

Windfalls in Didcot	510	439	
Allocated sites in Didcot			
Rest major development area			
East major development area			
Didcot	512	444	366
Unallocated windfalls in the rest of the district	118	218	112
Allocated windfalls in the rest of the district	0	46	56
Unallocated sites in the rest of the district	33	104	57
Works, Chinnor			
Cholsey			
Al, Henley			
Age, Thame			
Binodun Centre, Wallingford			
Wallingford			
Adjoining land, Crowmarsh			
Industrial Estate, Wallingford			
total	151	368	
ons	663	812	
Completions	663	1475	
Completions	533.3	533.3	
Legic Allocation (annualised)	129.7	408.4	
Relative allocation			

Authority Monitoring Report

2023/24

December 2025

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Revisions

23 September 2026 – paragraph 6.15 & figure 4, pages 43-44 – Corrected SHMA target percentage.

1. Introduction

Purpose of monitoring

- 1.1. We monitor the Local Plan to track progress in meeting the district's development needs and to assess whether adopted policies are being effectively implemented. It also allows communities and interested parties to be aware of the progress local planning authorities are making towards delivering their vision and objectives, as set out in their Development Plan.

Requirement to monitor

- 1.2. The requirement to monitor annually was introduced under the Planning and Compulsory Purchase Act 2004 which placed a duty on local authorities to produce an Annual Monitoring Report. The report outlines the timescale and progress of the implementation of the Development Plan, as detailed in the Local Development Scheme, and the extent as to which the adopted policies have been achieved.
- 1.3. Since the Planning and Compulsory Purchase Act 2004, the requirement to monitor has evolved with the Localism Act 2011 and subsequent Town and Country Planning Local Planning (England) Regulations 2012, setting out the current requirement. The requirement to prepare and publish an Authority Monitoring Report replaces the previous duty, in the Town and Country Planning Regulations 2004, for local authorities to produce an Annual Monitoring Report which had to be submitted directly to the Secretary of State. However, there is still a minimum requirement to annually produce an Authority Monitoring Report, which, in the interests of transparency, should be made publicly available and updated as and when the information becomes available.
- 1.4. As set out in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and reiterated through the Planning Practice Guidance, a local planning authority must monitor the requirements set out in Table 1.

Table 1: National Monitoring requirements

Requirement	Summary
Local Development Scheme (LDS)	The timescales and milestones for the preparation of documents as set out in the LDS and progress towards meeting them.
Local Plan	Monitoring of identified indicators regarding the implementation and delivery of policies within a Local Plan.
Neighbourhood Development Plans and Orders	The progression of Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Build Orders (CRtBO).
The Community Infrastructure Levy (CIL)	How the Community Infrastructure Levy Charging Schedule, as detailed in the Community Levy (Amendment) regulations 2015, will be monitored.
Duty to Cooperate	Details on activity relating to the duty to cooperate, i.e. the continuing cooperation between councils and other Stakeholders to ensure that cross boundary and strategic matters are considered.
Sustainability Appraisal	Monitoring of identified indicators in relation to whether any predicted significant effects are taking place in relation to Local Plans or Supplementary Planning Documents.
Supplementary Planning Documents and Local Development Orders	The status and progress of any Supplementary Planning Documents (SPDs) and Local Development Orders (LDOs).

South Oxfordshire District Council monitoring report

- 1.5. This Monitoring Report covers the period from 1 April 2023 to 31 March 2024, however information prior to and beyond this period will be included and identified. It has a number of purposes which include monitoring the progress of Local Plans and Supplementary Planning Documents. The Town and Country Planning Regulation 2012 provides full details on the information that should be contained in the Authority Monitoring Report¹.
- 1.6. The South Oxfordshire Local Plan 2035 was adopted at a meeting of Full Council on 10 December 2020². It forms part of the development plan for the district and replaces the South Oxfordshire Local Plan 2011 and Core Strategy (2012). This report will focus on the policies of the Local Plan 2035.

¹ <https://www.legislation.gov.uk/ukxi/2012/767/regulation/34>

² <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/adopted-local-plan-2035/>

Context

- 1.7. South Oxfordshire is a beautiful and prosperous place to live, with picturesque towns and villages, a buoyant and successful economy and attractive landscapes, with the River Thames flowing through 47 miles of the district and two National Landscapes (formerly known as Areas of Outstanding Natural Beauty (AONB)), the North Wessex Downs and the Chilterns. There are four thriving towns, Thame, Wallingford, Henley-on-Thames and Didcot as well as numerous attractive villages. The district also includes part of the Science Vale, an internationally significant location for innovation, science-based research and business.
- 1.8. South Oxfordshire is in close vicinity to Oxford and Reading, which provide major hubs for employment, retail and leisure activities.
- 1.9. The district also benefits from its connectivity to other centres of employment, with access via the A34, M4 and M40 to London, Birmingham and Swindon and frequent trains from Didcot to London Paddington and the South West.

Science Vale

- 1.10. The district includes part of the Science Vale area, an internationally significant location for innovation, science-based research and business. It is one of the key growth areas for Oxfordshire, as identified within the Oxfordshire Strategic Economic Plan. The Science Vale area extends from Culham and Didcot to Wantage and Grove (East to West) and is a strategic focus, in terms of employment and economic growth, for both South Oxfordshire and Vale of White Horse district councils.

Didcot Garden Town

- 1.11. The Government awarded Garden Town status to Didcot in 2015 after the Vale of White Horse and South Oxfordshire District Councils submitted a joint bid. This status will give access to government funding for infrastructure.
- 1.12. Didcot Garden Town aims to deliver a highly sustainable and economically viable location that combines the best of town and country living. The councils strive to provide affordable, attractive homes and living spaces within a vibrant community. The Didcot Garden Town Delivery Plan was first published in October 2017 and updated in 2022. You can find the updated plan on the councils website³. An Advisory Board meets quarterly, supported

³ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/didcot-garden-town/>

by three Sounding Boards representing the community, businesses and neighbouring parishes.

- 1.13. In June 2020, £218 million of Housing Infrastructure Funding (HIF) was agreed that will support development in and around Didcot⁴. The funding will support the development of new homes and will improve transport links including walking and cycling routes. The lack of suitable crossings over the railway line and river coupled with the success of the Science Vale area has resulted in heavy congestion. HIF will support delivery of projects which include:
- A4130 widening from A34 Milton Interchange towards Didcot
 - A new 'Science Bridge' over the A4130, Great Western Railway Line and Milton Road into the former Didcot A Power Station site
 - A new Culham to Didcot river crossing between the A415 and A4130
 - A Clifton Hampden Bypass
 - Associated active travel measures
- 1.14. Oxfordshire County Council conducted a planning consultation for the HIF projects as the local highway authority in November 2021 ([P21/S4797/CM](#)). They submitted a subsequent environmental statement in November 2022 ([P22/S4168/CM](#)). Following a public inquiry into the application, on 11 December 2024 the Secretaries of State for Transport and for Levelling Up, Housing and Communities granted approval. In July 2025 the Secretary of State for Transport confirmed the Side Road order (SRO) and compulsory purchase order (CPO) needed to secure all the land for the scheme.
- 1.15. Oxfordshire County Council adopted the Didcot Local Cycling and Walking Infrastructure Plan (LCWIP)⁵ in December 2023. The county council is preparing further LCWIPs for Thame and Wallingford throughout 2024/2025 and consulted on these in 2025 (March and September respectively).

Berinsfield Garden Village

- 1.16. In June 2019, Berinsfield was awarded Garden Village status. The Garden Village includes undeveloped land to the east of the existing settlement on the former airfield which has been allocated in the South Oxfordshire Local Plan under Policy STRAT10i. It is anticipated that approximately 1,900 homes will be delivered as part of this allocation.
- 1.17. Berinsfield Garden Village aims to transform Berinsfield into a thriving Garden Village with improved facilities shaped by the needs and ambitions of

⁴ <https://www.southoxon.gov.uk/housing/south-and-vale-welcome-didcot-infrastructure-news/>

⁵ <https://www.southandvale.gov.uk/app/uploads/2024/12/LNP13-Didcot-Local-Cycling-and-Walking-Infrastructure-Plan-LCWIP.pdf>

the community. To support this goal, South Oxfordshire District Council created and approved a 27-project Berinsfield Community Delivery Plan in 2023 which you can find on the councils website⁶. Additional funding, from the UK Shared Prosperity Fund (UKSPF) and further Community Infrastructure Levy (CIL) has enabled the expansion of the delivery plan to include new projects. These additional projects align with UKSPF priorities, such as enhancing community infrastructure, improving resilience to natural hazards like flooding, and creating or upgrading green spaces and public areas.

- 1.18. In summer 2023, a Public Health-funded project was launched to enhance health and wellbeing in Berinsfield. As part of this, South Oxfordshire District Council carried out a wide-ranging community consultation to understand what supports residents' wellbeing, what matters most to them, and the challenges they face. The findings and recommendations were captured in the Berinsfield Community Insight Report⁷. In response, a Community Health Development Officer was appointed, and a Health and Wellbeing Steering Group, including local residents, now meets regularly to oversee the work and develop new initiatives based on the community's input.

Key statistics

- 1.19. Following the 2021 Census, between 2011 and 2021:
- a) The population in the district has risen 11% from 134,300 people in 2011 to around 149,100 in 2021. This is significantly above the trend for the South-East region which saw 7.5% growth⁸.
 - b) Of residents aged 16 years and over, 61.8% said they were employed (excluding full-time students) in 2021, down from 63.6% in 2011.
 - c) With regard to households, in 2021 it was estimated that there are now 61,500 households in the district compared with 54,104 in 2011⁸, an increase of 13.7%.
 - d) The number of people with level 4 qualifications and above in our district has increased. In 2021 in the district this was 40,900 or 49.8% of the total

⁶ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/business-and-economy/garden-communities/berinsfield-garden-village/berinsfield-garden-village-delivery-plan/>

⁷ https://data.oxfordshire.gov.uk/wp-content/uploads/2025/03/Berinsfield_CommunityProfile_Insight.pdf

⁸ <https://www.ons.gov.uk/visualisations/censusareachanges/E07000179/>

population. This compares to 35,900 or 44.7% of the total population in 2011.⁹

- e) The number of people with level 4 qualifications and above in our district has increased. In 2021 in the district this was 40,900 or 49.8% of the total population. This compares to 35,900 or 44.7% of the total population in 2011.¹⁰

⁹ https://www.nomisweb.co.uk/reports/lmp/la/1946157325/subreports/quals_time_series/report.aspx

¹⁰ https://www.nomisweb.co.uk/reports/lmp/la/1946157325/subreports/quals_time_series/report.aspx

2. Planning Framework

Development Plan

- 2.1. The South Oxfordshire Development Plan is the starting point in making decisions on planning applications. All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the monitoring year 2023/24 comprises:
- a) The South Oxfordshire Local Plan (SOLP) 2011-2035
 - b) 'Made' (adopted) Neighbourhood Development Plans prepared by Local Communities
 - c) Any Development Planning Documents relating to minerals and waste prepared by Oxfordshire County Council

Joint Local Development Scheme

- 2.2. In March 2021 South Oxfordshire and Vale of White Horse District Councils agreed to develop a Joint Local Plan for the area and a Joint Local Development Scheme (LDS) setting out the timetable for producing new planning documents was also approved. The Local Development Scheme (LDS) sets out the timetable for the production of the council's Development Plan Documents (DPDs), the operational and decision-making structures for the Joint Local Plan 2041. It includes key production dates and public consultation stages.
- 2.3. The council approved updates to the LDS September 2024 ¹¹. The new LDS includes changes such as newly made Neighbourhood Plans or progress on existing Neighbourhood Plans.
- 2.4. Table 2 sets out the timetable for some of these documents and the progress that has been made (as of October 2025).

¹¹ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/lds/>

Table 2: Progress of Documents in the Local Development Scheme (October 2025)

Document	Milestone	Achieved
Joint Local Plan 2041	Public consultation on Issues and Scope (Regulation 18)	Completed May/June 2022
	Public Consultation on Preferred Options/Draft Plan (Regulation 18)	Completed January/February 2024
	Public Consultation on Pre-Submission (Regulation 19)	Completed October/November 2024
	Submission to Secretary of State (Regulation 22)	Completed December 2024
	Examination in Public (Regulation 24)	June 2025 (underway)
	Inspector's report (Regulation 25)	October 2025 (forecast)
	Adoption (Regulation 26)	December 2025 (forecast)
Statement of Community Involvement	Consultation Summer 2021	Completed September-October 2021
	Adoption Autumn 2021	Adopted December 2021
	Minor Update - Autumn 2022 (Factual corrections)	Adopted December 2022
Community Infrastructure Levy (CIL) Charging Schedule Review	Prepare evidence base incl. viability study	December 2021
	Consultation	February-March 2022
	Submission	June 2022
	Examination	August 2022
	Adoption	Adopted December 2022

The Joint Local Plan 2041

- 2.5. South Oxfordshire and Vale of White Horse District Councils are working together to prepare a Joint Local Plan. This Joint Plan will reduce costs for the councils and help them achieve their shared ambitious targets to make both districts carbon neutral.
- 2.6. The new Joint Local Plan will include a vision for South Oxfordshire and the Vale of White Horse up to the year 2041. It will identify how and where new housing and employment development should take place, along with identifying the infrastructure needed to support them. It will also set out policies that will guide how development takes place.

- 2.7. Once adopted the Joint Local Plan 2041 will replace the Vale of White Horse Local Plan 2031 Part 1 and 2, which is currently used to guide decisions on planning development in the district.
- 2.8. Decisions on the Joint Local Plan contents, up to and including its adoption, are made by the two local planning authorities through their own decision-making structures¹². Two other governance bodies, the Joint Local Plan Steering Group (an informal councillor group providing policy ideas and political steer on the Joint Local Plan) and All Councillor Joint Roundtable Meetings (providing wider informal councillor input to the plan preparation) have been set up to ensure the Joint Local Plan progresses through these formal processes without undue delay.
- 2.9. The councils updated Local Development Scheme stated that a consultation on a 'Preferred Options' draft Plan (Regulation 18) would take place in August/September 2023. Due to delays to the Oxfordshire 2050 Plan timetable (which is no longer being progressed) the first consultation on our Joint Local Plan (Regulation 18) became a Joint Local Plan Issues Consultation, held in May-June 2022. A subsequent 'Preferred Options' Consultation, was held in January-February 2024, to help address local challenges and unlock future opportunities across the two districts. Further information on these consultations¹³ is set out below. Further information about the end of work on the Oxfordshire Plan 2050 is set out in Section 4 – Duty to Cooperate below.

