the east of Reading Road Lower Shiplake RG9 4BG                                                        | 65        | 1.1                                                      | 12.7        | 3.4                                                            | 41.3        | 4.5                                                                            | 54.3        |
| P15/S0262/O, P17/S0875/RM                            | Land north of 12 Celsea Place Cholsey OX10 9QW                                                                 | 60        | 0.4                                                      | 4.5         | 2.3                                                            | 28.1        | 3.7                                                                            | 44.2        |
| P14/S3524/O, P18/S0513/RM                            | Mount Hill Farm High Street Tetworth Oxon OX9 7AD                                                              | 39        | 1.6                                                      | 19.2        | 3.5                                                            | 42.6        | 4.8                                                                            | 57.1        |
| P16/S1124/O; P19/S3346/RM                            | Land off fieldside track, Long Wittenham, OX14 4PZ                                                             | 36        | 1.8                                                      | 21.1        | 4.8                                                            | 57.5        | 6.2                                                                            | 74.2        |
| P17/S0164/O; P18/S0624/RM                            | Little Martins Field, land east of Waterman's Lane north east of Didcot Road, Brightwell-cum-Sotwell, OX10 0RY | 31        | 0.7                                                      | 7.8         | 1.5                                                            | 18.0        | 3.1                                                                            | 37.7        |
| P19/S4350/O; P21/S2032/RM                            | Land to South of Kennylands Road, Sonning Common,                                                              | 26        | 1.2                                                      | 14.8        | 2.1                                                            | 24.8        | 3.3                                                                            | 40.0        |

| 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 |
| P13/S1481/O, P14/S2001/RM                   | Thame NDP Site 4: Land off Jane Morbey Road, Thame, OX9 3PD | 18        | 0.8                                                      | 9.9    | 1.8                                                            | 21.3   | 2.8                                                                            | 33.6   |
| P16/S3001/O; P18/S2308/RM                   | Land to rear of Cleeve Cottages, Icknield Road, Goring      | 10        | 1.4                                                      | 16.7   | 2.0                                                            | 24.0   | 3.1                                                                            | 36.8   |
| Average lead in time, developments of 10-99 |                                                             |           | 1.1                                                      | 13.7   | 2.8                                                            | 33.2   | 4.0                                                                            | 47.6   |
| All sites average                           |                                                             |           | 1.5                                                      | 18.6   | 2.9                                                            | 35.4   | 4.2                                                                            | 50.3   |

## Site build-out rate analysis

| Application reference        | Site name                                             | Net homes | Average build out rate | Average build out rate (Start and finish 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                                                     | 11         | 20      | 23      | 39      | 36      | 389     | 43      | 47      | 43      | 205     | 13      | 80      |         |
| P15/S2902/O; Various         | Land to the North East of Didcot                      | 1880      | 129                    | 133                                                     |            |         |         |         |         |         |         |         | 27      | 82      | 11      | 20      | 22      |
| P14/S2860/O; Various         | Land to the West of Wallingford (Site B), Wallingford | 555       | 56                     | 76                                                      |            |         |         |         |         |         |         |         |         | 18      | 18      | 13      | 52      |
| <b>Average 500 and above</b> |                                                       |           | <b>157</b>             |                                                         | <b>171</b> |         |         |         |         |         |         |         |         |         |         |         |         |
| P09/W1313                    | Fairmile Hospital, Cholsey                            | 354       | 89                     | 92                                                      | 84         | 82      | 10      | 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                      | 240       | 56                     |                                                         |            |         |         |         |         |         |         |         |         |         |         | 20      | 91      |
| P14/S3841/FUL                | Thame NDP Site F: Land north of Oxford Road           | 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                          | 183       | 61                     |                                                         |            |         |         |         |         |         |         |         |         |         | 66      | 77      | 40      |

| Application reference   | Site name                                                                   | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-------------------------|-----------------------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                         | between Britwell Road and Cuxham Road                                       |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| [Hybrid]<br>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                    |                                                         |         |         |         |         |         |         | 15      |         |         |         |         |         |         |
| P18/S4138/RM            | Land to the east of Benson lane, Crowmarsh Gifford                          | 150       | 50                     | 82                                                      |         |         |         |         |         |         |         |         |         | 16      | 82      | 52      |         |
| P13/S3451/FUL           | Unit 158, Hithercroft                                                       | 134       | 67                     | 67                                                      |         |         |         |         |         | 74      | 60      |         |         |         |         |         |         |

| Application reference | Site name                                                                | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-----------------------|--------------------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                       | Industrial Estate Moreton Avenue Wallingford                             |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 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,                     | 106       | 35                     |                                                         |         |         |         |         |         |         |         |         |         |         | 7       | 85      | 14      |

| Application reference     | Site name                                              | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|---------------------------|--------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                           | connects to CHOL1)                                     |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 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-                 | 80        | 42                     |                                                         |         |         |         |         |         |         |         |         | 42      |         |         |         |         |

| Application reference   | Site name                                                    | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-------------------------|--------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                         | Thames, RG9 1HG                                              |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| [Hybrid]<br>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      |         |         |         |
| 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      | 70        | 37                     |                                                         |         |         |         |         |         |         |         |         |         |         |         | 37      |         |

| Application reference | Site name                                               | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-----------------------|---------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                       | of 1.8 applied to trajectory)                           |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 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                         | 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                   | 60        | 30                     |                                                         |         |         |         |         |         |         |         | 56      | 4       |         |         |         |         |

| Application reference   | Site name                                                              | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-------------------------|------------------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| P16/S0720/FUL           | JHHNDP Site H: 345 Reading Road                                        | 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 | 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/PDO           | Angus House, Wenman Road, Thame                                        | 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 (Start and finish 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                                                         | 39        | 13                     | 34                                                      |         |         |         |         |         |         |         | 4       | 34      | 1       |         |         |         |
| P14/S3987/FUL         | Former Chinnor Garden Centre Thame Road                                                         | 39        | 20                     |                                                         |         |         |         |         |         | 35      | 4       |         |         |         |         |         |         |
| P14/S2176/FUL         | Thame NDP Site 2: Land at The Elms, Upper High Street                                           | 37        | 37                     |                                                         |         |         |         |         |         |         |         |         |         |         |         |         | 37      |
| P19/S3346/RM          | Land off fieldside track, Long Wittenham                                                        | 36        | 18                     |                                                         |         |         |         |         |         |         |         |         |         |         | 4       | 32      |         |
| P11/E1862             | 17 Thame Park Road, Thame                                                                       | 35        | 35                     |                                                         |         |         |         |         | 35      |         |         |         |         |         |         |         |         |
| P18/S0624/RM          | Little Martins Field, land east of Waterman's Lane north east of Didcot Road                    | 31        | 16                     |                                                         |         |         |         |         |         |         |         |         | 16      | 15      |         |         |         |
| P20/S2110/FUL         | Woodcote NDP Site 01: Chiltern Rise Cottage, Stable Cottage and Garden Cottage and Reading Road | 31        | 16                     |                                                         |         |         |         |         |         |         |         |         |         |         | 3       | 28      |         |
| P17/S0241/FUL         | Land at Six Acres, Thame                                                                        | 29        | 15                     |                                                         |         |         |         |         |         |         |         |         |         | 15      | 14      |         |         |

| Application reference | Site name                                        | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-----------------------|--------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                       | Road, Warborough                                 |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| P14/S1156/FUL         | Angus House, Wenman Road, Thame                  | 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    | 23        | 23                     |                                                         |         |         |         |         |         |         |         |         | 23      |         |         |         |         |
| P16/S3796/PD O        | 309 Reading Road, HENLEY-ON-THAMES,              | 23        | 23                     |                                                         |         |         |         |         |         |         |         | 23      |         |         |         |         |         |
| P14/S0986/FUL         | Siareys Yard, Station Road, Chinnor              | 22        | 22                     |                                                         |         |         |         |         |         |         | 22      |         |         |         |         |         |         |
| P16/S1514/FUL         | 13-16 St Martins Street, WALLINGFORD             | 22        | 22                     |                                                         |         |         |         |         |         |         |         | 22      |         |         |         |         |         |
| P14/S0655/FUL         | Former Cement Works Land at Kiln Lane, Chinnor   | 21        | 21                     |                                                         |         |         |         |         |         |         | 21      |         |         |         |         |         |         |
| P15/S2782/FUL         | Thame Service Station 67-68                      | 20        | 20                     |                                                         |         |         |         |         |         |         | 20      |         |         |         |         |         |         |

| Application reference | Site name                                                        | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-----------------------|------------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                       | Park Street Thame                                                |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| P11/W1724             | land next to the Pumping Station Icknield Road, Goring on Thames | 19        | 19                     |                                                         |         |         | 19      |         |         |         |         |         |         |         |         |         |         |
| P16/S2932/FUL         | South Oxford Business Centre, Lower Road, Garsington             | 19        | 19                     |                                                         |         |         |         |         |         |         |         |         |         |         |         | 19      |         |
| P14/S2001/RM          | Thame NDP Site 4: Land off Jane Morbey Road                      | 18        | 9                      |                                                         |         |         |         |         | 9       | 9       |         |         |         |         |         |         |         |
| P11/S0098             | Icknield Place Goring                                            | 17        | 17                     |                                                         |         |         |         | 17      |         |         |         |         |         |         |         |         |         |
| P16/S2459/FUL         | JHHNDP Site Z: 116-118 Greys Road                                | 16        | 5                      | 11                                                      |         |         |         |         |         | -1      | 11      | 6       |         |         |         |         |         |
| P18/S2125/FUL         | CHOL9: 6 Reading Road                                            | 16        | 8                      |                                                         |         |         |         |         |         |         |         |         |         | 8       | 8       |         |         |
| P21/S4232/LDP         | Kings Copse, Lower Road, Garsington                              | 16        | 8                      |                                                         |         |         |         |         |         |         |         |         |         |         | 5       | 11      |         |
| P17/S1865/FUL         | The Railway Hotel, 24 Station Road, Wheatley                     | 15        | 15                     |                                                         |         |         |         |         |         |         |         |         | 15      |         |         |         |         |
| P18/S1010/FUL         | Land to north of Charles Road but accessed from                  | 15        | 15                     |                                                         |         |         |         |         |         |         |         |         | 15      |         |         |         |         |

| Application reference | Site name                                                                 | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-----------------------|---------------------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                       | Meadow View/Celsea Place, Cholsey                                         |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| P07/E1029             | Market Place Mews, Market Place, HENLEY-ON-THAMES                         | 14        | 7                      |                                                         |         |         |         |         |         |         |         |         | 5       | 9       |         |         |         |
| P14/S2440/FUL         | Woodcote NDP Site 18: Former Chiltern Queens Bus Depot, Long Toll         | 14        | 14                     |                                                         |         |         |         |         | 14      |         |         |         |         |         |         |         |         |
| P16/S4085/PDO         | 40 Oakley Road, Chinnor                                                   | 14        | 14                     |                                                         |         |         |         |         |         |         |         | 14      |         |         |         |         |         |
| P17/S3730/FUL         | CHOL10: Former Farm Buildings and Pharmacy, Cholsey Meadows, Reading Road | 14        | 14                     |                                                         |         |         |         |         |         |         |         |         | 14      |         |         |         |         |
| P20/S4768/N1A         | Richards House, 81-83 Broadway, Didcot                                    | 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,                                     | 13        | 13                     |                                                         |         |         |         |         |         |         |         |         |         | 13      |         |         |         |

| Application reference   | Site name                                                                         | Net homes | Average build out rate | Average build out rate (Start and finish 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 |
|-------------------------|-----------------------------------------------------------------------------------|-----------|------------------------|---------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                         | Watlington Road, Garsington                                                       |           |                        |                                                         |         |         |         |         |         |         |         |         |         |         |         |         |         |
| P11/W2346               | 27 Hagbourne Road, Didcot                                                         | 11        | 11                     |                                                         |         |         |         |         |         | 11      |         |         |         |         |         |         |         |
| P14/S0812/PD O          | 174 The Broadway, Didcot                                                          | 11        | 11                     |                                                         |         |         |         |         | 11      |         |         |         |         |         |         |         |         |
| P20/S0983/FUL           | 48 to 50a Hagbourne Road, Didcot                                                  | 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 | 10        | 10                     |                                                         |         |         |         |         |         |         |         | 10      |         |         |         |         |         |
| P19/S2222/N1A           | Brook House Duke Street HENLEY-ON-THAMES                                          | 10        | 10                     |                                                         |         |         |         |         |         |         |         |         |         | 10      |         |         |         |
| <b>Average 10 to 49</b> |                                                                                   |           | <b>17</b>              | <b>21</b>                                               |         |         |         |         |         |         |         |         |         |         |         |         |         |

## Appendix D: 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 AD.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 351 dwellings per annum, resulting in our windfall completions equating to an average of 41% of our overall annual completions figures.

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

| Year           | Total Net Windfall Completions | Total Completions | Windfall as a % |
|----------------|--------------------------------|-------------------|-----------------|
| 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        | 343                            | 966               | 36%             |
| 2022/23        | 409                            | 1359              | 30%             |
| 2023/24        | 280                            | 946               | 30%             |
| 2024/25        | 300                            | 785               | 38%             |
| 2025/26        | 222                            | 891               | 25%             |
| <b>Total</b>   | 5267                           | 12989             | 41%             |
| <b>Average</b> | 351                            | 866               | 41%             |

1.3. A clear pattern has emerged since 2018/19, which shows that over the last 7 years, our proportion of windfalls has been around a third of total completions, 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% of the housing supply in any given year.

1.4. Our windfall analysis comprises both minor and major windfall completions. As show in Table AD.2, our minor net windfall completions average 148 dwellings

per annum, and our major net windfall completions average 200 dwellings per annum. This equates to 46% of our overall windfall completions as minor development, and 54% 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 AD.2 Windfall completions by major or minor category since 2011*

| Year           | Major       | Minor       |
|----------------|-------------|-------------|
| 2011/12        | 268         | 130         |
| 2012/13        | 163         | 108         |
| 2013/14        | 175         | 77          |
| 2014/15        | 116         | 92          |
| 2015/16        | 103         | 252         |
| 2016/17        | 106         | 174         |
| 2017/18        | 401         | 189         |
| 2018/19        | 353         | 213         |
| 2019/20        | 237         | 233         |
| 2020/21        | 200         | 108         |
| 2021/22        | 150         | 157         |
| 2022/23        | 242         | 167         |
| 2023/24        | 152         | 130         |
| 2024/25        | 166         | 134         |
| 2025/26        | 161         | 61          |
| <b>Total</b>   | <b>2993</b> | <b>2225</b> |
| <b>Average</b> | <b>200</b>  | <b>148</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 AD.3 identifies that our brownfield land completions average 117 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, there were no greenfield windfall completions in the years 2011/12 to 2016/17, with consistent greenfield completions for 2017/18 onwards. This is likely due to the implementation of the 2012 NPPF and the five-year housing land supply test within it. A higher rate of windfall greenfield site completions were seen between 2017 and 2020. though 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 AD.3 - Windfall completions on brownfield and greenfield land (major development only)*

| Year           | Brownfield Land | Greenfield Land |
|----------------|-----------------|-----------------|
| 2011/12        | 268             | 0               |
| 2012/13        | 163             | 0               |
| 2013/14        | 175             | 0               |
| 2014/15        | 116             | 0               |
| 2015/16        | 103             | 0               |
| 2016/17        | 106             | 0               |
| 2017/18        | 118             | 283             |
| 2018/19        | 69              | 284             |
| 2019/20        | 57              | 180             |
| 2020/21        | 83              | 117             |
| 2021/22        | 64              | 86              |
| 2022/23        | 158             | 84              |
| 2023/24        | 87              | 65              |
| 2024/25        | 128             | 38              |
| 2025/26        | 58              | 103             |
| <b>Total</b>   | <b>1753</b>     | <b>1240</b>     |
| <b>Average</b> | <b>117</b>      | <b>83</b>       |

1.6. These brownfield sites are then divided into categories based on their previous land use, including industrial, office, residential, retail and other. Table AD.4 identifies that there is consistent windfall development from the 'office' and 'other' categories of previous land uses (e.g. Garden Centres, Police Station, Community Centre). We shall therefore only consider major windfall completions on brownfield land which has previously been used for 'office' and 'other' uses as part of the assessment.

*Table AD.4: Net major windfall completions 2011/12 to 2024/25, Brownfield sites by previous land use*

| Year    | Industrial | Office | Residential | Commercial | Other |
|---------|------------|--------|-------------|------------|-------|
| 2011/12 | 2          | 0      | 0           | 0          | 266   |
| 2012/13 | 40         | 0      | 0           | 0          | 123   |
| 2013/14 | 0          | 0      | 0           | 0          | 175   |
| 2014/15 | 0          | 0      | 17          | 0          | 99    |
| 2015/16 | 35         | 68     | 0           | 0          | 0     |
| 2016/17 | 74         | 14     | -17         | 0          | 35    |
| 2017/18 | 82         | 0      | -9          | 0          | 45    |
| 2018/19 | 0          | 37     | 0           | 22         | 10    |
| 2019/20 | 0          | 28     | -33         | 5          | 57    |

| Year           | Industrial | Office    | Residential | Commercial | Other     |
|----------------|------------|-----------|-------------|------------|-----------|
| 2020/21        | 0          | 20        | 13          | 9          | 41        |
| 2021/22        | 0          | 36        | 23          | 0          | 5         |
| 2022/23        | 37         | 58        | 44          | 0          | 19        |
| 2023/24        | 0          | 112       | -25         | 0          | 0         |
| 2024/25        | 43         | 26        | 12          | 15         | 32        |
| 2025/26        | 0          | 9         | 0           | 25         | 24        |
| <b>Average</b> | <b>21</b>  | <b>27</b> | <b>2</b>    | <b>5</b>   | <b>62</b> |

1.7. The major windfall completions on brownfield land from the 'other' and 'office' categories of previously developed land are then categorised by development scale, as shown in Table AD.5 and table AD5.6. The table shows that windfall supply between 10 and 50 dwellings for 'other' sites has been consistent, and that completions above 51 dwellings have not been consistent. Windfall development from 'office' sites has not been consistent across any site size. Therefore, only completions of sites less than 51 dwellings from 'other' sites will form part of the windfall allowance.

