

Housing Land Supply Statement for the Vale of White Horse

December 2025



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1. Introduction

- 1.1. This statement sets out Vale of White Horse District Council's (the council) housing supply position and housing trajectory as of 1 April 2025, covering the period of 1 April 2025 to 31 March 2030.
- 1.2. This statement provides a year by year and site by site trajectory of the expected housing supply in the district. It explains the council's approach to calculating the five-year housing land supply and provides an assessment of deliverable land within the district to establish the council's five-year housing land supply position. The council will use this statement as a material consideration in determining planning applications.
- 1.3. The council can demonstrate a **5.51 years' supply** of housing land.

1. National Policy and guidance

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

Establishing the five-year housing land requirement

- 1.4. Paragraph 78 of the NPPF directs Councils to establish their five-year housing land housing requirement using either:
 - the housing requirement as set out in their local plan policies if less than five years old including any shortfall from the base date of the adopted local plan¹. Guidance also requires that, if a council's local plan policies use a stepped housing requirement, their five-year housing land supply should be assessed against the specific stepped requirement over the five-year period²; or
 - the housing requirement as calculated using the standard method.
- 1.5. The housing requirement should also include a buffer, which should be either:
 - 5% to ensure choice and competition in the market for land; or
 - 20% where there the council's Housing Delivery Test is below 85% over the previous three years, to improve the prospect of achieving the planned supply; or
 - 20% from 1 July 2026 where any of the following apply:
 - where a council has adopted a local plan containing a housing requirement that was adopted in the last five years and was examined against a previous version of the NPPF; or
 - where a council has adopted a local plan containing a housing requirement that was adopted more than five years

¹ PPG, Paragraph: 022 Reference ID: 68-031-20190722, Revision date: 22 07 2019

² PPG, Paragraph: 031 Reference ID: 68-031-20190722, Revision Date: 22/07/2019

ago and council has undertaken a review of the housing requirement³ and found they do need to be updated; or

- where a council's local plan's annual average housing requirement is 80% or less of the most up to date local housing need figure, calculated using the standard method set out in national planning practice guidance.

Identifying the supply of deliverable sites

- 1.6. The NPPF 2024 defines deliverable housing sites as those that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years⁴. The NPPF broadly splits deliverable housing sites into one of two categories: either Category A or Category B sites.
- 1.7. Category A includes all sites with detailed planning permission, and sites which do not involve major development and have planning permission. These sites are considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. For example, because they are no longer viable, there is no longer a demand for the type of units, or the sites have long term phasing plans.
- 1.8. Category B includes sites that have outline planning permission for major development, have been allocated in a development plan, have a grant of permission in principle, or are identified on a brownfield register. These sites are only considered deliverable where there is clear evidence that housing completions will begin on site within five years. The PPG provides further guidance of what evidence councils can use to demonstrate the deliverability of these sites, though it should be noted that this is not a closed list. This includes:
 - current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions
 - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates
 - firm progress with site assessment work

³ A review conducted under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012

⁴ NPPF, Annex 2, Glossary

- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.
- 1.9. National policy and guidance also allow councils to add a windfall allowance as part of their five-year housing land supply where there is compelling evidence that they will provide a reliable source of supply⁵. As defined by the NPPF in Annex 2, windfall sites are sites that are not specifically identified in the development plan. PPG sets out the method for assessing Housing and Economic Land Availability. Stage 3 sets out the method for undertaking a windfall assessment⁶.

⁵ NPPF, Paragraph 71

⁶ PPG, Paragraph: 023 Reference ID: 3-023-20190722

2. Relevant case law

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

St. Modwen Developments Ltd (2017)

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

East Bergholt Parish Council (2019)

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

Birmingham City Council (2019)

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

3. Vale of White Horse's five-year housing supply position

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

Establishing our five-year housing land requirement

- 3.2. The Vale of White Horse Local Plan 2031 consists of two parts; the Local Plan 2031 Part 1: Strategic Sites and Policies which the council adopted in December 2016, and the Local Plan 2031 Part 2: Detailed Policies and Additional Sites which the council adopted in October 2019⁷. As our local plan policies are more than five years old, our five-year housing land requirement is calculated using the standard method.
- 3.3. The local housing need figure calculated using the latest standard method figure for Vale of White Horse is 949 homes a year. This equates to a 5-year total of 4,745 homes.
- 3.4. We also need to apply a buffer to our housing requirement. As the Housing Delivery Test result for Vale of White Horse, as published by the Government, is currently 177%, we are required to add a 5% buffer to our requirement over the next five years.
- 3.5. When adding the 5% buffer to our standard method-based local housing need, this gives us a total five-year housing requirement of 4,982 homes.

Identifying our supply of deliverable sites

Category A sites

- 3.6. Appendix 1 identifies our Category A sites and trajectories over the next five years. These sites are automatically included in our five-housing land supply assessment, unless there is clear evidence that these homes will not be delivered.
- 3.7. For major sites (ten or more dwellings) with detailed permission, we have applied average lead-in times and build-out rates from developments in Vale of White Horse as shown in Appendix 3. This helps us determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5-year supply. Strictly speaking however, the NPPF and PPG would direct that all these homes with detailed permission would be deliverable.
- 3.8. For minor sites (one to nine dwellings) with permission, we assume delivery will take place over the next three years. This is a reasonable timeframe for

⁷ www.whitehorsedc.gov.uk/localplan2031

the delivery of minor sites, considering the standard condition that the council applies to all sites, requiring work to commence within three years.

- 3.9. We expect 3,257 homes to be delivered on Category A sites during the five-year period.

Category B sites

- 3.10. Appendix 2 identifies our Category B sites and trajectories over the next five years. We have individually assessed these sites for their inclusion in our five-housing land supply assessment in consultation with case officers, site promoters and developers.
- 3.11. To help us in our assessment, we have drawn on an extensive database of average lead in times and build out rates in our district since 1st April 2011 – providing a 14-year dataset that reflects a plethora of (mainly pessimistic) economic circumstances. These are shown in Appendix 3. They help us determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5-year supply. We have then sought verification from site promoters and developers whether our assessment was realistic using detailed pro-formas as shown in Appendix 2.
- 3.12. We expect 1,877 homes to be delivered on Category B sites during the five-year period.

Windfall sites

- 3.13. Appendix 4 provides a methodology to assess Vale of White Horse's windfall rates and consider the expected future trends which will continue to be a reliable source.
- 3.14. We expect 360 homes to be delivered on windfall sites during the five-year period.

Communal accommodation

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

Total supply of deliverable sites

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

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

Source of supply	Number of dwellings
Category A sites	3,257
Category B sites	1,877
Windfall allowance	360
Total	5,494

Calculating our five-year land supply position

- 3.17. Our five-year housing land supply position, when calculated using our five-year housing land requirement and our identified supply of deliverable sites, results in 5.51 years of deliverable supply, as shown in Table 2.

Table 2 - Our five-year housing land supply position

Calculation element	Total
A) 5 Year housing requirement	4,982 dwellings
B) 5 Year housing supply	5,494 dwellings
C) Number of years of deliverable sites	5.51 years
D) Over / under supply	512