Joint Local Plan Issues Consultation

- 2.10. The councils held a public consultation to gather comments on the main issues facing the districts and how the Joint Local Plan could address them. The Joint Local Plan Issues consultation¹⁴ ran from 12 May to 23 June 2022. The document sets out a draft vision for the Joint Local Plan¹⁵ and outlines the key issues facing the district.
- 2.11. The councils consulted on several other documents alongside the Joint Local Plan issues paper. These were;
- a) Sustainability Appraisal (SA) Screening and Scoping Report
 - b) Habitats Regulations Assessment (HRA) Scoping Report
 - c) Draft Settlement Assessment Methodology
 - d) Duty to Cooperate Scoping Document

¹² <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2022/05/Joint-Local-Plan-Governance-Arrangements-May-2022.pdf> , May 2022

¹³ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2041/joint-local-plan-consultations/>

¹⁴ <https://storymaps.arcgis.com/collections/0800110888a74af0be683d8fc20eac2f>

¹⁵ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2041/>

Figure 1: Documents consulted on alongside the Joint Local Plan



- 2.12. More information about the Sustainability Appraisal and Duty to Cooperate documents is included below. An Equalities Impact Screening Report was also prepared.

Joint Local Plan Preferred Options Consultation

- 2.13. The councils carried out a public consultation asking for views on preferred options and draft policies for the Joint Local Plan. The Joint Local Plan Preferred Options consultation¹⁶ was open from 10 January to 26 February 2024. The document sets out the policy options identified to tackle the issues, along with potential locations for future developments for the Joint Local Plan.
- 2.14. The consultation included several other documents alongside the preferred options, these included:
- a) Emerging Policies Map
 - b) Equalities Impact Assessment (EQIA)
 - c) Habitats Regulation Assessment (HRA) Preliminary Screening Report
 - d) Sustainability Appraisal and Strategic Environmental Assessment
 - e) A range of evidence studies and topic papers

- 2.15. More information about the Sustainability Appraisal is included below.

Joint Local Plan Publication Consultation

- 2.16. The councils carried out a consultation prior to submitting the Joint Local Plan to the Planning Inspectorate between 1 October and 12 November 2024. The document sets out the final proposed strategy and policies for the Joint Local Plan.

¹⁶ <https://theconversation.southandvale.gov.uk/jlp/>

- 2.17. The councils published a full set of supporting evidence and studies alongside this consultation, including:
- a) Emerging Policies Map
 - b) Equalities Impact Assessment (EQIA)
 - c) Habitats Regulation Assessment (HRA) Preliminary Screening Report and Appropriate Assessment report
 - d) Sustainability Appraisal and Strategic Environmental Assessment
 - e) Infrastructure Delivery Plan (IDP)
 - f) Health Impact Assessment
 - g) Statement of Compliance with the Duty to Cooperate
 - h) A range of evidence studies and topic papers

Joint Statement of Community Involvement

- 2.18. Vale of White Horse and South Oxfordshire district councils have also adopted a joint Statement of Community Involvement (SCI) to cover both districts. A public consultation on the Statement of Community Involvement took place for six weeks between September and October 2021. It was then adopted by South Oxfordshire's Cabinet on 2 December 2021 and Vale of White Horse's Cabinet on 3 December 2021. The SCI is a code of practice that sets out how and when we will involve different groups, organisations and our communities when we produce our planning documents, including our Local Plan. In December 2022 the Joint SCI was republished. The amendments made to the SCI were all factual corrections. These included updating the information relating to CIL following amendments to the regulations, the removal of references to the Oxfordshire Plan 2050 and any references to working practices during the COVID 19 pandemic¹⁷.

Sustainability Appraisal Significant Effect Indicators

- 2.19. The role of a Sustainability Appraisal (SA), incorporating the Strategic Environmental Assessment (SEA), is to assess whether a Plan has integrated the principles of sustainable development and if there are likely to be any significant effects as a result of the Plan's policies. If the sustainability appraisal predicts any likely significant effects, it is essential that these effects are monitored to determine whether the implementation of a policy is causing the undue effect(s), and if so, whether the policy should be reviewed.
- 2.20. The SA report on the Vale of White Horse Local Plan Part 1 identified a few potential significant effects and the Plan was amended to ensure it mitigated

¹⁷ <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/local-plan-and-planning-policies/statement-of-community-involvement/>

against these effects. The SA Adoption Statement stated the monitoring arrangements of these effects and is included in the council's Monitoring Framework (Appendix H of the Part 1 Plan).

- 2.21. The SA report on the Part 2 Plan, mainly predicted no 'significant negative effects', however it did conclude there were uncertainties regarding pollution and climate change adaptation. These will be monitored as part of the Monitoring Framework within the Part 2 Plan.
- 2.22. A Sustainability Appraisal is also integral to the preparation and development of the Joint Local Plan 2041. A Sustainability Appraisal (SA) Screening and Scoping Report was included in the consultation on the Joint Local Plan Issues Consultation in May/June 2022. The report considers whether a sustainability report is needed (screening) and concludes that the Joint Local Plan is likely to have significant environmental effects. Therefore, a sustainability appraisal is needed.
- 2.23. A Sustainability Appraisal and Strategic Environmental Assessment (SA / SEA) was produced and included as a supporting document to the Preferred Options consultation in January-February 2024¹⁸, and in support of the proposed submission Joint Local Plan¹⁹. The purpose of this report is to identify, describe and evaluate the likely significant effects of the Joint Local Plan and its reasonable alternatives. It assesses the plan against a set of sustainability objectives developed in consultation with local stakeholders and communities. This assessment helps the Councils to identify the relative environmental, social and economic performance of possible policy and site options, and to evaluate which of these may be more sustainable.

Neighbourhood Planning

- 2.24. Under the Localism Act 2011, communities have been given the power to directly influence land use by preparing either a Neighbourhood Development Plan (NDP), Neighbourhood Development Order (NDO) and/or a Community Right to Build Order. It is a requirement of the AMR to include details of the progress and 'made' Neighbourhood Development Plans and Neighbourhood Development Orders. This information is set out in Section 3 of this report.

Community Infrastructure Levy

- 2.25. The Community Infrastructure Levy (CIL) is a levy charged on new development in South Oxfordshire. The money raised will be used to fund infrastructure to support growth in the district, in accordance with our spending priorities. The South Oxfordshire CIL charging schedule was implemented in 2016, and a review of the CIL charging schedule came into force on 3 January 2023.

¹⁸ https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/JLP_SA_and_SEA_Report_Dec_2023.pdf

¹⁹ [CSD03 Sustainability Appraisal \(SA\) and Appendices \(Publication Version\)](#)

- 2.26. The total money received through CIL and S106 agreements from 1 April 2023 to 31 March 2024 was £6,479,140. During 2023/24, £1,881,604 was transferred to town/parish councils and £323,133 was spent on administrative expenses (5.27% received). The total CIL receipts from 2023/24 retained at the end of the reported year was £5,312,950 other than those to which regulation 59E or 59F applied. More detailed information can be found in the Infrastructure Funding Statement for the year 2023/24 which was published in December 2024²⁰.

Other documents

- 2.27. Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPG) provide the option for further detail and clarity to be published in regard to Local Plan policies. They can also provide further guidance on particular issues or regarding the development of specific sites.
- 2.28. As SPDs provide further detail to Local Plan policies, it is not necessarily a requirement for SPDs to be monitored, unless a local planning authority wishes to monitor the effectiveness of an SPD.
- 2.29. As of February 2025, the council has the following adopted SPDs/SPGs, with none of them identifying specific monitoring requirements to be covered in this document:
1. *Developer Contributions SPD*: This document was adopted in January 2023 and provides guidance for negotiating planning obligations. Planning obligations enable a development's impact to be mitigated and are intended to make a development acceptable when it would otherwise be unacceptable in planning terms.
 2. *Joint Design Guide SPD*: This document was adopted in June 2022 and sets out design principles to guide future development and encourage a design-led approach to development for both South Oxfordshire and Vale of White Horse district councils.
 3. *Didcot Town Centre SPD*: This document was adopted in May 2009 and provided planning guidance to aid the development of the Didcot Town Centre. It set out the council's vision and strategic development principles for the expansion of the town centre. New and updated policies for Didcot Garden Town are also included in the South Oxfordshire Local Plan 2035.
 4. *Affordable Housing SPG*: This document was adopted in September 2004 and provided planning guidance on the delivery of affordable housing. A

²⁰ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/>

joint Affordable Housing Guidance Paper was published in March 2023²¹, it brings together all existing council guidance relevant to the delivery of affordable housing in South Oxfordshire and signposts to published policy and guidance.

5. *Vauxhall Barracks Development Brief SPG*: This document was adopted in February 2004 and informs the preparation and submission of Planning Applications on land known as Vauxhall Barracks, Didcot.
6. *South Oxfordshire Landscape Assessment SPG*: This document was adopted in July 2003 and provided a District-wide landscape assessment that sets out individual Character Areas.
7. Various *Conservation Area Character Appraisals* as listed in the LDS and available on the conservation webpages²².

²¹ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/affordable-housing-guidance/>

²² <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/designated-conservation-areas-character-appraisals-management-plans-and-maps/>

3. Neighbourhood Plans

- 3.1. The Government is providing local communities with the opportunity to shape the area in which they live and work by encouraging them to prepare Neighbourhood Development Plans. The council strongly supports and encourages local communities who wish to prepare a Neighbourhood Development Plan. The Localism Act 2011 sets out that Neighbourhood Development Plans can be made by a Parish or Town Council, or by a neighbourhood forum where a Parish or Town Council does not exist.
- 3.2. Local communities wishing to play an active role in planning for their area and/or community can:
- a) Prepare a Neighbourhood Development Plan setting out the vision, objectives and planning policies to shape the development of their neighbourhood and/or;
 - b) Seek to grant permission directly for certain types of development in their neighbourhood, through a Neighbourhood Development Order (NDO) or a Community Right to Build Order (CRTBO).
- 3.3. To make a Neighbourhood Development Plan, there are formal stages set out in legislation that are the responsibility of the qualifying body and the local planning authority. The Localism Act also places a 'duty to support' on the local authority to guide Neighbourhood Plan preparation.
- 3.4. The council takes a proactive and positive approach to neighbourhood planning, providing advice and support to those communities interested in producing Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Build Orders. Full details of the advice and support available can be found on the council's website²³.
- 3.5. As of September 2025, South Oxfordshire has 37 parishes with made Neighbourhood Plans, with 6 new plans currently being prepared and 5 made plans under review. During 2023/24, 8 Neighbourhood Plans were made, and a further 8 have been made since April 2024.
- 3.6. Figure 2 and Table 3 overleaf show the progress of the Neighbourhood Plans in South Oxfordshire. The full progress of Neighbourhood Plans in South Oxfordshire and an interactive version of the map can be found on the council's website and are regularly updated²⁴. The table identifies the most up-to-date version of the Neighbourhood Plan.

²³ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/>

²⁴ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/>

Figure 2: Map of Neighbourhood Plans in South Oxfordshire, July 2025

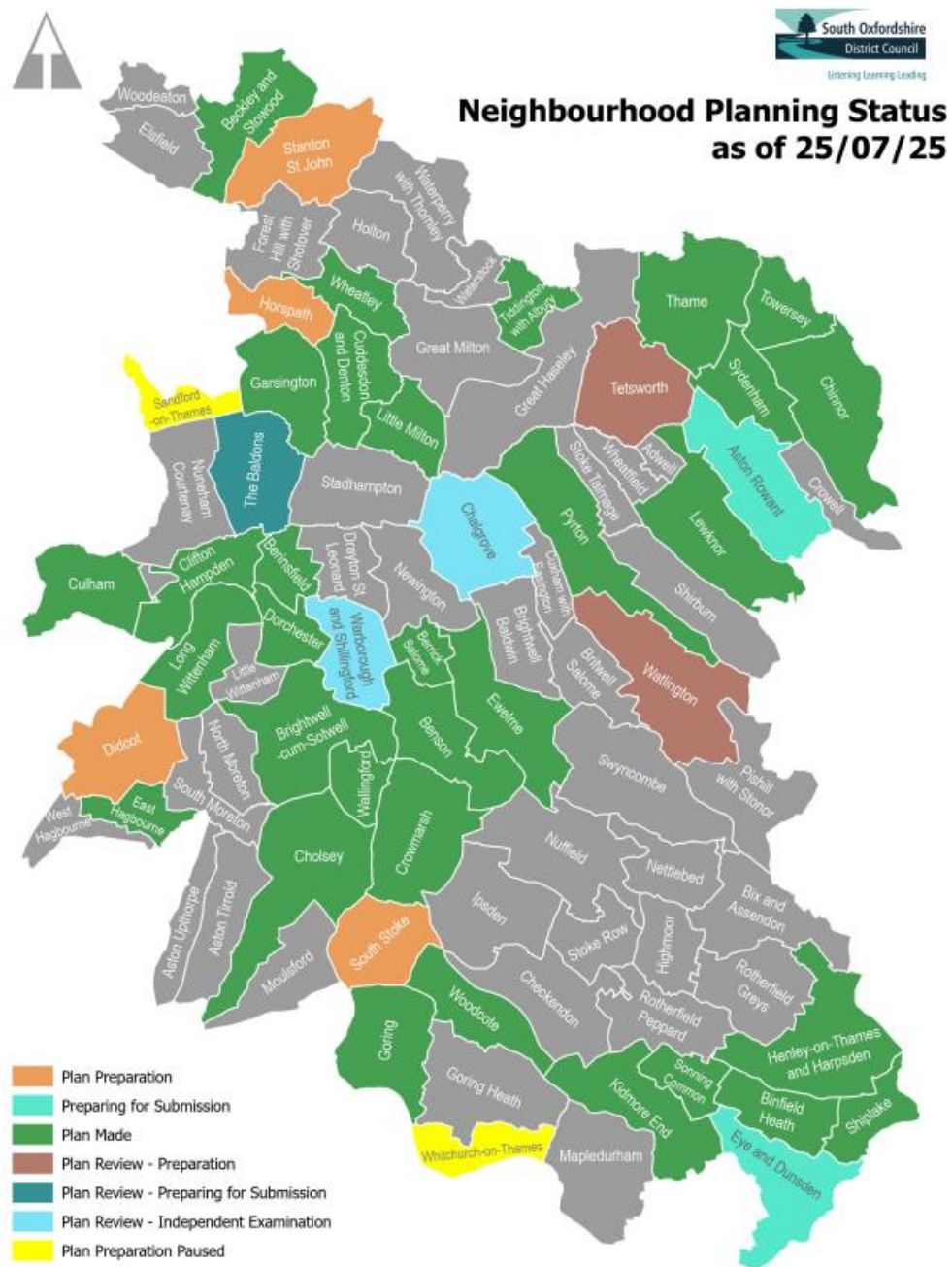


Table 3: Neighbourhood Plan Progress as of October 2025

Area	Preparation / review started	Plan submitted	Referendum	Plan made
Aston Rowant	October 2016	-	-	-
The Baldons	March 2016	January 2018	October 2018	October 2018
The Baldons (Review)	September 2024	-	-	-
Beckley and Stowood	March 2016	December 2022	September 2024	October 2024
Benson (Review)	February 2022	October 2022	-	March 2023
Berinsfield 2	January 2023	July 2024	February 2025	February 2025
Berrick Salome	June 2017	March 2019	October 2019	December 2019
Binfield Heath	April 2021	October 2023	September 2024	October 2024
Brightwell-cum-Sotwell (Review)	April 2022	November 2022	-	October 2023
Chalgrove	August 2012	January 2018	November 2018	December 2018
Chalgrove (Review)	December 2023	March 2025	-	-
Chinnor (Review II)	May 2023	Sep-23	-	November 2023
Cholsey (Review)	March 2022	Jul-22	-	October 2022
Clifton Hampden	July 2014	January 2023	September 2024	October 2024
Crowmarsh (Review)	September 2024	January 2025	-	February 2025
Cuddesdon and Denton	August 2017	February 2020	May 2021	May 2021
Culham	June 2020	July 2022	May 2023	June 2023
Dorchester on Thames	January 2013	September 2017	March 2018	April 2018
East Hagbourne (Review)	December 2022	August 2023	-	February 2024
Ewelme	May 2017	September 2020	May 2021	May 2021
Eye and Dunsden	January 2020	-	-	-
Garsington	March 2017	February 2023	September 2024	October 2024
Goring	October 2015	April 2018	July 2019	July 2019
Henley and Harpsden (Review)	May 2021	December 2021	November 2022	December 2022
Horspath	May-16	-	-	-
Kidmore End	October 2017	July 2021	July 2022	September 2022
Lewknor	September 2017	March 2023	November 2023	December 2023