*Table AD.5: 'Other' windfall by site size*

| Previous land use 'other' |                 |                   |                   |                |
|---------------------------|-----------------|-------------------|-------------------|----------------|
| Year                      | 10-50 dwellings | 51 -100 dwellings | 101-250 dwellings | 251+ dwellings |
| 2011/12                   | 0               | 87                | 95                | 84             |
| 2012/13                   | 13              | 12                | 16                | 82             |
| 2013/14                   | 0               | 0                 | 54                | 102            |
| 2014/15                   | 0               | 0                 | 13                | 86             |
| 2015/16                   | 0               | 0                 | 0                 | 0              |
| 2016/17                   | 35              | 0                 | 0                 | 0              |
| 2017/18                   | 45              | 0                 | 0                 | 0              |
| 2018/19                   | 10              | 0                 | 0                 | 0              |
| 2019/20                   | 15              | 42                | 0                 | 0              |
| 2020/21                   | 41              | 0                 | 0                 | 0              |
| 2021/22                   | 19              | 38                | 0                 | 0              |
| 2022/23                   | 19              | 0                 | 0                 | 0              |
| 2023/24                   | 0               | 0                 | 0                 | 0              |
| 2024/25                   | 32              | 0                 | 0                 | 0              |
| 2025/26                   | 24              | 0                 | 0                 | 0              |
| <b>Total</b>              | <b>253</b>      | <b>179</b>        | <b>178</b>        | <b>354</b>     |
| <b>Average</b>            | <b>17</b>       | <b>12</b>         | <b>12</b>         | <b>24</b>      |

Table AD.6: 'Office' windfall by site size

| Previous land use Office |                 |                   |                   |                |
|--------------------------|-----------------|-------------------|-------------------|----------------|
| Year                     | 10-50 dwellings | 51 -100 dwellings | 101-250 dwellings | 251+ dwellings |
| 2011/12                  | 0               | 0                 | 0                 | 0              |
| 2012/13                  | 0               | 0                 | 0                 | 0              |
| 2013/14                  | 0               | 0                 | 0                 | 0              |
| 2014/15                  | 0               | 0                 | 0                 | 0              |
| 2015/16                  | 68              | 0                 | 0                 | 0              |
| 2016/17                  | 14              | 0                 | 0                 | 0              |
| 2017/18                  | 0               | 0                 | 0                 | 0              |
| 2018/19                  | 37              | 0                 | 0                 | 0              |
| 2019/20                  | 0               | 28                | 0                 | 0              |
| 2020/21                  | 10              | 10                | 0                 | 0              |
| 2021/22                  | 0               | 36                | 0                 | 0              |
| 2022/23                  | 0               | 17                | 41                | 0              |
| 2023/24                  | 0               | 0                 | 144               | 0              |
| 2024/25                  | 0               | 0                 | 26                | 0              |
| 2025/26                  | 9               | 0                 | 0                 | 0              |
| <b>Total</b>             | <b>138</b>      | <b>91</b>         | <b>211</b>        | <b>0</b>       |
| <b>Average</b>           | <b>9</b>        | <b>6</b>          | <b>14</b>         | <b>0</b>       |

1.8. 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 AD.7 provides these figures. This provides a total annual windfall allowance of 149 homes per annum.

| Year           | Other' Major Windfall | Minor Windfall |
|----------------|-----------------------|----------------|
| 2021/22        | 19                    | 157            |
| 2022/23        | 19                    | 167            |
| 2023/24        | 0                     | 130            |
| 2024/25        | 32                    | 134            |
| 2025/26        | 24                    | 61             |
| <b>Average</b> | <b>19</b>             | <b>130</b>     |

- 1.9. Looking at future trends, the Housing and Economic Land Availability Assessment (HELAA)<sup>4</sup> undertaken to support the emerging Joint Local Plan assessed sites in the district and their capacity to deliver homes. The minimum threshold for the sites assessed was the ability to deliver 5 homes or more, with 313 sites in South Oxfordshire passing the initial suitability, availability and achievability checks. There is demonstrable capacity in the districts for the windfall trends to be at a minimum maintained.
- 1.10. 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 298 dwellings to be delivered through windfall completions over the five-year period.

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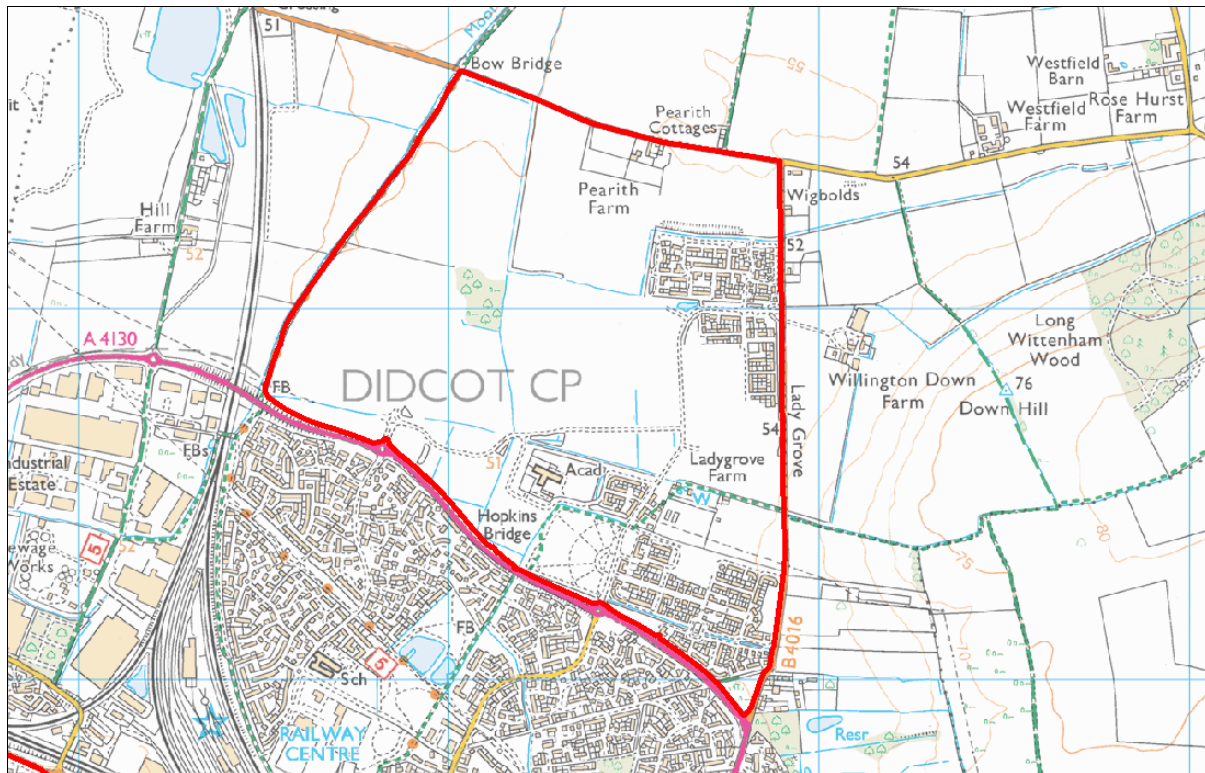
<sup>4</sup> <https://www.southandvale.gov.uk/app/uploads/2024/12/HES21.4-Housing-and-Economic-Land-Availability-Assessment-HELAA-%E2%80%93-Main-Report-Publication-Version.pdf>

## Appendix E: Category B site proformas

### Land to the North East of Didcot (Site Ref: 1009)

Total units in 5 year period

125



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### Site Status

Policy H2 of the South Oxfordshire Local Plan 2035 allocates this site for 2,030 homes. The text below explains the main elements of supply on this site, but we have prepared a table at the end of this proforma that gives a full breakdown of permissions across the allocation site, alongside their expected delivery trajectory.

### *The main site* ([P15/S2902/O](#))

Croudace Homes and the University of Reading submitted an outline application submitted in 2015 for 1,880 homes, which the council approved in July 2017 ([P15/S2902/O](#)). Prior to the 2025/26 monitoring year, the council has approved 12 reserved matters applications under this outline consent, thus far granting detailed consent for 1,702 dwellings. Cala Homes has control over the last parcels of land to come forward on the “main site”; totalling an additional 178 homes without detailed permission. There are currently no “live” reserved matters applications on the main site.

### ***Retained farmland / remainder of the Reading University land ([P19/S0021/O](#))***

The University of Reading retained a parcel of land to the north-west of the site that sits outside of the main outline consent (but within the allocation), known colloquially as the “retained farmland”. In January 2019 they submitted an outline planning application on this land for 150 homes. The council approved this in November 2022. In October 2025, the University of Reading submitted a reserved matters application for 145 homes on this parcel ([P25/S3383/RM](#)). As of April 2026, the application has objections / pending comments from Ecology, Drainage (district), Affordable Housing, Landscape, Urban Design, the Environment Agency, and Highways. Reading University is intending to submit additional / revised plans to address these comments by July 2026. While making progress against unresolved objections, the application has no technical objections from Heritage, Air Quality, Contaminated Land, Environmental Protection (noise), Archaeology, Flood Authority, and Thames Water.

### ***Neighbourhood centre / Quora & LNT proposals ([P23/S1794/FUL](#) and [P23/S2003/FUL](#))***

In the southwestern corner of the “main site”, Quora and LNT have submitted two applications for a neighbourhood centre. These include commercial floorspace, but also 168 flats ([P23/S1794/FUL](#)) and a 66-bed care home ([P23/S2003/FUL](#)). For both applications, no outstanding technical issues remain, and the Council and the applicant are working collaboratively to finalise the legal agreements and progress the proposals to planning committee.

### **“Main Site” developer comments (Cala Homes)**

We asked Cala Homes the following questions about the remaining units to secure detailed planning permission under [P15/S2902/O](#). Cala’s comments are shown in red italicised text below each question.

1. When do you anticipate submitting a reserved matters application for the remaining 178 homes without detailed consent?

*Under the sale agreement with Croudace and the University of Reading, Cala homes are delivering up to 1,239 of the approved 1,833 homes. As such our remaining residential phase, phase 9, will likely deliver 132 homes. See below extract from the latest running table which accompanies the housing delivery document, required to be submitted and approved with each RM for the site.*

| Y SCHEDULE     | INITIAL SITE WIDE HOUSING |       | SITE WIDE L&G HOMES HOUSING |       | L&G HOMES PHASE 1 | PHASE 2 (show homes) |     | L&G HOMES PHASE 2 | CREST HOMES PHASE 3 |     | L&G HOMES PHASE 4 | CREST HOMES PHASE 5 |        | CALA HOMES PHASE 5B, 7 & 8 |        | CALA HOMES PHASE 6 |       | CALA HOMES PHASE 9 |        | SITE WIDE L&G HOMES HOUSING |        |
|----------------|---------------------------|-------|-----------------------------|-------|-------------------|----------------------|-----|-------------------|---------------------|-----|-------------------|---------------------|--------|----------------------------|--------|--------------------|-------|--------------------|--------|-----------------------------|--------|
|                | No.                       | Mix   | No.                         | Mix   |                   | No.                  | Mix |                   | No.                 | Mix |                   | No.                 | Mix    | No.                        | Mix    | No.                | Mix   | No.                | Mix    | No.                         | Mix    |
| 1 bed          | 80                        | 5.7%  | 54                          | 5.6%  | 0                 | 0.0%                 | 0   | 6                 | 4.5%                | 0   | 0.0%              | 3                   | 3.3%   | 9                          | 11.0%  | 24                 | 10.2% | 0                  | 0.0%   | 12                          | 11.9%  |
| 2 bed          | 376                       | 26.7% | 256                         | 26.7% | 52                | 40.3%                | 1   | 21                | 15.9%               | 15  | 32.6%             | 17                  | 18.5%  | 23                         | 28.0%  | 41                 | 17.4% | 48                 | 34.8%  | 38                          | 37.6%  |
| 3 bed          | 612                       | 43.4% | 417                         | 43.4% | 53                | 41.1%                | 2   | 58                | 43.9%               | 13  | 28.3%             | 52                  | 56.5%  | 32                         | 39.0%  | 90                 | 38.1% | 79                 | 57.2%  | 38                          | 37.6%  |
| 4 bed          | 228                       | 16.2% | 155                         | 16.1% | 20                | 15.5%                | 1   | 47                | 35.6%               | 12  | 26.1%             | 20                  | 21.7%  | 12                         | 14.6%  | 19                 | 8.1%  | 11                 | 8.0%   | 13                          | 12.9%  |
| 5 bed          | 114                       | 8.1%  | 78                          | 8.1%  | 4                 | 3.1%                 | 0   | 0                 | 0.0%                | 6   | 13.0%             | 0                   | 0.0%   | 6                          | 7.3%   | 62                 | 26.3% | 0                  | 0.0%   | 0                           | 0.0%   |
| Market Housing | 1410                      |       | 960                         |       | 129               | 4                    |     | 132               | 46                  |     | 92                | 82                  |        | 236                        |        | 138                |       | 101                |        | 960                         | 100.0% |
| 1 bed          | 25                        | 35.2% | 17                          | 36.2% | 0                 | 0.0%                 | 0   | 0                 | 0.0%                | 0   | 0.0%              | 12                  | 100.0% | 0                          | 0.0%   | 4                  | 19.0% | 1                  | 6.7%   | 17                          | 16.3%  |
| 2 bed          | 31                        | 43.7% | 16                          | 34.0% | 9                 | 100.0%               | 0   | 0                 | 0.0%                | 5   | 100.0%            | 0                   | 0.0%   | 2                          | 100.0% | 19                 | 48.7% | 13                 | 61.9%  | 4                           | 26.7%  |
| 3 bed          | 12                        | 16.9% | 12                          | 25.5% | 0                 | 0.0%                 | 0   | 0                 | 0.0%                | 0   | 0.0%              | 0                   | 0.0%   | 0                          | 0.0%   | 19                 | 48.7% | 4                  | 19.0%  | 10                          | 66.7%  |
| 4 bed          | 3                         | 4.2%  | 2                           | 4.3%  | 0                 | 0.0%                 | 0   | 1                 | 100.0%              | 0   | 0.0%              | 0                   | 0.0%   | 1                          | 2.6%   | 0                  | 0.0%  | 0                  | 0.0%   | 0                           | 0.0%   |
| 5 bed          | 0                         | 0.0%  | 0                           | 0.0%  | 0                 | 0.0%                 | 0   | 0                 | 0.0%                | 0   | 0.0%              | 0                   | 0.0%   | 0                          | 0.0%   | 0                  | 0.0%  | 0                  | 0.0%   | 0                           | 0.0%   |
|                | 71                        |       | 47                          |       | 9                 | 0                    |     | 1                 | 5                   |     | 12                | 2                   |        | 39                         |        | 21                 |       | 15                 |        | 104                         | 100.0% |
| 1 bed          | 0                         | 0.0%  | 0                           | 0.0%  | 0                 | 0.0%                 | 0   | 0                 | 0.0%                | 0   | 0.0%              | 0                   | 0.0%   | 0                          | 0.0%   | 0                  | 0.0%  | 0                  | 0.0%   | 0                           | 0.0%   |
| 2 bed          | 235                       | 66.8% | 155                         | 66.8% | 26                | 86.7%                | 0   | 9                 | 42.9%               | 13  | 100.0%            | 19                  | 65.5%  | 10                         | 100.0% | 17                 | 47.2% | 20                 | 100.0% | 5                           | 31.3%  |
| 3 bed          | 117                       | 33.2% | 77                          | 33.2% | 4                 | 13.3%                | 0   | 12                | 57.1%               | 0   | 0.0%              | 10                  | 34.5%  | 0                          | 0.0%   | 19                 | 52.8% | 0                  | 0.0%   | 11                          | 68.8%  |
| 4 bed          | 0                         | 0.0%  | 0                           | 0.0%  | 0                 | 0.0%                 | 0   | 0                 | 0.0%                | 0   | 0.0%              | 0                   | 0.0%   | 0                          | 0.0%   | 0                  | 0.0%  | 0                  | 0.0%   | 0                           | 0.0%   |
| 5 bed          | 0                         | 0.0%  | 0                           | 0.0%  | 0                 | 0.0%                 | 0   | 0                 | 0.0%                | 0   | 0.0%              | 0                   | 0.0%   | 0                          | 0.0%   | 0                  | 0.0%  | 0                  | 0.0%   | 0                           | 0.0%   |
| Table Housing  | 352                       |       | 232                         |       | 30                | 0                    |     | 21                | 13                  |     | 29                | 10                  |        | 36                         |        | 20                 |       | 16                 |        | 175                         | 100.0% |
|                | 423                       |       | 279                         |       | 39                | 0                    |     | 22                | 18                  |     | 41                | 12                  |        | 75                         |        | 41                 |       | 31                 |        | 279                         |        |
| Total          | 1833                      |       | 1239                        |       | 160               | 4                    |     | 154               | 64                  |     | 133               | 94                  |        | 311                        |        | 179                |       | 132                |        | 1239                        |        |

2. When do you think the first dwelling will be completed on this phase of 178 homes?

*Cala are due to submit the RM for this phase later in 2026, which completions likely to following in 2028*

3. How many homes a year do you think that 178 homes parcel will deliver?

*Circa 30-50 homes per year.*

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

*n/a*

5. Please could you provide an indicative trajectory for this parcel on the table at the end of the proforma?

*Please respond in table below*

## Retained farmland comments (University of Reading)

We asked Reading University the following questions about the remaining units to secure detailed planning permission under [P19/S0021/O](#). Their comments are shown in red italicised text below each question.