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

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
47	87 High Street, Milton, Abingdon, Oxfordshire, OX14 4EJ	P13/V1627/FUL	19 December 2013	2	291	0	1	1	0	0
53	Milton Heights	P16/V2900/FUL	26 October 2017	458	194	44	44	44	35	0
383	North West of Abingdon on Thames	P19/V0169/RM	30 July 2020	200	0	6	0	0	0	0
500	Lower Lodge Farm Charney Road Longworth Abingdon OX13 5HW	P22/V0605/FUL	30 November 2022	2	0	1	1	0	0	0
537	Land adjacent to 16 Yarnells Road North Hinksey Oxford OX2 0JY	P22/V0082/FUL	23 May 2022	1	153	0	0	1	0	0
560	North West of Radley	P20/V0390/RM	05 March 2021	240	0	44	43	0	0	0
670	Bybrook Manor Road Wantage OX12 8NE	P22/V0054/FUL	03 August 2022	3	0	1	1	1	0	0
726	Land adjacent to 45 Northcourt Road Abingdon OX14 1PJ	P22/V2285/O	17 February 2023	1	2	0	1	0	0	0
749	Stone Farm Majors Road Longcot Faringdon SN7 7TR	P15/V2330/FUL	08 February 2016	4	0	1	1	0	0	0
876	Former Pic UK Limited Site, Fyfield Wick, Abingdon, OX13 5NB	P17/V0542/FUL	27 April 2017	2	0	1	1	0	0	0
885	Westview 6 Abingdon Road Rowstock DIDCOT OX11 0JW	P16/V0976/FUL	19 August 2016	4	0	1	2	1	0	0
1022	Greensands Reading Road East Hendred Wantage OX12 8JE	P19/V0301/RM	06 January 2021	65	0	0	36	29	0	0
1055	Long Reach, Didcot Road, Harwell, DIDCOT, OX11 6DW	P18/V0112/RM	22 August 2018	19	0	0	16	3	0	0
1178	Warehouse Ferndale Street Faringdon SN7 7BE	P18/V1228/FUL	05 October 2018	4	0	1	2	1	0	0
1215	The Limes Station Road Grove OX12 7PE	P21/V1315/RM	16 August 2021	5	102	1	2	2	0	0
1225	Land South of Park Rd - Phase 1	P17/V1082/O	12 December 2019	103	117	0	0	0	0	1
1226	Land South of Park Rd, Faringdon - Phase 2	P21/V0984/RM	25 March 2022	277	239	44	44	44	28	0
1227	Land to the East of Highworth Road, Shrivenham	P18/V0862/RM	29 November 2018	240	145	0	0	1	0	0
1228	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	P21/V0773/RM	28 February 2023	275	7	94	36	0	0	0
1272	Land South of A415, Marcham, Oxon,	P23/V1077/RM	20 December 2023	87	-1	36	36	8	0	0
1284	The Poplars Drayton Road Abingdon Oxon OX14 5HU	P18/V3012/FUL	19 June 2018	7	0	2	2	4	0	0
1287	Ideal eyes 76 West Way Botley Oxford, OX29JT	P22/V0354/FUL	26 April 2022	4	0	1	2	1	0	0
1320	White House 12 Frilford Road Marcham Abingdon OX13 6NS	P22/V0348/FUL	27 January 2023	1	-1	0	1	0	0	0
1335	Homing Lincombe Lane Boars Hill Oxford OX1 5DY	P19/V2035/FUL	06 December 2019	0	0	1	0	0	0	0
1350	2 Chilton Close Abingdon OX14 2AP	P19/V2199/FUL	02 January 2020	1	-1	1	0	0	0	0
1356	Land off Oxford Road Swinford	P19/V2621/FUL	17 February 2020	0	0	1	0	0	0	0
1398	Lowerfield Farm, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V0295/FUL	07 December 2020	4	-1	1	1	2	0	0
1435	Pippins, Locks Lane, Wantage, OX12 9DB	P23/V1418/RM	24 January 2024	0	0	-1	1	1	0	0
1436	Wicks House, North Green, West Hanney, Wantage, OX12 0LQ	P20/V1147/FUL	25 September 2020	1	0	0	1	0	0	0
1437	Jabrin, Reading Road, Harwell, Didcot, OX11 0LU	P22/V2257/FUL	15 November 2022	1	0	0	1	0	0	0
1455	Grange Cottage, Road Between Bourton And Lower Bourton, Lower Bourton, Swindon, SN6 8HU	P20/V1530/FUL	06 November 2020	2	0	1	1	0	0	0
1469	18 Market Place, Faringdon, SN7 7HP	P20/V1834/FUL	11 November 2020	1	0	0	0	1	0	0
1476	Orchard View, Appleton Road, Longworth, Abingdon, OX13 5EF	P20/V1966/FUL	05 October 2020	1	0	1	0	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1489	17 Bow Bank, Longworth, Abingdon, OX13 5ER	P20/V2385/FUL	08 January 2021	2	340	0	1	1	0	0
1514	Land North of Dunmore Road, Abingdon, OX14 1PU	P19/V1998/RM	26 March 2021	425	0	70	15	0	0	0
1520	The Old Boat Yard, Ferry Walk, Abingdon, OX14 5HP	P20/V1565/FUL	01 April 2021	3	-1	1	1	1	0	0
1530	6 Sutton Road, Milton, Abingdon, OX14 4ET	P20/V3360/FUL	09 April 2021	1	0	1	1	0	0	0
1543	Land south of, 87 High Street, Milton, OX14 4EJ	P21/V0610/FUL	06 May 2021	1	0	0	1	0	0	0
1547	25 Orchard Way, Harwell, Didcot, OX11 0LQ	P24/V1219/RM	22 August 2024	5	0	2	1	2	0	0
1548	Land at Gorse House, Little Coxwell, Oxfordshire, SN7 7LG	P21/V0681/FUL	19 July 2021	1	0	1	0	0	0	0
1577	22-26 The Clock House, Ock Street, Abingdon, OX14 5SW	P19/V0083/FUL	08 October 2021	11	-1	0	0	11	0	0
1584	Thickets, Hinksey Hill, Oxford, OX1 5BQ	P21/V2852/FUL	31 March 2022	0	-1	0	0	1	0	0
1587	Walnut Cottage, Little Coxwell, Faringdon, SN7 7SP	P21/V3482/FUL	01 March 2022	0	0	1	0	0	0	0
1600	Abingdon Dance Studio, Land at 63 Swinburne Road, Abingdon, OX14 2HF	P21/V1777/O	24 January 2022	2	-1	1	1	0	0	0
1605	Woodlands, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P21/V2129/FUL	18 February 2022	0	0	1	0	0	0	0
1609	Land at the rear of Buckridges, High Street, Sutton Courtenay, OX14 4AW	P21/V2440/O	19 November 2021	3	0	1	1	1	0	0
1611	9 Wick Green, Grove, Wantage, OX12 0AS	P21/V2550/FUL	27 January 2022	1	115	0	1	0	0	0
1630	Land north of Twelve Acre Drive Abingdon	P22/V0680/RM	22 February 2023	371	0	52	52	52	52	48
1632	Home Farm, Church Street, Shellingford, Faringdon, SN7 7QA	P21/V0891/PIP	06 June 2022	4	0	1	2	1	0	0
1635	Green Lane / Brumcombe Lane, Green Lane, Bayworth, OX13 6QT	P21/V2205/FUL	24 June 2022	1	0	0	0	1	0	0
1638	18 Sandhill, Shrivenham, Swindon, SN6 8BQ	P21/V0460/FUL	19 July 2022	1	0	0	0	1	0	0
1639	Wootton Business Park, Wootton, Abingdon, OX13 6FD	P21/V0477/FUL	22 July 2022	58	0	0	0	36	22	0
1640	Ridgeway, Bessels Way, Blewbury, Didcot, OX11 9NT	P21/V1626/FUL	15 June 2022	3	0	1	1	1	0	0
1641	6 Frogmore Lane, Stanford In The Vale, Faringdon, SN7 8LG	P21/V2009/FUL	28 July 2022	1	0	1	0	0	0	0
1642	Land at Kiln Lane, Drayton, OX14 4FE	P21/V2176/FUL	08 July 2022	7	2	3	2	2	0	0
1644	The Plough Inn, Orchard Lane, East Hendred, Wantage, OX12 8JW	P21/V2296/FUL	07 October 2022	3	0	1	0	0	0	0
1647	Hill Farm, Faringdon Road, East Challow, Wantage, OX12 9PD	P21/V2702/FUL	19 August 2022	3	0	1	1	1	0	0
1650	Westcot House, Westcot, Wantage, OX12 9QA	P21/V2825/FUL	10 May 2022	1	0	0	1	0	0	0
1651	133 Pinnocks Way, Oxford, OX2 9DF	P21/V2850/FUL	25 May 2022	-2	0	-3	0	3	0	0
1653	Land-O, The Winnaway, Harwell, Didcot, OX11 0JG	P21/V3057/FUL	14 April 2022	2	74	1	1	0	0	0
1658	Monks Farm, Grove, OX12 0AH	P21/V3516/RM	29 September 2022	83	0	9	0	0	0	0
1665	1 Challow Marsh Cottages, East Challow, Wantage, OX12 0ED	P22/V0283/FUL	04 July 2022	1	0	1	0	0	0	0
1666	Great Field, Pusey, Faringdon, SN7 8RX	P22/V0290/FUL	26 August 2022	1	0	1	0	0	0	0
1668	69 Yarnells Hill, Oxford, OX2 9BG	P22/V0347/FUL	23 September 2022	1	0	1	0	0	0	0
1671	Common Barn Farm, Garford, Abingdon, OX13 5PA	P22/V0442/N4B	31 May 2022	3	0	1	1	1	0	0
1676	4 The Square, Abingdon, OX14 5AR	P22/V0492/FUL	20 May 2022	1	0	0	0	1	0	0
1678	53 The Causeway, Steventon, Abingdon, Oxfordshire, OX13 6SE	P22/V0618/FUL	11 May 2022	1	0	1	0	0	0	0
1680	Land adjacent Whittington Crescent, Denchworth Road, Wantage, OX12 9GB	P22/V0634/FUL	04 July 2022	3	0	1	1	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1681	Rumseys Barn, London Road, Blewbury, Didcot, OX11 9PB	P22/V0669/FUL	10 May 2022	1	0	0	1	0	0	0
1682	The Old Woodyard, Blackbird Lane, Milton, OX14 4EH	P22/V0767/FUL	20 May 2022	1	0	0	0	1	0	0
1683	Falcon Court, Market Place, Wantage, OX12 8AW	P22/V0779/FUL	16 June 2022	-1	0	-1	0	0	0	0
1684	15 Kings Close, Letcombe Regis, Wantage, OX12 9JF	P22/V0812/FUL	25 August 2022	1	0	0	1	0	0	0
1685	Home Farm, Bishopstone Road, Bourton, SN6 8JF	P22/V0869/FUL	24 October 2022	6	0	2	1	3	0	0
1689	The Poplars, School Lane, Milton, Abingdon, OX14 4EH	P22/V0932/FUL	02 September 2022	5	0	2	1	2	0	0
1691	Bridge Barn, Main Road, Appleford, OX14 4NU	P22/V0993/N4B	14 June 2022	1	0	1	0	0	0	0
1693	Magpie Cottage, 30 High Street, Drayton, Abingdon, OX14 4JW	P22/V2919/FUL	17 February 2023	1	0	0	1	0	0	0
1694	(modern) Barns to the south of Priors Court/Manor Farm, Church Street, West Hanney, Wantage, OX12 0LW	P22/V1058/FUL	22 June 2022	1	0	1	0	0	0	0
1696	Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P22/V1065/N4B	06 July 2022	5	0	2	1	2	0	0
1700	41 Market Place, Wantage, OX12 8AW	P22/V1206/FUL	07 October 2022	8	0	3	2	3	0	0
1701	Eastfield Farm, Gainfield, Buckland, Faringdon, SN7 8QJ	P22/V1323/N4B	29 September 2022	2	0	1	1	0	0	0
1705	4 Flat, Elms Parade, Oxford, OX2 9LG	P22/V1626/FUL	10 October 2022	1	0	0	1	0	0	0
1708	Baylols Manor, High Street, Harwell, Didcot, OX11 0EY	P21/V2025/FUL	08 December 2022	2	64	1	1	0	0	0
1709	Former Seven Acres Nursery Site, Faringdon Road, Stanford in the Vale	P21/V2334/FUL	19 December 2022	82	0	18	0	0	0	0
1710	Land off Blackbird Lane Milton OX14 4EH	P21/V3386/FUL	29 November 2022	1	0	0	0	1	0	0
1712	Antwick Stud Letcombe Regis Wantage, OX12 9JD	P22/V1247/FUL	06 January 2023	3	0	1	1	1	0	0
1713	33 The Causeway Steventon Abingdon, OX13 6SE	P22/V1345/RM	09 December 2022	7	0	2	2	3	0	0
1720	Land Adjoining To Foxcombe Rise, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P22/V2570/FUL	24 February 2023	1	0	0	1	0	0	0
1724	Tall Trees, 11 Rimes Close, Kingston Bagpuize, Abingdon, OX13 5AL	P22/V2980/FUL	23 February 2022	1	0	1	0	0	0	0
1725	157 Eynsham Road, Botley, Oxford, OX2 9NE	P21/V2665/FUL	01 March 2023	3	0	1	1	1	0	0
1726	Land south of Park Road, Faringdon, SN7 7PL	P22/V2053/RM	23 March 2023	60	3	60	0	0	0	0
1729	Land South of Steeds Farm, Coxwell Road, Faringdon	P22/V0996/RM	13 February 2024	125	0	46	46	30	0	0
1731	Land to rear of 21 Mill Road, Marcham, Abingdon, OX13 6NZ	P22/V1269/FUL	01 June 2023	1	0	1	0	0	0	0
1734	Mountain Ash, Westbrook Street, Blewbury, Didcot, OX11 9QB	P22/V2796/O	02 May 2023	2	0	1	1	0	0	0
1736	Little Dubbers, Beggars Lane, Longworth, Abingdon, OX13 5BL	P23/V1140/O	16 October 2023	2	79	1	1	0	0	0
1737	Phase 5 North East Parcel, Crab Hill, Wantage,	P22/V1910/RM	22 June 2023	145	49	66	0	0	0	0
1738	Parcel 1P, Land to the west of Great Western Park (Valley Park), Didcot,	P23/V0667/RM	28 September 2023	172	0	80	43	0	0	0
1740	3-7 Marlborough Street, Faringdon, SN7 7JE	P21/V3520/FUL	17 August 2023	9	0	3	3	3	0	0
1745	Land at Fernham Road, Faringdon,	P22/V2382/FUL	12 May 2023	8	0	3	3	2	0	0
1746	3 Sandford Lane, Kennington, Oxford, Oxfordshire, OX1 5RW	P22/V2811/FUL	14 July 2023	3	0	1	1	1	0	0
1747	Cowleaze Barn, Claypit Lane, Woolstone, Faringdon, SN7 7QS	P22/V2812/FUL	30 June 2023	1	0	1	0	0	0	0
1748	Lower Idstone Farm, Idstone, Swindon, SN6 8LL	P22/V2905/FUL	06 September 2023	4	0	2	1	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1750	Land to the rear of 31 The Causeway, Steventon, Abingdon, OX13 6SE	P23/V0165/FUL	28 April 2023	1	0	0	1	0	0	0
1751	41 Yarnells Hill, Oxford, OX2 9BE	P23/V0169/FUL	13 April 2023	1	0	0	1	0	0	0
1752	Land opposite Two Hoots, Littleworth Village, Littleworth, Faringdon, SN7 8ED	P23/V0239/FUL	22 September 2023	1	0	0	0	1	0	0
1753	Land Adjacent The Old School House, Baulking Lane, Baulking, Faringdon, SN7 7QE	P23/V0254/FUL	06 April 2023	1	0	1	0	0	0	0
1755	Wytham Abbey, Wytham, Oxford, OX2 8QE	P23/V0312/FUL	27 July 2023	-3	0	-4	1	0	0	0
1756	Edmonds Pen, Radcot Road, Faringdon, SN7 8DT	P23/V0358/N4B	05 April 2023	1	0	0	1	0	0	0
1757	Long Thatch, 4 The Green, East Hanney, Wantage, OX12 0HH	P23/V0360/FUL	05 April 2023	1	0	0	0	1	0	0
1761	23 Bridge Street, Abingdon, OX14 3HN	P23/V0596/FUL	14 July 2023	2	0	1	1	0	0	0
1763	167 Southern Bypass, Oxford, OX2 0LN	P23/V0682/FUL	24 November 2023	1	0	0	1	0	0	0
1764	Southernwood, Cat Street, East Hendred, Wantage, OX12 8JT	P23/V0695/FUL	19 June 2023	1	0	0	1	0	0	0
1768	Old School Yard, New Road, Charney Bassett, OX12 0EW	P23/V0829/FUL	30 November 2023	5	0	3	2	0	0	0
1770	Foxhill Farm, Sparsholt Road, Childrey, Wantage, OX12 9PN	P23/V0986/N4B	19 June 2023	5	0	3	2	0	0	0
1771	Lodge Farm House, Pusey, Faringdon, SN7 8QD	P23/V1014/FUL	23 June 2023	1	0	0	1	0	0	0
1772	Alma Barn, Didcot Road, Harwell, Didcot, OX11 6DN	P23/V1024/FUL	04 September 2023	9	-1	3	3	3	0	0
1775	Walden, Foxcombe Road, Boars Hill, Oxford, OX1 5DL	P23/V1102/FUL	18 August 2023	0	0	1	0	0	0	0
1777	The Old Maltings, Vineyard, Abingdon, Oxfordshire, OX14 3UG	P23/V1215/N5D	01 August 2023	20	0	5	5	5	5	0
1779	Lloyds Bank House, 8 Ock Street, Abingdon, OX14 5AP	P23/V1335/FUL	20 October 2023	8	0	3	3	2	0	0
1780	Mill Farm, Faringdon Road, Stanford In The Vale, Faringdon, SN7 8NP	P23/V1523/N4B	23 August 2023	1	0	1	0	0	0	0
1784	Millway, 131 Netherton Road, Appleton, Abingdon, OX13 5QW	P23/V1684/FUL	03 November 2023	1	0	1	0	0	0	0
1788	7 Woodgate Close, Grove, Wantage, OX12 0NF	P23/V1887/FUL	01 November 2023	1	0	0	1	0	0	0
1789	32 Foliat Drive, Wantage, OX12 7AN	P23/V1918/FUL	20 October 2023	1	-1	0	0	1	0	0
1793	Land to the rear of 104 Westway, Botley, Oxford, OX2 9JU	P23/V2268/FUL	29 November 2023	0	0	1	0	0	0	0
1795	Site Of 1, Sugworth Crescent, Radley, Abingdon, OX14 2JR	P22/V1120/FUL	07 December 2023	2	0	1	1	0	0	0
1796	Land off Upper Farm Road, Chilton, OX11 0PJ	P23/V2496/O	20 February 2024	8	0	3	3	2	0	0
1797	Land North of, Stonehill Lane, Southmoor, Abingdon, OX13 5HU	P22/V2587/FUL	19 January 2024	3	0	1	1	1	0	0
1799	Land adjacent to the Boneyard, Highworth Road, Faringdon, SN7 7NN	P23/V0580/FUL	21 December 2023	1	0	0	1	0	0	0
1800	Oxleaze Farm, Claypit Lane, Woolstone, Faringdon, SN7 7QS	P23/V1728/FUL	12 January 2024	6	0	2	2	2	0	0
1803	11 High Street, Shrivenham, Swindon, SN6 8AN	P23/V2132/FUL	12 December 2023	1	0	0	1	0	0	0
1805	11 Crabtree Lane, Drayton, Abingdon, OX14 4HS	P23/V2338/FUL	13 December 2023	1	0	1	0	0	0	0
1806	11 Abbey Close, Abingdon, OX14 3JD	P23/V2357/FUL	24 January 2024	1	-2	0	1	0	0	0
1811	Whitwick, Grosvenor Road, Harcourt Hill, Oxford, OX2 9AX	P23/V2579/FUL	29 February 2024	0	0	1	1	0	0	0
1813	3 Fieldside, Upton, Didcot, OX11 9HY	P23/V2689/FUL	12 February 2024	1	0	1	0	0	0	0
1815	Home Farm, Church Street, Shellingford, Faringdon, SN7 7QA	P23/V2832/PIP	25 January 2024	4	0	1	2	1	0	0
1816	Pennyhooks Farm, Pennyhooks Lane, Shrivenham, SN6 8EX	P23/V2870/N4B	16 February 2024	1	0	0	1	0	0	0
1817	Church Farm Barns, Barrow Road, Shippon, Abingdon, OX13 6JF	P22/V2931/FUL	25 March 2024	1	0	0	0	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1818	Land at Millbrook House, High Street, Milton, Abingdon, OX14 4EL	P23/V1883/FUL	01 March 2024	5	0	3	2	0	0	0
1819	Walnut Tree House, Witney Road, Kingston Bagpuize, Abingdon, OX13 5AN	P23/V1986/O	01 March 2024	2	0	1	1	0	0	0
1820	Navannah, Oxford Lane, Grove, Wantage, OX12 7PX	P23/V2337/FUL	21 March 2024	1	0	1	0	0	0	0
1821	Jacksons Cottage, Fernham Road, Shellingford, Faringdon, SN7 7PU	P23/V2572/FUL	28 March 2024	2	0	1	1	0	0	0
1822	1 Farm Cottages, Stonehill Lane, Southmoor, Abingdon, OX13 5HU	P23/V2697/FUL	12 March 2024	-1	0	-2	1	0	0	0
1823	Part First Floor, 17 Wallingford Street, Wantage, OX12 8BD	P23/V2723/FUL	22 March 2024	2	0	1	1	0	0	0
1825	The workshop adjacent to Upperton, Pilgrims Way, Blewbury, Didcot, OX11 9NG	P24/V0249/PIP	22 March 2024	2	0	1	1	0	0	0
1826	Chilswell Barn, Chilswell Lane, Boars Hill, Oxford, OX1 5BN	P24/V0306/FUL	26 March 2024	1	0	0	1	0	0	0
1828	Land at Crab Hill (Phase 7), Wantage,	P24/V1882/RM	27 November 2024	116	0	0	83	33	0	0
1829	Land at Crab Hill Land north of A417 and east of A338, Wantage,	P24/V0261/RM	25 July 2024	115	0	88	27	0	0	0
1830	Land off Spey Road, Abingdon,	P23/V1360/O	20 May 2024	9	0	3	3	3	0	0
1831	Land at Yarnells Hill, Oxford,	P20/V2298/FUL	16 May 2024	3	0	1	1	1	0	0
1834	Kingswell Hotel And Restaurant, Reading Road, Harwell, Didcot, OX11 0LZ	P23/V0247/FUL	12 July 2024	17	0	0	0	17	0	0
1835	Farmoor Stores, Cumnor Road, Farmoor, OX2 9NN	P23/V1785/FUL	14 May 2024	2	0	0	1	1	0	0
1836	Denman College, New Road, Marcham, Abingdon, OX13 6NW	P23/V1880/FUL	11 September 2024	1	0	0	0	1	0	0
1837	28 High Street, Abingdon, OX14 5AX	P23/V1989/FUL	04 November 2024	3	0	1	1	1	0	0
1839	2 Market Place, Faringdon, SN7 7HW	P23/V2437/FUL	12 April 2024	5	0	1	2	2	0	0
1842	Blue Boar Ph, Tucks Lane, Longworth, Abingdon, OX13 5ET	P23/V2717/FUL	07 June 2024	1	0	1	0	0	0	0
1843	The Orchard, Lark Hill, Wantage, OX12 8PL	P23/V2720/FUL	28 June 2024	1	0	0	1	0	0	0
1844	Grange Farm, Cleyfields, Bourton, Swindon, SN6 8HU	P23/V2791/FUL	01 November 2024	9	0	3	3	3	0	0
1845	Milton Heights, Milton, Abingdon, OX14 4DR	P23/V2881/FUL	08 November 2024	42	0	16	16	10	0	0
1849	Little Orchard, Lamborough Hill, Wootton, Abingdon, OX13 6DA	P24/V0255/FUL	10 October 2024	1	0	0	0	1	0	0
1851	The Sawmill, Sugworth Lane, Radley, Abingdon, OX14 2LL	P24/V0292/LDP	16 September 2024	3	0	1	1	1	0	0
1852	120 High Street, Sutton Courtenay, Abingdon, OX14 4AX	P24/V0331/FUL	18 September 2024	1	0	0	1	0	0	0
1853	10 The Gap, Marcham, Abingdon, OX13 6NJ	P24/V0351/FUL	22 November 2024	1	0	1	0	0	0	0
1854	Land at Shrivenham Road, Longcot, Faringdon, SN7 7TN	P24/V0386/FUL	24 April 2024	1	0	0	1	0	0	0
1856	Mill Farm, Faringdon Road, Stanford In The Vale, Faringdon, SN7 8NP	P24/V0488/N4B	11 November 2024	5	0	1	2	2	0	0
1858	Barn at Home Farm, Church Street, Shellingford, SN7 7QA	P24/V0566/N4B	03 May 2024	4	-1	1	2	1	0	0
1859	109 Oxford Road, Abingdon, OX14 2AB	P24/V0622/FUL	10 May 2024	0	0	0	0	1	0	0
1860	Woodland Farm, Appleton Road, Longworth, Abingdon, OX13 5EF	P24/V0653/FUL	24 October 2024	5	0	1	2	2	0	0
1862	The Old Maltings, Vineyard, Abingdon, OX14 3UG	P24/V0863/FUL	22 November 2024	3	0	1	1	1	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1863	9 Stert Street, Abingdon, Oxon, OX14 3JF	P24/V0903/N5C	04 June 2024	1	-1	0	0	1	0	0
1864	Blackthorn Lodge, Jarn Way, Boars Hill, Oxford, OX1 5JF	P24/V0970/FUL	11 September 2024	0	0	1	0	0	0	0
1865	Land at Townsend Road, Shrivenham,	P24/V1017/PIP	25 July 2024	5	0	1	2	2	0	0
1867	Hair Studio, 58 Hadland Road, Abingdon, OX14 3YH	P24/V1128/FUL	18 July 2024	1	0	0	1	0	0	0
1868	Cheers Farm, Netherton Road, Appleton, Abingdon, OX13 5LA	P24/V1133/N4B	03 September 2024	3	0	1	1	1	0	0
1869	Cheers Farm, Netherton Road, Appleton, Abingdon, OX13 5LA	P24/V1134/N4B	03 September 2024	2	0	0	1	1	0	0
1871	10 Long Furlong Road, Sunningwell, Abingdon, OX13 6BL	P24/V1180/FUL	12 September 2024	-1	0	-1	0	0	0	0
1873	Hill View, Reading Road, Harwell, Didcot, OX11 0JL	P24/V1262/FUL	04 October 2024	-1	0	0	-1	0	0	0
1875	13A Market Place, Abingdon, OX14 3HA	P24/V1349/N5D	26 July 2024	1	0	1	0	0	0	0
1879	The Lamb Inn, Section Of A420, Buckland, Faringdon, SN7 8QN	P24/V1507/FUL	30 August 2024	-1	0	0	0	-1	0	0
1881	The Old Maltings, Vineyard, Abingdon, OX14 3UG	P24/V1545/FUL	14 November 2024	5	0	1	1	1	0	0
1883	Lodge Farm House, Pusey, Faringdon, SN7 8QD	P24/V1788/FUL	11 October 2024	1	0	0	0	1	0	0
1884	1 Besselsleigh Road, Wootton, Abingdon, Oxfordshire, OX13 6DX	P24/V2094/N5D	28 November 2024	4	68	1	2	1	0	0
1885	Phase 1 Valley Park, Didcot,	P22/V2744/RM	22 April 2024	246	0	50	50	50	28	0
1886	Land at Grove Airfield Phase 5, Grove,	P23/V1331/RM	12 July 2024	65	18	37	28	0	0	0
1887	P6 CC5 Former Grove Airfield, Grove, Wantage,	P23/V1646/RM	20 May 2024	192	0	38	37	37	37	25
1888	Land at Monks Farm, Grove, OX12 0AH	P24/V0427/RM	26 June 2024	80	0	41	39	0	0	0
1889	Parcel 1Pa, Land to the west of Great Western Park (Valley Park), Didcot,	P24/V0733/RM	24 October 2024	151	0	25	50	50	26	0
1897	19 Hids Copse Road, Cumnor Hill, Oxford, Oxfordshire, OX2 9JJ	P23/V2833/FUL	29 January 2025	1	0	0	1	0	0	0
1898	134 Cumnor Hill, Oxford, OX2 9PH	P24/V0325/FUL	13 January 2025	1	0	0	0	1	0	0
1899	Phase T2b, Dahlia View, Valley Park, Didcot,	P24/V0470/RM	31 January 2025	281	0	25	50	50	50	50
1900	Former Grove Airfield (Phase 7), West of Grove to the West of Newlands Drive, Land North of Denchworth Road, Grove,	P24/V1525/RM	20 December 2024	152	0	37	37	37	37	4
1901	Clare Cottage, Park Lane, Appleton, Abingdon, OX13 5JT	P23/V0998/FUL	16 December 2024	2	0	0	1	1	0	0
1902	Crystalox Building, Kings Park, Wantage, OX12 9AJ	P23/V2135/FUL	17 January 2025	9	0	3	3	3	0	0
1903	Abners Barn, Church Road, Blewbury, Didcot, OX11 9PY	P24/V0956/FUL	28 February 2025	1	0	0	1	0	0	0
1905	Selleck Dance Studio, Swinburne Road, Abingdon, OX14 2HF	P24/V1245/FUL	03 February 2025	2	0	1	1	0	0	0
1908	28 & 30 Lime Road, Oxford, OX2 9EG	P24/V1839/FUL	24 January 2025	14	0	2	2	2	0	0
1910	1 School Close, Steventon, Abingdon, OX13 6AZ	P24/V1983/FUL	27 February 2025	1	0	1	0	0	0	0
1911	Cheers Farm, Netherton Road, Appleton, Abingdon, OX13 5LA	P24/V1990/FUL	03 December 2024	1	-1	0	1	0	0	0
1912	Colt Corner, Horn Lane, East Hendred, Wantage, OX12 8LD	P24/V2062/FUL	29 January 2025	0	0	0	1	0	0	0
1913	Land to the rear of Orchard Farmhouse, Orchard Lane, East Hendred, OX12 8JW	P24/V2077/FUL	23 January 2025	1	0	0	0	1	0	0
1914	Barcote Farm, Barcote Park, Buckland, Faringdon, SN7 8PP	P24/V2100/FUL	18 December 2024	2	0	0	1	1	0	0
1916	Old School House & No. 44 School Lane, Coleshill, Swindon, SN6 7PR	P24/V2152/FUL	09 December 2024	-1	0	-1	0	0	0	0