Table 3: Neighbourhood Plan Progress as of October 2025

Area	Preparation / review started	Plan submitted	Referendum	Plan made
Little Milton	June 2016	April 2018	November 2018	December 2018
Long Wittenham (Review)	October 2018	Jan-22	28-Jul-22	Sep-22
Pyrton	Apr-15	Feb-18	14-Mar-19	Apr-19
Sandford-on-Thames	July 2016	-	-	-
Shiplake	April 2017	September 2021	July 2022	September 2022
Sonning Common (Review)	January 2020	December 2021	February 2023	March 2023
South Stoke	December 2020	-	-	-
Stanton St John	March 2017	-	-	-
Sydenham	January 218	July 2019	May 2021	May 2021
Tetsworth	July 2016	January 2020	May 2021	May 2021
Tetsworth (Review)	November 2023	-	-	-
Thame (Review)	June 2021	May 2024	February 2025	February 2025
Tiddington with Albury	November 2016	July 2022	May 2023	June 2023
Towersey	June 2016	March 2023	November 2023	December 2023
Wallingford (Review)	January 2024	May 2024	February 2025	February 2025
Warborough and Shillingford	November 2015	January 2018	October 2018	October 2018
Warborough and Shillingford (Review)	November 2024	March 2025	-	-
Watlington	September 2012	October 2017	June 2018	August 2018
Watlington (Review)	April 2022	-	-	-
Wheatley (Review)	January 2022	November 2022	November 2023	December 2023
Whitchurch-on-Thames	May 2016	-	-	-
Woodcote (Review)	February 2017	November 2021	September 2022	October 2022

4. Duty to Cooperate

Introduction

- 4.1. Section 110 of the Localism Act 2011 introduced a statutory duty for local planning authorities to cooperate with neighbouring local authorities and 'prescribed bodies' in the preparation of Development Plans. This means that the council has a duty to engage constructively with other councils and public bodies in England on a continuous basis to maximise the effectiveness of the Local Plan.
- 4.2. The duty to cooperate is not a duty to agree. However, the council will continue to make every effort to secure the necessary co-operation on strategic cross border matters regarding monitoring of our current plans and future plan making. The council must demonstrate, at the independent examination of a Local Plan, how they have complied with the duty.

South Oxfordshire District Council neighbouring authorities and prescribed bodies

- 4.3. The relevant bodies in which the duty to cooperate is most relevant to is as follows:

Neighbouring and key nearby authorities:

- Cherwell District Council
- Oxford City Council
- Vale of White Horse District Council
- West Oxfordshire District Council
- Oxfordshire County Council
- Buckinghamshire Council
- Reading Borough Council
- West Berkshire Council
- Wokingham Borough Council

- 4.4. Prescribed bodies as identified in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to fulfil the Duty to Cooperate:

- The Environment Agency
- Historic England
- Natural England
- National Highways
- The Civil Aviation Authority
- Homes England

- Integrated Care System (Berks, Oxon, Bucks)/NHS England
- Office of Rail and Road
- Oxfordshire County Council
- Local Enterprise Partnership
- Local Nature Partnership

Key stages of the Duty to Cooperate

- 4.5. The council was required to demonstrate as part of the Local Plan examination in 2020 that we had fully complied with the duty to cooperate and that we had worked actively and constructively with its neighbouring authorities and the County Council, other prescribed bodies, and service and infrastructure providers during the preparation of the Plan. Activities included, for example, meetings, the preparation of joint evidence, the exchange of written correspondence and the production of statements of common ground.
- 4.6. The evidence submitted to demonstrate the council's fulfilment of the duty to cooperate is available from Section 6 of the council's Local Plan Examination Library²⁵. The Inspector's report (paragraph 18 & 19)²⁶ sets out the Inspector's findings in relation to the Duty to Cooperate for the Local Plan 2035 and the Inspector concluded that they were *'satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore met.'*
- 4.7. As highlighted in previous reports, on 14 February 2018 South Oxfordshire District Council formally signed up to the Oxfordshire Growth Deal²⁷. A joint vision, the Oxfordshire Strategic Vision²⁸, was adopted by all the Oxfordshire authorities in 2021, including South Oxfordshire in May 2021.
- 4.8. Local Plans for the City and Districts provide the framework for the long-term planning of Oxfordshire²⁹. The councils will continue to cooperate with each other and with other key bodies as they prepare their Local Plans. The managers of the Oxfordshire councils planning policy teams will continue to meet at least quarterly to discuss duty to cooperate matters. A new duty to cooperate forum is being trialled to discuss matters in more detail. The councils will also meet regularly through the joint committee of the Oxfordshire Leaders Joint Committee. Some work undertaken by the districts

²⁵ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/local-plan-2035-documents-and-evidence-base/>

²⁶ <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2020/11/Inspectors-Report-November-2020.pdf>

²⁷ <https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/11/270218-Oxon-letter-to-SoS-on-Deal-DP-270118-with-signatures.pdf>

²⁸ <https://futureoxfordshirepartnership.org/projects/oxfordshire-strategic-vision/>

²⁹ <https://www.southoxon.gov.uk/uncategorised/joint-statement-from-the-leaders-of-south-oxfordshire-district-council-vale-of-white-horse-district-council-cherwell-district-council-oxford-city-council-and-west-oxfordshire-district-council/>

for the Oxfordshire Plan 2050 will now be incorporated into the Joint Local Plan.

- 4.9. The Joint Local Plan Issues Consultation in May 2022 included a Duty to Cooperate Scoping document³⁰. This set out the potential strategic planning matters that are driven by larger than local issues – those that could have an impact beyond the immediate Local Plan area. A potential strategic matter is defined as *‘sustainable development or use of land that has or would have a significant impact on at least two planning areas, including, in particular, that in connection with strategic infrastructure.’* Our Duty to Cooperate Scoping document identifies the strategic matters that may be relevant to the neighbouring districts. These matters have been further refined as the emerging plan progresses and impacts have become clearer.
- 4.10. The Joint Local Plan Preferred Options Consultation in January and February 2024 included an Interim Duty to Cooperate statement³¹. It identifies the strategic matters relevant to the districts in more detail, records how we have engaged with the required bodies and other organisations in the preparation of the draft Local Plan and describes how we believe we have complied with the duty to cooperate.
- 4.11. Following a six-week publication period, the Joint Local Plan 2041 was submitted to the Secretary of State in December 2024 for independent examination. This included a Statement of Compliance with the Duty to Cooperate, with a publication version³² followed by an updated submission version³³. The Statements record how we believe that we have engaged with the required bodies and other organisations in the preparation of the draft Joint Local Plan, and how we comply with the duty to co-operate. In June 2025 an examination hearing session was held to explore the Joint Local Plans compliance with the duty. The Council received a post hearing letter³¹ on 26 September 2025 with the Inspectors’ view that the duty cooperate is not complied with. Correspondence is ongoing about that matter and published on the examinations library webpage³².
- 4.12. In addition to working with the Oxfordshire authorities, council officers meet regularly with Swindon Borough Council and Oxfordshire County Council to discuss cross-boundary issues. The council has also met with Buckinghamshire Council, Wokingham Council, Reading Borough Council and West Berkshire District Council. We have ongoing dialogue with

³⁰ <https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/05/Duty-to-Cooperate-Scoping-Document-1.pdf>

³¹ [https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/Interim Duty to Cooperate Statement Jan 2024.pdf](https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/Interim_Duty_to_Cooperate_Statement_Jan_2024.pdf)

³² <https://www.southandvale.gov.uk/app/uploads/2024/12/CSD09-Statement-of-Compliance-with-the-Duty-to-Cooperate-Publication-Version.pdf>

³³ <https://www.southandvale.gov.uk/app/uploads/2024/12/CSD09.1-Statement-of-Compliance-with-the-Duty-to-Cooperate-Submission-Version.pdf>

Buckinghamshire Council, Gloucestershire County Council and Wiltshire Council.

- 4.13. The council has also attended forums with Water Resources South East and Thames Water regarding preparation of the Water Resources South East Regional Plan.
- 4.14. In addition to these key actions, the council engages with all the neighbouring authorities and prescribed bodies listed above when undertaking consultations.

5. South Oxfordshire Local Plan 2035 Strategy

Introduction

- 5.1. In the remainder of the Authority Monitoring Report, we report on the monitoring indicators in the adopted South Oxfordshire Local Plan 2035. This shows how decisions on planning applications are being made, as a way of assessing the effectiveness of the plan's policies and tracking progress on the delivery of allocated sites.

STRAT1: The Overall Strategy

- 5.2. This policy sets out the overall strategy for the plan, which proposals for development should be consistent with. The other policies in the plan align with and support the strategy, so the monitoring requirement for the strategy is covered by the indicators and targets for the other policies.

STRAT2: South Oxfordshire Housing and Employment Requirements

- 5.3. This policy sets out the minimum requirements for new homes and employment land over the plan period.
- 5.4. The housing requirement includes the number of homes required to meet the housing need for South Oxfordshire and an additional number to address a proportion of Oxford's unmet housing need. The housing requirement is given as an annual number with a stepped increase later in the plan period. The overall housing delivery trajectory for the plan period is shown in Appendix A.
- 5.5. Table 4 shows the annual number of net new homes completed in the district. Housing delivery was below the annual requirement at the beginning of the plan period but has been stronger since 2017/18. There was a decrease in 2020/21 due to the effects of the Covid-19 pandemic. Delivery returned to a higher level in 2022/23. There is currently a cumulative shortfall which is reducing in size.

Table 4: Annual housing completions 2011-2024

Year	Completed homes	Annual requirement
2011/12	508	900
2012/13	475	900
2013/14	484	900
2014/15	596	900
2015/16	603	900
2016/17	717	900
2017/18	934	900
2018/19	1,369	900
2019/20	1,480	900
2020/21	876	900
2021/22	974	900
2022/23	1,359	900
2023/24	946	900
Total	11,321	11,700

- 5.6. While the Local Plan doesn't identify a specific requirement or supply for Oxford, the strategic site allocations on the edge of the City are those with the strongest relationship to Oxford. These sites; Grenoble Road, Northfield, and Land North of Bayswater Brook, are intended to deliver housing later in the plan period. Table 5 shows the number of completions at these sites from 2021. While there have been no completions on these sites to date, in December 2022 the promoters of Land North of Bayswater Brook submitted a hybrid planning application for 1,450 homes ([P22/S4618/O](#)). In October 2024, the planning committee resolved to grant planning permission subject to the signing of an S106 agreement. Our most recent trajectory for this site anticipates the first homes to be completed on site during 2027/28.

Table 5: Strategic sites near Oxford, annual housing completions 2021-2023

Year	Grenoble Road	Northfield	Land North of Bayswater Brook	Total
2021/22	0	0	0	0
2022/23	0	0	0	0
2023/24	0	0	0	0
Total	0	0	0	0

- 5.7. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 22 (page 53).

STRAT3: Didcot Garden Town

- 5.8. Policy STRAT3 ensures that development that comes forward in the Didcot Garden Town masterplan area is in accordance with the Garden Town principles. During 2023/24 there were no applications approved on major development sites contrary to this policy.

STRAT4: Strategic Development

- 5.9. Policy STRAT4 aims to ensure that necessary supporting infrastructure is provided for strategic developments. Developers are required to engage with relevant infrastructure providers to ensure the implementation of the Infrastructure Delivery Plan (IDP)³⁴. Table 6 shows the status of strategic infrastructure projects identified in the IDP.

Table 6: Progress of strategic infrastructure projects 2023/24

Scheme	Status
Oxford to Cambridge Arc	See this AMR update for TRANS1a.on page 57
Science Vale Cycle Network (SVCN) Improvements	SVCN schemes are now included in SATN, which is in development. SATN will include a number of individual walking and cycling schemes across South Oxfordshire (and the rest of Oxfordshire).
Didcot Station Car Park Expansion	Previously completed
Watlington Relief Road	Fully funded. Planning application submitted in 2023. Planning decision anticipated in 2025.
Benson Relief Road	Western section near completion, expected completion in April 2025. Central and eastern sections planned for developer completion in 2026.
Didcot Garden Town: study work on Central Didcot Transport Corridor Improvements	In progress
Jubilee Way Roundabout Improvements	In progress, within scope of Didcot Central Corridor project.
Golden Balls Roundabout options/feasibility and A4074 capacity improvements	A4074 corridor strategy in progress.
Thame to Haddenham cycle route	In progress Oxfordshire County Council working with Buckinghamshire Council to assess options.