1. Have you secured a developer partner for the site yet?

*We have secured interest from a National Housebuilder but await the outcome of a current reserved matters application ([P25/S3383/RM](#)) to conclude.*

2. When do you anticipate submitting revised plans to address the outstanding technical objections above?

*It is anticipated that revised information will be submitted by July 2026 although this is dependent on receiving flood risk data from the Environment Agency following their consultee response.*

3. Do you still anticipate that construction work will commence in late 2026?

*It is anticipated that construction works will now commence in 2027.*

4. Previously you had advised that the site would deliver homes as follows:

- 2027/28: 25
- 2028/29: 50
- 2029/30: 50
- 2030/31: 15 (adjusted to take site capacity from 150 to 145)

Is this still your trajectory for the site?

*No. Revised trajectory as follows:*

*2028/29: 25*

*2029/30: 50*

*2030/31: 50*

*2031/32: 15*

5. Are there any other comments you would like to raise about the retained farmland parcel?

*No other comments.*

### **Neighbourhood centre flats comments (Quora (Didcot) Ltd)**

We asked Quora the following questions about the remaining units to secure detailed planning permission under [P23/S1794/FUL](#). Their comments are shown in red italicised text below each question.

1. When do you think planning permission will be issued?

*June / July 2026*

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

*Q1 2027*

3. Do you have an expected phasing plan for construction; which blocks of flats will be started first?

*All Apartments Planned Over Q1 2027 To Q4 2028*

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

*Q4 2028*

5. Will the first dwelling be completed as part of a block of flats? *i.e.* Will the proposals see a whole set of completions at one time, when a block of flats is completed?

*Yes*

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

*Not Known*

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

*168 delivered approx. Q4 2028*

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

*No*

### **Neighbourhood centre care home (LNT Care)**

We asked LNT Care the following questions about the remaining units to secure detailed planning permission under [P23/S2003/FUL](#). They did not provide a response.

1. When do you think planning permission will be issued?

*Please respond here*

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

*Please respond here*

2. Do you have an expected phasing plan for construction; which blocks of flats will be started first?

*Please respond here*

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

*Please respond here*

4. Will the first dwelling be completed as part of a block of flats? *i.e.* Will the proposals see a whole set of completions at one time, when a block of flats is completed?

*Please respond here*

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

*Please respond here*

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

*Please respond here*

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

*Please respond here*

## **Officer conclusion on delivery**

### *Main site*

The Council has approved 12 reserved matters applications for the site under the outline planning permission, granting detailed consent for 1,702 dwellings.

Collectively, Croudace, L&G, Cala, and Crest Nicholson have built 1,080 between 1 April 2019 and 1 April 2026. This leaves 800 dwellings on site with detailed consent (Category A) that haven't built out, and 178 homes with outline consent but no detailed consent.

Developers under this outline consent have submitted an average of two reserved matters planning applications each year. Cala Homes has also confirmed that they intend to submit a reserved matters application for this parcel in late 2026. We would therefore anticipate seeing a reserved matters application submitted for the remaining 132 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 delivery of homes from 2028/29. Cala Homes have confirmed that this aligns with their anticipated build out programme.

To determine a likely build out rate for Didcot North East, it's important to look at delivery on the site to date. There is a clear upward trend in completions, raising in year on year from 27 in 2019/20 to 251 homes in 2024/25. Completions in 2025/26 dropped slightly to 184. This gives an average annual build out rate on site of 154 homes a year, but if we exclude the low delivery on the start year, this rises to 175 a year.

There is clear local evidence that large sites around Didcot can deliver in excess of 300 homes a year at their peak. We have sought delivery information from the developers building out parcels of residential development on the site, using their anticipated delivery trajectories but ensuring it is in general conformity with what we have seen from delivery on the site to date (excluding the flatted development on the neighbourhood centres as they are a different type of residential development).

### *Reading University / retained farmland*

Several technical issues remain with the reserved matters application that Reading University must resolve before the Council can issue consent. Reading University has confirmed that it will submit revised plans, following the conclusion of the first round of consultations. Both the applicant and the case officer consider that, if the revised plans address these issues, the Council can issue reserved matters consent within three months of their receipt. Nevertheless, the Council has taken a conservative approach and allowed up to 31 March 2027 for consent to be issued. This allowance provides a 17-month timeframe, compared with a district average of around 10 months. Reading University have advised that they have secured the

interest of a national housebuilder for the site but require the reserved matters to be agreed to conclude process. They have advised that they expect to have completed sale of the site to a developer by Quarter 2/3 2027.

Following the sale of the site, it is anticipated the first homes will be delivered in mid-2028, with 25 homes delivered in this monitoring year. This is in accordance with the district average lead in times of 10 months, if we apply this to the approximate sale date instead of the RM permission, which is reasonable. We have therefore concluded that the landowner's delivery trajectory is realistic and appropriate.

#### *Neighbourhood centre (Quora Ltd)*

There are now no outstanding technical matters, and we anticipate determining this application over the coming months. However, to allow for any slippage in signing legal agreements, we have forecast for our housing supply that the council will issue permission by 31 December 2026. 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. Quora has advised that they anticipate the 42 residential units to be delivered in Q4 of 2028, and for the 126 dwelling apartment block to be delivered in Q4 of 2028. Given this is flatted development, we would expect all these homes to be completed within the first year of completions. Quora's anticipated build out programme is in general accordance with our expectations. We have however built flexibility into the trajectory by projecting all completions in the 2029/30 monitoring year, which allows for any delays in concluding the legal agreement and issuing the decision. It also takes account of the nature of the flatted development, with all units expecting to be completed at the same time, rather than a steady stream of completions for traditional housing development

#### *Neighbourhood centre (LNT Care Ltd)*

There are now no outstanding technical matters, and we anticipate determining this application over the coming months. However, to allow for any slippage in signing legal agreements, we have forecast for our housing supply that the council will issue permission by 31 December 2026. 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. 2028/29.

*Reading University / retained farmland*

**Signatures**

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

Signed: Mark Owen (Stantec on behalf of the University of Reading)

Date: 29/07/2026

*Neighbourhood centre (Quora Ltd)*

**Signatures**

On behalf of Quora Ltd, I consider this to be realistic assessment of the trajectory for this site.

A handwritten signature in black ink, appearing to be 'E. Owen', written in a cursive style.

Signed:

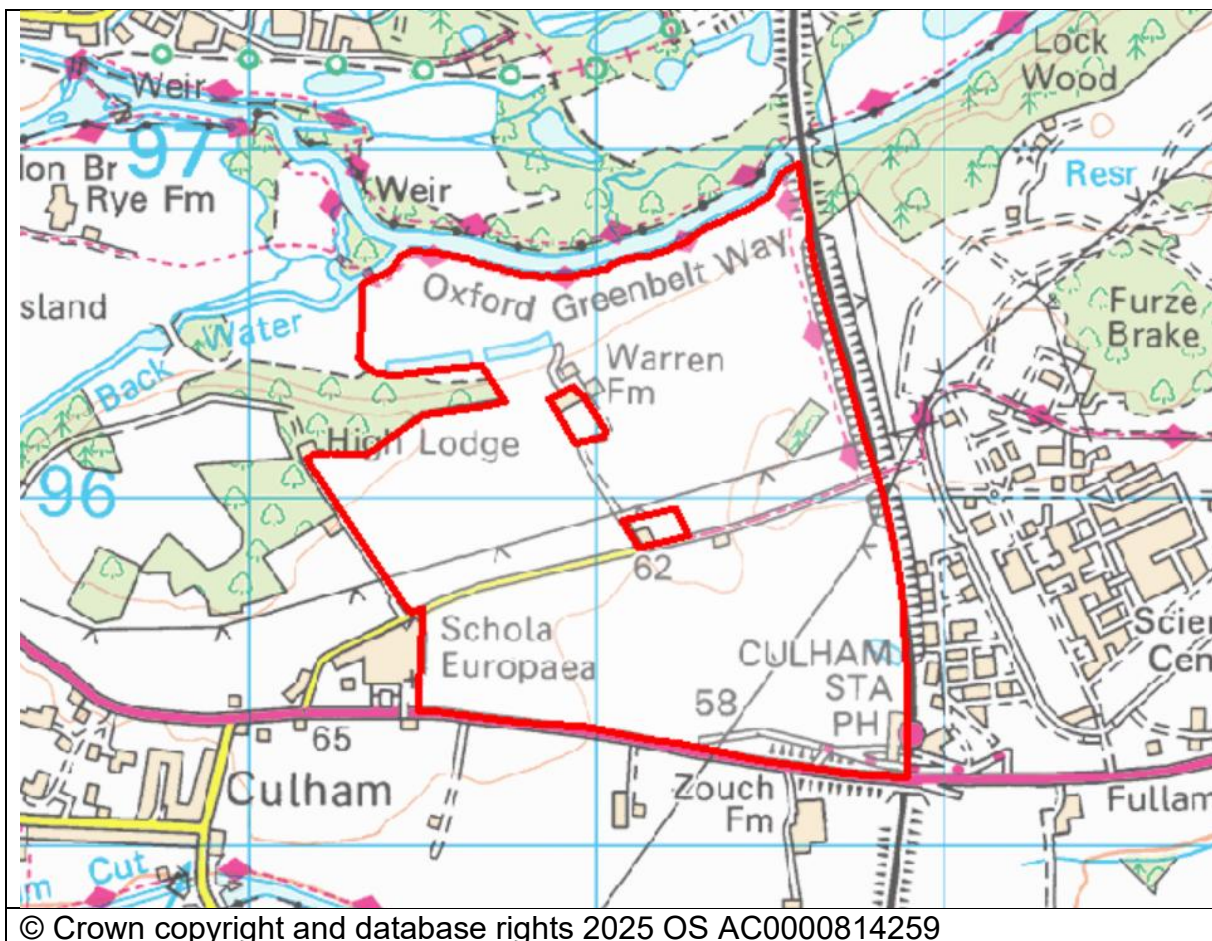
Date: 27/07/26

| Name                                 | Developer                 | Planning Reference                             | 5YHLS reference | Total homes  | Completions | 2026 /27   | 2027 /28   | 2028 /29   | 2029 /30   | 2030 /31   | 2031 /32  |
|--------------------------------------|---------------------------|------------------------------------------------|-----------------|--------------|-------------|------------|------------|------------|------------|------------|-----------|
| <b>Outline / Whole Site</b>          | <b>Various developers</b> | <b>P15/S2902/O, P19/S0021/O, P21/S1133/FUL</b> | <b>1009</b>     | <b>1,834</b> | <b>1080</b> | <b>172</b> | <b>203</b> | <b>227</b> | <b>200</b> | <b>161</b> | <b>27</b> |
| Willowbrook Park Phases 1a to 1d     | Croudace Homes            | P18/S2339/RM                                   | 1972            | 173          | <b>173</b>  |            |            |            |            |            |           |
| Willowbrook Park Phase 2             | Croudace Homes            | P18/S4084/RM                                   | 2087            | 201          | <b>201</b>  |            |            |            |            |            |           |
| Willington Down - Phase 1            | L&G Homes                 | P19/S1296/RM                                   | 2132            | 168          | <b>168</b>  |            |            |            |            |            |           |
| Willington Down - Phase 2            | L&G Homes                 | P19/S4027/RM                                   | 2216            | 4            | <b>4</b>    |            |            |            |            |            |           |
| Willowbrook Park - Phase 3a          | Croudace Homes            | P20/S4138/RM                                   | 2568            | 57           | <b>57</b>   |            |            |            |            |            |           |
| Willowbrook Park - Phase 4a          | Croudace Homes            | P21/S2542/RM                                   | 2826            | 59           | <b>59</b>   |            |            |            |            |            |           |
| Willington Down - Phases 2 and 4     | L&G Homes                 | P21/S3283/RM                                   | 2827            | 288          | <b>208</b>  | 58         | 22         |            |            |            |           |
| Willowbrook Park - Phase 3b          | L&G Homes                 | P22/S2401/RM                                   | 2854            | 40           | <b>40</b>   |            |            |            |            |            |           |
| Willington Down - Phase 6            | Cala Homes                | P23/S2883/RM                                   | 2957            | 179          | <b>94</b>   | 50         | 35         |            |            |            |           |
| Nobel Park - Phases 3 and 5a         | Crest Nicholson           | P22/S4011/RM                                   | 2982            | 158          | <b>76</b>   | 42         | 40         |            |            |            |           |
| Willowbrook Park - Phase 4b          | Croudace Homes            | P24/S1439/RM                                   | 3166            | 64           | <b>0</b>    |            | 21         | 43         |            |            |           |
| Willington Down - Phases 5b, 7 and 8 | Cala Homes                | P24/S4106/RM                                   | 3151            | 311          | <b>0</b>    |            | 50         | 100        | 100        | 61         |           |
| Future phases                        | Cala Homes                | Not submitted                                  | N/A             | 132          | <b>0</b>    |            |            | 30         | 50         | 50         | 2         |
| <b>Ladygrove Farm</b>                | Tilia Homes               | P21/S1133/FUL                                  | 2773            | 86           | <b>0</b>    | 22         | 35         | 29         |            |            |           |
| Reading University Land              | Reading University        | P19/S0021/O                                    | 2771            | 150          | <b>0</b>    |            |            | 25         | 50         | 50         | 25        |
| Neighbourhood centre                 | Quora (Didcot) Ltd        | P23/S1794/FUL                                  | 2840            | 168          | <b>0</b>    |            |            |            | 168        |            |           |
| Neighbourhood centre                 | LNT Care Ltd              | P23/S2003/FUL                                  | 2841            | 35           | <b>0</b>    |            |            | 35         |            |            |           |

## 1410 Land adjacent to Culham Campus

Total units in 5 year period

0



### Site status

Land adjacent to Culham Campus (formerly 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.

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 preparatory works and construction now commenced. Work is anticipated to be completed in Autumn 2028.

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

We are not aware of any viability issues or land ownership constraints affecting this site. However, the viability position will be reviewed once a planning application for the residential-led development starts to be progressed.

### **Site promoter comments**

The following questions have been sent to RPG in relation to the site.

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 2022-2025 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. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?

**At this stage, an outline planning application is anticipated to be submitted by the end of 2027. However, the timing of submission is dependent on timely progression of the HIF works.**

4. 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 2027 and a decision is forthcoming by the end of 2028, it is expected that**

**approval of reserved matters could be achieved by the end of 2029. Construction on-site could therefore start towards the end of 2030. However, progress on-site is predicated on the timely delivery of HIF infrastructure.**

5. 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 in 2032.**

6. 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.**

7. 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.**

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

**The promoter is confident that development can commence on-site in a timely manner and is exploring the best way that this can be achieved alongside the delivery of necessary and appropriate road improvements.**

**It is vital that sustainable locations like Land adjacent to Culham Science Centre are allowed to deliver homes which are co-located with employment (both the existing Science Centre, which is one of the largest employers in the district, and the new provision on the 'No.1 site'), and the railway station.**

### **Officer conclusion on delivery**

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 June 2024 for employment uses on the part of the site known as 'Culham No 1 Site'. No application has been made for residential uses to date. However, as part of the application for employment development, a framework masterplan has already been submitted to the Council. This masterplan followed months of collaborative meetings between the applicant, SODC, OCC and other key stakeholders. As such, the masterplan is already agreed which should expedite pre-application discussions relating to the residential application.

Site promoter comments identify that they anticipate an outline planning application be submitted for the site towards the end of 2027, with construction commencing towards the end of 2030, and first homes anticipated by the end of 2032. 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 2027, for first homes to be completed in 2034. 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 2034.

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, but stating that at its peak up to 200 homes per annum may be delivered. We believe this to be a reasonable trajectory, given that this is the largest housing site in the district at 3,500 homes, however we have relied on our average build out rates for this site.

### Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 78      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 157     | 157     | 157     | 157     | 157     | 157     | 157     |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 30      | 80      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 130     | 150     | 150     | 150     | 150     | 150     | 150     |         |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 78      | 157     | 157     | 157     | 157     | 157     | 157     |         |

### Signatures

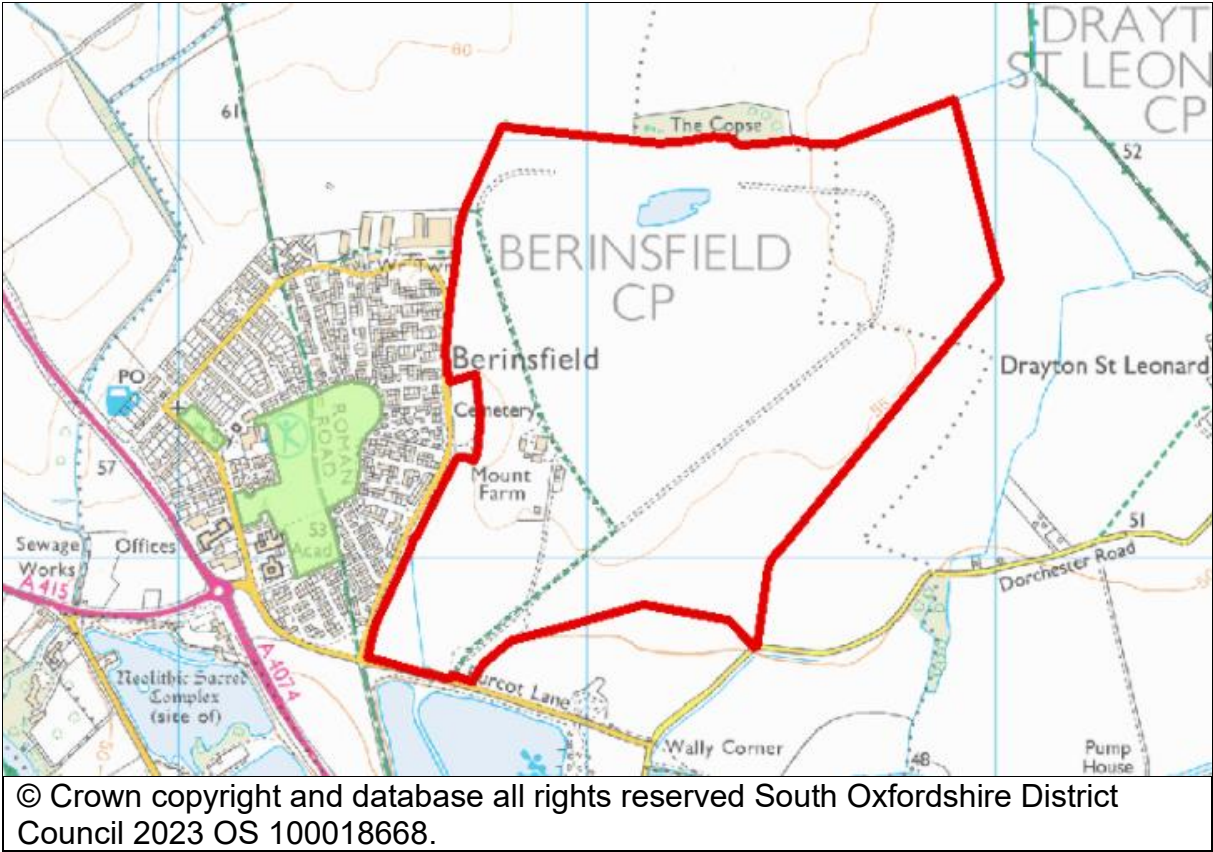
On behalf of RPG, I consider this to be a realistic assessment of the trajectory for this site.