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
1917	Elm Tree House, 24 High Street, Shrivenham, Swindon, SN6 8AA	P24/V2160/FUL	24 January 2025	1	0	0	1	0	0	0
1919	3 & 4 Skeats Bush, East Hendred, Wantage, OX12 8LH	P24/V2332/LDP	19 December 2024	-1	0	-1	0	0	0	0
1920	Acaster, 152 Ock Street, Abingdon, OX14 5DT	P24/V2406/FUL	21 January 2025	1	0	1	0	0	0	0
1921	11 Long Close, Botley, Oxford, OX2 9SG	P24/V2426/FUL	28 February 2025	-1	0	0	-1	0	0	0
1922	17 Stanley Close, North Hinksey, Oxford, OX2 0LB	P24/V2571/LDP	28 January 2025	5	0	1	1	0	0	0
1923	Flat 1, 3 Lombard Street, Abingdon, Oxon, OX14 5DZ	P24/V2749/LDP	07 February 2025	2	0	0	1	1	0	0
1924	Flat 2, 3 Lombard Street, Abingdon, Oxon, OX14 5DZ	P24/V2750/LDP	07 February 2025	2	0	0	1	1	0	0
1925	Flat 3, 3 Lombard Street, Abingdon, Oxon, OX14 5DZ	P24/V2751/LDP	07 February 2025	2	0	0	1	1	0	0
1926	5 Toynbee Close, North Hinksey, Oxford, OX2 9HW	P20/V0301/FUL	05 May 2020	2	0	1	1	0	0	0
1927	Waveney House, Radley Road, Abingdon, Oxfordshire, OX14 3PP	P24/V0366/FUL	06 March 2025	1	0	1	0	0	0	0
1928	18 Latton Close, Southmoor, Abingdon, OX13 5AE	P23/V2137/FUL	11 March 2025	1	0	0	1	0	0	0
1929	Orpwood Paddock, School Road, Ardington, Wantage, OX12 8RB	P24/V2247/FUL	28 March 2025	1	0	0	0	1	0	0
1930	39 Bagley Wood Road, Kennington, Oxford, OX1 5LY	P24/V2729/FUL	24 March 2025	1	0	0	1	0	0	0
1931	Beckett Cottage, 25 Park Avenue, Shrivenham, Swindon, SN6 8HD	P25/V0108/FUL	11 March 2025	1	0	1	0	0	0	0
1932	Dulcina, Newmans Close, Upton, Didcot, OX11 9JA	P25/V0179/FUL	11 March 2025	1	0	0	1	0	0	0
1933	13 & 15 Sellwood Road, Abingdon, OX14 1PE	P25/V0205/LDP	18 March 2025	-1	0	-1	0	0	0	0
Totals				5371	3257	1158	989	662	320	128

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

Land Supply Reference	Site Name	Current status	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2025/26	2026/27	2027/28	2028/29	2029/30
41	Land to the West of Great Western Park (Valley Park), Didcot (in the parishes of Harwell and Milton)	Outline Permission	P14/V2873/O	21 February 2022	3404	882	0	0	390	277	215
1237	Monks Farm, Townsend, Grove, OX12 0AH	Outline Permission	P16/V0981/O	08 April 2021	237	200	0	0	46	92	62
1240	Land At Grove Airfield, Denchworth Road, Grove, Wantage, Oxfordshire	Outline Permission	P12/V0299/O	17 July 2017	1305	169	0	10	38	38	83
1255	North of Abingdon on Thames	Outline Permission	P17/V0050/O	08 November 2017	154	100	0	0	0	50	50
1256	North of Abingdon on Thames	C2 Outline Permission	P17/V0050/O	08 November 2017	80	42	0	0	0	42	0
1270	East of Kingston Bagpuize with Southmoor	Outline Permission	P22/V0248/O	11 April 2024	697	140	0	0	0	70	70
1636	Rogers Concrete, Sandhill, Faringdon, SN7 7PQ	Outline Permission	P20/V0855/O	08 April 2022	95	85	0	0	25	30	30
1735	Land at Crab Hill, Land north of A417 and east of A338, Wantage, OX12 7GQ	Outline Permission	P23/V0134/O	02 November 2023	438	259	0	0	30	109	120
Totals					6410	1877	0	10	529	708	630

Appendix 3

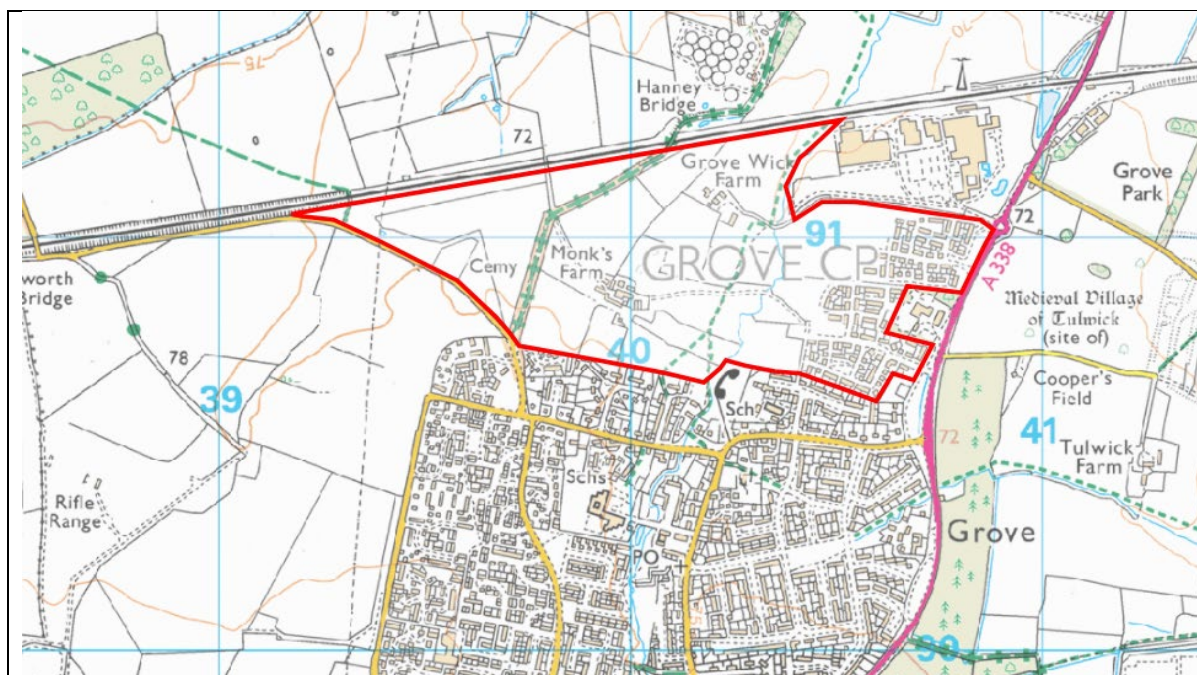
Note: The council is not forecasting some of these sites to deliver in the 5 year period, but we have included our assessment for completeness

Appendix 3: Category B Proformas

Monks Farm, Grove	21
North-West of Valley Park.....	28
Valley park.....	35
Land north of Hobbyhorse Lane, Sutton Courtenay, OX14 4BB	56
Grove Airfield.....	61
Crab Hill, Wantage.....	66
North of Abingdon on Thames.....	73
East of Kingston Bagpuize with Southmoor	78
North West of Grove	83
North of East Hanney	91
Rogers Concrete, Sandshill, Faringdon, SN7 7PQ	95
Dalton Barracks.....	101

Site name	Monks Farm, Grove
Land supply reference	24 and 1237

Total units in 5 year period	200
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Site status	Site allocated, with various parcels on the site at different stages; some units are under construction, some units have detailed permission, and some units have outline permission only.
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Total units allocated for development	885
Total units with outline consent	768
Total units with detailed consent	531
Total completions to date	442

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P14/V0576/O	Outline	75	18/03/2014	02/04/2015
P16/V1287/RM	Reserved Matters	75	16/05/2016	07/09/2016
P15/V1722/O	Outline	160	20/07/2015	24/08/2016
P17/V2980/RM	Reserved Matters	160	30/10/2017	15/06/2018
P15/V0783/O	Outline	133	02/04/2015	13/08/2015
P15/V0978/RM	Reserved Matters	133	27/04/2015	21/01/2016
P16/V0981/O	Outline	400	19/04/2016	08/04/2021
P21/V3516/RM	Reserved Matters	83	20/12/2021	29/09/2022
P24/V0427/RM	Reserved Matters	80	20/02/2024	26/06/2024
P25/V1127/RM	Reserved Matters	108	20/05/2025	TBD

Assessment of deliverability

1. Current planning status

The Council allocated this site for 885 homes in the Vale of White Horse Local Plan: Part 1.

Three outline planning applications have been approved for the site, all with approved reserved matters applications. An additional outline planning application, P16/V0981/O, was approved for 400 dwellings, and currently has two approved reserved matters applications for 168 dwellings.

A third reserved matters application was submitted under this outline application for 108 dwellings in May 2025, which is yet to be determined. If approved, there remains an additional 129 dwellings with outline consent but no reserved matters application submitted.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development covered by application P25/V1127/RM, along with steps the council or applicant are taking to address them.

Drainage Officer (04/08/2025) Greater consideration for treatment and settlement is needed to ensure robust water quality improvement measures are incorporated.

Noted that the drainage scheme appears to differ from the proposal within the original FRA and justification for the change is required.

Ecology Team (23/07/2025) No objections to the Biodiversity Enhancement Plan. The layout of the scheme mostly complies with the approved Land Use and GI parameter plots, although some issues have been identified which will need to be addressed, including the breaching of the hedgerow for vehicular access for Plots 253-271.

Environmental Protection Team (25/07/2025) No objections.

Forestry Officer (17/07/2025) The submitted details are broadly sufficient from an Arboricultural perspective. Notes that there remain further opportunities for an increase in street tree planting.

Landscape Architect (15/08/2025) Additional or amended information is required relating to surfacing, boundaries and planting. Recommends that a hard and soft landscape condition including tree pit details and rooting volumes marked on plans will be required as full details are not provided as part of the application.

Oxfordshire County Council – Transport (12/08/2025) Holding objection subject to the applicant submitting suitability amended/additional details and subject to appropriate conditions. Further information required regarding visibility splays, street lighting, traffic calming measures, parking standards including for visitors and the need for a full technical audit of detailed design and acceptable adoption standards.

Oxfordshire County Council – Lead Local Flood Authority (29/07/2025) No objection to discharge of condition

Oxfordshire County Council – Archaeology (21/07/2025) No Objection

Thames Water Development Control (08/07/2025) No comments.

Urban Design Officer (15/07/2025) Additional information is required to make the proposal acceptable from a design point of view. A traffic light plan needs to be submitted to show compliance with garden sizes detailed within the Joint Design Guide. Additional street scenes should be submitted providing visualisations into what the development will look like. Notes that a boundary treatment plan should be provided and that the use of permeable surfaces for driveways should be considered.

The applicant submitted a set of amended plans on 5th September and an extension of time has been agreed to 17th October 2025.

3. Site viability

David Wilson Homes has submitted an application to vary the S106 Agreement ([P25/V1202/MPO](#)) to reduce Affordable Housing delivery on this parcel, and to review the financial contributions required. The applicant has explained that this is due to unforeseen cost expenditure associated with (but not limited to) archaeological works, utilities, commuted sums and the design and construction of the bridge over the Letcombe Brook. There are therefore some viability issues that both parties will need to explore.

4. Ownership constraints

There are no known ownership constraints.

5. Infrastructure dependencies and enablers

A significant section of the allocation has been completed. The outline permission for 400 homes (P16/V0981/O) has agreed infrastructure contributions through an S106 agreement, with a key infrastructure piece being the delivery of a section of the Grove Northern Link Road.

6. Site promoter comments

1. When are you intending to submit revised / amended plans to address the technical comments identified above?
Submitted 5th September 2025.
2. What do you think are they key blockages to issuing planning permission?
Objections from consultees, although these are not anticipated.
3. When do you think construction work will commence, and are there any obstacles to starting construction?
Date of commencement: 13/07/2023. Potential obstacle to further development is timing of further RM planning permissions, archaeology works, bridge design and works, seasonal ecology works, EA licence, and mobilisation and construction works.
4. When do you think the first dwelling will be completed?
First occupation was 12 July 2024.
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
Two at the same time (David Wilson Homes & Barratt Homes).
6. How many homes a year do you think this site will deliver?
50 in total per annum – subject to bridge consents/condition and market conditions.
7. Are there any other comments you would like to raise?
N/A

7. Officer conclusion on deliverability

Conclusions in relation to P25/V1127/RM (108 homes)

Monks Farm is allocated in the Vale of White Horse Local Plan: Part 1 for 885 homes. As set out above, the majority of this site now benefits from some form of planning permission.

The council is considering a reserved matters application for 108 homes under P25/V1127/RM. There are a number of technical matters that the applicant will need to address through amended or revised plans. These include drainage, ecology, landscape, transport, and urban design. Furthermore, the applicant, David Wilson Homes, submitted an application to vary the Section 106 agreement linked with the outline permission, claiming that it is not viable to deliver the affordable housing agreed in that document. Revised plans have since been submitted on 5th September 2025, which includes affordable housing as part of the proposal, in order to progress a decision on application P25/V1127/RM.

David Wilson Homes is clearly keen to progress with securing consent and continuing their build out of this site. Based on current build out rates on the site, it is likely all homes with detailed permissions would finish by the end of 2026/27. There is therefore a clear incentive for the applicant to address the outstanding technical comments, and to work with the council to resolve the questions around viability. Given that David Wilson Homes submitted revised plans on 5th September 2025, we have assumed that the reserved matters and variation application can be determined by 31 March 2026, and for start on site (including any pre-commencement conditions) by 1 April 2027. Average build-out rates for developments of this scale are 46 dwellings per annum, which has been assumed for our trajectory. We anticipate that all 108 homes will be completed during the five-year period.

Conclusions in relation to the remainder of the outline permission P16/V0981/O (129 homes)

Given the history of the site and the submission of several reserved matters applications, we would anticipate to see the final reserved matters application for 129 homes to be submitted in the 2026/27 monitoring year. We would anticipate that this application would be decided within the year, resulting in first completions in 2028/29. Average build-out rates for developments of this scale are 46 dwellings per annum, which has been assumed for our trajectory. We therefore anticipate that 92 homes will be completed during the five-year period.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	18 September 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

On behalf of David Wilson Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	18 September 2025
Name / signature	Georgina Mortimer Senior Planning Manager

9a. Council's initial trajectory shared with site promoter for comment - P25/V1127/RM 108 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	46	46	16	
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
	0	0	0	0	0	0	0	0	0
Council's initial 5-year total			108						

9b. Site promoter's trajectory - P25/V1127/RM 108 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	50	50	50	50	50	50	50
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
50	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total			250						

NB: The site promoter's trajectory only relates to the 400 homes that David Wilson Homes / Barratt Homes are delivering under outline consent P16/V0981/O

9c. Council's final trajectory for the site - P25/V1127/RM 108 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	46	46	16	
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
	0	0	0	0	0	0	0	0	0
Final 5-year total			108						

10a. Council's initial trajectory for the remainder of the outline permission P16/V0981/O - 129 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21

0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	46	46	37
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total				92					

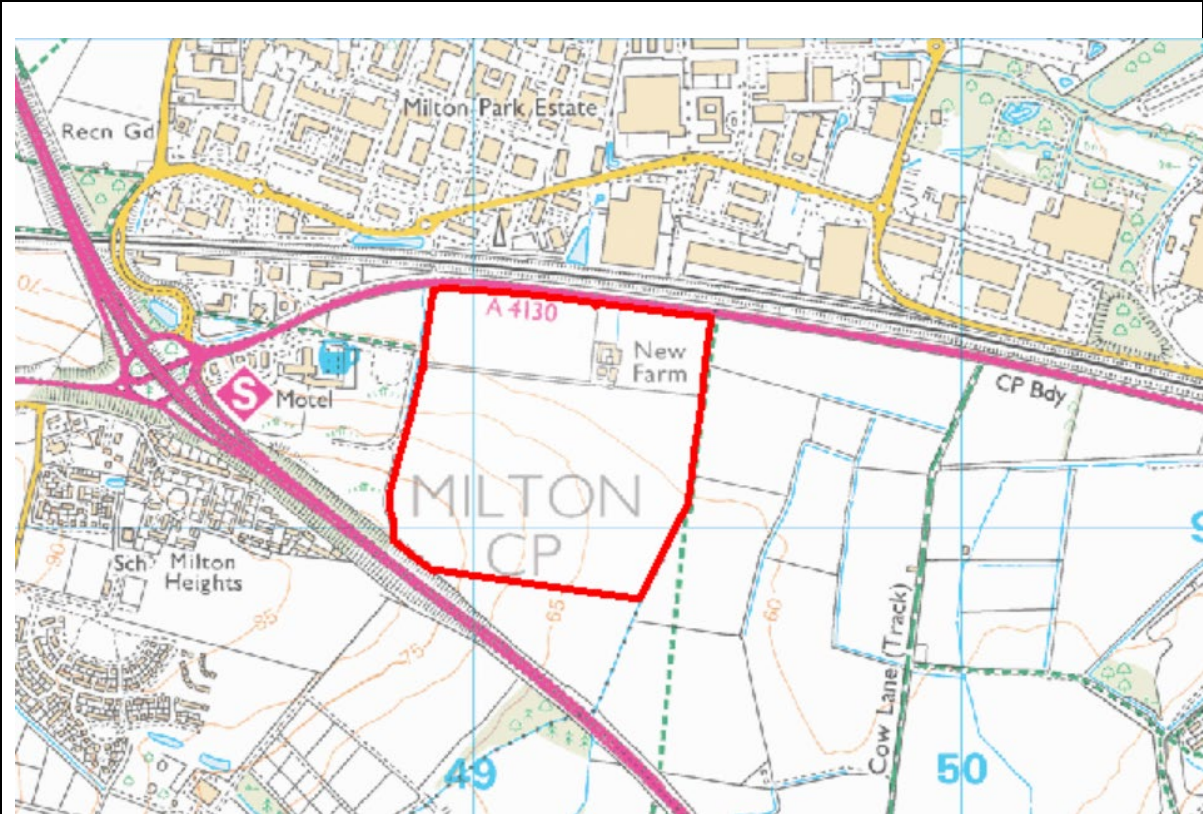
10b. Site promoter's trajectory for the remainder of the outline permission P16/V0981/O - 129 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	50	50	50	50	50	50	50
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
50	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total				*					

NB: The site promoter's trajectory only relates to the 400 homes that David Wilson Homes / Barratt Homes are delivering under outline consent P16/V0981/O

10c. Council's final trajectory for the remainder of the outline permission P16/V0981/O - 129 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	46	46	37
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Final 5-year total				92					

Site name	North-West of Valley Park
Land supply reference	40

Total units in 5 year period	0
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Site status	Local Plan Part 1 Allocation
Total units allocated for development	800
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for 800 dwellings by Core Policy 4 of the Vale of White Horse Local Plan 2031 Part 1.