³⁴ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/infrastructure-to-support-communities/>

Scheme	Status
HIF1 schemes (Widening of the A4130, Didcot Science Bridge, Didcot to Culham river crossing, and Clifton Hampden bypass)	Planning application granted permission in December 2024
Benson to Wallingford cycle route minor improvements	Proposed to be included in SATN
Premium cycle route between Didcot, Crowmarsh Gifford and Wallingford	Proposed to be included in SATN
Improvements to cycle routes to rail stations	Proposed to be included in SATN
New cycle route between Berinsfield and Oxford	Proposed to be included in SATN
Intra-urban cycling routes	Intra-urban routes proposed to be included in SATN. Anticipated LCWIPs, Didcot LCWIP adopted. Thame and Wallingford expected to commence in 2024/2025.

STRAT5: Residential Densities

- 5.10. This policy aims to ensure that housing development proposals optimise the use of land and potential of each site. Developments should accommodate and sustain an appropriate amount and mix of uses (including green space and other public space) and support local facilities and transport networks.
- 5.11. Table 7 gives the average density (in dwellings per hectare, dph) for the major³⁵ permissions granted in 2023/24, divided by location. The policy expects a density of more than 45dph for sites with good accessibility to town centres but allows exceptions where there are clearly justified reasons. The data show large variations between areas, which suggests that the proposed densities are responding to the context and features of each site in line with the policy.

Table 7: Average density of major housing permissions by parish 2023/24

Parish	Average density	Number of permissions
Chinnor	30.9	1
Didcot	50.3	5
Thame	29.0	2
Wallingford	7.3	1
Watlington	12.0	2
Average Total	25.9	11

³⁵ For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. (defined in the NPPF glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>)

- 5.12. Table 8 gives the average density in dwellings per hectare for the major permissions on strategic sites granted in 2023/24. Strategic sites are not given a specific target density in this policy.

Table 8: Average density of major housing permissions by strategic site 2023/24

Site	Average density	No. of permissions
Didcot North East	28.2	3
West of Wallingford	7.3	1
Average Total	17.75	4

STRAT6: Green Belt

- 5.13. During 2023/24 there were 146 planning permissions granted in the Green Belt. Table 9 identifies the number of permissions related to Policy STRAT6, and the type of application. It shows that the majority of approved permissions in the Green Belt were for household development, so are likely to be relatively minor changes to existing homes.

Table 9: Green Belt Permissions 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Agricultural Notification	0	0	1	1
Full Application	37	8	5	50
Householder	90	8	2	100
Outline	3	2	0	5
Permission in Principle	1	0	0	1
Section 73	15	0	0	15
Total	146	18	8	172

Strategic housing sites

- 5.14. Policies STRAT7 to STRAT14 allocate land for strategic housing and employment development in the district. The following section describes the progress site promoters / developers have made in delivering these sites. Table 10 below identifies the progress across all 7 of these sites.
- 5.15. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 22 (page 53).

Table 10: Housing delivery at strategic sites 2011-24

Site	Permitted homes	Completed homes	Estimated delivery in plan period
STRAT7: Land at Chalgrove Airfield	0	0	Permit 0; Deliver 0
STRAT9: Land Adjacent to Culham Science Centre	0	0	Permit 3,500; Deliver 1,419
STRAT10i: Land at Berinsfield Garden Village	0	0	Permit 1,700; Deliver 500
STRAT11: Land South of Grenoble Road	0	0	Permit 3,000; Deliver 525
STRAT12: Land at Northfield	0	0	Permit 1,800; Deliver 825
STRAT13: Land North of Bayswater Brook	0	0	Permit 1,513; Deliver 1038
STRAT14: Land at Wheatley Campus, Oxford Brookes	487	0	500

STRAT7: Land at Chalgrove Airfield

- 5.16. STRAT7 aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The policy aims to permit approximately 3,000 homes and deliver a minimum of 2,105 in the plan period which runs to 2035. Table 10 above shows that no homes have been permitted or delivered on this site yet.
- 5.17. An outline planning application including a masterplan was submitted in June 2020 and withdrawn in May 2021. Pre-application engagement for future applications is continuing on this site.
- 5.18. The policy aims to permit and deliver 3 pitches for Gypsies and Travellers on the Chalgrove Airfield site during the plan period. No Gypsies and Traveller pitches have yet been permitted or delivered on this site.
- 5.19. The emerging Joint Local Plan 2041 is proposing to deallocate the site, therefore this AMR reports that permitted and delivered amounts in the South Oxfordshire Local Plan period to 2035 are likely to be 0. However, if the JLP does not continue its examination, Chalgrove Airfield will likely make a contribution to the supply by 2035.

STRAT8: Culham Science Centre

- 5.20. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 22 (page 53).

STRAT9: Land Adjacent to Culham Science Centre

- 5.21. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The policy aims to permit approximately 3,500 homes and deliver approximately 2,100 homes in the plan period. Table 10 (page 33) shows that no homes have been permitted or delivered on this site yet.
- 5.22. Masterplanning work took place in 2022-2023, including workshops and stakeholder engagement. An outline planning application was then submitted in 2024 ([P24/S1759/O](#)), including a framework masterplan, for an employment-led mixed-use development at the No.1 Site (the eastern parcel of the site allocation), with all matters reserved for up to 115,000sq.m of employment floorspace, up to 2,500sq.m of hotel floorspace (equating to approximately 100 hotel bedrooms), up to 600sq.m of retail floorspace, up to 500sq.m of health club / gym floorspace, up to 500sq.m of creche / children's nursery floorspace, up to 800sq.m of restaurant / public house floorspace, and landscape and associated infrastructure. This application is currently under consideration.
- 5.23. The policy aims to permit and deliver 3 pitches for Gypsies and Travellers in the plan period. No Gypsies and Traveller pitches have been permitted or delivered on this site yet.

STRAT10: Berinsfield Garden Village

- 5.24. In 2023/24, there were no permissions granted that were contrary to Policy STRAT10: Berinsfield Garden Village.

STRAT10i: Land at Berinsfield Garden Village

- 5.25. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The development of proposals and pre-application engagement for this site are at an early stage, and no masterplan has been agreed yet.
- 5.26. The policy aims to permit and deliver around 1,700 homes in the plan period. Table 10 (page 33) shows that no homes have been permitted or delivered on this site yet.
- 5.27. The amount of land permitted and completed for employment by strategic site and allocation is shown in Table 22 (page 53).

STRAT10ii: Berinsfield Local Green Space

- 5.28. In 2023/24, there were no permissions granted that were on land allocated as Berinsfield Local Green Space.

STRAT11: Land South of Grenoble Road

- 5.29. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The policy aims to permit approximately 3,000 homes and deliver approximately 2,480 homes in the plan period. Table 10 (page 33) shows that no homes have been permitted or delivered on this site yet.
- 5.30. The development of proposals and pre-application engagement for this site are at an early stage, and no masterplan has been agreed yet.
- 5.31. The amount of land permitted and completed for employment, by strategic site and allocation, is shown in Table 22 (page 53).

STRAT12: Land at Northfield

- 5.32. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. The policy aims to permit and deliver approximately 1,800 homes in the plan period. Table 10 (page 33) shows that no homes have been permitted or delivered on this site yet.
- 5.33. The development of proposals and pre-application engagement for this site are at an early stage, and no masterplan has been agreed yet. However, the site promoters undertook a public consultation exercise in May 2024³⁶.

STRAT13: Land North of Bayswater Brook

- 5.34. The policy aims to agree a masterplan for the strategic allocation which guides any subsequent planning applications. An Outline planning application including a masterplan was submitted in December 2022 for 1,450 homes plus a 63 bed care home for older people ([P22/S4618/O](#)). The council's Planning Committee considered the application on 9 October 2024, where the committee resolved to grant planning permission subject to the signing of an S106 agreement.
- 5.35. The policy aims to permit and deliver approximately 1,513 homes within the plan period to reflect the live planning application on site. Table 10 (page 33)

³⁶ Further details can be found at <https://my.engaged.space/northfield/>

shows that no homes have yet been permitted or delivered on this site.

STRAT14: Land at Wheatley Campus, Oxford Brookes

- 5.36. The policy aims to permit and deliver approximately 500 homes.
- 5.37. Table 10 (page 33 shows that up to 487 net homes have outline permission on this site ([P17/S4254/O](#)), with none delivered as of 31 March 2023. A reserved matters application ([P23/S1407/RM](#)) was submitted in April 2023, and the council issued consent on 31 July 2025.

6.Settlements and Housing

Policy HEN1: The Strategy for Henley-on-Thames

- 6.1. This policy sets out the strategy for Henley-on-Thames, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 22 (page 5353), and Retail Figure 7 (page 7474).

Policy TH1: The Strategy for Thame

- 6.2. This policy sets out the strategy for Thame, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 22 (page 5353), and Retail Figure 7 (page 7474).

Policy WAL1: The Strategy for Wallingford

- 6.3. This policy sets out the strategy for Wallingford, including Neighbourhood Development Plans and proposals for development. The monitoring requirement for the strategy is covered by indicators and targets for homes, employment land and retail floorspace. These are shown in: Housing Table 12 below, Employment Table 22 (page 5353), and Retail Figure 7 (page 7474).

Policy H2: New Housing in Didcot

- 6.4. This policy gives the expected housing provision from the sites allocated for residential development around Didcot. Table 11 shows the number of homes permitted and completed at these sites as of 31 March 2024. The Plan requires the delivery of at least 6,500 homes at Didcot over the plan period. The table shows good progress is being made with 4,960 homes permitted. An outline application has since been approved during April 2024 for 750 homes at Ladygrove East ([P19/S0720/O](#)).

Table 11: Housing delivery at allocated sites in Didcot 2011-24

Site	Permitted homes	Completed homes	Expected delivery in plan period
Ladygrove East (saved from the Local Plan 2011) (H2a)	0	0	642
Didcot North East (saved from the Core Strategy) (H2b)	2,116	645	2,030
Great Western Park (saved from the Local Plan 2011) (H2c)	2,604	2,604	2,587
Vauxhall Barracks (saved from the Core Strategy) (H2d)	0	0	300
Orchard Centre Phase II remaining site (saved from Core Strategy) (H2e)	0	0	300
New: Didcot Gateway (H2f)	0	0	300
New: Hadden Hill (H2g)	74	74	74
New: Land south of A4130 (H2h)	166	166	166
Total	4,960	3,489	6,399

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford

- 6.5. This policy gives the minimum housing requirements for the Market Towns of Henley-on-Thames, Thame and Wallingford. The policy supports the Neighbourhood Development Plans in these towns to meet the requirements. Table 12 shows the number of homes permitted and completed at these settlements between 1 April 2011 and 31 March 2024. The table shows that progress is being made towards completing the housing allocations identified in the Local Plan.

Table 12: Housing delivery at Market Towns and Larger Villages 2011-24

Town/Parish	Permitted homes	Completed homes	Requirement in plan period
Henley-on-Thames	649	531	1,285
Thame	1,276	1,150	1,518
Wallingford	1,494	598	1,070
Nettlebed	36	20	46
Sonning Common	400	246	377
Woodcote	85	77	225

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H4: Housing in the Larger Villages

- 6.6. This policy gives the housing requirements for the Larger Villages of Nettlebed, Sonning Common and Woodcote. The policy supports the Neighbourhood Development Plans in these villages to meet the requirements. Neighbourhood plans have been progressed during 2022 at Sonning Common (passed referendum February 2023) and Woodcote (made October 2023) which address these requirements. Table 12 (above) shows the number of homes permitted and completed at these sites as of 31 March 2024.

Policy H5: Land to the West of Priest Close, Nettlebed

- 6.7. This policy gives the housing requirement for the allocated site at Land to the West of Priest Close, Nettlebed. Table 13 shows that no homes have yet been permitted at this site as of 31 March 2024.

Table 13: Housing delivery at allocated sites in Nettlebed 2011-24

Site	Permitted homes	Completed homes	Requirement in plan period
H5: Land to the West of Priest Close, Nettlebed	0	0	11
H6: Joyce Grove, Nettlebed	20	0	20
H7: Land to the South and West of Nettlebed Service Station	0	0	15

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H6: Joyce Grove, Nettlebed

- 6.8. This policy gives the housing requirement for the allocated site at Joyce Grove, Nettlebed. Table 13 (above) shows the number of homes permitted at this site as of 31 March 2024.

Policy H7: Land to the South and West of Nettlebed Service Station

- 6.9. This policy gives the housing requirement for the allocated site at Land to the South and West of Nettlebed Service Station. Table 13 (above) shows that no homes were permitted or completed at this site as of 31 March 2024.

Policy H8: Housing in the Smaller Villages

- 6.10. This policy supports Neighbourhood Development Plan-led development at the Smaller Villages and has no defined requirement for housing. Table 14 shows the number of homes permitted and completed at Smaller Villages as of 31 March 2024. Some of the villages have significantly higher numbers of permitted homes than others, such as Harpsden, Holton and Lower Shiplake. These villages are closer to Market Towns or Larger Villages and much of the permitted growth is on sites allocated for housing in the Local Plan or Neighbourhood Development Plans.
- 6.11.