Signed: Andrew McPheat

Date: 27 July 2026

Land at Berinsfield (Site Ref: 1412)

|                              |   |
|------------------------------|---|
| Total units in 5 year period | 0 |
|------------------------------|---|



Site status

Policy STRAT10i of the South Oxfordshire Local Plan 2035 allocates this site for around 1,700 homes. The applicant, Ptarmigan, entered into a Planning Performance Agreement with the District and County Councils. Ptarmigan sought preapplication advice for a proposal of 1,900 homes, and SODC issued its response on 22 May 2024.

The development will require the regeneration of existing facilities, including the school, sports centre, and library, which may introduce atypical costs for a greenfield site. A viability assessment will accompany any planning application.

We are currently aware of the following land ownership constraints:

- South Oxfordshire District Council owns land adjoining Fane Drive, and access across this land may be needed to ensure a better integrated development with Berinsfield.
- Existing rights and covenants held by third parties.

## Site promoter comments

We asked Ptarmigan the following questions about the site. Ptarmigan's comments are shown in red italicised text below each question.

1. In previous land supply updates, you have advised that you have completed an extensive list of surveys for the Masterplan Framework Document, and that you had commissioned ecological surveys. Please can you advise if you have completed the ecological surveys, and what other studies / documents do you need to complete before submitting a planning application?

*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.*

2. In September 2025 you advised that you were expecting to resolve the covenants and rights challenges with Heidelberg (formerly Hanson Limited), within the coming weeks or months. Have you resolved that now, and if not, please provide a timescale for when you expect to resolve this.

*Discussions with SODC regarding a partnership arrangement have been shelved due to perceived constraints resulting from by Local Government Reorganisation. Work is on-going with the Council's property department regarding the valuation for the strips.*

3. Do you still intend to submit an outline planning application, with all matters reserved except access, in the second half of 2026 (i.e. between 1 July 2026 and 31 December 2026)?

*We intend to submit a planning application Q1 2027. This will most likely take the form of an outline planning application with all matters reserved except Access.*

4. Do you still anticipate that construction work will commence in August 2029, and if so, 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.*

5. Do you still anticipate first completions in June 2030?

**Yes**

6. Do you still anticipate 2-3 sales outlets on site during peak operation?

**Yes**

7. Do you still forecast a starting year build out rate of 75 homes per year, rising to 150 homes a year?

**Yes**

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

**No**

9. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?

*Please respond in table below*

### **South Oxfordshire District Council Strategic Property comments**

We asked our strategic property team to provide an update on the negotiations over our land ownership along Fane Drive. The strategic property team's comments are shown in blue italicised text below.

1. Can you provide an update on the expected timescales for resolving the land ownership issues with Fane Drive?

*Strategic Property has continued its ongoing engagement with Ptarmigan and their appointed agents Turner Morum and are in discussion regarding draft Heads of Terms to enable access across the council's land. However, the agreement will be conditional upon planning permission being obtained in order to provide certainty in terms of numbers of dwellings, S106 contributions, etc. All discussions are on a subject to contract basis and subject to formal council approval in line with its constitution. It is difficult to provide any timescales for conclusion of negotiations as both parties need to be satisfied before progressing to the next stage.*

## Officer conclusion on delivery

Ptarmigan has entered into a Planning Performance Agreement with the District and County Councils. The applicant sought preapplication advice for a 1,900 home proposal, and SODC issued its response on 22 May 2024. The Council and Ptarmigan are discussing the scope and timetable for the next stages of preapplication engagement.

Ptarmigan intends to submit an outline application in the first quarter of 2027, with all matters reserved except access. This represents a 3 to 6-month slippage since our last update. Average lead-in times for sites of more than 500 dwellings in the district indicate that first completions typically occur around 6.4 years after submission, suggesting delivery could begin in 2032. Ptarmigan anticipates construction starting in August 2029 and first completions in June 2030; the preapplication work undertaken to date may help accelerate progress.

Although we consider that Ptarmigan's trajectory could be achievable, there are still several key matters that Ptarmigan need to address, including land ownership and access across third party land, the presence of potentially restrictive covenants, and securing a developer for the site. Furthermore, the timetable for the site has been consistently delayed since the adoption of the local plan. We therefore forecast first completions would take place in line with district averages – 6.4 years from the submission of an outline application. Assuming Ptarmigan submit this by 1 June 2027, we would therefore forecast first completions from around October 2033.

Average build-out rates for comparable sites in the district are 157 homes per year. Ptarmigan anticipates 75 completions in the first year, increasing to 150 homes annually, supported by an expected 2 – 3 sales outlets operating on site. Given this broadly aligns with the district averages, we have used Ptarmigan's forecasts for the build out rate in our trajectory.

We do not expect any homes to be delivered within the five-year period.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 75      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 150     | 150     | 150     | 150     | 150     | 150     | 150     | 150     |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 150     | 150     | 150     | 150     | 25      | 0       | 0       | 0       |

### Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 75      | 150     | 150     | 150     |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 150     | 150     | 150     | 150     | 150     | 150     | 150     | 150     |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 150     | 25      | 0       | 0       | 0       | 0       | 0       | 0       |

### Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 75      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 150     | 150     | 150     | 150     | 150     | 150     | 150     | 150     |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 150     | 150     | 150     | 150     | 25      | 0       | 0       | 0       |

### Signatures

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

Signed: Elle Williams

Date: 13.08.2026

## 357 Reading Road, Henley on Thames (Site Ref: 1435)

|                                     |           |
|-------------------------------------|-----------|
| <b>Total units in 5 year period</b> | <b>50</b> |
|-------------------------------------|-----------|



### Site status

Policy DS6 of the Joint Henley and Harpsden Neighbourhood Plan allocates this site for around 50 homes.

The applicant, Henley Town Council, submitted an outline application in December 2022 for 56 homes ([P22/S4620/O](#)). The council is currently considering this application, and the town council submitted amended plans in April, September and December 2025.

Technical consultees, including Council's forestry officer, housing development officer, landscape architect, and urban design officer, and Oxfordshire County Council as the transport and lead local flood authority have identified specific issues that the development will need to address. However, the case officer and applicant are content that these issues are standard issues that will be addressed through condition, and have confirmed that a section 106 agreement has been finalised. The case officer and applicant expect outline consent to be in place in the near future.

We are not aware of any viability issues or landownership constraints affecting this site, and a section 106 agreement has been finalised between the parties.

### Site promoter comments

We asked Henley Town Council the following questions about the site. Their comments are shown in red italicised text below each question.

1. Are there any other key issues that need to be resolved before the council can issue planning permission for this site?

*We are just finalising the s106 Agreement. This includes a requirement for an indemnity which has been drafted and awaiting signatures.*

*As the s106 currently sets out, for the outline consent, the clubhouse has to be built first in order to facilitate the moving of the sports club facilities to its new site, which enables the northern site to be developed by the new owner/ developer.*

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?

*See above. The draft s106 does have some pre-commencement conditions which are currently being reviewed as the site is to be separated into a northern and southern parcel, with the residential element as this is outline permission the matter is not complicated.*

3. Is there a housebuilder or developer on board to deliver this site? If not, what are the timescales and process for securing one?

*We are actively marketing the northern parcel of the site for development with bids due by 22nd September. Subject to the usual sale price etc negotiations etc, will commence Reserved Matters as soon as we can for the clubhouse, which by condition, we have to build and move into before the vacation of the northern parcel, which is where the 56 dwellings are to be built – as outlined above.*

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

*As outlined in 1, 2 and 3 above, the obstacles to commencement relate to the successful sale of the northern parcel to facilitate the development and deliver of the clubhouse on the southern parcel.*

*It is currently anticipated that a Reserved Matters Application for the southern parcel will be made in early 2027. The Reserved Matters Application for the northern parcel will be made by the new owner/ developer subject to a successful sale in the winter of 2026.*

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

*It is not possible to forecast this at this time.*

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

*It is not possible to forecast this at this time.*

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

*It is not possible to forecast this at this time.*

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

*No.*

### Officer conclusion on delivery

As we have identified in the site status above, the applicant and council are content that all technical issues that need to be resolved before granting outline consent have been resolved. Both parties expect outline consent to be in place very soon, with the S106 agreement details finalised and only awaiting the signature of one of the parties.

Our lead in team analysis shows that on average, sites of this size take around 2.8 years / 34 months for site to deliver homes after we have issued outline consent. This timetable would therefore place first completions on this site from May 2029. While Henley Town Council have some key steps to complete before commencement, such as securing outline consent, detailed consent, and a development partner, the council is essentially allowing 3 years for these processes to complete. We consider this to be a realistic, albeit cautious, timetable for this site given the progress on the key issues.

Using our average build-out rate for sites of this size, we would expect the developer to deliver around 38 units a year.

### Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 35      | 15      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|---|---|---|

Council's final trajectory

| <b>2026/27</b> | <b>2027/28</b> | <b>2028/29</b> | <b>2029/30</b> | <b>2030/31</b> | <b>2031/32</b> | <b>2032/33</b> | <b>2033/34</b> |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 0              | 0              | 35             | 15             | 0              | 0              | 0              | 0              |
| <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> | <b>2041/42</b> |
| 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |
| <b>2042/43</b> | <b>2043/44</b> | <b>2044/45</b> | <b>2045/46</b> | <b>2046/47</b> | <b>2047/48</b> | <b>2048/49</b> | <b>2049/50</b> |
| 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |

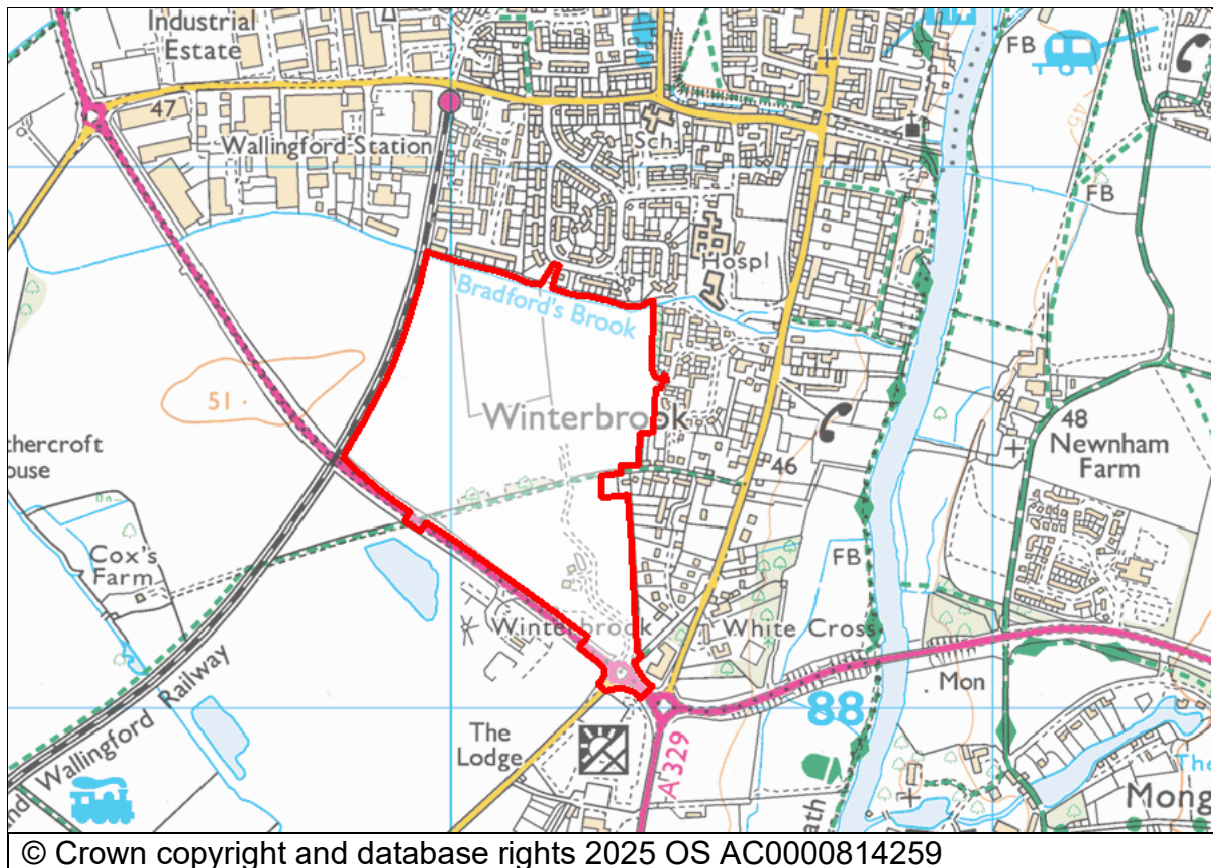
Signed on behalf of Henley Town Council

STEVE LAMBERT

Date: 2 September 2026

## Wallingford Site E (Site ref: 1676)

|                                     |                               |
|-------------------------------------|-------------------------------|
| <b>Total units in 5 year period</b> | <b>253 (164 from Outline)</b> |
|-------------------------------------|-------------------------------|



### Site status

The Wallingford Neighbourhood Plan allocates this site for up to 502 homes. The site promoter and developer, Berkeley Homes, secured outline planning permission in 2019 for 502 dwellings ([P16/S4275/O](#)), and they successfully agreed amendments to the application with the council in 2022 under full planning application [P22/S2257/FUL](#). The council approved the first reserved matters application, [P22/S2346/RM](#), in March 2023 for 228 dwellings (Phases 1 and 2).

Berkeley Homes submitted a second reserved matters application in May 2025 for 209 dwellings ([P25/S0689/RM](#) - Phase 3), which was permitted in May 2026. This means that 437 of the total 502 homes under the outline consent benefit from detailed planning permission.

Berkeley Homes have submitted a full planning application for the erection of a new medical centre on the site, alongside 65 homes ([P25/S1803/FUL](#)). Berkeley Homes is referring to this medical centre parcel as Phase 5. This sits on land that was earmarked in the outline consent for a new primary school. However, the education authority has confirmed that this school site is no longer needed. The 65 units on this

parcel would therefore be in excess of the 502 secured under the outline permission. Berkeley Homes has submitted additional information in September, October and November 2025, and January 2026 to respond to technical consultee comments.

Coincidentally, this does leave 65 homes under the outline permission. Berkeley has confirmed that they intend to bring forward this capacity through a reserved matters application for Phase 4 as a circa 60 bed extra care facility. Berkeley has not yet submitted this application and do not have an indicative timeframe for when this will be submitted

There are currently no ownership constraints affecting this site. Berkeley Homes has submitted a viability assessment alongside their Phase 5 application (the medical centre parcel - [P25/S1803/FUL](#)), stating that it is not viable for that phase to deliver affordable housing. This viability issue only relates to the medical centre / Phase 5. The council has commissioned a viability consultant to review Berkeley's evidence that the scheme would be unviable if providing policy compliant affordable housing. Berkeley Homes now await the Council's decision with regards to the assessor's conclusion.

### Site promoter comments

We asked Berkeley Homes the following questions about the site. The site promoter comments are shown in red italicised text below each question.

1. When you anticipate that consent will be in place for Phase 3 ([P25/S0689/RM](#))?

*This was approved in May 2026*

2. When you anticipate that consent will be in place for Phase 5 ([P25/S1803/FUL](#))?

*The EOT expired at the end of July, Officer's are not currently happy to determine the application despite no technical objections to the application – consent date unknown*

3. Are you still anticipating submitting a reserved matters application for a circa 60 bed care home on Phase 4 in 2026 – if so, when in 2026 - please be as precise as possible.

*No*

4. When do you anticipate the first completion of dwellings for Phase 3 ([P25/S0689/RM](#)), subject to its determination?

*2028*

5. When do anticipate the first completion of dwellings for Phase 5 ([P25/S1803/FUL](#)), subject to its determination?

*N/A due to delays in planning*

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

*72 subject to mix*

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

*Please refer to cover email*

8. Please could you provide an indicative trajectory for your site on the attached spreadsheet?

*Please see attached spreadsheet*

### **Officer conclusion on delivery**

There is one live detailed application on the site totalling 65 homes. As with other sites in this report, the Inspector considering the “Chalgrove” appeal (see decision 3370273) considered this site. He believed there wasn’t a realistic prospect of either Phases 3, 4 or 5 delivering in the 5 year period. We assess each phase in turn below.