There are no current planning applications for housing development on this site.

2. Technical consultee comments

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

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

Key infrastructure requirements for North West Valley Park, taken from the updated IDP, include:

- Either a new GP surgery, or expansion of existing GP surgeries nearby in Didcot
- New and expanded education capacity including:
 - Contributions toward primary school provision (including early years provision) on the neighbouring Valley Park development (which already has planning permission and is building out). However, Oxfordshire County Council has advised that if these schools do not have capacity, North West Valley Park will need to provide its own primary school, and hence the JLP safeguards land for a one form entry primary school;
 - Financial contributions towards the new secondary school on the Didcot Northeast development in South Oxfordshire; and
 - Contributions toward special educational needs capacity.
- New transport infrastructure, including:
 - High quality on and off-site cycle and walking routes;
 - Pump priming and funding of scheduled bus services, likely to be routes to Didcot Town Centre and Railway Station, and other key

- destinations, including major employment sites at Culham Campus, Harwell Campus, and Milton Park;
- Contributions towards Housing Infrastructure Fund (HIF) 1 infrastructure, including widening of the A4130, Great Western Railway bridge crossing at Didcot, Didcot to Culham river crossing, and the Clifton Hampden bypass; and
- Direct delivery of, or financial contributions toward other highways improvements.
- New green infrastructure and open space, amounting to around 5.32ha of open and green space, 0.71ha of community food growing space (such as allotments), and 0.97ha of child's play and space for teenagers.
- New sport and leisure provision amounting to:
 - Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
 - Financial contributions toward delivering off site football, cricket, and rugby pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Didcot Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

6. Site promoter comments

1. What site surveys, studies, and other due diligence measures have you undertaken in support of this site?
Master Plan and Transport Proposals prepared (necessary site surveys for these purposes having been undertaken).
2. What pre-application advice have you sought from this council, or other important consultees such as Oxfordshire County Council / other infrastructure providers?
Discussions have been held previously with various Council representatives and Homes England. A planning partner is currently being engaged.
3. What public consultation have you undertaken to date, and please can you provide any documents or links to websites showing this?
No public consultations have yet been undertaken. Application process at early stage.
4. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
Likely to be outline with part hybrid.
5. When do you think construction work will commence, and are there any obstacles to starting construction?
At present 2027/28. No obstacles known
6. When do you think the first dwelling will be completed?

At present 2028/29 to tie in with the anticipated construction start date. Both of these will depend upon progress as with all sites through the planning process.

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

Yet to be determined, but probably two.

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

At present 120 (see table below)

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

The formal planning application process is only just commencing and is expected to run its normal course.

Total unit numbers based upon Council's assessment for purposes of these responses.

7. Officer conclusion on deliverability

The site is allocated for 800 dwellings by Core Policy 4 of the Vale of White Horse Local Plan 2031 Part 1, with no planning application submitted to date. However, the Planning Consultant has indicated that site surveys have been undertaken as part of masterplanning and transport proposals for the site, pre-application advice has been sought and a planning partner is being engaged, which provides evidence that the site promoter is progressing work on site.

The site promoter has indicated that subject to the submission of a successful outline or part hybrid planning application, construction will commence in 2027/28. The site promoter's trajectory for housing delivery on the site recognises swifter delivery than district averages, with 60 homes expected to deliver in 2028/29. They have indicated that it is most likely that two outlets will deliver the units on site, although this will be confirmed through the submission of the planning application. The average build out rate for a site of this size is 133 homes per annum. 60 completions in 2028/29 represents less than half of the average annual build out rate. Build out rates beyond the five-year period will broadly conform to the average for sites of similar size as the development establishes.

However, at this stage, there is no planning application, and the site has been slow to come forward since the adoption of the Local Plan in 2016. Currently, we do not believe there is clear evidence to justify the site delivering sooner than the average lead in times and build out rates, but would welcome quicker delivery. Based on the site promoter's feedback on the timescales for this, we would expect first completions on site in 2031/32. We have assumed half a year's build out rate in 2031/32 of 60 homes, and 120 homes per annum following that in accordance with the site promoters expectations.

No homes are projected to be delivered in the 5-year period.

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8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date

Name / signature

Tom Rice
Infrastructure Planning Team Leader

On behalf of L A Barrett Will trust, I consider this to be a realistic assessment of the trajectory for this site

Date

18/09/25

Name / signature

Christopher D'Olley

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

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	57	114	114	114	114	114	114	59	0

Council's initial 5-year total

0

9b. Site promoter's trajectory

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	60	120	120
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
120	120	120	120	20	0	0	0	0	0

Site promoter's 5-year total

60

9c. Council's final trajectory for the site

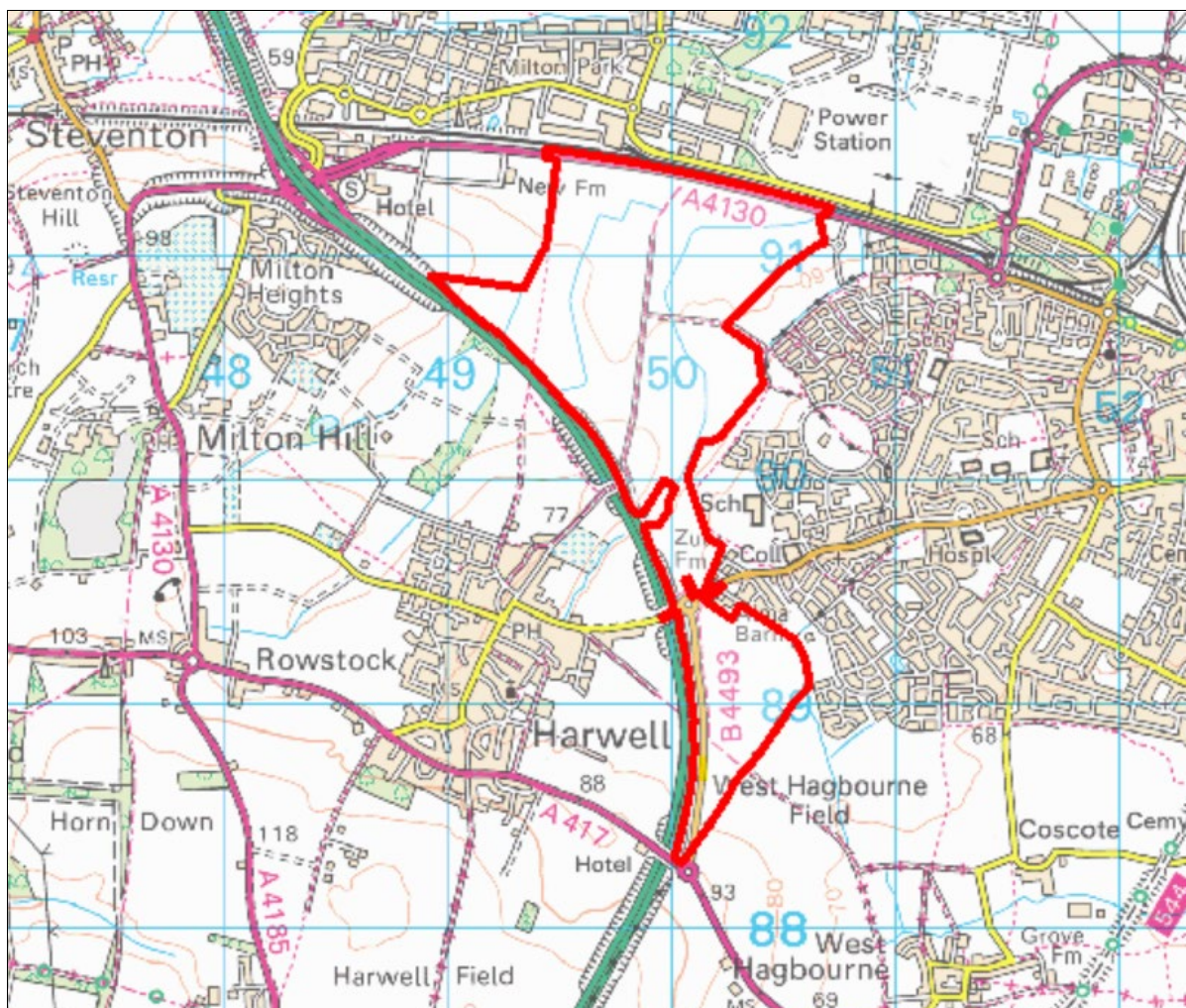
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
60	120	120	120	120	120	120	20	0	0

Final 5-year total

0

Site name	Valley park
Land supply reference	41

Total units in 5 year period	882
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Site status	Outline consent, detailed consent, under construction
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Total units allocated for development	2,550
Total units with outline consent	4,254
Total units with detailed consent	850
Total completions to date	117

Planning reference	Developer	Type of application	No. of homes	Date submitted	Date permitted
P14/V2873/O	Site promoter	Outline	4,254	19/12/2014	21/02/2022
P22/V2744/RM	Taylor Wimpey	Reserved Matters	246	16/11/2022	22/04/2024
P23/V0667/RM	Persimmon Homes	Reserved Matters	172	16/03/2023	28/09/2023
P24/V0470/RM	Taylor Wimpey	Reserved Matters	281	26/04/2024	31/01/2025
P24/V0733/RM	Persimmon Homes	Reserved Matters	151	28/03/2024	23/10/2024
P25/V0563/RM	Persimmon Homes	Reserved Matters	397	13/03/2025	TBD
P25/V0874/RM	Taylor Wimpey	Reserved Matters	102	16/04/2025	TBD
P25/V0879/RM	Taylor Wimpey	Reserved Matters	225	17/04/2025	TBD
P25/V0873/RM	Taylor Wimpey	Reserved Matters	105	26/04/2025	TBD
P25/V1191/RM	Persimmon Homes	Reserved Matters	172	30/05/2025	TBD

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

Assessment of deliverability

1. Current planning status

Core Policy 4 of the Vale of White Horse Local Plan 2031 allocates Valley Park for 2,550 homes. An outline planning application for the delivery of 4,254 new dwellings was approved for the site in December 2014 (P14/V2873/O).

Four reserved matters applications have since been approved under the outline planning permission, granting detailed consent for 850 dwellings:

- P22/V2744/RM, submitted in November 2022 and approved April 2024 for 246 dwellings, referred to as phase 1T
- P23/V0667/RM, submitted in March 2023 and approved in September 2023 for 172 dwellings, referred to as phase 1P
- P22/V0470/RM, submitted in April 2024 and approved January 2025 for 281 dwellings, referred to as phase 2Tb
- P23/V0733/RM, submitted in March 2024 and approved in October 2024 for 151 dwellings, referred to as phase 1Pa

An additional five reserved matters applications have been submitted in 2025, by both Persimmon Homes and Taylor Wimpey, and total 1,001 dwellings:

- P22/V0563/RM, submitted in March 2025 for 397 dwellings, referred to as phase 3P
- P22/V0874/RM, submitted in April 2025 for 102 dwellings, referred to as phase 2Ta
- P22/V0879/RM, submitted in April 2025 for 225 dwellings, referred to as phase 6T
- P22/V0873/RM, submitted in April 2025 for 105 dwellings, referred to as phase 2Tc
- P22/V1191/RM, submitted in May 2025 for 172 dwellings, referred to as phase 3Pa and 3Pb

If the live reserved matters applications are approved, 1,851 dwellings will have detailed permission. This leaves capacity for an additional 2,403 dwellings to be delivered on site.

2. Technical consultee comments

Comments in relation to P25/V0563/RM (Persimmon Phase 3P - 397 dwellings)

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P25/V0563/RM, along with steps the council or applicant are taking to address them.

Active Travel England, DM Team (10/04/2025) No objection.

Affordable Housing (27/03/2025) Amendment required to tenure mix to ensure all 2 bed shared ownership properties are delivered as houses and the location of 2 bed flats are revised to ensure they are suitable for families. The applicant is further advised to amend plans to ensure; all affordable homes comply with Nationally Described Space Standards, greater distribution of affordable housing across the whole phase, allocated parking spaces are provided to each individual unit.

Drainage Officer (06/08/2025) No objection, subject to condition.

Ecology Team (11/08/2025) No objections to amended BEP or layout. Associated documents may require updating to accord with revised proposals

Environmental Protection Team (25/03/2025) No objection, subject to the mitigation measures identified in the acoustic report being implemented in full.

Forestry Officer (14/04/2025) The proposed layout fails to meet BS5837 or Core Policies 37 and 44 and would foreseeably lead to the loss of important protected trees. Tree constraints are underrepresented, with unjustified RPA offsets and

incursions. No service routes shown on the TPP. Planting plans are not coordinated with infrastructure. Species selection and soil volumes do not align with draft BS8640 or local guidance.

Landscape Architect (22/08/2025) The amended plans still have issues, including: more information on site levels, proximity to TPOs, and the use of certain species of trees in certain locations.

Oxfordshire County Council - Transport (22/05/2025) Overall objection made to the development however, if the applicant submits further information/details, then the Highway Authority will consider further. Key issues identified to be addressed including: access/layout, RSA, Strategic Design Code requirements, Swept Path Analysis and Parking.

Oxfordshire County Council - Lead Local Flood Authority (06/08/2025) No objection

Oxfordshire County Council - Education (31/03/ 2025) No objection.

Oxfordshire County Council - Archaeology (27/03/2025) No objection.

Thames Water Development Control (14 July 2025) No comments.

Urban Design Officer (28/08/2025) The officer has identified specific comments and recommended changes against the developer's change schedule.

Waste Management Officer (06/08/2025) No objection.

Comments in relation to P25/V0874/RM (Taylor Wimpey Phase 2Ta - 102 dwellings)

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P25/V0874/RM, along with steps the council or applicant are taking to address them.

Affordable Housing (14/05/2025) It is advised the applicant fully reviews and revises the HMU to address all discrepancies to accurately reflect all approved and submitted mixes, whilst also demonstrating how a Section 106 compliant mix of Affordable homes will be achieved across the remaining phases. Amendment required to tenure mix to ensure all 2 bed shared ownership flats are delivered as 2 and 3 bedroom houses. The applicant is further advised to amend plans to ensure affordable homes comply with Nationally Described Space Standards, distributed evenly across the whole phase, integrated with, and indistinguishable from general market housing allocated and parking spaces are provided to each individual unit

Drainage Team (12/06/2025) No objection, however fully detailed drainage drawings will need to be provided when discharging outline conditions of the outline application.

Ecology Team (19/05/2025) Amendments to plans required to ensure it complies with the hedgerow retention plan approved as part of the outline permission

Environmental Protection Team (30/04/2025) No objection

Forestry Officer (19/06/2025) The officer has noted that several recommendations which were provided as part of the pre-application p25/V0154/PEJ have not been followed and need to be suitably addressed. These recommendations are listed within the officer's full comments on our website.

Landscape Architect (13/06/2025) The scheme should be amended to address concerns that development encroaches into the Open Space Land Use parameters of the site, into Cow Lane and the Public Open Space to the south. More information should be provided with regards to the planting design including the street tree planting.

Oxfordshire County Council – Transport (16/07/2025) Overall objection made to the development however, if the applicant submits further information/details, then the Highway Authority will consider further. Key issues identified to be addressed include: Access/Layout, RSA, Swept Path Analysis, Refuse Collection, Cow Lane Bridleway, Car Parking.

Oxfordshire County Council – Lead Local Flood Authority, OCC (19/05/2025) Holding objection, additional information required. Pipe reference numbers should be included on the network shown on the engineering layout drawing and surface water system calculations appear to have been omitted from the submission.

Oxfordshire County Council – Education (01/05/2025) No comment

Oxfordshire County Council – Archaeology (02/05/2025): No Objection

Thames Water Development Control (21/05/2025) No comments made

Urban Design Officer (30/06/2025) Noted that previous issues in relation to urban design and landscape raised in the pre-application comments have not been addressed.

Waste Management Officer (08/05/2025) No objections.

Comments in relation to P25/V0879/RM (Taylor Wimpey Phase 6T - 225 dwellings)

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P25/V0879/RM, along with steps the council or applicant are taking to address them.

Affordable Housing (16/05/2025) It is advised the applicant fully reviews and revises the HMU to address all discrepancies to accurately reflect all approved and submitted mixes, whilst also demonstrating how a Section 106 compliant mix of Affordable homes will be achieved across the remaining phases. Amendment

required to tenure mix to ensure all 2 bed shared ownership flats are delivered as 2 and 3 bedroom houses. The applicant is further advised to amend plans to ensure affordable homes comply with Nationally Described Space Standards, distributed evenly across the whole phase, 2 bed flats are suitable for families, integrated with, and indistinguishable from general market housing allocated and parking spaces are provided to each individual unit.

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

Drainage Officer (12/06/2025) No objection, fully detailed drainage designs will need to be provided for the discharge of outline drainage conditions.