Table 14: Housing delivery at Smaller Villages 2011-24

Settlement	Permitted homes	Completed homes
Aston Rowant	4	3
Aston Tirrold	21	15
Aston Upthorpe	4	4
Beckley	21	14
Berrick Salome	5	5
Binfield Heath	24	17
Brightwell Baldwin	0	0
Brightwell-cum-Sotwell	69	46
Britwell Salome	3	2
Burcot	12	7
Cane End	1	1
Chalkhouse Green	0	0
Checkendon	17	14
Chiselhampton	2	2
Clifton Hampden	2	2
Copcourt	1	1
Cuddesdon	1	1
Culham	7	5

Table 14: Housing delivery at Smaller Villages 2011-24

Settlement	Permitted homes	Completed homes
Cuxham	1	1
Dorchester-on-Thames	27	9
Drayton St Leonard	6	5
Easington	0	0
East Hagbourne	90	87
Ewelme	14	11
Forest Hill	3	2
Gallowstree Common	11	11
Garsington	62	58
Great Haseley	10	10
Great Milton	7	6
Greys Green	0	0
Harpsden	209	201
Highmoor Cross	4	4
Holton	516	27
Hook End	0	0
Horspath	30	14
Howe Wood	1	1
Ipsden	1	1
Kidmore End	4	3
Kingston Blount	-1	-1
Kingston Stert	0	0
Lewknor	30	29
Little Milton	5	0
Littleworth	4	-1
Long Wittenham	42	40
Lower Shiplake	171	18
Marsh Baldon	17	12
Mile End Hill	0	0
Milton Common	0	0
Moulsford	3	3
Neals Shaw	0	0
Newington	1	1
North Moreton	12	12
North Weston	4	4
Nuffield	5	5
Nuneham Courtenay	14	14
Peppard Common	14	14
Playhatch	1	1
Rok Marsh	0	0
Roke	0	0
Rotherfield Greys	0	0
Rotherfield Peppard	30	28
Sandford-on-Thames	10	10
Sandhills	50	50
Shillingford	2	2

Table 14: Housing delivery at Smaller Villages 2011-24

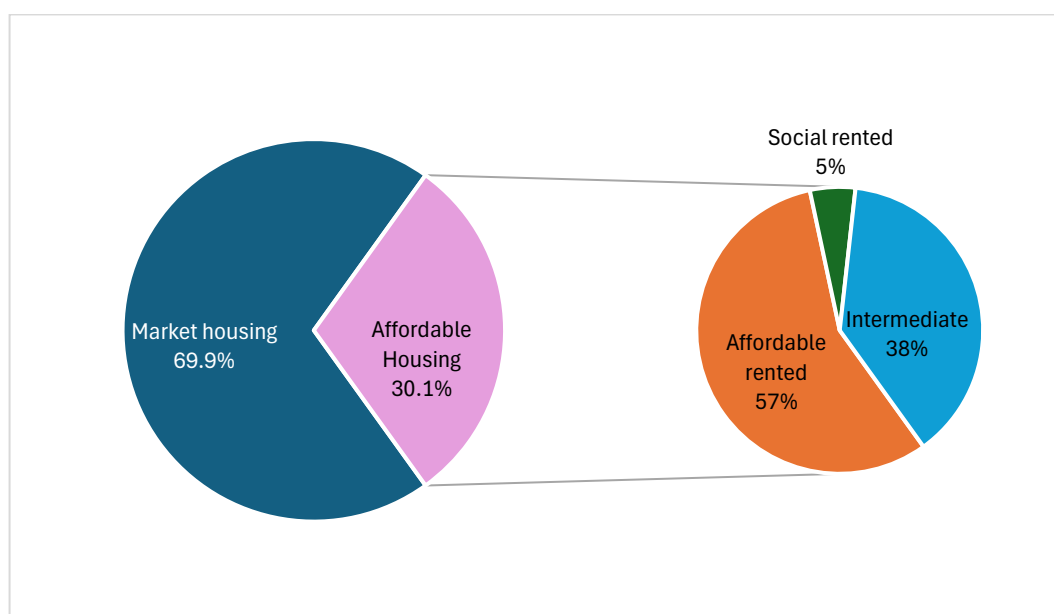
Settlement	Permitted homes	Completed homes
Shiplake	-1	2
Shiplake Bottom	5	5
Shiplake Cross	1	1
Shotover	2	0
Slade End	0	0
Sonning Common	3	3
South Moreton	3	3
South Stoke	18	16
South Weston	1	1
Stadhampton	104	78
Stanton St John	4	4
Stoke Row	28	25
Sydenham	8	5
Tetsworth	52	48
Tiddington	8	7
Tokers Green	5	5
Towersey	15	12
Warborough	34	32
Whitchurch-on-Thames	24	4
Total	1,918	1,082

Some of the homes completed in this time will have received permission before 1 April 2011 and there may be overlap when a home has been both permitted and completed within the plan period.

Policy H9: Affordable Housing

- 6.12. This policy sets out the proportion of affordable and market homes that should be sought on major developments and the proportions of the different forms of affordable housing within that. The target amounts are 40% affordable homes (50% on sites adjacent to Oxford), composed of 40% affordable rented, 35% social rented and 25% intermediate housing. The policy allows alternative mixes to be considered where these levels would be unviable. Figure 3 shows that permissions granted in 2023/24 allowed an approximately 70:30 split between market and affordable housing, and an 60:40 split within affordable housing with very little social rented housing.

Figure 3: Tenure split of major housing permissions 2023/24



Policy H10: Exception Sites and Entry Level Housing Schemes

- 6.13. During 2023/24, there were two permissions granted for Rural Exception Sites. One site was located in Thame ([P20/S4693/FUL](#)) providing 31 affordable homes for people with a local connection to Thame under the community land trust mechanism. The second site is located in Toot Baldon providing 6 retirement dwellings for older people. It was determined that the proposals met the tests of this policy and the developments are considered to be a Rural Exception Site.

Policy H11: Housing Mix

- 6.14. This policy seeks a mix of dwelling types and sizes to meet the needs of current and future households on all new residential developments. The mix of dwelling sizes permitted should be measured against the latest evidence of this type. During 2023/24, this was the Oxfordshire SHMA 2014³⁷. More up to date evidence has been procured as part of the development of the Joint Local Plan 2041 and the Joint Housing Needs Assessment³⁸ was published in April 2024, at the end of this monitoring year.
- 6.15. Figure 4 shows that the overall mix of dwelling sizes permitted in 2023/24 was broadly in line with the SHMA target levels for 3 and 4 bedroom

³⁷https://data.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1670533659&CODE=F0466A8D7F61D0D6EB661DFD1A27AEA0

³⁸<https://www.southandvale.gov.uk/app/uploads/2024/09/Joint-Housing-Needs-Assessment.pdf>

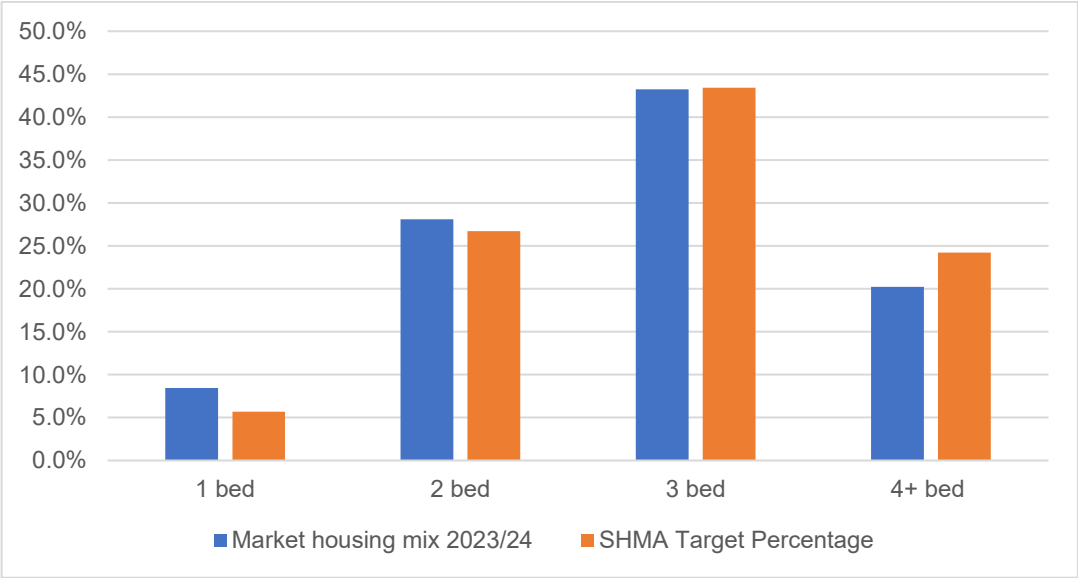
properties. However, there were noticeably more 2 bed permissions than identified in the SHMA, and fewer 1 bed permissions.

Figure 4: Overall housing mix 2023/24



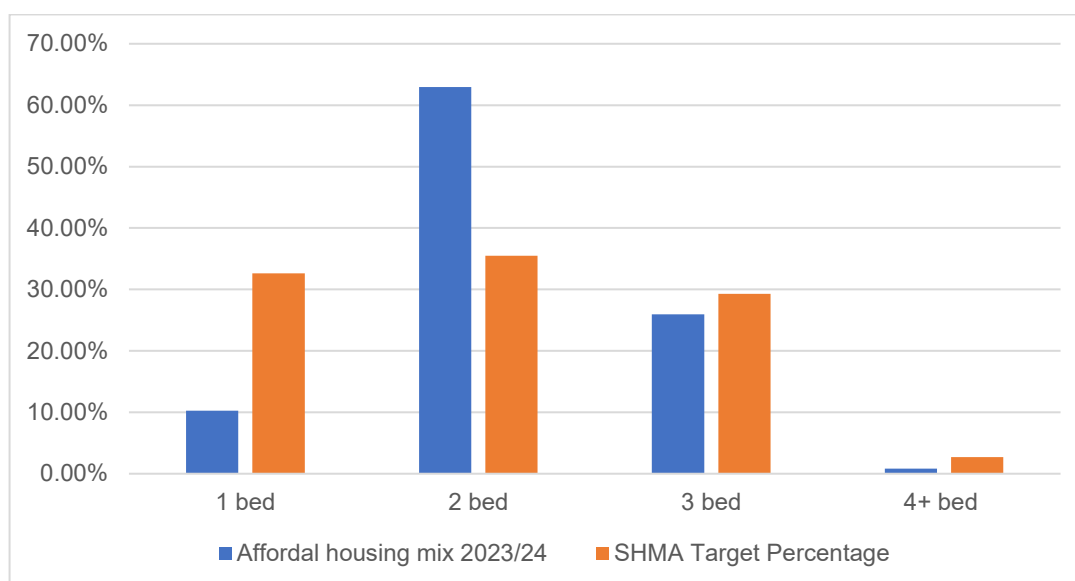
6.16. Figure 5 shows that the mix of dwelling sizes permitted for market housing in 2023/24 was broadly in line with the SHMA target levels.

Figure 5: Market housing mix 2023/24



6.17. Figure 6 shows that the mix of dwelling sizes permitted for affordable housing in 2023/24 was further from the SHMA target levels, with significantly more 2-beds, and fewer 1-beds.

Figure 6: Affordable housing mix 2023/24



Policy H12: Self-Build and Custom-Build Housing

- 6.18. This policy supports proposals for self-build and custom-build projects and seeks 3% of the proportion of the developable plots on strategic allocations to be set aside for self-build and custom-build. No plots have been defined on the strategic allocation sites yet.
- 6.19. Under the Self-build and Custom Housebuilding Act 2015, authorities are required to keep a register of individuals and associations who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.
- 6.20. We have undertaken a review of the Self-Build Register to ascertain how we can improve this service and create an accurate picture of demand for self-build and custom-build housing across the districts, which will help inform new policies in the Joint Local Plan. The council is in the process of adopting a two-part register with a local connection test and a registration fee to cover costs³⁹.
- 6.21. Table 15 (page 47) shows the number of entries to the register and the number of self-build and custom housebuilding developments permitted. These types of development are exempt from the Community Infrastructure Levy, so we have used CIL records to identify self and custom build units. The data is broken down by base year starting on the date the first entry was

³⁹ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/planning-registers/self-and-custom-build-register/>

made on to the register up to the 30 October 2016, with subsequent years running between 31 October - 30 October the following year.

- 6.22. Government made amendments to the Self-build and Custom Housebuilding Act 2015 through the Levelling-up and Regeneration Act (LURA) 2023. These amendments came into force on 31 January 2024, and include changes to section 2a of the act and the duty to grant planning permission. We are now required to assess both demand arising from the relevant base period, as well as any needs that haven't been met from previous periods. We have amended Table 15 from previous versions of the AMR to comply with the LURA. The table now includes the cumulative demand for serviced plots
- 6.23. The register is a live register and people are able to join or leave as they wish. The council continues to refine its approach to monitoring of permissions. For these reasons the number of entries or plots in a base year may vary from previous reports. At the end of each base period, relevant authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries for that base period and any need that arose from an earlier base period that remains unmet.

Table 15: Self-Build & Custom Housebuilding Register

Base year	Demand added to register	Total demand	Date to comply with duty	Total supply	Surplus/ shortfall
Base Year 1; first entry on the register until 30th Oct 16	120	120	30th Oct 19	155	+35
Base Year 2; 31st Oct 16 to 30th Oct 17	149	269	30th Oct 20	204	-65
Base Year 3; 31st Oct 17 to 30th Oct 18	102	371	30th Oct 21	268	-103
Base Year 4; 31st Oct 18 to 30th Oct 19	112	483	30th Oct 22	325	-158
Base Year 5; 31st Oct 19 to 30th Oct 20	98	581	30th Oct 23	369	-212
Base Year 6; 31st Oct 20 to 30th Oct 21	101	682	30th Oct 24	406	-276
Base Year 7; 31st Oct 21-30th Oct 22	85	767	30th Oct 25	n/a	n/a
Base Year 8; 31st Oct 22-30th Oct 23	60	827	30th Oct 26	n/a	n/a
Base Year 9; 31st Oct 23-30th Oct 24	43	870	30th Oct 27	n/a	n/a

Policy H13: Specialist Housing for Older People

- 6.24. In 2023/24 there were two applications approved for specialist housing for older people. These proposals will provide a total of 87 age-restricted homes for people aged 55 and older at Chinnor, Didcot and Wallingford.
- 6.25. Table 16 shows the delivery of specialist housing for older people in the plan period so far.

Table 16 Delivery of specialist housing for older people 2011-24

Type	Net number of units by status at 1 April 2024					
	Complete	Under construction	Not started	Superseded	Expired	Total
Assisted living	60	7	2	0	0	69
Extra care	226	0	107	66	0	399
Retirement homes	90	133	39	28	3	293
Sheltered apartments	23	0	0	0	0	23
C2 Care Home	524	68	82	0	59	733
Older Persons housing	1	20	54	0	0	75
Total	924	228	284	94	62	1,592

Policy H14: Provision for Gypsies, Travellers and Travelling Showpeople

- 6.26. This policy aims to meet the need for new permanent sites for residential use by Gypsies, Travellers and Travelling Showpeople by safeguarding and extending existing sites; and delivering new sites at the strategic allocations at Didcot North East, Land adjacent to Culham Science Centre and Chalgrove Airfield. It also sets out criteria to be met by proposals for new sites in other locations. During 2023/24, there were no permissions granted for new pitches; two permissions at Didcot North East sought a financial contribution in lieu of on-site delivery.

Policy H15: Safeguarding Gypsy, Traveller and Travelling Showpeople Sites

- 6.27. This policy aims to protect the supply of existing permanent sites for residential use by Gypsies, Travellers and Travelling Showpeople by controlling proposals that would result in the loss of sites. During 2023/24, there were no permissions granted that would lead to a loss of sites.

Policy H16: Backland and Infill Development and Redevelopment

- 6.28. This policy limits support for development in Smaller and Other Villages to infill and the redevelopment of previously developed land. Table 17 shows the type and status of applications relating to this policy in 2023/24. There were 85 planning permissions granted in 2023/24.