#### *Phase 3 ([P25/S0689/RM](#)) 209 homes*

For Phase 3 ([P25/S0689/RM](#)), reserved matters permission was granted in May 2026. Whilst it did not have detailed permission at the base date of 1 April 2026, it did shortly after. Berkeley Homes have commenced the first phase of this parcel, which is the spine road infrastructure to support the build out of phase 2. The housebuilder has provided their anticipated build out rate, which whilst lower than current delivery rates on the site we have accepted. We consider this parcel of development to have a realistic prospect of delivery within the 5-year period.

#### *Phase 4 (no application) 65 bed extra care facility*

Berkeley Homes have advised that at this time there are no plans to submit an application for this part of the development. We therefore consider it cannot be considered deliverable.

#### *Phase 5 ([P25/S1803/FUL](#)) medical facility and 65 homes*

All technical details on this application have been resolved, there is however disagreement on the provision of affordable housing. Berkeley Homes submitted a viability assessment with the application to support the fact that no affordable housing was to be provided. The Council have reviewed this assessment and found that up to

20% affordable housing provision was in fact viable, however a decision has not yet been reached by the local authority on what the provision should be. The parties are in disagreement over this and at this time there is no known resolution to the issue. We therefore consider it cannot be considered deliverable.

## Site trajectory

Council's initial trajectory (numbers in bracket represent units with detailed consent at base date, from permission [P22/S2346/RM](#))

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| (72)    | (17) 55 | 72      | 72      | 10      |         |         |         |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
|         |         |         |         |         |         |         |         |
|         |         |         |         |         |         |         |         |
|         |         |         |         |         |         |         |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| (72)    | (17) 20 | 48      | 48      | 48      | 45      |         |         |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
|         |         |         |         |         |         |         |         |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| (72)    | (17) 20 | 48      | 48      | 48      | 45      | 65      |         |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
|         |         |         |         |         |         |         |         |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |

## Signatures

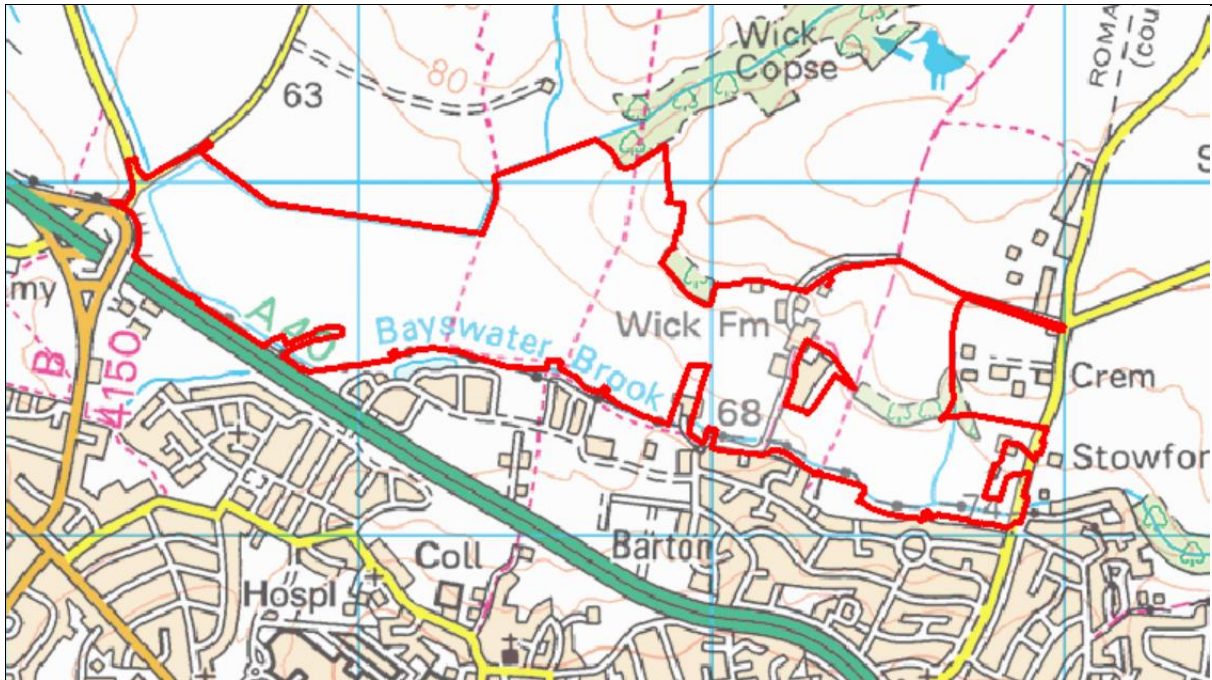
On behalf of Berkeley Homes, I consider this to be a realistic assessment of the trajectory for this site.

Signed: J Hewitt

Date: 24<sup>th</sup> August 2026

## Land north of Bayswater Brook (Site ref: 1895)

|                              |     |
|------------------------------|-----|
| Total units in 5-year period | 300 |
|------------------------------|-----|



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### Site status

In November 2025 we approved Dorchester Residential Management's outline application [P22/S4618/O](#) for 1,450 dwellings and a 120 assisted living homes, equivalent to 63 dwellings, totalling 1,513 dwellings. There are currently no viability or ownership constraints affecting this site.

### Site promoter comments

We asked Dorchester Residential Management the following questions about the site. Their comments are shown in red italicised text below each question.

1. What progress have you made in preparing planning applications to discharge the pre-commencement conditions attached to the outline consent [P22/S4618/O](#), and when do you intend to submit these?

*Work will start on preparing the pre-commencement conditions over the next couple of months with the view to submit towards the end of the year.*

2. When do you anticipate submitting the first reserved matters application for the site, and how many new homes will be covered by this application?

*The first RMs will be submitted after the Design Code condition is approved. We anticipate this is most likely mid next year.*

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

*There are currently challenges with utilities supply. Thames Water have recently changed their stance, now stating no potable water capacity for the scheme until they have undertaken further work, we have provided the requested information for this to happen but have not heard more yet on expected timescales.*

*If this can be resolved quickly then we anticipate work on site to start later next year.*

4. Do you still anticipate the completion of the first homes on site by 31 March 2028? If not, can you advise when you think the first completions will take place?

*Given the current challenges around utilities, we expect the first completion in 2028/29.*

5. Do you still anticipate there being two sales outlets on site?

*Once the scheme is underway and gaining momentum, we do anticipate two outlets on site for much of the delivery.*

6. Do you still anticipate that the site will deliver up to 200 homes a year?

*Yes, once the scheme is up and running at full pace, we anticipate delivering at up to 200 homes a year across all outlets.*

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

*Trajectories will be dependent on prompt determination of planning applications and conditions, alongside the statutory bodies, such as the Local Highways Authority, promptly dealing with the relevant approvals and statutory agreements.*

*Alongside the potable water challenge mentioned above, there are challenges on electricity availability with major upgrades needed to, and up stream of, the Headington substation before which there is limited power availability for the site.*

8. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?

*Please respond in table below*

## **Officer conclusion on delivery**

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 council adopted 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 (located in South Oxfordshire, with access in Oxford City).

Dorchester Residential Management has confirmed they intend to submit applications to discharge pre-commencement conditions by the end of 2026. Reserved matters applications are expected to be submitted following the discharge of the design code condition, with the first reserved matters applications anticipated to be in mid-2027.

If Dorchester Residential Management submits its reserved matters application in June/July 2027, our average decision and lead-in times indicate we would issue consent around March 2028. This would also allow around 18 months from the date of writing this report for the applicant to discharge the pre-commencement conditions as well. This seems realistic and aligns with the site promoter's timetable, which has taken into consideration the challenges around utility provision.

Our trajectory for this site last year forecast first completions on site in 2028/29. This would align with the timetable above, though with slightly less completions now anticipated in the first year of delivery, allowing nearly 2 years from now for the final stages of planning to be in place. Furthermore, the Inspector considering the Chalgrove appeal considered it realistic that the site would see completions in 2028/29.

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 30 homes in 2028/29, 120 homes in 2029/30 and then 150 homes in 2030/31 and 2031/32. Following this delivery is expected to peak at 200 homes per year from 2032/33. We consider the developer's proposed build out rates to be realistic.

Our assessment is that there is clear evidence there is a realistic prospect of homes being delivered in the 5-year period.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 75      | 150     | 200     | 200     | 200     | 200     |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 200     | 150     | 138     | 0       | 0       | 0       | 0       |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 30      | 120     | 150     | 150     | 200     | 200     |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 200     | 200     | 200     | 63      | 0       | 0       | 0       |         |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 30      | 120     | 150     | 150     | 200     | 200     |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 200     | 200     | 200     | 63      | 0       | 0       | 0       |         |

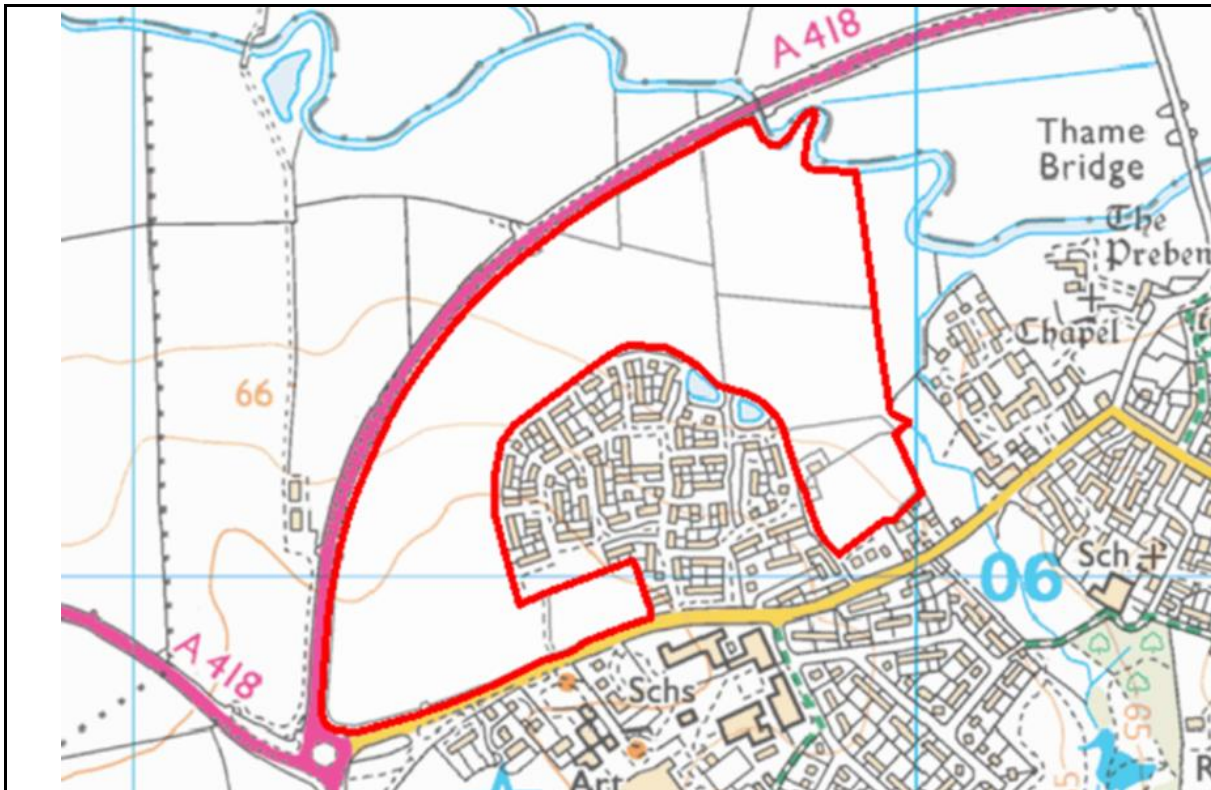
## Signatures

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

Signed: C Sherwood

Date: 20/08/2026

**2256 Reserve Site F Land at Oxford Road**



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### Site status

Policy GDH1d of the Thame Neighbourhood Plan (made February 2025) allocates this site for approximately 100 homes. Bloor Homes submitted a full planning application for 111 homes in December 2023 ([P23/S4262/FUL](#)). On 7 May 2026, the council granted full consent for this development, and so the site is now within “category A” and all 111 homes are presumed to be deliverable in the 5 year period. There are currently no viability or ownership constraints affecting this site.

### Site promoter comments

We asked Bloor Homes the following questions about the site. Their comments are shown in red italicised text below each question.

1. 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?

*All pre-commencement conditions have been discharged for the development.*

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

*Construction is anticipated to commence on the 10<sup>th</sup> August.*

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

*April 2027*

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

*One*

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

*Various – see below*

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

*N/A*

### **Officer conclusion on delivery**

As we have identified in the site status above, technical comments related to the submitted planning application have now been resolved and planning approval was granted in May 2026.

Our lead in time analysis shows that on average sites of this size start delivering homes 1.5 years after the council grants full planning permission. This would place first completions on this site in November 2027. However, the developer has informed us above that all pre-commencement conditions have been discharged, which is faster than would have been anticipated. Construction is anticipated to commence on site on the 10 August 2026, with the first homes delivered in April 2027. Given this it is reasonable to expect a full year's delivery in the 2027/28 monitoring period.

Using our average build out rate for sites of this size, we would expect the developer to deliver around 54 units a year. The developer of the site has set out that they expect to deliver 70 homes a year for the full year of build out in 2027/28. We have therefore used the developer's build out rate, as they are best placed to understand their build out program. As first homes are anticipated to be delivered in April 2027, we have not included 10 homes in the 2026/27 monitoring period, but have pushed the delivery of the 10 homes back, meaning 41 homes are expected to be delivered in 2028/29.

### **Site trajectory**

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 27      | 54      | 30      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
|---|---|---|---|---|---|---|---|

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 10      | 70      | 31      | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 70      | 41      | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

## Signatures

On behalf of Bloor Homes & Regeneration Thame Ltd, I consider this to be a realistic assessment of the trajectory for this site.

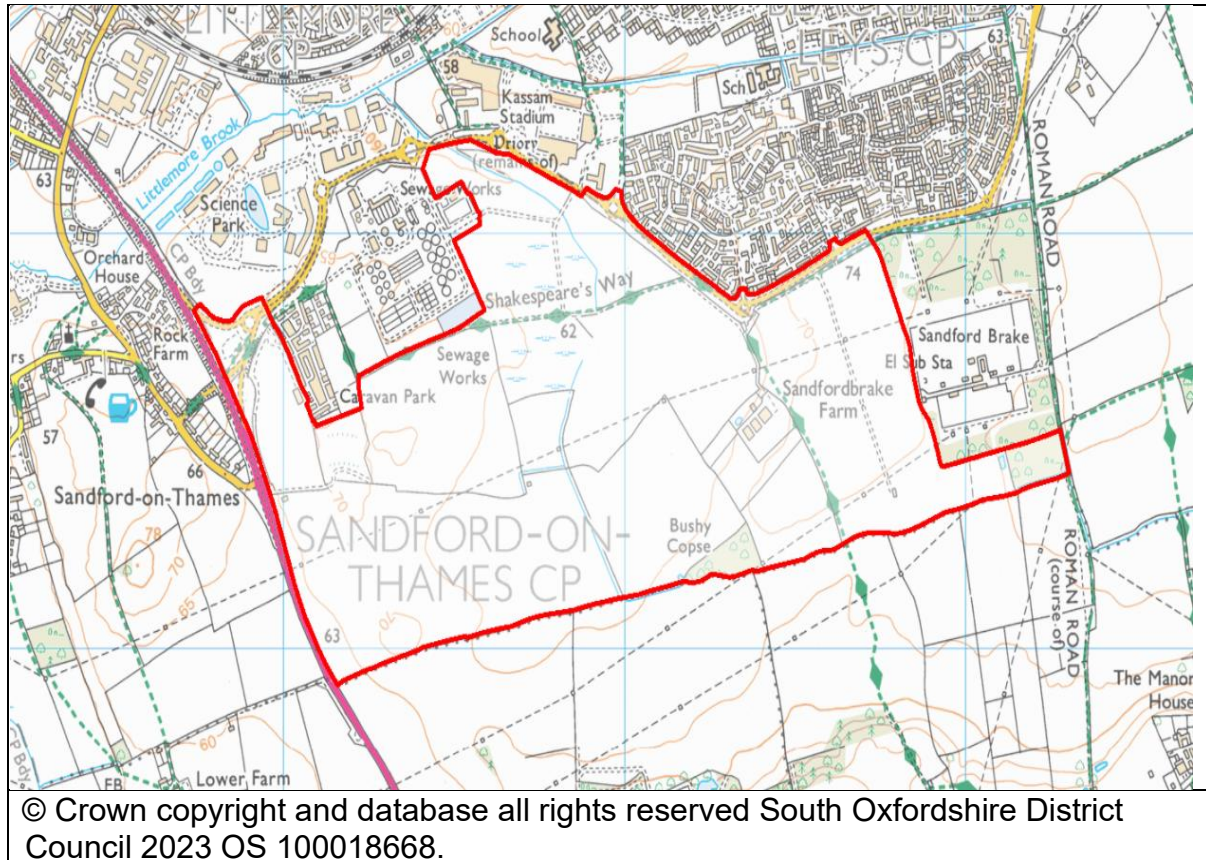
Signed: John Wilbraham

Date: 30.07.26

## Grenoble Road, Oxford (Site ref: 1893)

Total units in 5 year period

0



### Site status

Policy STRAT11 of the South Oxfordshire Local Plan 2035 allocates this site for around 3,000 homes. Magdalen College and Thames Water control the site, and we understand Magdalen College (MC) have appointed GummerLeathes as a master developer for the site. In 2020, MC sought pre-application advice from South Oxfordshire, Oxford City, and Oxfordshire County Council. In November 2025, the council and MC signed a Planning Performance Agreement, which includes masterplanning work, ahead of an indicative timetable to submit a planning application in June 2027. A series of meetings and workshops are underway with the LPA.