Ecology Team (21/05/2025) Additional information required in the form of retained watercourse buffer zone report and to demonstrate the proposed solution to surface water drainage is justified

Environmental Protection Team (30/04/2025) No comments.

Forestry Officer (03/07/2025) Although the submission is acceptable it fails to demonstrate how new soft landscaping will acceptably integrate the development into its setting. Required landscape amendments are necessary to ensure compliance with the relevant policies, guidance and best practice which can be found on the report.

Landscape Architect (08/07/2025) An overall recommendation that the scheme is updated to provide more detailed information with regards to levels on the site including the height of the proposed retaining structures and gradients within the gardens to enable a more thorough analysis. Additional recommendations include the addition of drainage easements, lighting, other service and visibility constraints to the Soft Landscape and tree layout and that climbers should be planted in the planting areas either side of the parking areas and that walling should be used in those areas which are visible or where a more robust treatment next to a path is required.

Oxfordshire County Council - Transport (12/08/2025) Further information/details, are sought by the Highway Authority relating to access/Layout, RSA, swept path analysis, parking and spine road (associated with ref, P25/V0875/RM).

Oxfordshire County Council - Lead Local Flood Authority (21/05/2025) Holding objection, request for additional information relating to pipe reference numbers and to provide a plan showing the location of the flooding, the flood flow routes, the location of any ponding, and the depth of ponding.

Oxfordshire County Council - Education (22/05/2025) No comments.

Oxfordshire County Council - Archaeology (02/05/2025) No objection

Thames Water Development Control (22/05/2025) No comments.

Urban Design Officer (24/07/2025) Issues raised in the full report should be addressed and the supporting documentation should demonstrate how this has been achieved for the proposal to be acceptable in urban design terms.

Waste Management Officer (08/05/2025) No comments.

Comments in relation to P25/V0873/RM (Taylor Wimpey Phase 2Tc - 105 dwellings)

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P25/V0873/RM, along with steps the council or applicant are taking to address them.

Affordable Housing (12/05/2025) It is advised the applicant fully reviews and revises the HMU to address all discrepancies to accurately reflect all approved and submitted mixes, whilst also demonstrating how a Section 106 compliant mix of Affordable homes will be achieved across the remaining phases. The plans are revised to enable Affordable Housing units to be sufficiently integrated with, and indistinguishable from, market housing provision, comply with Nationally Described Space Standards and where flats are provided they are suitable for families.

Drainage Team, South and Vale (22/05/ 2025) No objection, more details will be required for condition discharge and a fully detailed scheme should be submitted at the relevant time.

Ecology Team, South and Vale (19/05/2025) Amendments to plans required to ensure it complies with the hedgerow retention plan approved as part of the outline permission

Forestry Officer, South and Vale (13/06/2025) Additional information required to ascertain whether the proposed development layout will be acceptably integrated by new tree planting. Further information and amendments required relating to soil volumes, tree planting and built development within and in close proximity to GI,

Landscape Architect, South and Vale (16/05/2025) The scheme should be revisited to address concerns relating to development encroaching into the Open Space Land Use parameters of the site, into Cow Lane and the Public Open Space to the south. Further information is required in relation to detailed landscape plans.

Oxfordshire County Council - Transport (18/07/2025) Overall objection made to the development however, if the applicant submits further information/details, then the Highway Authority will consider further. Key issues identified to be addressed include: access/layout, RSA, swept path analysis, Cow Lane Bridleway and Car/Cycle Parking.

Oxfordshire County Council - Lead Local Flood Authority (19/05/2025) Objection, CV values are not in line with Oxford County Councils local standard guidance and calculations should use FEH2013 data for surface water drainage design.

Oxfordshire County Council – Education (01/05/2025) No comment.

Oxfordshire County Council – Archaeology (02/05/2025) This application does not involve the areas of archaeological importance and there are therefore no archaeological constraints to this application.

Urban Design Officer (30/06/2025) Amendments required to address issues relating to urban design and landscape.

Waste Management Officer (28/04/2025) No objections

Comments in relation to P25/V1191/RM (172 dwellings)

The below list identifies where technical stakeholders have provided feedback on the proposed development under reserved matters application P25/V1191/RM, along with steps the council or applicant are taking to address them.

Active Travel England, DM Team (24/07/2025) Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application.

Affordable Housing Development Team (10/07/2025) Amendment required as the level of Affordable Housing provision as flats is too high and it is advised that the applicant explores revision of plans to provide a greater proportion of houses. The applicant is further advised to amend plans to ensure affordable homes comply with Nationally Described Space Standards, 2 bed flats are suitable for families and parking spaces are provided to each individual unit.

Drainage, South and Vale (21/07/ 2025) The strategy is generally in accordance with the requirements of the outline flood risk assessment for this site. Details of private drainage should be provided as part of the submission as full details are required for condition sign off. Construction details of sustainable drainage features should also be provided.

Ecology Team (24/07/2025) The green corridor would be supported subject to additional hedge planting to increase ecological connectivity across the parcel.

Environmental Protection Team (03/07/2025) No objection.

Oxfordshire County Council - Local Lead Flood Authority (23/07/2025) Objection, requested additional information relating to drainage calculations with simulations showing the critical storm results.

Thames Water Development Control (14/07/2025) No comments

Waste Management Officer (11/07/2025) More information and amendments to plans required to accommodate bin storage.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

The infrastructure requirements and phasing of delivery can be found in the Phasing Plan provided as part of [P22/V2407/DIS](#).

6. Site promoter comments

In relation to the live reserved matters application P25/V0563/RM (Phase 3P – 397 dwellings) (Persimmon)

1. When will you submit revised or amended plans to address the technical comments identified above?
Persimmon are still waiting on consultee responses to the most recent planning submission – until these are received the scope of amendments is unknown.
2. When do you think construction work will commence for P25/V0563/RM and are there any obstacles to starting construction?
Construction work is expected to start in Q2 2026, however this is subject to progression of the RM application which is currently held up by delays to consultee responses.
3. When do you think the first dwelling will be completed for P25/V0563/RM?
First occupation is expected in H1 2027.
4. How many homes a year do you think P25/V0563/RM will deliver?
This phase of development is expected to deliver 80 occupations per year.
5. Are there any other comments you would like to raise in relation to P25/V0563/RM?
No.

In relation to the live reserved matters application P25/V0874/RM (Phase 2Ta – 102 dwellings) (Taylor Wimpey)

1. When will you submit revised or amended plans to address the technical comments identified above?
End of Sept 2025
2. When do you think construction work will commence for P25/V0874/RM and are there any obstacles to starting construction?
February 2026. Discharging planning conditions in a timely manner.

3. When do you think the first dwelling will be completed for P25/V0874/RM?
Winter 2026.

4. How many homes a year do you think P25/V0874/RM will deliver?
See table on excel spreadsheet

5. Are there any other comments you would like to raise in relation to P25/V0874/RM?
Late consultation responses are causing significant delays to delivery.

In relation to the live reserved matters application P25/V0879/RM (Phase 6T – 225 dwellings) (Taylor Wimpey)

1. When will you submit revised or amended plans to address the technical comments identified above?
Mid Oct 2025

2. When do you think construction work will commence for P25/V0879/RM and are there any obstacles to starting construction?
Mid 2026.

3. When do you think the first dwelling will be completed for P25/V0879/RM?
See excel spreadsheet

4. How many homes a year do you think P25/V0879/RM will deliver?
See excel spreadsheet

5. Are there any other comments you would like to raise in relation to P25/V0879/RM?
No

In relation to the live reserved matters application P25/V0873/RM (Phase 2Tc – 105 dwellings) (Taylor Wimpey)

1. When will you submit revised or amended plans to address the technical comments identified above?
End of Sept 2025

2. When do you think construction work will commence for P25/V0873/RM and are there any obstacles to starting construction?
February 2026

3. When do you think the first dwelling will be completed for P25/V0873/RM?
Mid 2027

4. How many homes a year do you think P25/V0873/RM will deliver?
See excel spreadsheet

5. Are there any other comments you would like to raise in relation to P25/V0873/RM?

Late consultation responses are causing significant planning delays and this has a knock on impact on delivery

In relation to the live reserved matters application P25/V1191/RM (Phases 3Pa and 3Pb – 172 dwellings) (Persimmon)

1. When will you submit revised or amended plans to address the technical comments identified above?

Persimmon are still waiting on consultee responses to the most recent planning submission – until these are received the scope of amendments is unknown.

2. When do you think construction work will commence for P25/V1191/RM and are there any obstacles to starting construction?

Construction work is expected to start in Q2 2026, however this is subject to progression of the RM application which is currently held up by delays to consultee responses.

3. When do you think the first dwelling will be completed for P25/V1191/RM?

First occupation is expected in H1 2027.

4. How many homes a year do you think P25/V1191/RM will deliver?

This phase of development is expected to deliver 50 occupations per year.

5. Are there any other comments you would like to raise in relation to P25/V1191/RM?

No.

Questions in relation to the remaining 2,403 dwellings with outline consent and no live reserved matters application (Persimmon and Taylor Wimpey)

1. What are your plans for bringing forward future reserved matters applications over the next five years?

Persimmon – No response provided for this question.

Taylor Wimpey - Future phases are currently being designed, with submissions for the next 2 phases in Spring/Summer 2026.

7. Officer conclusion on deliverability

Conclusions in relation to Persimmon Phase 3P (P25/V0563/RM – 397 homes)

There are currently several outstanding technical objections and issues raised in relation to this RM application, and Persimmon are currently waiting on updated consultee responses in relation to their most recent planning submission. Until such updates, the scope of further amendments to the application is unclear. The majority of technical consultees have raised no objections or support the plans, including active travel, drainage, ecology, environmental protection, education and archaeology. On Valley Park to date, it has taken 9 months on average to determine reserved matters applications, slightly ahead of the district-wide average of 10 months for sites of this size. Persimmon submitted the application in March 2025, with site averages suggesting that this would secure consent by December 2025. However, given there are still a handful of technical matters to address, we have allowed an extra three months for this process – assuming detailed permission will be issued by 31 March 2026, within the 2025/26 monitoring year.

We would then expect to see completions from that permission within 1 year. The district average is 7 months, with completions on the two parcels that have delivered to date (P22/V2744/RM and P23/V0667/RM) taking place the following year after consent. We have therefore forecast first completions on this parcel from 1 April 2027, which is a similar estimate to that of Persimmon, who anticipate 2027 for first completions.

Regarding the build-out rate, on the overall site during the monitoring year 2024/25, 117 dwellings have been completed from a “standing start”. This is a stronger first year of delivery than two comparable sites in Didcot – Great Western Park (110 in its first year) and Didcot North East (27 in its first year). This is evidence that this site will, because of its size, deliver a significant number of homes each year. Looking to large scale, neighbouring sites to determine a likely build out rate, we can see that Great Western Park achieved an average build out of 287 homes a year, while Didcot North East has consistently delivered more than 200 homes a year for the last 3 years. There is therefore clear local evidence that large sites around Didcot can deliver between 250 and 300 homes a year. We would therefore anticipate that at its peak, delivery under this application would reach around 100 homes a year at its peak. Although Persimmon have suggested 80 dwellings per year, we believe that the site’s strong performance is evidence of a higher build out rate. We therefore anticipate that housing completions will occur within the 5 year period under this application.

Conclusions in relation to Taylor Wimpey Phase 2Ta (P25/V0874/RM– 102 homes)

Currently there are two outstanding technical objections, and several recommend amendments requested to this application, relating to affordable housing, drainage and flooding, ecology, forestry, landscape, highways and transport, and urban design. Given the number and extent of these stakeholder comments, it seems unlikely that this application will be determined in line with the district and site averages of 9 months, albeit that Taylor Wimpey are aiming for a decision before – December 2025. However, the comment do not appear insurmountable, and it would therefore be fair to estimate that a determination may be made within the 2025/26 monitoring year, by 31 March 2026.

Typically, district average lead-in times see completions within 7 months of a determination. The two parcels that have delivered to date on this site, P22/V2744/RM and P23/V0667/RM, have seen completions a year after consent. We would therefore anticipate to see first completions within a year of determination, and therefore within the 2027/28 monitoring year.

Regarding the build-out rate, on the overall site during the monitoring year 2024/25, 117 dwellings have been completed from a “standing start”. This is a stronger first year of delivery than two comparable sites in Didcot – Great Western Park (110 in its first year) and Didcot North East (27 in its first year). This is evidence that this site will, because of its size, deliver a significant number of homes each year. Looking to large scale, neighbouring sites to determine a likely build out rate, we can see that Great Western Park achieved an average build out of 287 homes a year, while Didcot North East has consistently delivered more than 200 homes a year for the last 3 years. There is therefore clear local evidence that large sites around Didcot can deliver between 250 and 300 homes a year. We would therefore anticipate that at its peak, delivery under this application would reach around 80 homes a year at its peak, which is in line with Taylor Wimpey’s estimated.. We therefore anticipate that housing completions will occur within the 5 year period under this application.

Conclusions in relation to Taylor Wimpey Phase 6T (P25/V0879/RM – 225 homes)

Currently there is one holding objection, and are several recommended amendments to this application, relating to affordable housing, drainage and flooding, ecology, forestry, landscape, highways and transport, and urban design. Given the number and extent of these stakeholder comments, it seems unlikely that this application will be determined in line with the district and site averages of 9 months, albeit that Taylor Wimpey are aiming for a decision before –December 2025. However, the comment do not appear insurmountable, and it would therefore be fair to estimate that a determination may be made within the 2025/26 monitoring year, by 31 March 2026.

Typically, district average lead-in times see completions within 7 months of a determination. The two parcels that have delivered to date on this site, P22/V2744/RM and P23/V0667/RM, have seen completions a year after consent. We would therefore anticipate to see first completions within a year of determination, and therefore within the 2027/28 monitoring year.

Regarding the build-out rate, on the overall site during the monitoring year 2024/25, 117 dwellings have been completed from a “standing start”. This is a stronger first year of delivery than two comparable sites in Didcot – Great Western Park (110 in its first year) and Didcot North East (27 in its first year). This is evidence that this site will, because of its size, deliver a significant number of homes each year. Looking to large scale, neighbouring sites to determine a likely build out rate, we can see that Great Western Park achieved an average build out of 287 homes a year, while Didcot North East has consistently delivered more than 200 homes a year for the last 3 years. There is therefore clear local evidence that large sites around Didcot can deliver between 250 and 300 homes a year. We

would therefore anticipate that at its peak, delivery under this application would reach around 80 homes a year at its peak, which is in line with Taylor Wimpey's estimated. We therefore anticipate that housing completions will occur within the 5 year period under this application.

Conclusions in relation to Taylor Wimpey Phase 2Tc (P25/V0873/RM– 105 homes)

Currently there are two outstanding technical objections, and several recommend amendments requested to this application relating to affordable housing, drainage and flooding, ecology, forestry, landscape, highways and transport, and urban design. Taylor Wimpey anticipated the submittal of amended plans in September 2025. Taking this into account, and as the comments currently are largely insurmountable, it would be fair to estimate that a determination may be made within the 2025/26 monitoring year, by 31 March 2026, albeit that Taylor Wimpey envisage commencement on site in February 2026.

Typically, district average lead-in times see completions within 7 months of a determination. The two parcels that have delivered to date on this site, P22/V2744/RM and P23/V0667/RM, have seen completions a year after consent. We would therefore anticipate to see first completions within a year of determination, and therefore within the 2027/28 monitoring year.

Regarding the build-out rate, on the overall site during the monitoring year 2024/25, 117 dwellings have been completed from a "standing start". This is a stronger first year of delivery than two comparable sites in Didcot – Great Western Park (110 in its first year) and Didcot North East (27 in its first year). This is evidence that this site will, because of its size, deliver a significant number of homes each year. Looking to large scale, neighbouring sites to determine a likely build out rate, we can see that Great Western Park achieved an average build out of 287 homes a year, while Didcot North East has consistently delivered more than 200 homes a year for the last 3 years. There is therefore clear local evidence that large sites around Didcot can deliver between 250 and 300 homes a year. We would therefore anticipate that at its peak, delivery under this application would reach around 80 homes a year at its peak, although Taylor Wimpey are estimating this figure as 50. We therefore anticipate that housing completions will occur within the 5 year period under this application.

Conclusions in relation to Persimmon Phase 3Pa and 3Pb (P25/V1191/RM – 172 homes)

There are currently several outstanding technical objections and issues raised in relation to this RM application, and Persimmon are currently waiting on updated consultee responses in relation to their most recent planning submission. On Valley Park to date, it has taken 9 months on average to determine reserved matters applications, slightly ahead of the district-wide average of 10 months for sites of this size. Persimmon submitted the application in May 2025, with site averages suggesting that this would secure consent by February 2026. We would therefore assume that detailed permission will be issued by 31 March 2026, within the 2025/26 monitoring year.

We would then expect to see completions from that permission within 1 year. The district average is 7 months, with completions on the two parcels that have delivered to date (P22/V2744/RM and P23/V0667/RM) taking place the following year after consent. We have therefore forecast first completions on this parcel from October 2027, slightly later than Persimmon have anticipated in H1 2027.

Regarding the build-out rate, on the overall site during the monitoring year 2024/25, 117 dwellings have been completed from a “standing start”. This is a stronger first year of delivery than two comparable sites in Didcot – Great Western Park (110 in its first year) and Didcot North East (27 in its first year). This is evidence that this site will, because of its size, deliver a significant number of homes each year. Looking to large scale, neighbouring sites to determine a likely build out rate, we can see that Great Western Park achieved an average build out of 287 homes a year, while Didcot North East has consistently delivered more than 200 homes a year for the last 3 years. There is therefore clear local evidence that large sites around Didcot can deliver between 250 and 300 homes a year. We would therefore anticipate that at its peak, delivery under this application would reach around 100 homes a year at its peak. Although Persimmon have suggested 50 dwellings per year, we believe that the site’s strong performance is evidence of a higher build out rate. We therefore anticipate that housing completions will occur within the 5 year period under this application.