Table 17: Status and type of permissions relating to Backland and Infill Development and Redevelopment in Smaller and Other Villages 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Full Application	47	17	3	67
Householder	1	1	0	2
Outline	5	6	0	11
Permission in Principle	1	2	2	5
Reserved Matters	1	0	0	1
Section 73	30	1	0	31
Total	85	27	5	117

Policy H17: Sub-division and Conversion to Multiple Occupation

- 6.29. This policy sets out the conditions where sub-division of dwellings and conversions to multiple occupation will be permitted. Table 18 shows the type and status of applications relating to this policy in 2023/24. There were 7 planning permissions granted in 2023/24.

Table 18: Status and type of permissions relating to sub-divisions of houses in multiple occupation 2023/24

Application Type	Approved	Refused	Total
Full Application	7	1	8
Total	7	1	8

Policy H18: Replacement Dwellings

- 6.30. This policy sets out the conditions where the replacement of an existing dwelling located outside the built-up areas of settlements will be permitted. Table 19 shows the type and status of applications relating to this policy in 2023/24. There were 31 planning permissions granted in 2023/24.

Table 19: Status and type of replacement housing permissions outside the built-up limits of settlements 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Full Application	17	2	2	21
Section 73	14	0	0	14
Total	31	2	2	35

Policy H19: Rural Workers' Dwellings

- 6.31. This policy sets out the conditions where a rural workers' dwelling in the open countryside will be permitted. Table 20 shows the type and status of applications relating to this policy in 2023/24. There were 7 planning permissions granted in 2023/24.

Table 20: Status and type of rural workers' dwelling applications 2023/24

Application Type	Approved	Total
Full Application	4	4
Outline	1	1
Section 73	2	2
Total	7	7

Policy H20: Extensions to Dwellings

- 6.32. This policy sets out the conditions where an extension to a dwelling or ancillary building will be permitted. Table 21 shows the type and status of applications relating to this policy in 2023/24. There were 984 planning permissions granted in 2023/24.

Table 21: Status and type of permissions relating to extensions to dwellings 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Full Application	36	3	0	39
Householder	866	33	6	905
Pre-Application Advice	0	0	3	3
Section 73	36	1	0	37
Total	938	37	9	984

Policy H21: Loss of Existing Residential Accommodation in Town Centres

- 6.33. This policy generally resists the loss of existing residential accommodation in the town centres but sets out exceptional conditions where it may be permitted. There were no applications related to this policy approved in 2023/24.

7. Employment

Policy EMP1: The Amount and Distribution of New Employment Land

- 7.1. This policy sets out the land allocated for employment uses to facilitate the provision of additional office, manufacturing and distribution jobs. It gives a minimum requirement of 39.1 hectares to be provided over the plan period. Table 22 shows the amount of land with development in employment use classes (B or E) permitted and completed in the plan period so far.
- 7.2. Table 22 covers the monitoring indicators for the following employment policies:
- a) EMP4: Employment Land in Didcot
 - b) EMP5: New Employment Land at Henley-on-Thames
 - c) EMP6: New Employment Land at Thame
 - d) EMP7: New Employment Land at Wallingford
 - e) EMP8: New Employment Land at Crowmarsh Gifford
 - f) EMP9: New Employment Land at Chalgrove

Table 22: Amount of employment land permitted on strategic and allocated sites 2011-24

Location	Site	Employment land (hectares)		
		Allocated supply	Permitted	Completed
Didcot	EMP4i: Southmead Industrial Estate East and EMP4ii: Southmead Industrial Estate West	2.92	0.5	0.5
	Milton Park (Within Vale of White Horse District) ⁴⁰	6.5 (of 28)	6.5 (of 31.61)	6.5 (of 31.61)
Henley-on-Thames	Neighbourhood Plan site DS7: Northern Field at Highlands Farm (Site M1)	1	0	0
Thame	Sites to be identified in the Neighbourhood Development Plan (NDP)	3.5	0	0
Wallingford	Neighbourhood Plan site EE1: Land West of Hithercroft Industrial Estate (Site C)	3.1	3.08	3.08
	EMP7i: land at Hithercroft Road and Lupton Road and EMP7ii: land at the junction of Whitley Road and Lester Way	1.09	5.93	5.93
Crowmarsh Gifford	Neighbourhood Plan site CRP3: Land at Howbery Park, Benson Lane, Crowmarsh Gifford	0.28	0	0
Culham	STRAT8: Culham Science Centre and STRAT9: Land Adjacent to Culham Science Centre	7.3	14.45	5.86
Chalgrove	STRAT7: Land at Chalgrove Airfield	5	0.61	0.03
	EMP9i: Land at Monument Business Park	2.25	2.25	2.25
Berinsfield	STRAT10i: Land at Berinsfield Garden Village	5	0	0
Grenoble Road	STRAT11: Land South of Grenoble Road	10	0	0
Total		47.94	33.32	24.15

⁴⁰ The 6.5 hectares allocated here is included within the 28 hectares to be provided at Milton Park as identified in the Vale of White Horse Local Plan 2031 Part 1, Core Policy 6. The total amount of land at Milton Park in each category has been given in brackets.

Policy EMP2: Range, Size and Mix of Employment Premises

- 7.3. This policy aims to meet the diverse need for employment across South Oxfordshire, particularly premises for Small to Medium Sized Enterprises (SME). Table 23 shows the number of permissions granted for development in employment use classes (B or E) in 2023/24 in a range of sizes suitable for SMEs.

Table 23: Permissions granted for small and medium sized employment uses in 2023/24

Size	Number of permissions
Start-up/ incubator businesses (up to 150sqm)	11
Grow-on space (up to 500sqm)	16
Total	27

Policy EMP3: Retention of Employment Land

- 7.4. This policy aims to retain existing employment land in order to promote and grow a balanced, sustainable economy and local services. It sets out conditions where proposals for the redevelopment or change of use of employment land to non-employment uses will be permitted. Table 24 shows the balance of change in employment land from permissions granted in 2023/24, which results in a net gain of employment land, in line with the policy.

Table 24: Amount of gain or loss of employment land permitted in 2023/24

	Employment land permitted (hectares)
Gain	12.37
Loss	1.84
Net Total	10.53

Policy EMP10: Development in Rural Areas

- 7.5. This policy supports proposals for sustainable economic growth in rural areas and specifies types of development which will be promoted or supported. Table 25 shows the type and status of applications relating to this policy in 2023/24. There were 70 planning permissions granted in 2023/24.

Table 25: Status and type of applications for employment uses in the open countryside 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Agricultural Notification	1	0	23	24
Discharged Planning Obligation	1	0	0	1
Full Application	59	13	2	74
Non-Material Amendment	1	0	0	1
Outline	3	1	0	4
Permission in Principle	0	0	1	1
Section 73	5	0	0	5
Total	70	14	26	110

Policy EMP11: Tourism

- 7.6. This policy encourages new development to advance the visitor economy for leisure and business purposes and specifies types of development which will be supported in different locations. Table 26 shows the type and status of applications relating to this policy in 2023/24. There were 20 planning permissions granted in 2023/24.

Table 26: Status and type of permissions granted for visitor economic developments 2023/24

Application Type	Approved	Other Outcome	Total
Advertisement	2	0	2
Full Application	16	0	16
Pre-Application Advice	0	1	1
Section 73	2	0	2
Total	20	1	21

Policy EMP12: Caravan and Camping Sites

- 7.7. This policy set out the conditions where touring caravan and camping sites will be permitted. Table 27 shows the type and status of applications relating to this policy in 2023/24. There were two planning permissions granted in 2023/24.

Table 27: Status and Type of permissions granted for Caravan and Camping Sites 2023/24

Application Type	Approved	Total
Full Application	2	2
Total	2	2

Policy EMP13: Retention of Visitor Accommodation

- 7.8. This policy aims to control the loss of visitor accommodation to ensure the quality, quantity and choice of accommodation on offer across the district. During 2023/4, one permission was granted for the loss of C1 use class (hotels) floorspace, allowing a loss of 264sqm of floorspace.

8. Infrastructure

Policy INF1: Infrastructure Provision

- 8.1. This is the overall policy for infrastructure provision in the plan. The other infrastructure policies in the plan align with and support this policy, so the monitoring requirement for this policy is covered by the indicators and targets for the other infrastructure policies below.

Policy TRANS1a: Supporting Strategic Transport Investment Across the Oxford to Cambridge Arc

- 8.2. This policy commits the council to work with Network Rail, National Highways (formerly Highways England), the National Infrastructure Commission, Oxfordshire County Council and others to plan for, and understand the impacts of East-West Rail⁴¹ and the Oxford to Cambridge Arc⁴². Table 28 shows the status of infrastructure projects related to these schemes.

Table 28: Progress of infrastructure within the Oxford to Cambridge Arc as of February 2023

Project	Status
Rail infrastructure and service improvements linked to East-West rail	The first leg of East-West Rail connecting Oxford to Milton Keynes was supposed to start services in 2025. However, this has now been delayed. The Oxfordshire Rail Corridor study (published in 2021) outlined the connectivity benefits of operating services from Milton Keynes direct to Culham and Didcot Parkway. As of December 2025, Oxfordshire County Council is intending to develop a rail plan for future railway improvements in 2024/2025. They consulted on a draft of this strategy, called OxRAIL 2040, in September 2025⁴³.

⁴¹ eastwestrail.co.uk

⁴² www.gov.uk/government/publications/oxford-cambridge-arc

⁴³ <https://letstalk.oxfordshire.gov.uk/oxrail-2040>

Project	Status
Mitigation associated with the Oxford to Cambridge Arc	The joint statutory spatial framework is not currently being progressed. The Oxford to Cambridge expressway project was cancelled in March 2021⁴⁴. A new pan-regional Oxford to Cambridge Arc partnership structure is being set up⁴⁵. It's not yet known what role this will have in infrastructure planning.

Policy TRANS1b: Supporting Strategic Transport Investment

- 8.3. Policy TRANS1b supports a variety of transport infrastructure development across the district identified in the Local Transport and Connectivity Plan (LTCP)⁴⁶, formerly the Local Transport Plan (LTP4). Table 29 shows the status of infrastructure projects relevant to South Oxfordshire from the LTCP Annual Monitoring Report⁴⁷.

Table 29: Progress of transport projects

Transport Project	Update
Community Outreach Active Travel	Community Outreach Active Travel programme launched in November 2023 by partners, Active Oxfordshire.
School Streets	Progressing Phase 2 School Streets at 5 schools, including at Sandhills Primary School and Manor Primary School.
20mph	Approval and delivery of 20mph zones across Oxfordshire.
MultiCAV Project	MultiCAV project successfully completed, piloting a self-driving bus between Milton Park and Didcot Railway station.
Travel Survey Pilot	Pilot countywide travel behaviour survey conducted in winter 2023.
£1 Bus Fare	£1 bus tickets for December 2023.
RTPI	Real Time Passenger Information screens installed and bus stops improved for a range of locations in Oxfordshire.

⁴⁴ www.gov.uk/government/news/oxford-to-cambridge-expressway-project-cancelled-as-transport-secretary-looks-to-alternative-plans-for-improving-transport-in-the-region

⁴⁵ www.oxford-cambridge-partnership.info

⁴⁶ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/ltcp>

⁴⁷ <https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-policies-and-plans/LTCPMonitoringReport23-24.pdf>

Transport Project	Update
Digital Connectivity	Digital connectivity improvements installed for business, public sector sites, and rural locations across Oxfordshire.
Benson Relief Road	Main construction work on the relief road started in February 2024.
Soteria	Ongoing work to deliver the Horizon Europe funded project (Soteria) to test new methods of collecting road safety data for vulnerable road users and assess the impact of road safety interventions.
Net Zero Mobility	Net Zero Mobility Innovate UK funded feasibility project commenced to improve network management for non-vehicular modes of transport and gather better data for scheme evaluation around road works.
Project Skyway	Innovate UK funded project, ongoing to develop an inter-regional drone Superhighway.
Smart Infrastructure Pilot Programme (SIPP)	Smart Infrastructure Pilot Programme (SIPP), DSIT funded project commenced to deploy up to 15 smart lighting columns with 5G and Wi-Fi connectivity and the ability to integrate multiple sensors and other Internet of Things devices.
HGV Studies	HGV studies progressing in Henley-on-Thames and Windrush Valley.
Didcot Area Travel Plan	First phase of a Didcot Area Travel plan completed.
Science Vale Area Travel Plan	Science Vale Area Travel Plan development commenced.

Policy TRANS2: Promoting Sustainable Transport and Accessibility

- 8.4. This policy includes a range of measures to improve accessibility and sustainability of travel, including support for active travel (walking and cycling) and public transport.
- 8.5. An indicator for this policy is monitoring of Travel Plans for developments of over 80 dwellings to ensure developments meet sustainable travel targets in

Travel Plans. Monitoring of Travel Plans is the responsibility of the developer and annual reports must be returned to Oxfordshire County Council⁴⁸.

- 8.6. An indicator for this policy is to monitor designated Air Quality Management Areas (AQMA). There are currently three AQMAs designated within South Oxfordshire in Henley, Wallingford and Watlington. All three are due to high NO₂ levels based on congestion levels in an area of narrow streets and relatively high sided buildings creating a 'street canyon' effect with pollutants unable to effectively disperse. The 2024 Annual Status Report⁴⁹, which is the latest available and covers the 2023 calendar year, states that there were:

'No exceedances of the national air quality objectives. Nitrogen dioxide levels across most monitoring sites showed a decrease compared to 2022, with all designated Air Quality Management Areas (AQMA) have complied with annual mean NO₂ concentrations well below the objective limit of 40µg/m³.'

- 8.7. An indicator for this policy is the level of cycle movements on those routes in South Oxfordshire that are monitored by the highways authority. Availability of recent data on cycle movements is limited⁵⁰. Oxfordshire County Council adopted an Active Travel Strategy (ATS)⁵¹ in July 2022 as a supporting strategy to the Local Transport and Connectivity Plan. The ATS includes action to increase the amount of active travel data collected and published. Additional information therefore may become available for future monitoring reports.

Policy TRANS3: Safeguarding of Land for Strategic Transport Schemes

- 8.8. This policy gives a list of transport schemes where land will be safeguarded to support delivery of those schemes in future. During 2023/24, there were no permissions granted on safeguarded land.

⁴⁸ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/travel-plans-and-statements#paragraph-9181>

⁴⁹ <https://www.southandvale.gov.uk/app/uploads/sites/2/2024/10/2024-ASR.pdf>

⁵⁰ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/traffic/transport-monitoring>

⁵¹ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-travel-0>

Policy TRANS4: Transport Assessments, Transport Statements and Travel Plans

- 8.9. This policy requires new developments which have significant transport implications to submit a Transport Assessment or a Transport Statement, and where relevant a Travel Plan. During 2023/24, there were two applications approved for developments of over 80 dwellings where this policy applied, one of these included a Travel Plan and both included a Transport Assessment or Statement.