Neither the council nor the site promoter are aware of any viability constraints that will adversely affect development on this site. However, as set out in Policy STRAT11, the development will need to address several infrastructure challenges:

- 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 and leisure provision

Assessment of, and implementation of mitigation measures for, odour arising from the sewage treatment works prior to commencement

### Site promoter comments

We asked Magdalen College / Thames Water / GummerLeathes the following questions about the site. Their comments are shown in red italicised text below each question.

1. In previous land supply updates, you have advised that you were updating a set of technical evidence / surveys. Please could you advise what these are, and their status (i.e. complete, underway, not started).

*Ongoing work continues in relation to ecology, flood risk, drainage and highways primarily. Updated surveys in relation to trees, and other on-site constraints will be undertaken alongside the progression of workshops with the LPA. We are working to understand the impact of odour on the site and the possible odour mitigation.*

2. Have you undertaken any further public consultation events since 2017?

*No further public consultation has been undertaken at this stage however, informal discussions have been undertaken with local groups.*

3. Do you still intend to submit an outline planning application, with all matters reserved except access, in the latter part of 2026 (i.e. between 1 October 2026 and 31 December 2026)?

*No, it is anticipated that an application will be submitted in June 2027.*

4. Do you still anticipate that construction work will commence in 2032/33, and if so, are there any obstacles to starting construction?

*At this stage, we do not anticipate any obstacles which would prevent a start on site following the grant of relevant permissions and consents.*

5. Do you still anticipate first housing completions in 2032/33?

*Yes, we continue to consider that the first completions could be achieved in the year 2032/33*

6. Do you still anticipate 3 sales outlets on site during peak operation?

*This remains the case at this stage.*

7. Do you still forecast a starting year build out rate of 75 homes per year, rising to 300 homes a year?

*Yes, we do not believe that the slight delay in the submission of the planning application would materially alter the ability to deliver in accordance with the previously provided trajectory. This is clearly subject to market conditions.*

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

*No further comments and the Development Partner would like to reassure the Council that works is actively progressing to deliver this site with a view to accelerating delivery at the earliest opportunity.*

9. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?

### **Officer conclusion on delivery**

A planning performance agreement has been signed by MC with, District, City and County Councils. The applicant sought pre-application advice in 2020, which is now some 5 to 6 years ago and a series of further workshop sessions have taken place in 2025/ 2026. .

The intention is for an outline application to be submitted in June 2027 , with all matters reserved except access. Average lead-in times for sites of more than 500 dwellings in the district indicate that first completions typically occur around 6.4 years after submission. This would place first completions late in the 2033/34 monitoring year, suggesting the site promoters' trajectory of first completions in 2032/33 is achievable, albeit optimistic.

Although we consider that the site promoters' trajectory could be achievable, there are still several key matters that they need to address, including responding to the needs / pressures from the sewage treatment works on Grenoble Road. Most importantly a planning application needs to be submitted. We therefore forecast first completions would take place in line with district averages – 6.4 years from the submission of an outline application. Assuming the site promoters' submit this by June 2027, we would forecast first completions from around December 2034.

Comparable sites in the district deliver an average of 157 homes per year; however, this figure reflects the broad "500+ dwellings" category. At around 3,000 homes, this site sits at the upper end of that range. By comparison, the similarly sized Great Western Park development achieved an average of 287 homes per year, with peak

delivery of 471 homes. This evidence demonstrates that the promoters' forecast of 300 homes per year is realistic and achievable.

We do not expect any homes to be delivered within the five-year period.

## Site trajectory

### Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 75      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 150     | 300     | 300     | 300     | 300     | 300     | 300     | 300     |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 300     | 300     | 75      | 0       | 0       | 0       | 0       | 0       |

### Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 75      | 150     |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 300     | 300     | 300     | 300     | 300     | 300     | 300     | 300     |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 250     | 125     | 0       | 0       | 0       | 0       | 0       | 0       |

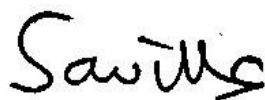
### Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 50      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 150     | 300     | 300     | 300     | 300     | 300     | 300     | 300     |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 300     | 300     | 100     | 0       | 0       | 0       | 0       | 0       |

## Signatures

On behalf of Magdalen College / Thames Water / GummerLeathes, I consider this to be a realistic assessment of the trajectory for this site.

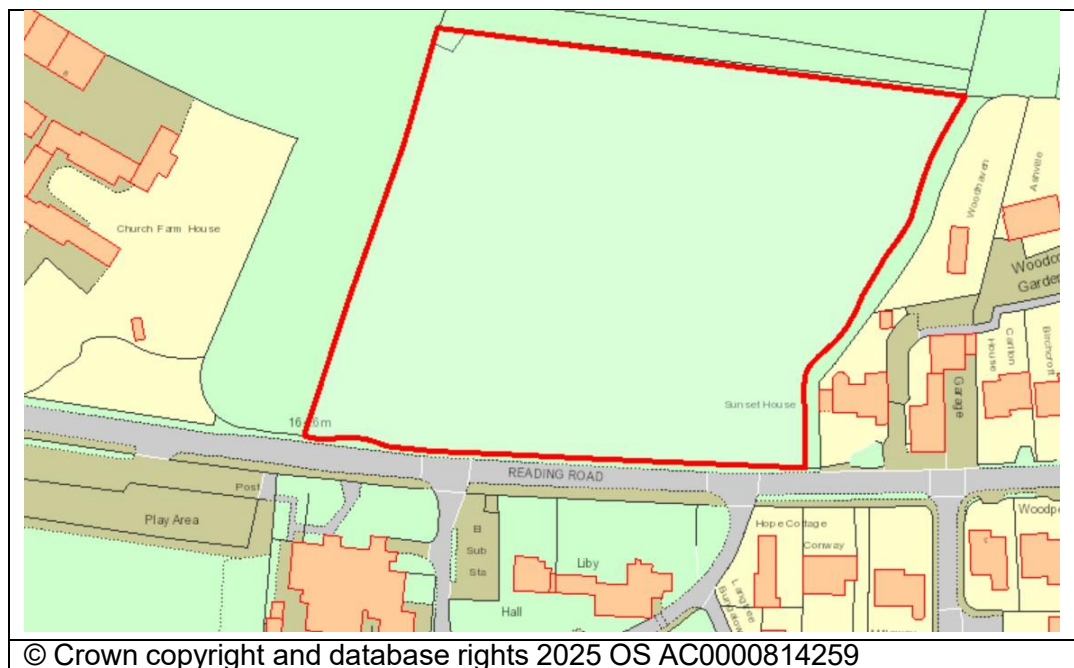
Signed:



Date: 19/08/2026

## 2660 Woodcote NDP2 Site 30: Church Farm

|                              |    |
|------------------------------|----|
| Total units in 5 year period | 30 |
|------------------------------|----|



### Site status

Policy HS9 of the Woodcote Neighbourhood Development Plan allocates this site for 30 dwellings. An outline planning application for 30 dwellings, [P23/S2395/O](#), was submitted in July 2023 and approved in April 2026. There are currently no viability or ownership constraints affecting this site.

### Site promoter comments

The following questions have been sent to Lone Star Land Limited in relation to the site.

1. Please provide a timetable forecasting when you will submit reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)
  - a. *Reserved Matters is likely to be submitted in Q1 2027*
2. Are there any site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?
  - a. *No*

3. Is there a housebuilder or developer on board to deliver this site? If not, what are the timescales and process for securing one?
  - a. *Negotiations with a housebuilder are ongoing.*
4. When do you think construction work will commence, and are there any obstacles to starting construction?
  - a. *The main obstacle for starting construction will be the delays with the progress of Reserved Matters Application once it is submitted. I would anticipate construction to begin in Q1 2028*
5. When do you think the first dwelling will be completed?
  - a. *The first dwelling should be completed in Q1 2029*
6. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
  - a. *One sales outlet*
7. How many homes a year do you think this site will deliver?
  - a. *30 homes per year*
8. Are there any other comments you would like to raise?
  - a. *No*

### **Officer conclusion on delivery**

The site now has outline planning permission, granted on the 30 April 2026. Our lead in team analysis shows that on average, sites of this size take around 2.9 years / 34 months for site to deliver homes after we have issued outline consent. This timetable would therefore place first completions on this site from towards the end of the 2028/29 monitoring year. Using our average build out rate for sites of this size, we would expect the developer to deliver around 17 units a year.

The site promoter has provided their delivery expectations for the site, advising that they are currently in negotiations with a housebuilder, and they expect a reserved matters application to be submitted at the start of 2027. Construction is then anticipated to start in early 2028 with first homes delivered early in 2029. This is largely in accordance with our average lead in time expectations. The site promoter has set out they expect all 30 homes to be delivered in 2029/30, this may have been informed through their discussions with a housebuilder, but as Lone Star Limited will not be building out the site we have instead relied on our average build out rate data, with 17 homes expected in 2029/30 and 13 in 2030/31. We consider there is clear evidence that 30 homes have a realistic prospect of being delivered in the 5-year period.

### **Site trajectory**

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 17      | 13      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 30      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2040/41 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 17      | 13      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

## Signatures

On behalf of Lone Star Land I consider this to be a realistic assessment of the trajectory for this site.

Signed: J. Casey      Date: 14.08.26

## 2767 JHHNDP Site DS7: Northern field at Highlands Farm

Total units in 5 year period

131



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### Site status

Policy DS7 of the Joint Henley and Harspden Neighbourhood Plan (made November 2022) allocates this site for around 110 dwellings. A planning application (P25/S0209/FUL) for 131 homes was submitted in January 2025 and is currently under consideration. Highways issues were raised, which have since been addressed. We are not aware of any viability issues or land ownership constraints affecting this site. We anticipate a decision on the current planning application to be made once a S106 agreement is agreed.

### Site promoter comments

The following questions have been sent to Crest Nicholson in relation to the site.

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

Finalising minor S106 wording matters.

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

None – key issues resolved and subject to minor wording agreements, S106 should be completed.

3. 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 agreed with Officers. Awaiting planning permission prior to commencing work to clear conditions.

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

Mid 2027.

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

End of 2027.

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

One.

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

Up to approximately 43 units a year.

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

None.

### **Officer conclusion on delivery**

In our previous five-year housing land supply statement (December 2025), we identified that the signing of the S106 agreement was required for the delivery of the site. This remains the case and we anticipate that a decision will be made within the 2026/27 monitoring year. This accords with the developers understanding, who has set out that the outstanding matters for the S106 are related to minor wording agreements.

Given the S106 is expected to be concluded in the near future, it is reasonable to assume permission will be granted for the site in August or September 2026. 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. The developers expectation of first completions towards the end of 2027 is largely in accordance with the average lead in times, with the fact that they have recently completed an adjacent development to this site providing confidence they would be able to provide completions slightly quicker than the district average.

The district wide average build-out rate is 54 dwellings per annum. The developer has provided their anticipated trajectory which provides a build out rate of 43 homes per annum at the sites peak, which is slightly below district average. We have however used the developer trajectory as they are best placed to understand their build out programme, and it is generally in accordance with build out rates of similar sites in the district.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 54      | 54      | 23      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 6       | 43      | 39      | 43      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 6       | 43      | 39      | 43      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

## Signatures

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

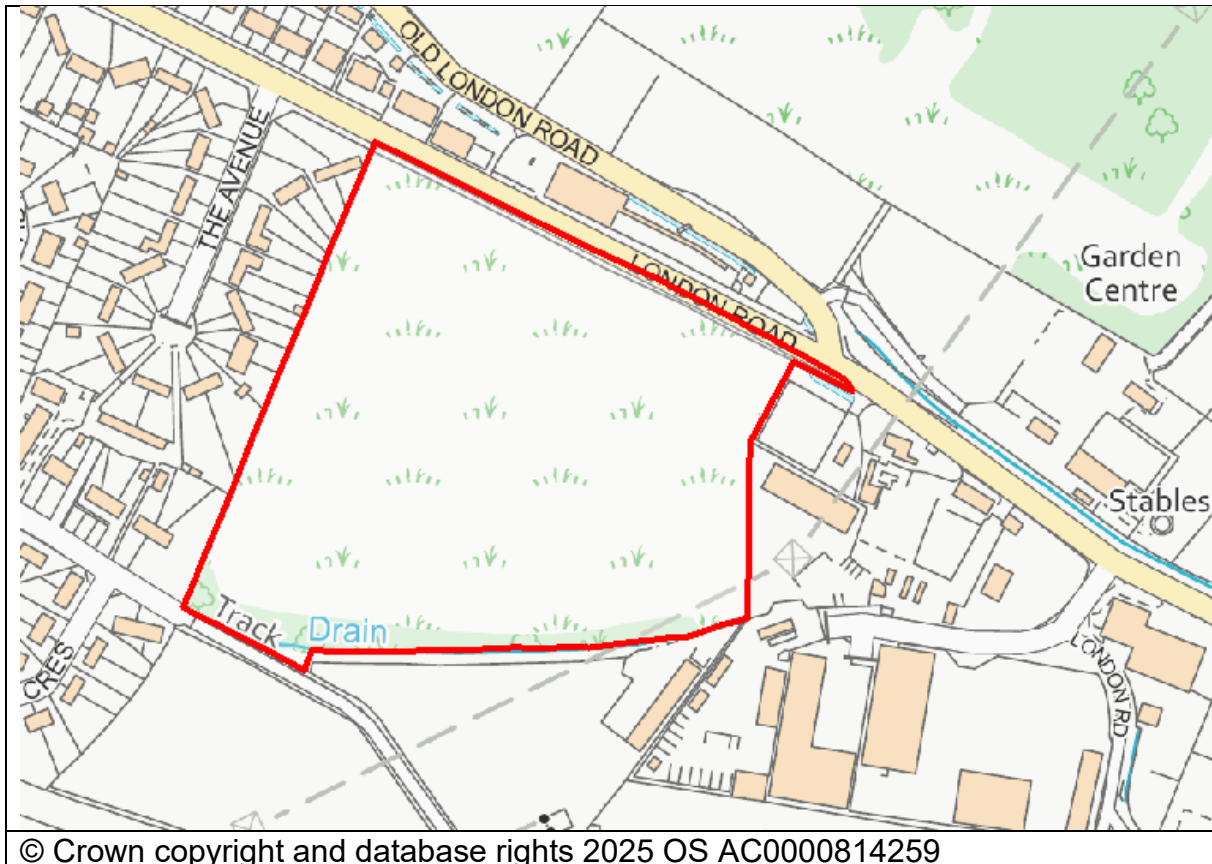
Signed: Will De Cani, Senior Strategic Land and Planning Manager

Date: 28<sup>th</sup> July 2026

## 2938 Miss Tombs' Field

Total units in 5 year period

63



### Site status

Policy WHE15 of the Wheatley Neighbourhood Plan allocates this site for 55 homes. Lagan Homes submitted a hybrid planning application for 63 new homes in September 2024 (planning reference [P24/S2783/FUL](#)). The council is currently considering this application. Amended plans and additional information have been submitted in December 2024, in April, July, August, November and December 2025, and in March 2026. The applicant has made good progress in addressing technical issues, consequently outstanding matters have all been resolved and work is now being undertaken on the completion of the legal agreement, with an expected decision in the 2026/27 monitoring year.

We are not aware of any viability issues or land ownership constraints affecting this site.

### Site promoter comments

The following questions have been sent to Lagan Homes in relation to the site.

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

*Q1 in 2027*

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

### Q1 in 2028

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

### One

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

*A scheme of this would likely deliver on average 1 unit per week.*

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

## Officer conclusion on delivery

The application is expected to be permitted in 2026/27, once the legal agreement has been completed. All other issues have been resolved. The average lead in times for sites of this size in the district is 2.1 years from the approval of a full planning application to first completions, with an average build-out rate of 38 dwellings per annum. The developer has advised that they expect construction to commence at the start of 2027 with the first homes delivered from the start of 2028. The trajectory provided by the developer indicates first housing completions later in the 2028/29 monitoring year. Comparing the trajectory provided to the average lead in times it is reasonable. 2 years from the end of 2026, when the application will realistically be granted permission, would lead us to anticipate first completions at the beginning of 2028. With one home completed per week, as advised by the developer, 16 homes over the 3-month period is reasonable, with the remaining capacity of the site completed in 2029/30. Our assessment is that there is clear evidence there is a realistic prospect of homes being delivered in the 5-year period.

## Site trajectory

### Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 38      | 25      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

### Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 16      | 47      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

### Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 16      | 47      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

**Signatures**

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

Signed: Paul Derry

Date: 7 August 2026



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### Site status

An outline application for up to 160 dwellings was submitted to the council in March 2025, planning reference P25/S0867/O. It was granted permission on appeal in February 2026.

### Site promoter comments

The following questions have been sent to Gladman Developments in relation to the site.

1. Please provide a detailed breakdown of when Gladman Developments will market the site to a developer, and when they expect this sale to complete?

*Gladman are in the process of disposing of the site to a developer.*

2. Will Gladman Developments be submitting the reserved matters application for the development, or will this be for a housing developer to undertake? When do you expect reserved matters applications to be submitted?

*The housebuilder who purchases the site will submit the reserved matters application. It is expected that the reserved matters application would be submitted within 1 – 1.5 years of the sale completing.*

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

*There are no obstacles to construction. It is expected that construction would commence within 1 year following approval of reserved matters.*

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

*It is expected that the first dwelling would complete in early 2030.*

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

*There will likely be one sales outlet.*

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

*Approximately 40 dwellings per year.*

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

*No further comments.*

### **Officer conclusion on delivery**

The site was granted outline permission for up to 160 homes in February 2026. For a site of this size, our average lead in times would indicate first completions just under 4 years from the date the outline application was submitted. The application was submitted in March 2025 so we would expect first completions from around February 2029. The average build out rates for sites of this size in the district is 54 homes per year. Based on this, an initial trajectory has been prepared below.

The site promoter has informed us that they are in the process of disposing of the site to a housebuilder. Whilst anticipated timescales for this process being completed have not been provided, given that Gladman expect a reserved matters application to be submitted 12 to 18 months after the sale, with first completions a year after the approval of the reserved matters. Gladman anticipate this being in early 2030. Working back from these dates, assuming a 6-to-12-month determination period for the reserved matters, we can estimate the site sale process be concluded in late 2026 to early 2027.