Conclusions in relation to the remaining 2,403 dwellings with outline consent and no live reserved matters application (Persimmon and Taylor Wimpey)

There are currently no reserved matters applications received for the remaining 2,403 dwellings with outline consent, however, Taylor Wimpey have indicated that future phases are currently being designed, with submissions for the next 2 phases in Spring/Summer 2026.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	29 September 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

On behalf of Persimmon Homes, I consider this to be a realistic assessment of the trajectory for this site	
Date	23/09/2025
Name / signature	Tom Bostock, Senior Planner
On behalf of Taylor Wimpey Ltd, I consider this to be a realistic assessment of the trajectory for this site	
Date	26/09/2025
Name / signature	Aaron Wright

9a. Council's initial trajectory shared with Persimmon for comment for P25/V0563/RM – Phase 3P									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	100	100	100	97
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
87	0	0	0	0	0	0	0	0	0
Council's initial 5-year total			300						

9b. Persimmon's trajectory for P25/V0563/RM – Persimmon Phase 3P									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	50	80	80	100
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
87	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total			210						

9c. Council's final trajectory for P25/V0563/RM – Persimmon Phase 3P									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	100	100	100	97
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Final 5-year total			300						

10a. Council's initial trajectory shared with site Taylor Wimpey for comment for P25/V0874/RM – Phase 2Ta									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21

0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	80	22		
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total			102						

10b. Taylor Wimpey's trajectory for P25/V0874/RM – Phase 2Ta									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	6	70	26	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total			102						

10c. Council's final trajectory for P25/V0874/RM – Phase 2Ta									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	80	22		
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Final 5-year total			102						

11a. Council's initial trajectory shared with Taylor Wimpey for comment for P25/V0879/RM – Phase 6T									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	80	80	65	
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41

80	15	0	0	0	0	0	0	0	0
Council's initial 5-year total			225						

11b. Taylor Wimpey's trajectory for P25/V0879/RM – Phase 6T									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	20	30	80
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
80	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total			50						

11c. Council's final trajectory for P25/V0879/RM – Phase 6T									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	80	80	65	
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
80	15	0	0	0	0	0	0	0	0
Final 5-year total			225						

12a. Council's initial trajectory shared with Taylor Wimpey for comment for P25/V0873/RM – Phase 2Tc									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	80	25		0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total			105						

12b. Taylor Wimpey's trajectory for P25/V0873/RM – Phase 2Tc									
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2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	10	50	28	17
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total			88						

12c. Council's final trajectory for P25/V0873/RM – Phase 2Tc									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	80	25	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Final 5-year total			105						

13a. Council's initial trajectory shared with Persimmon for comment for P25/V1191/RM – Phases 3Pa and 3Pb									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	100	50	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total			150						

13b. Persimmon's trajectory for P25/V1191/RM – Phases 3Pa and 3Pb									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	50	50	50	22

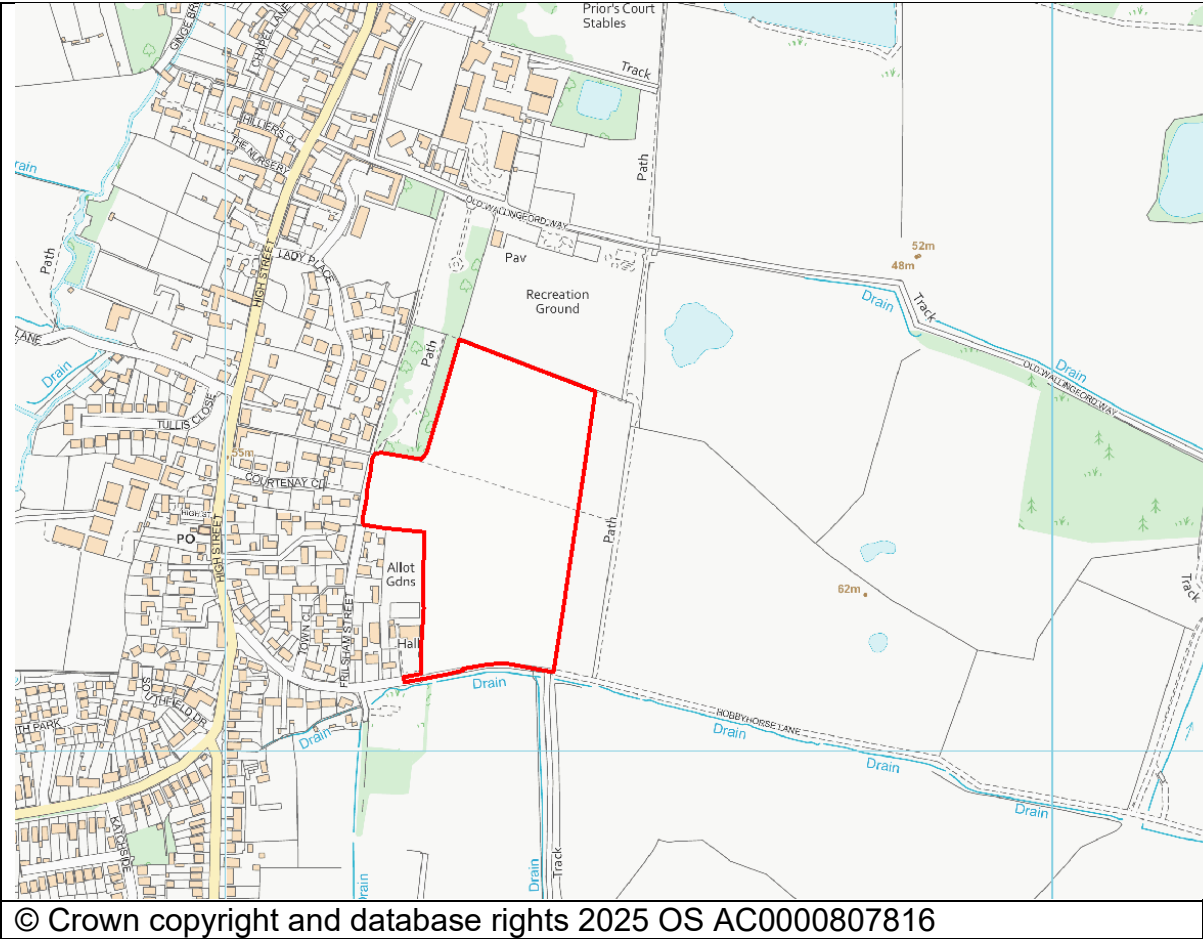
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Site promoter's 5-year total			150						

13c. Council's final trajectory for P25/V1191/RM – Phases 3Pa and 3Pb									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	50	50	50	22
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Final 5-year total			150						

14a. Council's initial trajectory for the remaining 2,403 dwellings with outline consent									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
41	235	250	250	250	250	250	250	250	250
Final 5-year total			0						

Site name	Land north of Hobbyhorse Lane, Sutton Courtenay, OX14 4BB
Land supply reference	83

Total units in 5 year period	0
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Site status	Local Plan Part 2 Allocation
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Total units allocated for development	220
Total units with outline consent	175
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/V2682/O	Outline	175	17/09/2021	6/12/2023

Assessment of deliverability

1. Current planning status

Roebuck Land and Planning Ltd submitted an outline planning application for up to 175 dwellings in 2021. The site was granted permission on appeal in December 2023. Condition 20 (ground water quality analysis and risk assessment) was fully discharged in October 2024.

2. Technical consultee comments

There are no planning applications for residential development currently under consideration. The outline application has been approved.

3. Site viability

Developer confirmed there are no known viability concerns.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

All necessary infrastructure and planning obligations have been secured through legal agreement.

6. Site promoter comments

No response was received by Roebuck Land & Planning Ltd to the following questions.

6. When will a reserved matters application be made for the site, and will this be made by yourselves or a future developer?
7. Has a developer partner been secured for the site?

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

7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031 for approximately 220 homes. An outline permission was granted in December 2023 for 175 homes. The number of homes approved permission is lower than the allocation figure. This is due to site specific constraints, and it is not considered likely that further homes will be delivered on site in addition to the 175 homes approved through the outline permission. A reserved matters application is yet to be submitted for the site, and we have received no clarification from Roebuck as the progress with selling the land to a developer. This is disappointing as Roebuck claimed in their appeal evidence that:

“The Appellant’s Statement of Case (CD 3.7) included an indicative (conservative) delivery trajectory which demonstrates that the site can deliver in full by 2031 should outline planning permission be granted through this appeal”.

Despite making such positive statements to a planning inspector, Roebuck has been unable to share with us how they have progressed against this “conservative” timetable of full delivery in the next 5 years.

Due to the delays to the site, and the absence of a reserved matters application, this site has not been included in the five-year period.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	
Name / signature	Tom Rice Infrastructure Planning Team Leader

No response received by Roebuck Land Ltd.

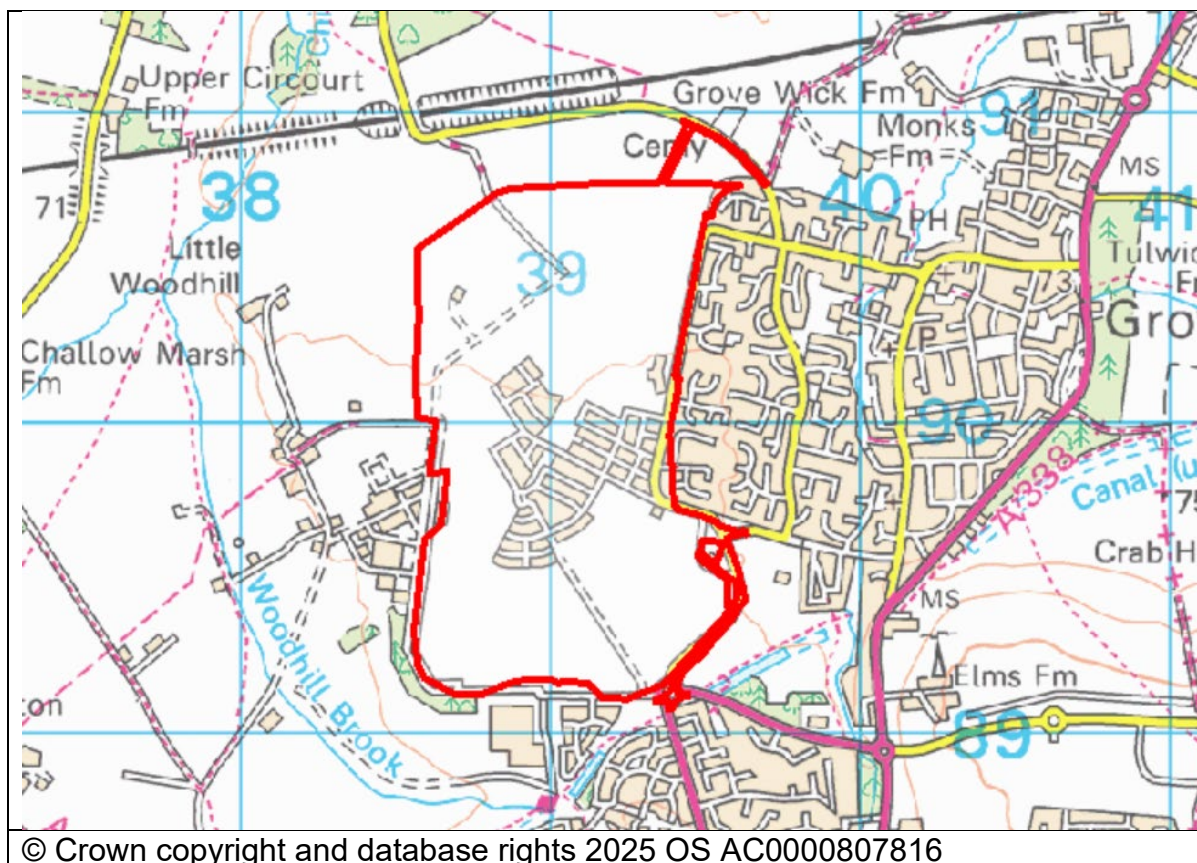
9a. Council's initial trajectory shared with site promoter for comment

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

Council's initial 5-year total	0
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Site name	Grove Airfield
Land supply reference	1240

Total units in 5 year period	0
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Site status	Site allocated, with various parcels on the site at different stages; some units are under construction, some units have detailed permission, and some units have outline permission only.
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Total units allocated for development	2,500
Total units with outline consent	2,500
Total units with detailed consent	1,396
Total completions to date	804

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P12/V0299/O	Outline	2500	09/02/2012	17/07/2017
P17/V2753/RM	Reserved Matters	191	06/10/2017	17/04/2018
P18/V0399/RM	Reserved Matters	55	14/02/2018	07/08/2018
P18/V1485/RM	Reserved Matters	119	13/06/2018	08/06/2020
P19/V2105/RM	Reserved Matters	23	27/08/ 2019	21/10/2020
P19/V2567/RM	Reserved Matters	33	21/10/2019	24/11/2020
P20/V2994/RM	Reserved Matters	169	18/11/2020	30/07/2021
P22/V0086/RM	Reserved Matters	196	24/12/2021	08/12/2022
P23/V1331/RM	Reserved Matters	65	07/06/2023	12/07/2024
P23/V1646/RM	Reserved Matters	194	12/07/2023	20/05/2024
P24/V1525/RM	Reserved Matters	152	15/07/2024	20/12/2024
P24/V2676/RM	Reserved Matters	199	17/12/2024	23/07/2025

Assessment of deliverability

1. Current planning status

Grove Airfield was allocated in the Vale of White Horse's Local Plan 2011 and carried forward into the Local Plan 2031 for 2,500 dwellings.

The site was granted outline permission, [P12/V0299/O](#), in July 2017 for 2,500 dwellings. The Council has since approved 11 reserved matters applications, collectively creating 1,366 homes on site with detailed planning permission, with 804 of these completed.

There remains capacity for 1,134 dwellings under the outline planning permission. There are currently no live applications for the site.

2. Technical consultee comments

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

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

A significant amount of the allocation has been completed. The outline permission for 2,500 homes (P12/V0299/O) has agreed infrastructure contributions through an S106 agreement.

6. Site promoter comments

- 1) When are you intending to submit a reserved matters application for the next phase / phases of development?
Persimmon intend to submit the remainder of land within their control by the end of the year (circa 25 units).
- 2) Is a build out rate of 118 homes a year on site a reasonable trajectory?
This is reduced at present to around 80 – this is liable to change on market reflection.

7. Officer conclusion on deliverability

Grove Airfield was allocated in the Vale of White Horse's Local Plan 2011 and carried forward into the Local Plan 2031 for 2,500 dwellings. The site was granted outline permission in July 2017 for 2,500 dwellings (P12/V0299/O). The Council has since approved 11 reserved matters applications, collectively creating 1,366 homes on site with detailed planning permission. There remains capacity for 1,134 dwellings under the outline planning permission. There are currently no live applications for the site.

Persimmon has advised they have not exercised their options on further tranches of the site and is therefore unable to forecast the delivery of the remaining 1,134 dwellings that have outline consent and no reserved matters applications. As the site history has shown a consistent average of around 2 reserved matters submitted per annum, if Persimmon continue with the additional tranches, we would estimate that the remaining 1,134 homes could come forward in the next 5 years, however, as there is currently not clear evidence to demonstrate that they will, the council's trajectory assumes that these homes will be completed from 1 April 2030 onwards, forecasted at a rate of 112 dwellings per annum. This is much

lower than the district average for sites of this size – between 133 and 157 homes. However, Persimmon have advised that they now expect to see in future a build-out rate of 80 homes a year. A rate of 112 has therefore been applied as this is between their expectations and our district averages.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	23 September 2025
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Name / signature	Tom Rice Infrastructure Planning Team Leader
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On behalf of Persimmon Homes, I consider this to be a realistic assessment of the trajectory for this site

Date	23 September 2025
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Name / signature	Barnaby Harris Persimmon Wessex
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9a. Council's initial trajectory for the remaining 1134 dwellings with outline consent shared with site promoter for comment

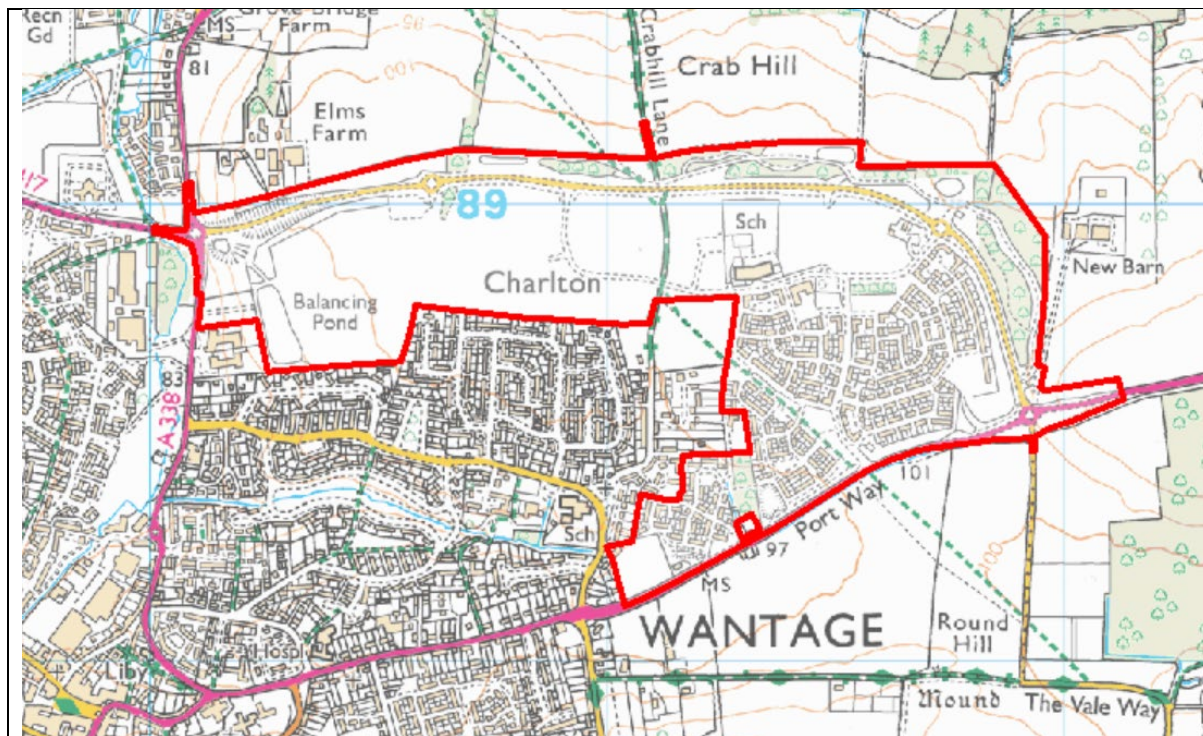
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	112
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
112	112	112	112	112	112	112	112	112	14

Council's initial 5-year total

0

Site name	Crab Hill, Wantage
Land supply reference	1244, 1735

Total units in 5 year period	259
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Site status	Reserved matters application under consideration.
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Total units allocated for development	1,500
Total units with outline consent	1,534
Total units with detailed consent	1,213
Total completions to date	783

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P13/V1764/O	Outline	1,500	01/12/2013	13/07/2015
P17/V1499/RM	Reserved Matters	70	30/05/2017	12/11/2017

P18/V2227/RM	Reserved Matters	82	03/09/2018	09/01/2019
P18/V2992/RM	Reserved Matters	174	04/12/2018	11/03/2019
P19/V0565/RM	Reserved Matters	102	05/03/2019	24/10/2019
P20/V2756/RM	Reserved Matters	171	23/10/2020	11/06/2021
P21/V1265/RM	Reserved Matters	121	29/04/2021	04/02/2022
P21/V2040/RM	Reserved Matters	38 (72-bed care home)	14/07/2021	16/02/2022
P22/V1910/RM	Reserved Matters	145	03/08/2022	22/06/2023
P23/V0134/O	Outline	34	17/01/2023	02/11/2023
P24/V0261/RM	Reserved Matters	115	01/02/2024	25/07/2024
P24/V1882/RM	Reserved Matters	116	29/08/2024	26/11/2024
P25/V1595/RM	Reserved Matters	129	22/07/2025	TBD

Assessment of deliverability

1. Current planning status

Crab Hill, Wantage is allocated the Vale of White Horse Local Plan 2031 for the delivery of 1,500 dwellings. Two outline permissions have been approved for the site. The first, [P13/V1764/O](#), was granted in July 2015 for the delivery of 1,500 homes. The second outline permission, [P23/V0134/O](#), optimises part of the land covered by the original outline permission, resulting in an additional capacity for 34 more dwellings. The site therefore has outline permission for 1,534 dwellings.