Policy TRANS5: Consideration of Development Proposals

- 8.10. This policy sets out a wide range of requirements for access, travel and transport which may apply to all types of development. The indicator for this policy is the number of permissions granted against technical advice but we are not able to report this from the currently available data.

Policy TRANS6: Rail

- 8.11. This policy supports development that improves rail services, access to rail services or facilities at rail stations. During 2023/24, there were two applications approved where this policy applied, both of which were full applications.

Policy TRANS7: Development Generating New Lorry Movements

- 8.12. This policy defines where proposals for development leading to significant increases in lorry movements may be permitted. During 2023/24, there were no permissions granted where this policy applied.

Policy INF2: Electronic Communications

- 8.13. This policy requires all new development to provide for ICT infrastructure including high-speed broadband. This requirement is in line with current Building Regulations, so compliance is controlled and monitored through the Building Control system.

Policy INF3: Telecommunications Technology

- 8.14. This policy sets out criteria for prior approval (or planning permission where required) for telecommunications installations (masts, antennae etc.). During 2023/24, there was no prior approval or permission refused where this policy applied.

Policy INF4: Water Resources

- 8.15. This policy aims to ensure that all development will be served by sufficient water supply, drainage and treatment capacity. During 2023/24, there were no permissions granted against Environment Agency advice on flood risk or water quality grounds⁵².

⁵² <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

9. Environment

Policy ENV1: Landscape and Countryside

- 9.1. This policy seeks to protect the landscape, countryside and rural areas in the district with a particular emphasis on the Chilterns and North Wessex Downs National Landscapes (NAs, formerly Areas of Outstanding Natural Beauty). During 2023/24, there were 789 applications approved where this policy applied. Table 30 shows the breakdown of application types. It shows that the majority of permissions that were approved were for household development, so are likely to be relatively minor changes to existing homes.

Table 30: Status and type of permissions relating to Landscape and Countryside 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Advertisement	5	0	0	5
Agricultural Notification	1	0	23	24
Discharge of Conditions	1	0	0	1
Discharged Planning Obligation	1	0	0	1
Full Application	242	39	8	289
Householder	412	23	5	440
Non-Material Amendment	3	0	0	3
Outline	9	8	0	17
Permission in Principle	0	2	2	4
Pre-Application Advice	0	0	6	6
Reserved Matters	11	0	0	11
Section 73	104	2	1	107
Total	789	74	45	908

Policy ENV2: Biodiversity - Designated Sites, Priority Habitats and Species

- 9.2. This policy aims to protect sites and habitats which have been designated due to their sensitivity and importance, such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), etc.

- 9.3. In 2023/24, there were 5,118.21 hectares of NERC S41 habitats of principal importance (priority habitats) in South Oxfordshire⁵³. This has increased by 98.49 hectares since 2023.
- 9.4. During 2023/24, there were no applications approved contrary to consultee advice on impact on SACs or SSSIs.

Policy ENV3: Biodiversity

- 9.5. This policy supports development that will conserve, restore and enhance biodiversity and seeks mitigation or compensation for proposals which would result in a net loss of biodiversity. The area of Local Wildlife Sites has increased by 5.81 hectares, from 1,728.52 to 1,734.33 hectares since 2022/23⁵³. Further information on the status of sites is available from the Thames Valley Environmental Records Centre (TVERC)⁵⁴ and Natural England⁵⁵. For 2023/24, TVERC have updated their methodology for calculating Local Wildlife Sites (LWS) and Habitat areas. Previously, they summed the areas of each individual polygon, which led to a larger total area due to overlaps and duplicate sites. Now, they have combined all sites into a single area to eliminate these discrepancies.

Policy ENV4: Watercourses

- 9.6. This policy aims to protect and enhance the function and setting of watercourses and their biodiversity. During 2023/24, there were no applications approved contrary to technical advice on impact on watercourses.

Policy ENV5: Green Infrastructure in New Developments

- 9.7. This policy seeks the provision of Green Infrastructure and to protect or enhance existing Green Infrastructure. During 2023/24, no applications were approved contrary to technical advice on Green Infrastructure.

⁵³ Thames Valley Environmental Records Centre (TVERC), Biodiversity Annual Monitoring Report 2024 South Oxfordshire Council (<https://www.tverc.org/services/case-studies/biodiversity-annual-monitoring-reports>)

⁵⁴ <https://www.tverc.org/services/case-studies/biodiversity-annual-monitoring-reports>

⁵⁵ <https://designatedsites.naturalengland.org.uk/SearchCounty.aspx>

Policy ENV6: Historic Environment

- 9.8. This policy aims to protect the historic environment, including both designated and non-designated heritage assets, and sets out conditions where proposals that have an impact on heritage assets will be supported.
- 9.9. An indicator for this policy is the number of buildings on the 'Heritage at Risk' Register⁵⁶. As of February 2025, there are currently 14 heritage sites⁵⁷ on the Register in South Oxfordshire, no change since the previous report.
- 9.10. An indicator for this policy is the number of new Conservation Area Character Appraisals. During 2023/24, there were no new Appraisals adopted⁵⁸.

Policy ENV7: Listed Buildings

- 9.11. This policy aims to preserve listed buildings and their settings and sets out circumstances where development leading to adverse effects may be permitted based on public benefits. During 2023/24, there were no applications approved contrary to technical advice.

Policy ENV8: Conservation Areas

- 9.12. This policy aims to preserve Conservation Areas and their settings and sets out circumstances where development leading to adverse effects may be permitted based on public benefits. During 2023/24, there were no applications approved contrary to technical advice.

Policy ENV9: Archaeology and Scheduled Monuments

- 9.13. This policy aims to protect the site and setting of Scheduled Monuments or nationally important designated or undesignated archaeological remains. Table 31 shows the type and status of applications relating to this policy in 2023/24. There were 149 applications approved in 2023/24.

⁵⁶ <https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&Lpa=South%20Oxfordshire&searchtype=harsearch>

⁵⁷ This includes a site which crosses authority boundaries, Fawley Court and Temple Island.

⁵⁸ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/building-conservation-and-design/conservation-areas/>

Table 31: Status and type of planning permissions relating to Archaeology and Scheduled Monuments 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Agricultural Notification	1	0	0	1
Discharged Planning Obligation	1	0	0	1
Full Application	41	8	3	52
Householder	66	2	0	68
Non-Material Amendment	3	0	0	3
Outline	2	7	0	9
Pre-Application Advice	0	0	3	3
Reserved Matters	5	0	0	5
Section 73	30	0	0	30
Total	149	17	6	172

Policy ENV10: Historic Battlefields, Registered Park and Gardens and Historic Landscapes

- 9.14. This policy aims to protect the special historic interest, character or setting of Registered Historic Battlefields and Registered Historic Parks and Gardens. Table 32 shows the type and status of applications relating to this policy in 2023/24. There were eight applications approved in 2023/24.

Table 32: Status and type of planning permissions relating to Historic Battlefields, Registered Park and Gardens and Historic Landscapes 2023/24

Application Type	Approved	Refused	Total
Full Application	6	3	9
Outline	1	0	1
Section 73	1	0	1
Total	8	3	11

Policy ENV11: Pollution - Impact from Existing and/ or Previous Land Uses on New Development and the Natural Environment (Potential Receptors of Pollution)

- 9.15. This policy aims to protect occupiers of proposed developments from adverse effects of pollution by requiring mitigation of pollution impacts and treatment of contaminated land. During 2023/24, there were no applications approved contrary to technical advice.

Policy ENV12: Pollution - Impact of Development on Human Health, the Natural Environment and/or Local Amenity (Potential Sources of Pollution)

- 9.16. This policy aims to protect human health, the natural environment and the amenity of neighbouring uses from adverse effects of pollution from proposed developments. During 2023/24, there were no applications approved contrary to technical advice.

Policy EP1: Air Quality

- 9.17. The indicator for this policy (monitoring of AQMAs) is covered by policy TRANS2 at section 8.6 (page 6060).

Policy EP2: Hazardous Substances

- 9.18. This policy controls development which involves the use, movement or storage of hazardous substances, it requires sufficient risk assessment and control measures to protect users of the site, neighbouring land and the environment. During 2023/24, there were no applications approved contrary to technical advice on hazardous substances.

Policy EP3: Waste Collection and Recycling

- 9.19. This policy sets out the requirements for recycling and refuse provision for proposed developments. The indicator for this policy is the percentage of household waste sent for re-use, recycling or composting, in 2022/23 (the latest available data) this was 61.6%⁵⁹.

Policy EP4: Flood Risk

- 9.20. The indicator for this policy (permissions granted contrary to Environment Agency advice on flooding) is covered by policy INF4 at section 8.15 above (page 6262).

Policy EP5: Minerals Safeguarding Areas

- 9.21. This policy aims to direct development away from land that may be used for mineral extraction as identified in Oxfordshire County Council's Minerals and

⁵⁹ <https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results>

Waste Core Strategy⁶⁰. During 2023/24, there were no applications granted on safeguarded land.

⁶⁰ <https://www.oxfordshire.gov.uk/residents/environment-and-planning/planning/planning-policy/minerals-and-waste-policy/core-strategy>

10. Design

Policy DES1: Delivering High Quality Development

- 10.1. Policy DES1 relates to high quality design and what is expected from development proposals. As this is a high-level overarching policy, the indicators for the design policies below cover whether high quality design is being delivered through development proposals.

Policy DES2: Enhancing Local Character

- 10.2. This policy sets out a range of requirements for how designs for proposed development should assess and respond to local character, which may apply to all types of development. The indicator for this policy is the number of permissions granted against technical advice, but we cannot report this from the currently available data.

Policy DES3: Design and Access Statements

- 10.3. This policy sets out that where required, planning proposals should provide a Design and Access Statement which is proportional to the proposals, it also sets out what the Design and Access Statement should contain.
- 10.4. The monitoring indicator for this policy is to ensure that all proposals for major development are accompanied with a Design and Access Statement. During 2023/24, there were 18 relevant applications, 15 of which were accompanied by an appropriate Design and Access Statement.
- 10.5. The monitoring indicator for this policy covers the monitoring indicators for the following design policies:
- a) DES4: Masterplans for Allocated Sites and Major Development
 - b) DES5: Outdoor Amenity Space
 - c) DES6: Residential Amenity

Policy DES7: Efficient Use of Resources

- 10.6. This policy's monitoring indicators are covered by the indicators for TRANS2 (section 8.6, page 60), EP3 (page 67) and DES9 below.

Policy DES8: Promoting Sustainable Design

- 10.7. This policy seeks to address climate change in relation to new developments through mitigation (minimising the carbon and energy impacts of design and construction) and adaptation (increasing resilience to the likely impacts of climate change). An indicator for this policy is the number of permissions granted that incorporate climate change adaptation measures, but we are not able to report this from the currently available data. Other indicators for this policy are covered by policy DES10 below.

Policy DES9: Renewable and Low Carbon Energy

- 10.8. Policy DES9 encourages the provision of renewable and low carbon energy regeneration in the district. There are a number of indicators for this policy relating to development proposals for renewable and low carbon energy generation, as well as the capacity and generation of low carbon forms of energy.
- 10.9. Table 33 shows the type and status of applications relating to this policy in 2023/24. There were 159 applications approved in 2023/24. It shows that about half of permissions that were approved were for household development, so are likely to be for domestic scale systems such as air-source heat pumps or rooftop solar PV.

Table 33: Status and type of planning permissions relating to Renewable and Low Carbon Energy 2023/24

Application Type	Approved	Refused	Other Outcome	Total
Discharged Planning Obligation	1	0	0	1
Full Application	53	6	4	63
Householder	80	1	3	84
Non-Material Amendment	4	0	0	4
Outline	1	1	0	2
Pre-Application Advice	0	0	5	5
Reserved Matters	3	0	0	3
Section 73	17	0	0	17
Total	159	8	12	179

- 10.10. Table 34 sets out statistics available on the number renewable energy facilities in the district, their capacity and actual generation over period of time⁶¹, along with total consumption⁶² to show how this picture is changing.

Table 34: Renewable Energy Statistics for the district

Year	No of renewable energy installations	Renewable energy capacity (MW)	Renewable electricity generation (MWh)	Total electricity consumption (GWh)
2014	1,472	14.5	21,807	789
2015	1,772	38.5	41,779	777.9
2016	1,858	44.4	56,472	774.2
2017	1,936	51.8	65,301	778.8
2018	1,992	52.1	70,248	775.7
2019	2,385	53.5	62,120	759.6
2020	2,499	53.8	62,738	751.9
2021	2,730	52.6	56,195	761.6
2022	3,173	54.5	61,569	719.9
2023	4,116	58.3	66,595	728.7

Policy DES10: Carbon Reduction

- 10.11. Policy DES10 states that new residential development should achieve at least at 40% reduction in carbon emissions compared to a 2013 building regulations compliant case, with all non-residential development proposals required to meet the BREEAM excellent standard. An energy statement should be provided with the proposals to demonstrate compliance.
- 10.12. The indicator to monitor the effectiveness of this policy is the number of permissions approved that were supported by an appropriate energy statement. In 2023/24 there were 150 planning approvals where policy DES10 was noted. Of these, 106 were accompanied by an appropriate energy statement or they had a planning condition attached to ensure that an appropriate energy statement is submitted. The council has published an

⁶¹ Based on data up to 2023, available from <https://www.gov.uk/government/statistics/regional-renewable-statistics>

⁶² Based on data up to 2023, available from <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics>

Advice Note on Policy DES10: Carbon Reduction⁶³, which was updated in November 2022 to reflect the Interim Updates to Part L of the Buildings Regulations.

⁶³ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2035/advice-note-on-policy-des10-carbon-reduction/>

11. Town Centres

Policy TC1: Retail and Services Growth

- 11.1. This overall policy aims to promote competitive town centre environments and to meet the retail need, to support the local economy. It sets out a requirement for 26,640sqm (net) of comparison retail floorspace and 4,500sqm⁶⁴ of convenience floorspace⁶⁵ to be provided in the district over the plan period. Table 35 shows the net change in retail space permitted in the district over the plan period.