Condition one and two on the planning approval requires a reserved matter matters application to be submitted within two years of the outline permission and construction to commence no later than one year following the RM approval. Given this, construction is likely to commence no later than February 2029. This is in accordance with the average lead in times for sites of this size in the district. We have pushed the trajectory back 6 months taking account of the information provided by Gladman, to allow half a year of housing delivery based on average build out rates in 2029/30. This recognises that with construction likely to start no later than February 2029, the initial preparatory works prior to houses being delivered will be undertaken over the first half of 2029 before homes start to come forward in the second half of 2029. There is clear evidence of a realistic prospect that 81 homes will be delivered in the five-year period.

### **Site trajectory**

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 9       | 54      | 54      | 43      | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 40      | 40      | 40      | 40      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 27      | 54      | 54      | 25      | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

**Signatures**

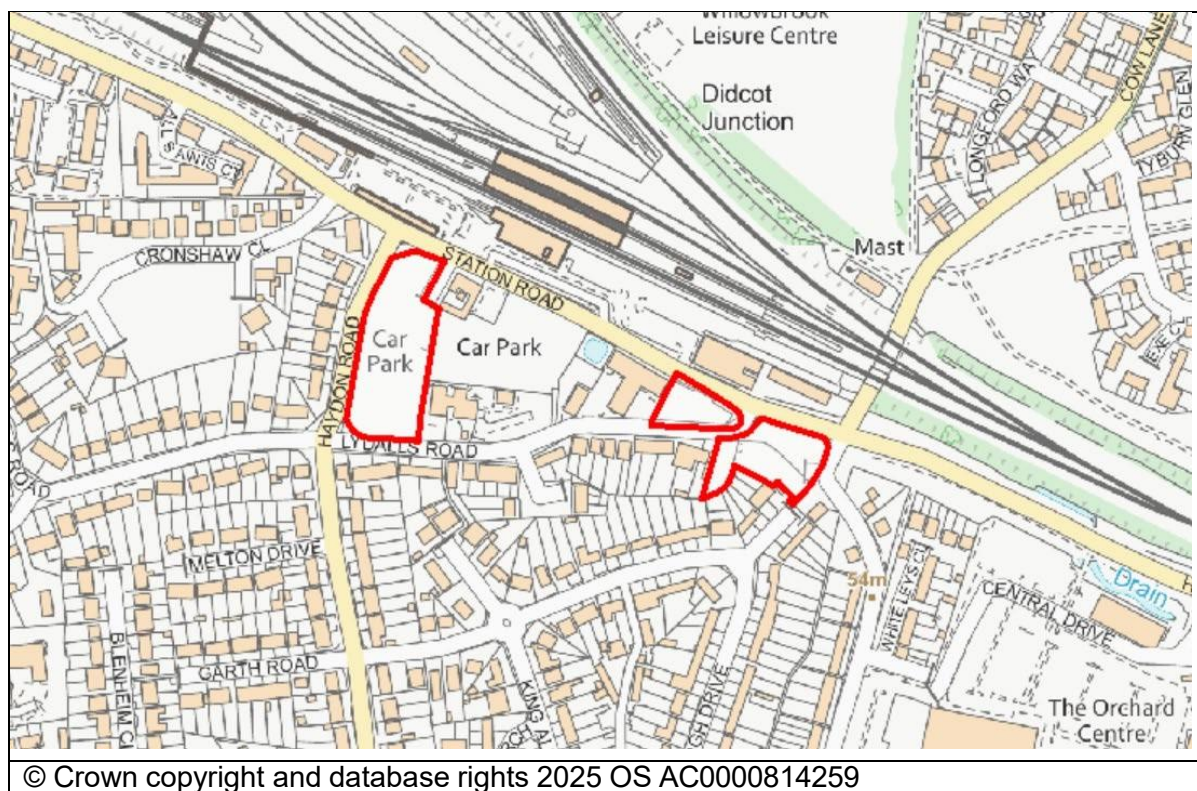
On behalf of Gladman Developments, I consider this to be a realistic assessment of the trajectory for this site.

Signed: *EDunn*

Date: 28/08/2026

## 1010 Didcot Gateway South

|                              |   |
|------------------------------|---|
| Total units in 5 year period | 0 |
|------------------------------|---|



### Site Status

The site sits within a South Oxfordshire Local Plan 2035 allocation, Didcot Gateway, for around 300 homes. We are currently considering an outline application for 144 dwellings submitted by Homes England in February 2022 ([P22/S0491/O](#)). Homes England has submitted amended plans to respond to technical comments in December 2022, May 2023, August 2023, January 2024, and March 2024.

Homes England has resolved all technical issues with the plans, with the sole exception of affordable housing provision. Homes England consider that the proposals cannot support a policy compliant level of affordable housing.

The council and applicant are not aware of any land ownership constraints affecting this site. Homes England has advised will need to sell the site to a developer before construction work can commence.

Oxfordshire County Council has started early construction work on a suite of transport infrastructure improvements around Didcot, expecting these works to intensify throughout 2026. These improvements, collectively known as Housing Infrastructure Fund 1 (HIF1), include a new Thames Crossing, a bypass for Clifton

Hampden, a new bridge over the A4130 and railway to the west of Didcot, and the dualling of the A4130. The investment in, and delivery of, this infrastructure is enabling and supporting development in and around Didcot, including this site.

### Site promoter comments

The following questions have been sent to Homes England in relation to the site. Homes England's comments are shown in red italicised text below each question.

1. Are you aware of any other outstanding technical issues preventing the granting of planning permission?

*None.*

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

*Homes England would need to secure a developer partner before a S106 can be signed.*

3. Please provide a detailed breakdown of when Homes England will market the site to a developer, and when they expect this sale to complete?

*The site is currently on market. Assuming receipt of acceptable bid(s), we would aim to exchange contracts by Q4(26/27).*

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

*Early 2029 – subject to securing developer partner and obtaining the necessary planning permissions.*

5. Does Homes England have an expected phasing plan for construction; which blocks of flats will be started first?

*Currently unknown.*

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

*Early 2030 – subject to securing developer partner and obtaining the necessary planning permissions.*

7. Will the first dwelling be completed as part of a block of flats? i.e. Will the proposals see a whole set of completions at one time, when a block of flats is completed?

*Currently unknown.*

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

*Currently unknown.*

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

*Currently unknown.*

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

*Homes England's draft OPA assumed a high-density scheme of 144 dwellings. Anticipate delivery of a significantly reduced density scheme.*

### Officer conclusion on delivery

This council has consistently forecast that this site will contribute to the 5-year housing land supply over the last several years. These forecasts have been incorrect due to a suite of unresolved technical issues with the application. Furthermore, a Planning Inspector recently concluded that this site was unlikely to deliver any homes before 31 March 2030 (appeal reference 3370273). That inspector cited the following reasons: the lack of progress on the affordable housing question, a lack of information from Homes England in relation to the anticipate start date and build out rate, and no news on Homes England securing a developer partner.

There is still no progress on the affordable housing matter, which could be a fundamental challenge to the achievability of the proposals. With this question mark over the current application, and the historic delays on this site, we don't consider that there is a realistic prospect that Didcot Gateway will deliver housing in the next 5 years.

### Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 94      | 50      | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

### Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

### Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 94      | 50      | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

### Signatures

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

Signed:



Date: 26<sup>th</sup> August 2026

## Land to the south of Newnham Manor, Crowmarsh Gifford (Site ref: 1561)

|                              |     |
|------------------------------|-----|
| Total units in 5 year period | 100 |
|------------------------------|-----|



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### Site status

Avant Homes submitted a full planning application in 2016 for 100 dwellings, and an outline application for delivering additional land for Crowmarsh Gifford primary school (both covered by [P16/S3852/FUL](#)). The council's Planning Committee resolved to grant permission, subject to the signing of a legal agreement, in both January 2018 and December 2021. Avant Homes, the district council, and the county council are content that the draft S106 agreement is essentially completed, with the executed agreements now with the landowner for signing. The council and applicant expect to sign the final legal agreement *August – September 2026*, which means the council can issue planning permission for 100 homes on the site.

There are currently no viability or ownership constraints affecting this site.

## Site promoter comments

We asked Avant Homes the following questions about the site. The site promoter comments are shown in red italicised text below each question.

1. Do you agree with the council's forecast that the section 106 agreement, and hence hybrid planning permission, will be in place by 30 September 2026? If not, when do you think this will happen?

*The s106 is now agreed and subject to signing. We are hopeful the s106 will be signed August – September 2026 and the planning permission issued by 30 September 2026. Reserved Matters for the school land will be submitted promptly to ensure the development can commence quickly and be approved by early 2027.*

2. When do you think the first home will be completed on the site?

*Summer 2028*

3. 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*

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

- *2028/29 - 20 homes*
- *2029/30 - 44 homes*
- *2030/31 - 36 homes*

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

*No*

6. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?

*Yes*

## Officer conclusion on delivery

The council has consistently included this site in our 5-year land supply forecasts for several years, with to permission being granted delays were a result of needing to address highways objections on the access design for the school drop off / pick up area. There have also been delays concerning the preparation and signing of the s106 agreement. However, as we have set out in the site status above, all parties agree there are no outstanding issues with the legal agreement, and as stated above we expect this to be signed August – September 2026.

Avant Homes has also undertaken pre-application engagement ahead of future reserved matters applications for the school land element of the site (the “outline”

element). Avant Homes have confirmed that they expect to submit a RM application imminently after receiving the hybrid planning permission, with the details largely agreed through the pre-application discussions required to progress the hybrid application.

There is therefore a realistic prospect that Newnham Manor will deliver housing within the next five years. Although progress through the planning process has been slow, this has enabled the council and Avant Homes to resolve all outstanding objections. Only one formal step remains; signing the already agreed S106 agreement. Both parties expect to sign this, and for council to issue permission no later than 30 September 2026.

Applying the council's average lead-in times, it would take 1.5 years between Avant Homes securing detailed permission and their first completion. Sites of this size deliver on average 54 homes a year. We have therefore forecast this site starting construction in 2027/28 and completing by the end of 2030/31.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 31      | 54      | 15      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 20      | 44      | 36      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 20      | 44      | 36      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

## Signatures

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

A TWAMLEY

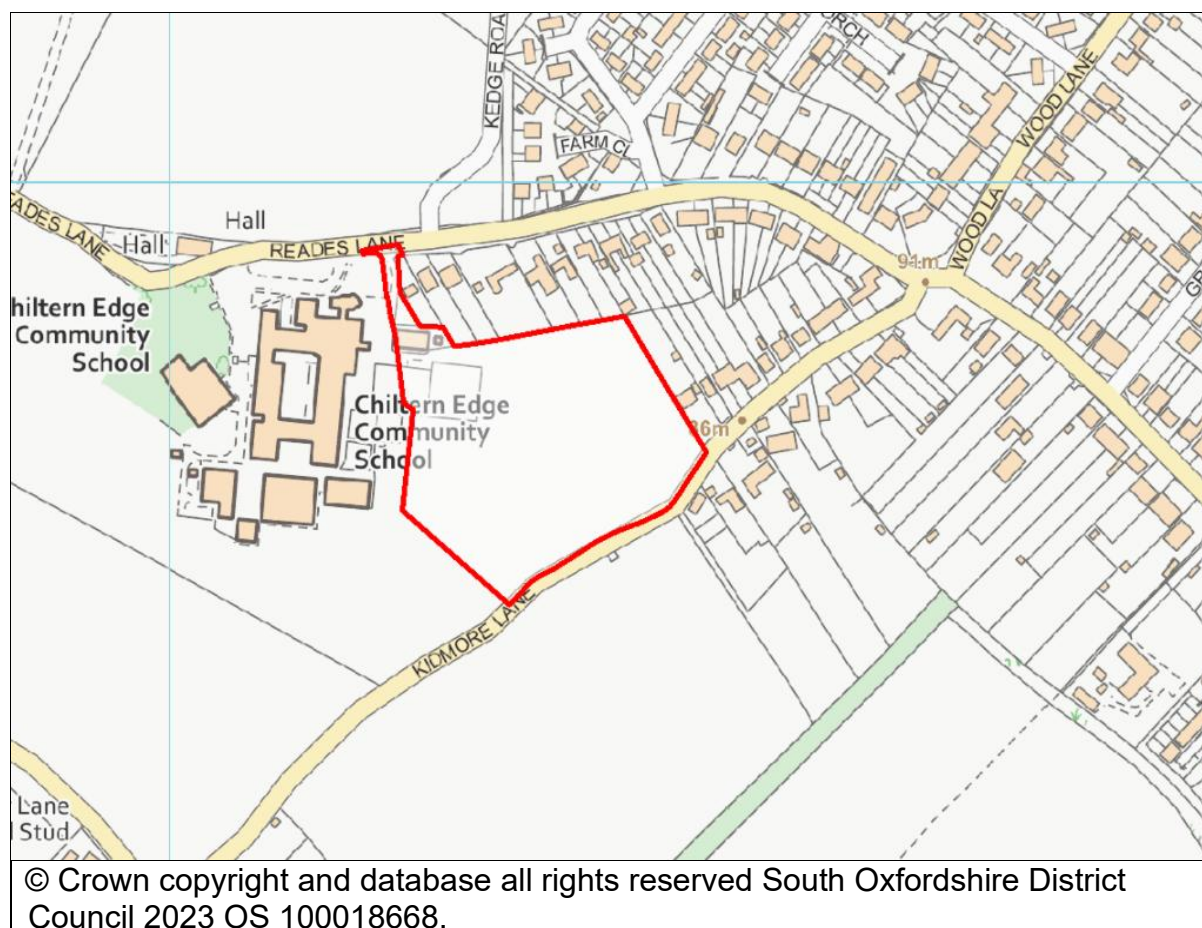
Signed:

Date: 21<sup>st</sup> August 2026

## Chiltern Edge School, Sonning Common (Site Ref: 1432)

|                              |
|------------------------------|
| Total units in 5 year period |
|------------------------------|

|    |
|----|
| 50 |
|----|



### Site status

The site is allocated in the Sonning Common Neighbourhood Plan for 50 dwellings. In November 2024, Deanfield Homes and Maiden Erlegh Trust submitted a full planning application, [P24/S3629/FUL](#), for 50 dwellings. In response to technical consultee comments, they have submitted additional information and revised plans in February and July 2025, and January 2026.

Through these plans, the site promoters have addressed technical issues from the environmental protection team (air quality, contaminated land, and noise) drainage officers (county and district), the district ecologist, the forestry officer, landscape architect, and from County Council's education and archaeology team. This leaves outstanding challenges around affordable housing, transport, urban design – which the applicant has submitted revised plans to address. However there is still a question around the delivery of sports mitigation.

A key issue with this site is that it results in the loss of playing field land. The council, Maiden Erlegh Trust, Deanfield Homes, and Sport England have all agreed that this will be mitigated through:

- a) improvements on the remaining playing fields at Chiltern Edge school (planning application [P24/S3635/FUL](#)), and
- b) the creation of a new 3g pitch at Bishopswood Sports Club (planning application [P25/S1784/FUL](#))

This site is therefore dependent on delivery of mitigation measures beyond its boundary, which represents a potential delivery challenge. We therefore need to consider how the two mitigation applications are progressing through the planning process.

The council has shared a first draft of the legal agreement for the site with the applicant's legal team, and both parties will meet to discuss this in late April / early May.

#### *Chiltern Edge playing fields ([P24/S3635/FUL](#))*

There are outstanding technical objections from both the Chilterns Conservation Board and the education authority to this application. There are however no objections from ecology, Sport England, forestry, air quality, contaminated land, environmental protection, landscape, drainage (county), transport and highways, and the county archaeologist. The case officer advises that the benefits of the development are likely to outweigh the landscape harm.

#### *Bishopswood Sports Club 3g pitch ([P25/S1784/FUL](#))*

The site lies within the Chilterns National Landscape and includes proposals for floodlighting to serve the 3G pitch. The Chilterns Conservation Board has no objections to the scheme subject to strict lighting conditions, while the district council's landscape architect has raised concerns. No other technical issues remain outstanding, and the case officer advises that the benefits of the development are likely to outweigh the landscape harm. The council and applicant are progressing a legal agreement to secure biodiversity net gain and long term management and maintenance of the facilities. This is expected to be signed in the very near future.

### **Site promoter comments**

We asked the site promoters (Maiden Erlegh Trust and Deanfield Homes) the following questions about the site. The site promoter comments are shown in red italicised text below each question.

1. Are you aware of any further outstanding issues for the main housing application ([P24/S3629/FUL](#)), beyond those which you have submitted revised plans to address?

*Please respond here*

2. Are you aware of any further outstanding issues for the Chiltern Edge playing fields application ([P24/S3635/FUL](#)), beyond those which you have submitted revised plans to address?

*Please respond here*

3. Are you aware of any further outstanding issues for the Bishopswood Sports Club application ([P25/S1784/FUL](#))?

*Please respond here*

4. When do you anticipate that the section 106 agreement will be signed for the main housing application ([P24/S3629/FUL](#)), and subsequently when do you anticipate the council can grant consent?

*Please respond here*

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

*Please respond here*

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

*Please respond here*

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

*Please respond here*

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

*Please respond here*

9. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?

*Please respond in table below*

### **Officer conclusion on delivery**

A Planning Inspector recently concluded that this site was unlikely to deliver any homes before 31 March 2030 (appeal reference 3370273). That inspector cited the lack of certainty about the delivery of the alternative pitches / MUGA covered by the other two applications.

Maiden Erlegh Trust has submitted revised plans for [P24/S3635/FUL](#) to address the technical concerns from the Chilterns Conservation Board and the education officer. The case officer has advised that, through discussions with the two consultees, that

these issues can be mitigated through condition and / or legal agreement The council and Maiden Erlegh Trust are therefore expecting that the council can issue detailed permission for the school playing fields shortly after permission is granted for the 3g pitch at Bishopswood Sports Club.