10 reserved matters planning applications have been submitted and approved for the site, totalling 1,168 dwellings. Two full applications have also been submitted and approved for 45 dwellings. In total, 1,213 dwellings have detailed consent and 804 homes have been completed.

The council is considering a reserved matters application for 129 homes, submitted by Vistry Homes in July 2025 ([P25/V1595/RM](#)). If approved, this leaves capacity for 271 dwellings under the outline planning permission.

2. Technical consultee comments

The below list identifies where technical stakeholders have provided feedback on the proposed development [P25/V1595/RM](#), along with steps the council or applicant are taking to address them.

Affordable housing team (19/08/2025): The housing delivery document (HDD) requires updating to reflect the additional capacity of homes on site achieved under P23/V0134/O, a revised affordable tenure mix is needed, and the officer suggests amendments are needed to some of the detailed design / location / positioning of affordable units.

Air Quality (09/09/2025): No comments

Contaminated Land (29/08/25): No comments

Drainage engineer (18/08/25): More detail will be needed to discharge the pre-commencement condition for drainage, but no objections to the proposed development

Ecology (03/09/2025): Suggested an amendment to the Construction Environment Management Plan, the meadow grassland cutting schedule, and details of bat roosting habitats.

Environmental protection (20/08/2025): No comments

Landscape architect (03/09/2025): Raised issues with the parameter plans, strategic road infrastructure, proposed planting, and boundary treatments.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

The main infrastructure requirements were agreed through the S106 legal document supporting the original planning permission, [P13/V1764/O](#). There are no significant changes to this, and required on site facilities are being delivered in line with the expected build out of the development

6. Site promoter comments

Questions for Vistry Homes in relation to P25/V1595/RM (129 dwellings)
No response received from Vistry Homes to the following questions:

1. When will you be submitting revised plans to address the technical comments set out above?
2. When do you think reserved matters consent will be issued for P25/V1595/RM?
3. When do you think construction will commence on P25/V1595/RM?
4. How many homes a year do you think this site will deliver?
5. Are there any other comments you would like to raise?

Questions for St Modwen Homes in relation to the remainder of the outline permission P23/V0134/O (271 dwellings)

1. When will the next reserved matters application be submitted, and which developer will this be?
Unknown as yet as the phase has not gone to the market
2. Is the site wide trajectory appropriate, maintaining the site's average delivery of 120 homes a year?
This has dropped slightly in the past year but with Vistry building out two phases and St Modwen still finalising Phase 5 hopefully this will pick up.
3. Are there any other comments you would like to raise?

7. Officer conclusion on deliverability

Conclusions in relation to P25/V1595/RM (Vistry Homes, 129 homes)

Vistry Homes submitted a reserved matters application for 129 homes in July 2025. There are a number of outstanding technical comments to be addressed, including affordable housing, landscape, ecology, and urban design. On average, it takes around 11 months to determine reserved matters applications in the district, and on Crab Hill, this average is just under 6 months, which would place determination in January 2026. We would therefore anticipate that a decision is made on this application in the 2025/26 monitoring year, by 31 March 2026. In line with district averages, and as achieved on Crab Hill to date, we would expect first completions to take place within a year of detailed planning permission, in the 2026/27 monitoring year.

The average completion rates on site to date have been 120 homes a year. This is broadly in line with the district average of 133 homes a year for sites of this size. The trajectory below reflects delivery on this parcel to maintain an average build out rate on site of 120 homes a year.

Conclusions in relation to the remainder of the outline permission P23/V0134/O – (St Modwen Homes, 271 homes)

The developers of this site have consistently submitted between 1 and 2 reserved matters applications a year since 2017. Furthermore, the site's track record, and district averages, show that such an application will be determined within a year, with completions the following year. Our initial trajectory for the remaining outline consent maintained a consistent site wide build out rate of 120 homes per annum. St Modwen Homes, the master developer for the site, has advised that they still need to take this final phase to the market, and that they are finalising the marketing for this currently. Furthermore, they are hoping that the lower build out rate from last year will pick back up as a result of Vistry building out two phases, and then latterly, the final phase coming to the market.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	30 September 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

No response was received from Vistry Homes.

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

Date	30/09/2025
Name / signature	Nicky Brook, Carter Jonas

9a. Council's initial trajectory shared with site promoter for comment - P25/V1595/RM (Vistry Homes, 129 homes)									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	30	99	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total			129						

9b. Vistry Home's trajectory - P25/V1595/RM (Vistry Homes, 129 homes)									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	*	*	*	*	*	*
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
*	*	*	*	*	*	*	*	*	*
Site promoter's 5-year total			*						

*Vistry Homes did not respond to the proforma.

9c. Council's final trajectory for the site - P25/V1595/RM (Vistry Homes, 129 homes)									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	30	99	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Final 5-year total			129						

10a. Council's initial trajectory for the remainder of the outline permission P23/V0134/O – 309 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0106

2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
187	178	152	88	0	0	0	10	120	120
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0
Council's initial 5-year total				130					

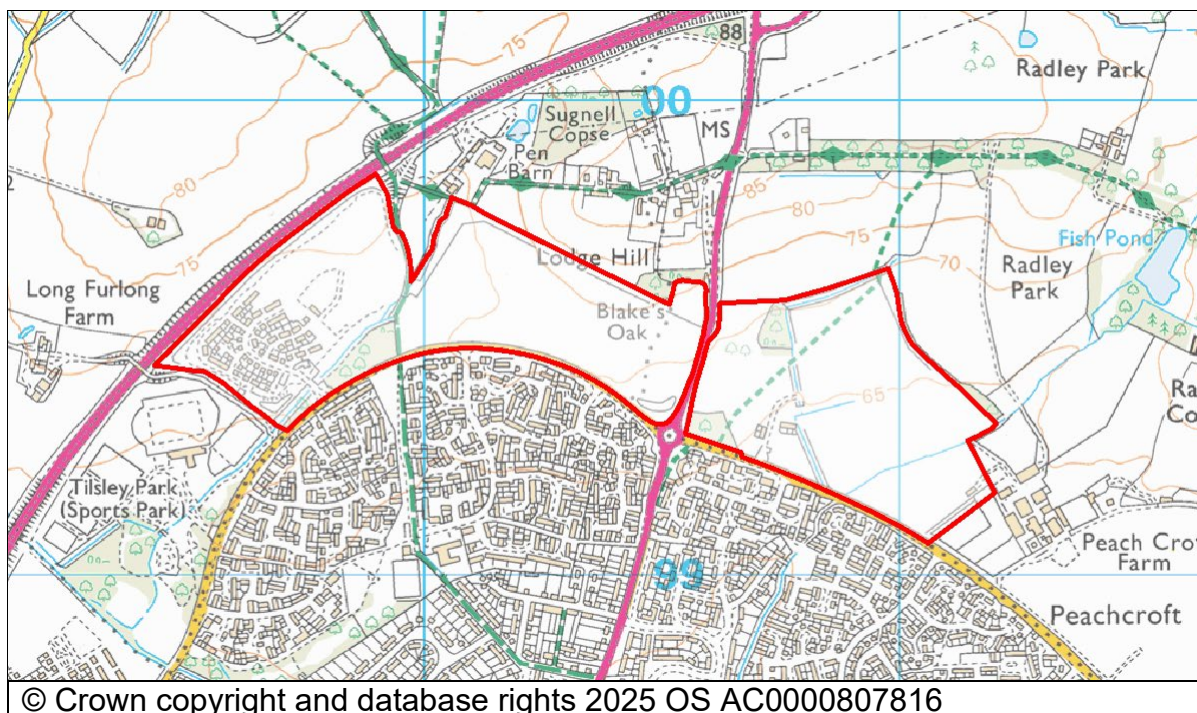
10b. St Modwen's trajectory for the remainder of the outline permission P23/V0134/O – 309 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	*	*	*	*	*	*
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
*	*	*	*	*	*	*	*	*	*
Site promoter's 5-year total				*					

*St Modwen Homes provided written response to the questions in the proforma, but didn't complete the trajectory table.

10c. Council's final trajectory for the remainder of the outline permission P23/V0134/O – 309 homes									
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	10	120	120
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
59	0	0	0	0	0	0	0	0	0
Final 5-year total				130					

Site name	North of Abingdon on Thames
Land supply reference	1255, 1256

Total units in 5 year period	142
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Site status	Local Plan allocation with an approved outline application and various reserved matters applications.
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Total units allocated for development	800
Total units with outline consent	1030
Total units with detailed consent	796
Total completions to date	455

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P17/V0050/O	Outline	1030* / 992	09/01/2017	27/10/2019
P19/V1998/RM	Reserved Matters	425	12/08/2019	26/03/2021

P22/V0680/RM	Reserved Matters	371	15/03/2022	22/02/2023
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Assessment of deliverability

1. Current planning status

The site is allocated for development in the Vale of White Horse Local Plan 2031 for 800 homes and has outline permission for 1030 units (including an 80-bed care home, equivalent to 42 dwellings). Reserved matters have now been agreed for 796 units, of which 455 have been completed. There are two housebuilders on site, Bellway and David Wilson Homes.

This proforma is in relation to the 196 dwellings which have outline planning permission, but are yet to have a reserved matters application submitted (42 of which result from the care home).

2. Technical consultee comments

There are currently no residential planning applications under consideration for the site.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

The site is dependent on the funding of the Lodge Hill slip roads onto the A34 to the north of Abingdon. The Council attached a condition to the outline consent limiting the occupation of dwellings on site to 400 until the County Council has signed a contract for construction works of the slip roads. Planning approval for the scheme was granted by delegated decision in September 2023. A formal agreement was signed with Homes England in February 2024 to secure an additional £17.3million from Homes England's Brownfield, Infrastructure and Land (BIL) Fund. Contracts with the County Council's appointed 'design' and 'build' contractor, Balfour Beatty Group Limited, were also signed during February and March 2024. Site clearance works completed in Spring 2025, and construction work is underway, expecting to complete in Winter 2026.

There are no other infrastructure constraints affecting the delivery of this site, with the s106 agreement covering the infrastructure needs and triggers.

6. Site promoter comments

1. Please provide a timetable forecasting when you will submit further reserved matters application/s on this site? (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

Care Home: 2026/ early 2027

Retirement housing: 2026/ early 2027

Residential parcel (west of Oxford Road): 2027

Flats : 2028

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

Care Home: All end of 2028

Retirement housing: All end of 2028

Residential: end of 2029 (50), end of 2030 (32)

Flats: All end of 2030

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

7. Officer conclusion on deliverability

There are 196 dwellings which have outline planning permission, but are yet to have a reserved matters application submitted (42 of which result from the 80-bed care home). Igloo Planning, on behalf of the developers on site, have confirmed that the remaining development parcels and their forecasted reserved matters submission dates and completion estimates are:

- 80-bed care home (42 units): Reserved matters submitted in 2026/ early 2027, to be completed by the end of 2028
- Retirement housing (50 units): Reserved matters submitted in 2026/ early 2027, to be completed by the end of 2028
- Residential parcel (west of Oxford Road) (82 units): Reserved matters submitted in 2027, 50 to be completed by the end of 2029 and 32 to be completed at the end of 2030
- Flats (22 units): Reserved matters submitted in 2028, to be completed by the end of 2030

In the district, it typically takes 1.1 years from the submission of a reserved matters application to its determination, and a further 1 year until first completions. These averages are in line with the forecasts provided by Igloo Planning, which therefore provide an appropriate and realistic assessment of the likely delivery on site. The site is therefore likely to deliver within the five-year period.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 October 2025
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Name / signature	Tom Rice Infrastructure Planning Team Leader
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On behalf of Igloo Planning, I consider this to be a realistic assessment of the trajectory for this site

Date	1 October 2025
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Name / signature	Ian Gillespie, Director
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9a. Council's initial trajectory shared with site promoter for comment (in relation to outstanding homes covered by P17/V0050/O – 196 homes)

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	10	114	72	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0

Council's initial 5-year total 196

9b. Site promoter's trajectory

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	92	50	54
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0

Site promoter's 5-year total 142

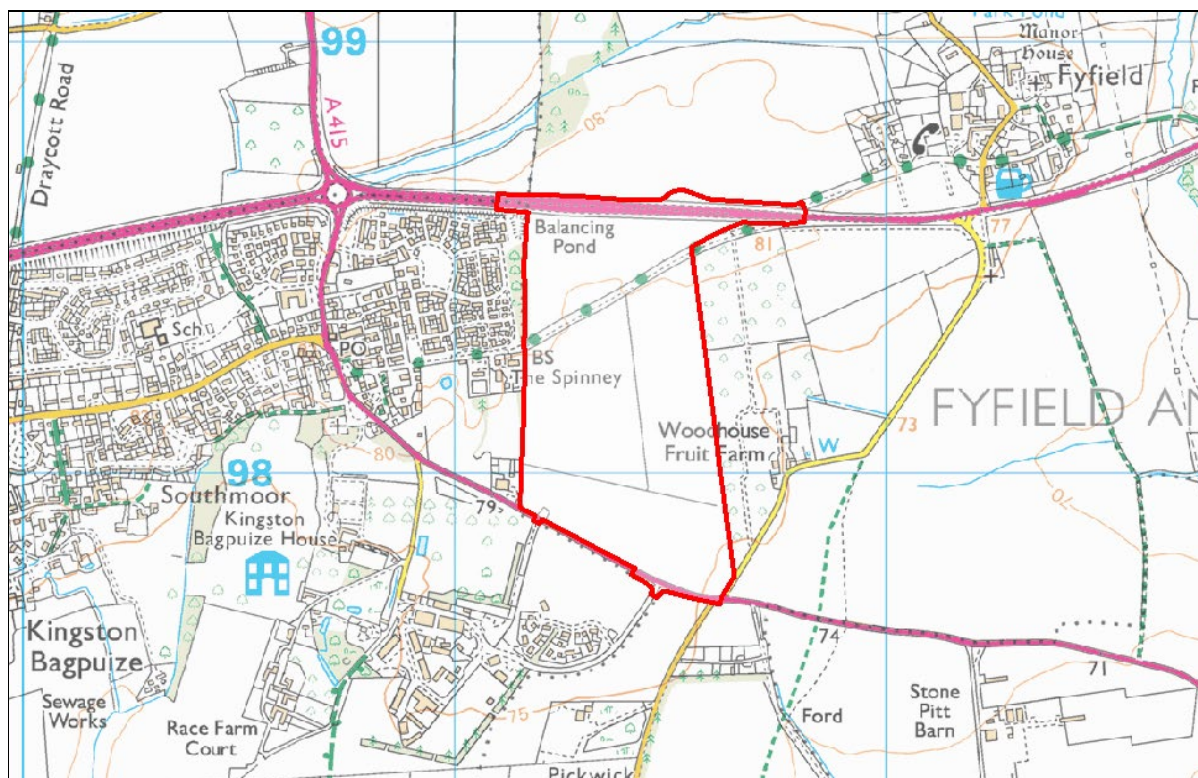
9c. Council's final trajectory for the site

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	92	50	54
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
0	0	0	0	0	0	0	0	0	0

Final 5-year total 142

Site name	East of Kingston Bagpuize with Southmoor
Land supply reference	1270

Total units in 5 year period	140
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OS AC0000807816

Site status	Outline Permission
Total units allocated for development	600
Total units with outline consent	697
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P22/V0248/O	Hybrid (Outline & Full)	697	01/02/2022	11/04/2024

Assessment of deliverability

1. Current planning status

Core Policy 8a of Vale of White Horse District's Local Plan Part 2 allocates this site for 600 homes.

Lioncourt Strategic Land secured an outline planning permission for this site for up to 660 dwellings and an extra care development of up to 70 units in April 2024, equating to 697 dwellings (P22/V0248/O).

The site has since been sold to SNG BDW (Kingston Bagpuize) LLP: a joint venture owned 50/50 by David Wilson Homes Southern and Sovereign Network Group.

2. Technical consultee comments

There are no live applications with outstanding technical consultee comments.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

A Section 106 agreement has been signed identifying the relevant infrastructure mitigation and trigger points.

6. Site promoter comments

1. Please provide a timetable forecasting when you will submit reserved matters application/s on this site?
November 2025. We are targeting a decision sooner than 12 months, with the extensive pre-application we have undertaken with district, county, parish and local residents. Construction will commence within 3 months of RM approval.

2. What measures are being taken to ensure any site wide conditions can be satisfied before a reserved matters application can be approved (see Section 2 above)?
Applications to discharge planning conditions will be made in line with the required timescales set out in the permission. A number of conditions have been discharged and others are due to be submitted in the coming months.
3. When do you think construction work will commence, and are there any obstacles to starting construction?
November 2026. RM approval. S278 and S38 approvals by OCC and supporting legal agreements for the roundabouts and link road approved in full with the existing permission.
4. When do you think the first dwelling will be completed?
September 2027.
5. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
Two brands – David Wilson Homes and Barratt Homes. Both will be present at the same time.
6. How many homes a year do you think this site will deliver?
70.
7. Are there any other comments you would like to raise?
A Section 73 application will be made at the same time as the RM to vary a number of parameter plans. The main focus is to amend the drainage strategy and open space use.