Table 35: Amount of retail floorspace permitted 2011-24

Retail floorspace (m ²)		
Gain	Loss	Net
18,391	19,886	-1,495

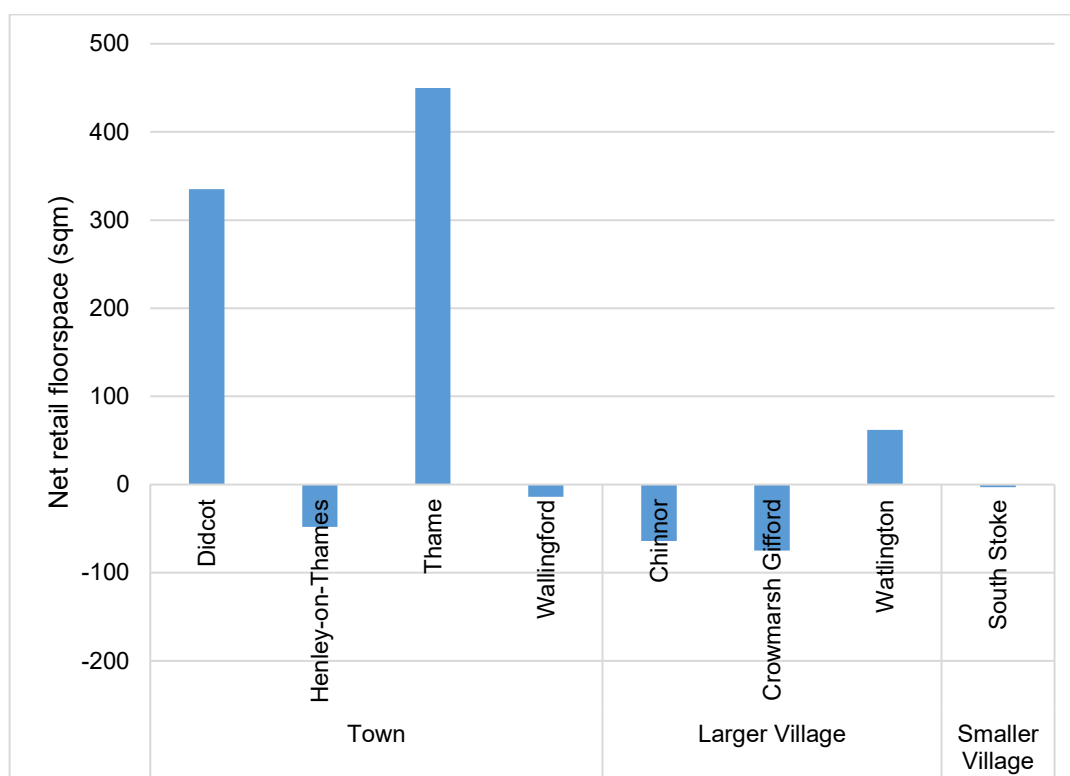
Policy TC2: Retail Hierarchy

- 11.2. This policy sets out a retail hierarchy of Major, Town, and Local centres in the district, supporting appropriate types and scales of development at these locations. It also requires impact assessments for large retail, leisure and office developments (greater than 500sqm floorspace) away from these centres.
- 11.3. Figure 7 shows the net amount of retail floorspace permitted in 2023/24, broken down by location and settlement hierarchy.

⁶⁴ This figure does not include the requirement arising from the strategic allocations, but only the need arising from the three market towns of Henley-on-Thames, Thame and Wallingford. Provision of convenience floorspace required within the strategic allocations is dealt with in each of the respective STRAT Policies.

⁶⁵ Comparison retail floorspace relates generally to more expensive products that are not considered to be daily purchases, for example televisions. Convenience retail floorspace relates to products that are purchased regularly, for example food.

Figure 7: Amount of retail development permitted by settlement hierarchy 2023/24



- 11.4. An indicator for this policy is the number of applications approved and refused for 500sqm or greater of retail floorspace accompanied with a Retail Impact Assessment. During 2023/24, there were no applications decided where this applied.

Policy TC3: Comparison Goods Floorspace Requirements

- 11.5. This policy directs comparison goods retail development primarily towards Didcot Town Centre, other locations do not have an identified need for new comparison retail space and applications in these areas are considered on their individual merits. During 2023/24, there was one application decided relating to this policy, for extending a mezzanine within an existing retail unit at the Orchard Centre in Didcot ([P23/S2564/FUL](#)).

Policy TC4: Convenience Floorspace Provision in the Market Towns

- 11.6. This policy identifies a need for a single format food store with at least 1,500sqm net sales floorspace at each of the three Market Towns.

- 11.7. The Joint Henley-Harpsden Neighbourhood Development Plan⁶⁶ has allocated land at the Empstead Works/ Stuart Turner site for around 42 dwellings and at least 3,000sqm of town centre mixed uses including employment and 1,500sqm for a single format food store.
- 11.8. At Thame, a site is to be identified through the review of the Thame Neighbourhood Development Plan⁶⁷. This was submitted for examination in 2024 and made part of the development plan in February 2025. It includes allocated land at the Cattle Market site for mixed uses including 1,500sqm net convenience retail floorspace.
- 11.9. At Wallingford, the need has been met by completion of the Lidl food store ([P17/S3651/FUL](#)) at Lupton Road on the Hithercroft Industrial Estate with a net floor area of 2,125sqm.

Policy TC5: Primary Shopping Areas

- 11.10. This policy aims to support the vitality of the primary shopping areas by setting out criteria for proposals for loss of existing E class uses within these areas and requiring impact assessments for large developments of that kind outside these areas. During 2023/24, there were two permissions granted resulting in loss of retail floorspace in Primary Shopping Areas, the new uses were a sui generis (hairdressers to now include a laser hair removal clinic) in Wallingford and mixed retail/residential in Henley-on-Thames.

⁶⁶ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/henley-and-harpsden-joint-neighbourhood-plan/>

⁶⁷ <https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/thame-neighbourhood-plan/>

12. Community Facilities

Policy CF1: Safeguarding Community Facilities

- 12.1. This policy seeks to ensure that essential community facilities are not lost through change of use or redevelopment. The indicator to monitor this policy therefore relates to the number of essential community facilities lost in the district. In 2023/24 there were three development proposals approved where Policy CF1 was engaged due to the potential loss of essential community facilities. Information on these permissions is given in Table 36 below.

Table 36: Loss of Community Facilities

Planning Reference	Site name	Facility	Justification
P23/S1396/FUL	Swan Hotel, Thame	Hotel	No longer viable.
P23/S1704/FUL	The Shepherds Crook, Crowell	Public house	No longer viable.
P22/S4127/FUL	The Lamb Satwell, Henley-on-Thames	Public House	No longer viable.

Policy CF2: Provision of Community Facilities and Services

- 12.2. Whereas Policy CF1 seeks to restrict the loss of essential community facilities, policy CF2 looks to encourage the provision of new community facilities and services or the improvement of current facilities and services. In 2023/24 there were eleven planning approvals for new or improved facilities and services. Table 37: Provision of Community Facilities and Services Table 37 sets out the details of these approvals.

Table 37: Provision of Community Facilities and Services

Planning Reference	Location	Type of proposal	Details
P23/S0635/FUL	Long Wittenham Athletic Club, Long Wittenham	Improvement	Extension of existing sports pavillion.
P23/S0743/FUL	Fir Tree Cottage, Land to the West of Wallingford	New	Change of use of land to open space and provision of

			children's play area.
P21/S1733/FUL	Land adjacent to the Bottle and Glass Inn, Bones Lane, Binfield Heath	Improvement	Change of use of barn and external space to expand existing pub.
P23/S2505/FUL	Nettlebed Surgery, Wanbourne Lane, Nettlebed	Improvement	Improvement to existing surgery, installing an automated prescription dispenser machine.
P23/S1006/FUL	The Berin Centre, Wimblestraw Road, Berinsfield	Improvement	Temporary portacabin for multi-purpose community space and café at existing community centre.
P23/S3492/FUL	South Stoke Village Hall, Cross Keys Road, South Stoke	New	Change the use of land from an agricultural use to an outdoor learning area for the local school, orchards, pond, aquifer borehole and community garden.
P23/S1055/FUL	Age Concern Drop-in-Centre, High Street, Watlington	New	The subdivision of the planning unit and construction of a new community room within the existing rear gardens of number 33.
P23/S0644/FUL	Southern Road, Recreation Ground, Southern Road, Thame	Improvement	Planning permission for the demolition of existing changing-room facilities and erection of new community and youth facilities

			and changing rooms and improvements to the existing Scout Building.
P23/S2916/FUL	Aston Rowant Cricket Club, Chinnor Road, Kingston Blount	Improvement	Addition of a second pavilion at the site.
P23/S1364/FUL	South Stoke Community Shop, Cross Keys Road, South Stoke	Improvement	Removal / demolition of existing community shop. Erection of a community building to provide a new shop, cafe and hub for the community.
P23/S2690/FUL	Towersey Playing Fields, Thame Road, Towersey	Improvement	Replace existing storage associated with the village hall and recreation ground.

Policy CF3: New Open Space, Sport and Recreation Facilities

- 12.3. Policy CF3 encourages the provision of new open space, sport and recreation facilities. During 2023/24, there were five relevant applications approved with the details set out in Table 38.

Table 38: New Open Space, Sport and Recreation Facilities

Planning Reference	Location	Type	Details
P23/S3298/FUL	Sports Pavilion And Field Stoke Row Road Peppard Common RG9 5JD	Improved facility	New cricket practice nets.
P23/S0743/FUL	Fir Tree Cottage Land to the west of Wallingford Wallingford	New open Space and Recreation facility	Change of use of land to open space and provision of

			children's play area.
P22/S4537/FUL	Sports Ground Kingsey Road Thame OX9 3JL	Improved facility	New cricket pavillion.
P23/S2916/FUL	Aston Rowant Cricket Club Chinnor Road Kingston Blount OX39 4ST	Improved facility	Construction of new pavilion on Pitch 2 at Aston Rowant Cricket Club. The application seeks planning permission for the addition of a second pavilion at the site.
P22/S2900/FUL	Riverside Park and Caravan Site Riverside Park Crowmarsh Gifford OX10 8EB	Improved facility	Construct an accessible mooring position, improve existing riverbank access, and widen footpaths.

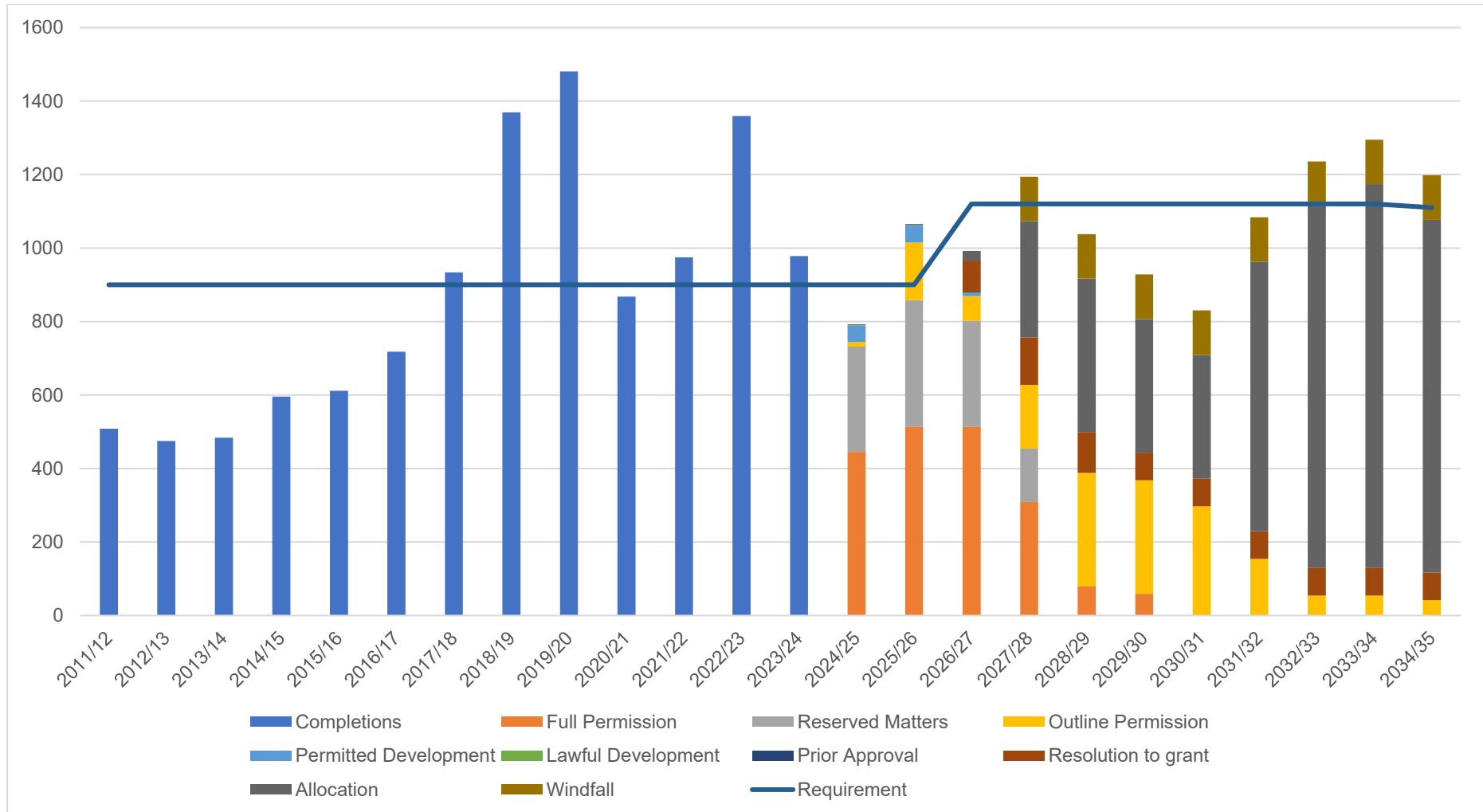
Policy CF4: Existing Open Space, Sport and Recreation Facilities

- 12.4. Policy CF4 seeks to protect, maintain and enhance existing open space, sport and recreation facilities. The indicator for this policy measures the number of planning permissions that would lead to the loss of open space, sport and recreation facilities. During 2023/24 there was one permission granted ([P22/S4537/FUL](#)) that would likely lead to the loss of informal open space. This permission was for the erection of a cricket pavilion and associated alterations. Officers considered that the proposal would help secure continued use of the sports ground for sport and leisure purposes.

CF5: Open Space, Sport and Recreation in New Residential Development

- 12.5. Policy CF5 ensures new residential development will deliver or contribute towards the provision of open space, sport and recreation facilities. In 2023/24, there were ten new residential development permissions that provide for, or contribute towards, open space, sport, recreation and play facilities.

Appendix A: Housing trajectory



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