For the 3g pitch application at Bishopswood Sports Club ([P25/S1784/FUL](#)) the case officer has confirmed that they expect planning permission to be in place very shortly, with the only outstanding matter being the legal agreement, with this very nearly complete.

While the previous Inspector's decision concluded that there is no clear evidence that housing completions will occur, the applicants have made progress with the sports mitigation as well as addressing all other technical issues over the past couple of years. Work has also begun on drafting and discussing the section 106 agreement. All relevant parties now agree that the off-site playing pitch mitigation measures will have planning permission and a signed legal agreement by the 1 April 2027.

The average lead in times for sites of this size in the district is 2.1 years between permission being granted and first completions, with an average build-out rate of 38 dwellings per annum. As we are forecasting planning permission being in place by 1 April 2027, we believe it is realistic that first completions early in 2029/2030. It is important to note that there is already a housebuilder on board here, and so there is no need to factor in time for selling the site. We would therefore expect all 50 dwellings will be completed within the next five years.

We received no response from the agents, Savills, despite repeated requests for information.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 12      | 38      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

### Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 12      | 38      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

### Signatures

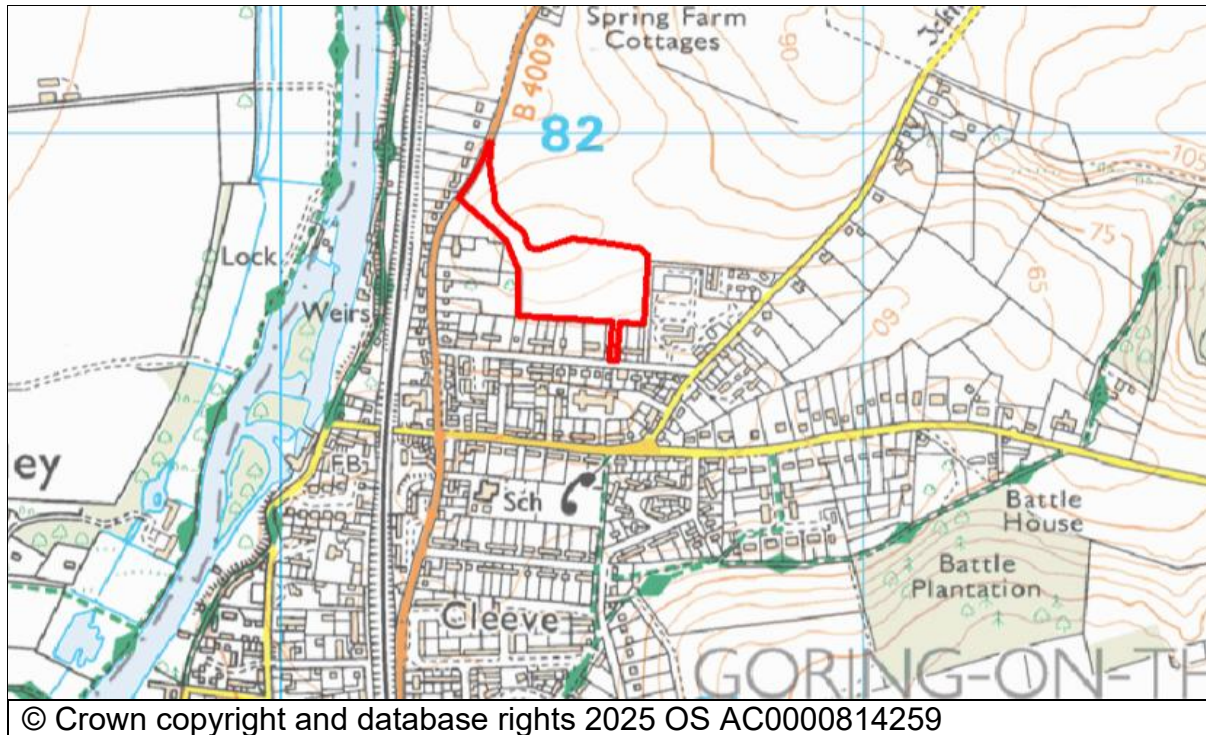
On behalf of Maiden Erlegh Trust & Deanfield Homes, I consider this to be a realistic assessment of the trajectory for this site.

Signed:

Date:

## Wallingford Road, Goring (Site ref: 2246)

|                              |    |
|------------------------------|----|
| Total units in 5-year period | 44 |
|------------------------------|----|



### Site status

The Goring Neighbourhood Plan allocates the site for 46 dwellings. McAdden Homes submitted a full planning application for 44 homes in July 2020 ([P20/S2488/FUL](#)). In September 2024, the planning committee resolved to grant permission subject to a S106 agreement. As the proposal includes the demolition of an existing dwelling, the scheme would provide a net contribution of 43 homes to the housing supply. There are no outstanding technical issues, and neither the council nor the applicant are aware of any land ownership or viability constraints.

### Site promoter comments

We asked McAdden Homes the following questions about the site. Their comments are shown in red italicised text below each question.

1. What is preventing the signing of the Section 106 and issuing of planning permission?

*Please respond here*

2. What progress have you made in preparing planning applications to discharge any pre-commencement conditions that are likely to be attached to the application [P20/S2488/FUL](#), and when do you intend to submit these?

*Awaiting completion of S106 agreement prior to commencing discharge of conditions.*

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

*June 2027*

4. When do you anticipate first housing completions?

*June 2028*

5. How many sales outlets do you anticipate being on site?

*Please respond here*

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

*The site will be delivered between 2028 to 2030.*

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

*Please respond here*

8. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?

### **Officer conclusion on delivery**

As we have set out in the status section, this site has made significant progress through the planning process. The applicant and the council only need to agree the legal agreement, then a full permission will be in place.

McAdden Homes has confirmed that they anticipate construction on site commencing in June 2027, with the first homes delivered from June 2028. McAdden Homes intend to complete the site over the period 2028 to 2030.

We forecast that the S106 agreement will be signed and planning permission issued by the end of 2026. The district-wide average lead-in time for a site of this scale is 0.8 years from permission to first completion. As a housebuilder already has an interest in the site, we do not need to factor in a sales period, so this average is a

realistic assumption. We therefore consider a start on site in June 2027 with first completions in June 2028 realistic, even pessimistic.

With a district-wide average build-out rate of 17 homes per year for sites of this size, we consider all 43 homes to be deliverable within the five-year period. While the application proposes 44 homes, the demolition of an existing dwelling results in a net contribution of 43 homes.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 9       | 17      | 17      | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 14      | 17      | 12      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 14      | 17      | 13      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

## Signatures

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

Signed: **No signature provided at time of publication though there is email record of agreement.**

Date: 3 September 2026

## 3143 Land at Bayswater Farm

Total units in 5 year period

118



### Site status

The site is allocated in the South Oxfordshire Local Plan 2035 for residential uses through Policy STRAT13. It is a parcel of land that makes the overall site allocation of Land North of Bayswater Brook. An outline application was made in June 2024 with permission granted for 76 homes and an 80-bed residential care home on appeal, in May 2025.

### Site promoter comments

The following questions have been sent to Cillarda Group Ltd in relation to the site.

1. Please provide a detailed breakdown of when Cillarda Group will market the site to a developer, and when they expect this sale to complete?
2. Will Cillarda Group be submitting the reserved matters application for the development, or will this be for a developer to undertake? When do you expect reserved matters applications to be submitted?

Cillarda Group is in the process of preparing a reserved matters application for the entire site, i.e all C3 dwellings and care homes. The programme advised pre-app and consultation with interested parties in September and submission of the

application at the end of October. Allowing 13 weeks for determination Cilldara anticipate a decision in February 2027.

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

It is the current intention to deliver in a single phase. Your trajectory looks sensible.

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

Your trajectory looks sensible.

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

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

7. Your trajectory looks sensible.

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

### **Officer conclusion on delivery**

The site was granted outline permission for 76 homes and an 80 bed residential care home in May 2025. The 80 bed residential care home contributes towards the districts housing land supply based upon the number of units expected to be released in the market, from individuals moving from their homes into the care home. It is expected that an 80 bed care home will release 42 homes to the market. This leads to a total contribution of 118 homes from the site to the housing land supply.

For a site of this size, our average lead in times would indicate first completions just under 4 years from the date the outline application was submitted. The application was submitted in June 2024 so we would expect first completions from around May 2028. The average build out rates for sites of this size in the district is 54 homes per year. Based on this, a trajectory has been prepared for the site.

The site promoter has informed us that pre-application advice will be sought in September with reserved matters to be submitted by Cilldara Group towards the end of October, with the hope that this will be permitted in February 2027. Cilldara group have confirmed that the trajectory prepared looks sensible. Given that Cilldara will be progressing the site and have confirmed the initial trajectory looks appropriate, it is considered there is clear evidence of a realistic prospect that the site will deliver 118 homes in the five-year period.

## Site trajectory

Council's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 50      | 54      | 14      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

Council's final trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 0       | 0       | 50      | 54      | 14      | 0       | 0       | 0       |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 |         |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       |         |

## Signatures

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

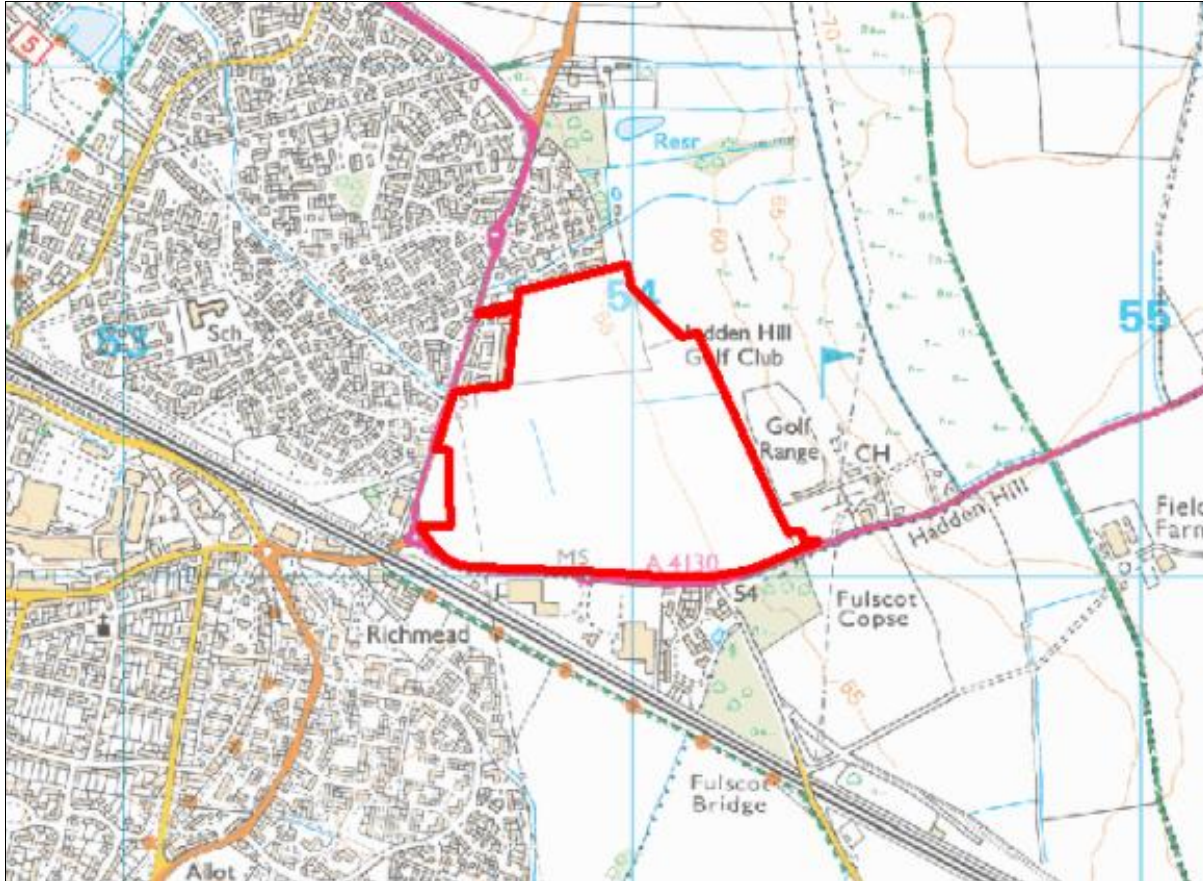
Signed: Steve Roberts, Carter Jonas

Date: 26 August 2026

## 1011 Land at Ladygrove East, Didcot

Total units in 5 year period

21



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2023 OS 100018668.

### Site status

Policy H2a of the South Oxfordshire Local Plan 2035 allocates this site for around 642 homes. Bloor Homes submitted outline application [P19/S0720/O](#) in 2019 for 750 homes, and the council granted permission in April 2024. Bloor Homes then submitted the first reserved matters application for Phase 1 ([P25/S1925/RM](#) for 249 homes) in June 2025, which the council approved in January 2026. This leaves 501 dwellings to be assessed as Category B development.

There are currently no viability or ownership constraints affecting this site, and a S106 agreement was signed for the outline planning application.

Oxfordshire County Council has started early construction work on a suite of transport infrastructure improvements around Didcot, expecting these works to intensify throughout 2026. These improvements, collectively known as Housing Infrastructure Fund 1 (HIF1), include a new Thames Crossing, a bypass for Clifton

Hampden, a new bridge over the A4130 and railway to the west of Didcot, and the dualling of the A4130. The investment in, and delivery of, this infrastructure is enabling and supporting development in and around Didcot, including this site.

### Site promoter comments

We asked Bloor Homes the following questions about the site. Bloor Homes' comments are shown in red italicised text below each question.

1. When do you anticipate submitting a reserved matters application for phase 2 of the development?  
*Subject to progress of build on Phase 1, which awaits formal condition discharge, and triggers / conditions associated with wider infrastructure delivery (HIF1 and NPR3).*  
  
*Potential for a single further phase RM to be prepared in respect of the remaining quantum of up to 501 dwellings. Do not anticipate formal further RM submission and determination before 2028*
2. When do you anticipate submitting a reserved matters application for phase 3 of the development?  
*Please refer to above comment.*
3. When do you think the first dwelling will be completed for phase 2?  
*Anticipated 2031/32*
4. When do you think the first dwelling will be completed for phase 3?  
*Please refer to comment in response to Q1 and potential for single further phase RM to come forward*
5. 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 the Phase 1 parcel*
6. How many homes a year do you think this site will deliver?  
*Circa 60 dwellings per annum at peak construction delivery*
7. Are there any other comments you would like to raise?
8. Please could you provide an indicative trajectory for your site on the table at the end of the proforma?  
*Response provided in table below. This is dependent on a site start in May 2026. If not achieved, then completions in 2026/27 will likely be zero.*

## Officer conclusion on delivery

As we have set out above, Bloor Homes has already secured reserved matters consent for phase 1 (249 homes). These now fall into category A and so we have not assessed those dwellings in this proforma. This leaves 501 dwellings under the outline planning consent as “category B”. Bloor Homes has indicated in their comments that they do not anticipate a reserved matters application to be submitted before 2028, though it may be one application for the remaining 501 homes.

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, with the average build out rate as 150 homes a year. However, in previous years, Bloor Homes has advised they will only have one outlet on site and only expect to complete 75 units a year. This is lower than the average of around 150 homes for sites of this size in our district. This year they have advised an even lower build out rate of 60 homes per annum.

If Bloor Homes submit further reserved matters in mid-2028, we would anticipate seeing first completions in in mid-2029. However, as set out above, Bloor Homes anticipate up to 60 completions a year, which would mean the existing phase 1 would take until late early 2031 to complete. This means, if this lower-than average build out rate is maintained, Bloor Homes has around 3.5 years from now to submit, secure consent, and begin construction work on further phases. Whilst we have concerns over the slow build out rate and lack of urgency in bringing this site forward, we have accepted the developers build out rate trajectory. Whilst the developer provided responses to the delivery information requests, the form has not been signed.

## Site trajectory

Council's initial trajectory (*numbers in brackets are phase 1 / category A units*)

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| (50)    | (75)    | (75)    | (49) 26 | 75      | 75      | 75      | 75      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 75      | 75      | 25      | 0       | 0       | 0       | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Developer's initial trajectory

| 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 | 2031/32 | 2032/33 | 2033/34 |
|---------|---------|---------|---------|---------|---------|---------|---------|
| 15      | 41      | 60      | 60      | 60      | 60      | 60      | 60      |
| 2034/35 | 2035/36 | 2036/37 | 2037/38 | 2038/39 | 2039/40 | 2040/41 | 2041/42 |
| 60      | 60      | 60      | 60      | 60      | 34      | 0       | 0       |
| 2042/43 | 2043/44 | 2044/45 | 2045/46 | 2046/47 | 2047/48 | 2048/49 | 2049/50 |
| 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |

Council's final trajectory

|                |                |                |                |                |                |                |                |
|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| <b>2026/27</b> | <b>2027/28</b> | <b>2028/29</b> | <b>2029/30</b> | <b>2030/31</b> | <b>2031/32</b> | <b>2032/33</b> | <b>2033/34</b> |
| (15)           | (41)           | (60)           | (60)           | (60)           | (13)47         | 60             | 60             |
| <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> | <b>2041/42</b> |
| 60             | 60             | 60             | 60             | 60             | 34             | 0              | 0              |
| <b>2042/43</b> | <b>2043/44</b> | <b>2044/45</b> | <b>2045/46</b> | <b>2046/47</b> | <b>2047/48</b> | <b>2048/49</b> | <b>2049/50</b> |
| 0              | 0              | 0              | 0              | 0              | 0              | 0              | 0              |

## Signatures

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

Signed:

Date:

Alternative formats of this publication, a summary of its contents or specific sections, are available on request

These include large print, Braille, audio, email, easy read and alternative languages.

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