7. Officer conclusion on deliverability

The site has outline permission for 660 homes, Local Centre and a 70 unit extra care scheme, with detailed permission granted for enabling infrastructure in the form of two roundabouts and a link road. Permission was granted in April 2024.

SNG BDW (Kingston Bagpuize) LLP now controls this site, and has quickly progressed with discharging pre-commencement conditions, agreeing 3 in the space of 4 months. They have advised that they intend to submit their first reserved matters application in November 2025. In the district, it takes on average 12 months to determine a reserved matters application, however, the site promoter anticipates a decision sooner than 12 months given the extensive pre-application, we have undertaken with district, county, parish and local residents.

If a reserved matters application is submitted for the full 697, average lead-in times would suggest that first completions, if an RM was approved in November 2026, takes on average 10 months, placing first completions in September 2027, in line with the site promoter's estimates. It is therefore reasonable to assume first completions will be in the 2027/28 monitoring year.

For developments of over 500 dwellings, the average built-out rate per annum in the district is 133 dwellings. Assuming that the RM application is for the full 697 dwellings, we would anticipate a similar build-out rate. However, the site promoters have indicated a lower build out rate of 70 dwellings per annum, which the council has used for the purposes of its 5 year supply forecast.

The progress underway on the site and our district specific data demonstrate clear evidence that there is a realistic prospect of housing units being delivered within 5 years.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	24 September 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

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

Date	24 September 2025
Name	Georgina Mortimer Senior Planning Manager

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

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	77	133	133
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
133	133	88	0	0	0	0	0	0	0

Council's initial 5-year total 210

9b. Site promoter's trajectory

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	35	70	70	70
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
70	70	70	70	70	65	0	0	0	0

Site promoter's 5-year total 175

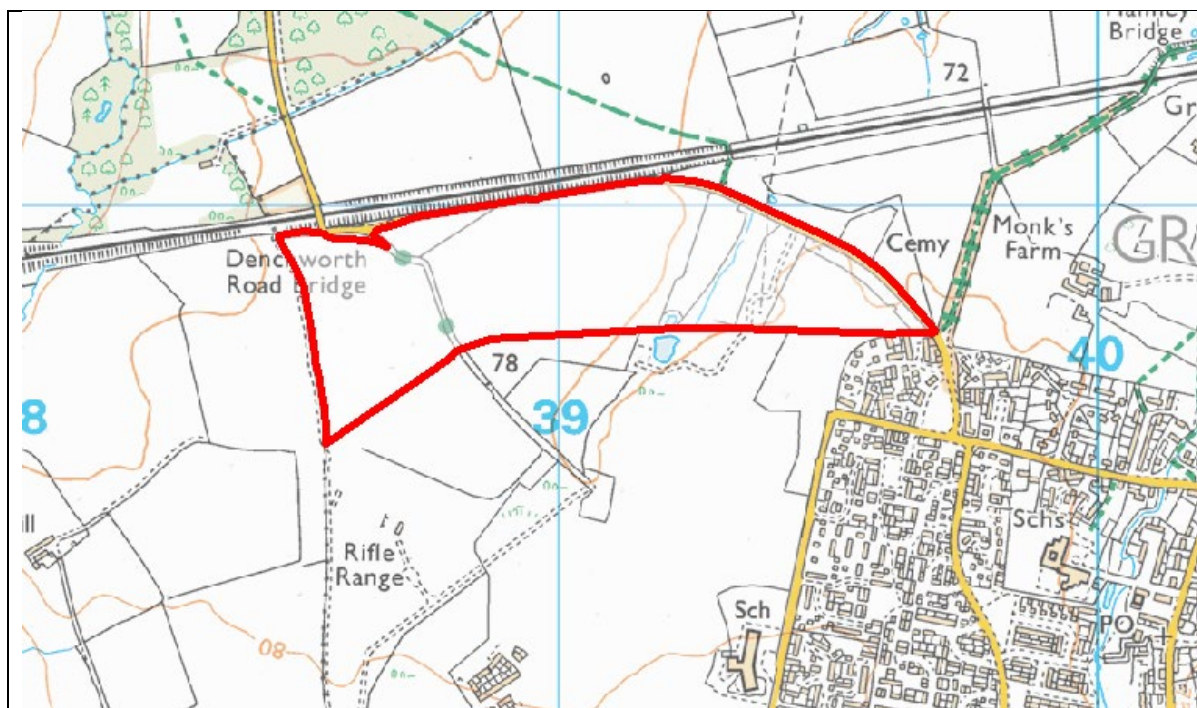
9c. Council's final trajectory for the site

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	70	70	70
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
70	70	70	70	70	70	67	0	0	0

Final 5-year total 140

Site name	North West of Grove
Land supply reference	1271

Total units in 5 year period	0
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Site status	Local Plan Part 2 Allocation
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Total units allocated for development	400
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/V3113/O	Outline	624	27/11/2020	TBC

Assessment of deliverability

1. Current planning status

Core Policy 15a of the Vale of White Horse Local Plan Part 2 allocated this site for around 400 dwellings. Footnote c states that the site has capacity to deliver considerably more housing subject to appropriate infrastructure improvements beyond 2031.

The applicant, Persimmon Homes, submitted an outline planning application for 624 dwellings in November 2020 (P20/V3113/O). This increased number of dwellings above the allocation is due to a detailed density assessment through the density parameter plan, and based on the assumption that a primary school is not required on site.

Persimmon submitted additional information and plans in February and March 2025. We anticipate a decision will be made on this application by April 2027.

2. Technical consultee comments

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

Air Quality Officer (24/03/2025) – Subject to conditions, including a suitable Dust Management Plan to be agreed as part of a site Environmental Management Plan. Requested further information to be satisfied that modelling of the predicted impacts on air quality in the operational phase will be realised, particularly in the most sensitive part of the Marcham AQMA. The applicant is to submit an amended AQA once transport modelling agreed.

Contaminated Land (Environmental Protection) (06/03/2025) The submitted report does not satisfactorily address the requirements for submission of a Phase 1 contaminated land preliminary risk assessment. Conditions should be attached to ensure compliance, including the applicant investigate for contamination prior to commencement.

Countryside Officer (Biodiversity) (11/06/2025) No objection subject to matters being resolved (integrated offset arrangement, GCN DLL documents). The officer advised that planning conditions could be used to require the submission of an overall BNG strategy, and thereafter detailed metrics for each RM parcel that comes forward to ensure that the scheme delivers a suitable degree of BNG. Persimmon is preparing amended ecological information to respond to these points.

Drainage (04/04/2025) - Holding objection. An error in one section of the Drainage Strategy needs amending. The report and strategy drawing should be updated to reflect the SUDS train requirement and provide greater detail and extent of SUDS features that will be incorporated. The report should include for a 15% reduction in discharge through the use of primary / source control on plot SUDS features as

per the Grove Airfield FRA. The strategy does not reference incorporation of a 10% allowance for urban creep and this should be included. Persimmon is intending to submit an amended FRA.

Environmental Health Officer (Noise) (26/02/2025) – The applicant will need to submit detailed proposals for minimising the impact of transport noise on proposed noise sensitive development. However, this could best be dealt with as a reserved matter.

Environment Agency (26/06/2025) Objection to the proposed development. The EA considers that the proposed development would pose an unacceptable risk of pollution to surface water quality. To overcome the objection, the EA expect to see a detailed foul water strategy for the improvement of the Wantage sewerage system to accommodate the additional wastewater flows from the development. The Council is working with Thames Water to confirm the timeframe for upgrade works to Sewage treatment Works needed to serve the site.

Forestry Officer (24/03/2025) – No objection, subject to conditions being addressed at the RM stage if planning is to be approved. This includes a detailed landscape strategy and tree planting specification, a supporting management plan. Where tree planting is proposed within areas of hard surfacing, future submissions must demonstrate how adequate soil volume and rooting space will be provided to support long-term tree health. Future submissions will also need to demonstrate how tree planting has been integrated with all infrastructure to avoid conflicts that could compromise delivery or establishment.

Housing Development (17/03/2025) The officer is mostly supportive of the application; however, they have identified some changes that the applicant will need to make to the plans or supporting document, including:

- Since initial consultation, there has been notable change to the affordable housing mix required, and further discussion on an appropriate housing mix would be welcomed at the earliest opportunity.

Landscape Architect (11/03/2025) Clarification is needed on the Youth Play area is needed, as well as for the density parameter plans and height parameters is needed. The officer identifies detailed comments on the Design and Access Statement (DAS) that needed addressing. Persimmon is working to amend the DAS.

Network Rail (23/07/2025): Network Rail disagrees with Persimmon's traffic modelling, considering that the proposed development presents an unacceptable safety risk on the Grove level crossing. They have stated that in order for Network Rail to remove its objection to this application, Grove level crossing must be closed and an alternative route provided. The developer has confirmed that a footbridge is not viable, so the only option is closure via extinguishment/diversion/creation of an alternative route. The Council is working to establish a position regarding harm as a result of level crossing and appropriate mitigation.

NHS Integrated Care Board (05/05/2025) The proposed development will impact on primary health care infrastructure as there is insufficient capacity to

accommodate the additional patients. A financial contribution to mitigate the development must be secured through a Section 106 Agreement.

Natural England (03/06/2025) No comments.

Oxfordshire County Council – Archaeology (11/06/2025) No objection, subject to conditions of an Archaeological Written Scheme of Investigation and a programme of archaeological mitigation.

Oxfordshire County Council - Education (26/03/2025) No objection, subject to S106 contributions towards primary, secondary and special school education capacity serving the development.

Oxfordshire County Council - Lead Local Flood Authority (26/03/2025) – Objection, due to the following:

- The provided FRA does not contain the expected level of detail to enable a technical assessment of the proposal to establish viability.
- The SuDS hierarchy for discharging surface water drainage should be followed, this should not be based on adjacent site proposals.
- Evidence of infiltration testing to BRE 365 was not provided to confirm permeability for SuDS purposes;
- Discharge rates were based on adjacent site discharge rates, this is not acceptable.
- Insufficient and unclear information provided in software calculations;
- 10% Urban Creep allowance was not incorporated into the design calculations;
- Exceedance flow paths were not demonstrated for the pre-development and post-development site to show that flows will be contained within the site and away from any buildings post development.

Oxfordshire County Council – Highways (11/06/2025) Objection due to the following:

- a) Connections for all traffic modes from the site to the new Grove Northern Link Road (GNLR) would be essential to provide routes to ensure good connectivity and permeability through the adjoining Monks Farm development and beyond.
- b) The Transport submissions contains trip distribution and generation figures that the County Council cannot agree to.
- c) The Transport submissions fail to sufficiently detail proposed new access points together with vehicular, cycle and pedestrian links into adjacent sites.
- d) The Transport submissions fail to sufficiently assess the traffic impact on the highway network and therefore to identify any potential measures that might be necessary to mitigate its impact.
- e) A direct and attractive bus service cannot be provided between sites in the locality due to lack of direct connections.
- f) Insufficient details have been provided on access points.

Persimmon has advised they are working to address highways comments as a matter of urgency.

Sport England (27/02/2025) Objection. The lack of on-site sports facilities or off-site contributions towards formal sports facilities for the new residents. The Council is working to secure off-site contributions

Thames Water Development Control (01/07/2025): Thames Water has been unable to contact the developer regarding foul and surface water drainage, as well as water supply, and has recommended pre-occupation conditions are attached to ensure capacity is in place. Thames Water's response aligns with the Environment Agency (26/06/2025), citing a lack of capacity at Wantage Sewage Treatment Works. This is currently scheduled to take place in Thames Water's Asset Management Period (AMP) 8 – between 2025 and 2030.

Designing out Crime Officer (17/03/2025) Concerns have been raised regarding allotments, the design of play areas, rear accesses, schools, lighting and surveillance are referenced.

Urban Design Officer (29/04/2025) Standalone parameter plans to scale should be submitted and asks for clarification on what is meant by inclusive play, along with a request for further clarity on the offset distance from the northern boundary. Persimmon is working to amend the DAS.

Waste Management Officer (17/03/2025) Highlights the importance that all domestic properties have appropriate waste storage, plus adequate access for the waste collection crews and vehicles.

3. Site viability

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

4. Ownership constraints

An area of land is required to provide a section of the Grove Northern Link Road.

5. Infrastructure dependencies and enablers

Key infrastructure requirements for North West of Grove will be agreed through the legal agreement for the site.

6. Site promoter comments

6. When do you expect to submit amended plans or documents to address comments by technical consultees (see Section 2 above)?

Following a meeting at Abbey House on 7th August 2025, Persimmon are still waiting on further comments and clarification from the planning officer – until these are received the scope of amendments is unknown.

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

Additional traffic modelling has been requested from OCC which has been instructed. Additional clarification is required in relation to the LPA's position on the consultee responses from National Rail and Thames Water. Some amendments are required to the landscaping and open space strategy in the DAS, however these are minor changes.

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

Persimmon await sight of the S106 Heads of Terms from the Council who have asked to carry out the drafting.

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

The application is submitted in Outline with all matters reserved expect access, as such there are many pre-commencement conditions that will be included. As of yet, no draft list of conditions has been provided.

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

Construction work is expected to start in 2029.

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

First occupation is expected in 2030.

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

The site will be serviced by one sales outlet.

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

The site is expected to deliver 120 new homes per year.

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

No

7. Officer conclusion on deliverability

The site is allocated in the Vale of White Horse Local Plan 2031 for approximately 400 homes, with Persimmon Homes having submitted an outline application for 624 homes in November 2020. There are a number of significant technical issues that Persimmon and the Council will need to address before we can issue planning permission. Persimmon has submitted revised plans in February 2025, but these have not addressed all technical comments. Persimmon has advised they are working upon addressing the key issues raised, with construction expected to start

in 2029 and first completions in 2030, delivering at a rate of 120 new dwellings per annum.

While there has been some progress since our last assessment, with the applicant submitting revised plans in early 2025, there is no clear evidence that key issues will be addressed to enable delivery in the next 5 years. We have therefore assumed that the site will start delivering homes in 2031/32.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

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

Date	23 September 2025
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Name / signature	Tom Bostock, Senior Planner
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9a. Council's initial trajectory shared with site promoter for comment

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	66
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
133	133	133	133	26	0	0	0	0	0

Council's initial 5-year total 0

9b. Site promoter's trajectory

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	60
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
120	120	120	120	84	0	0	0	0	0

Site promoter's 5-year total 0

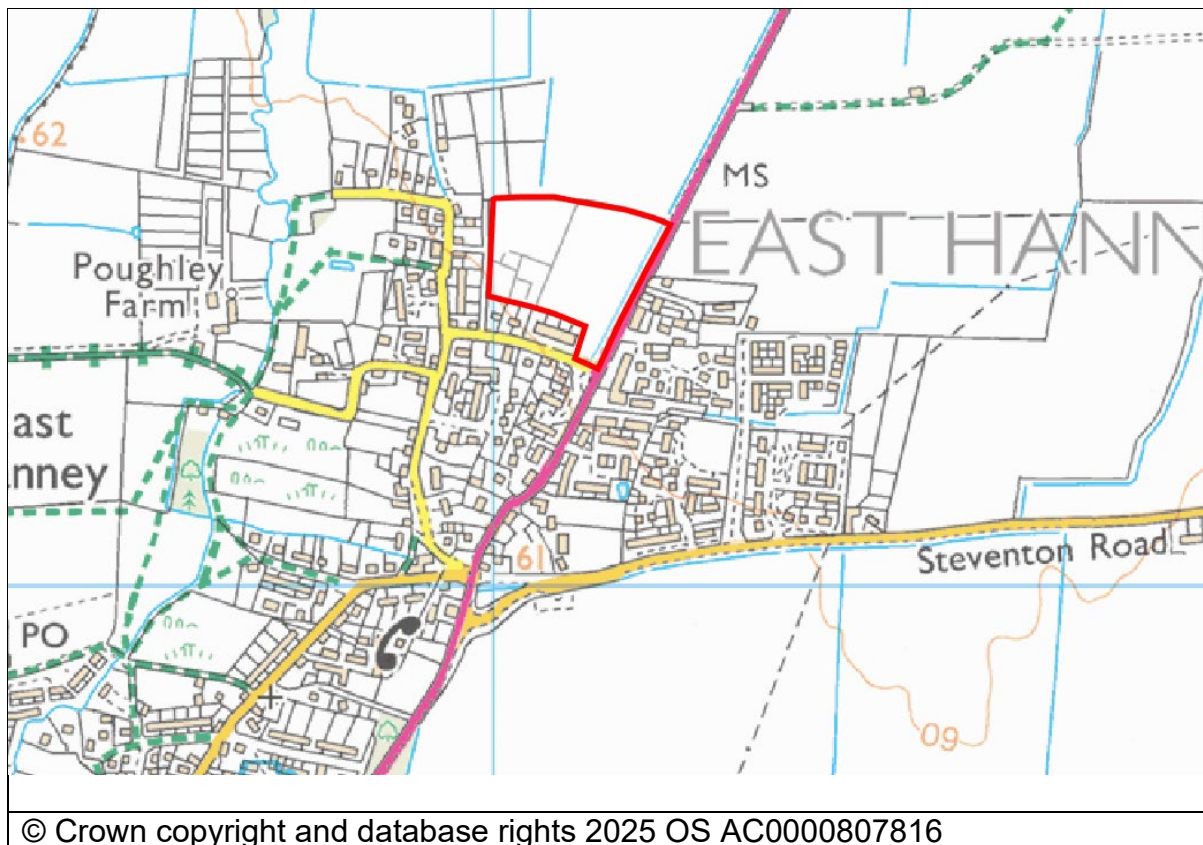
9c. Council's final trajectory for the site

2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	66
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40	2040/ 41
133	133	133	133	26	0	0	0	0	0

Final 5-year total 0

Site name	North of East Hanney
Land supply reference	1273

Total units in 5 year period	0
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Site status	Local Plan Part 2 Allocation
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Total units allocated for development	80
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P21/V0376/FUL	Full	45	05/02/2021	Withdrawn

Assessment of deliverability

1. Current planning status

The site is allocated for 80 dwellings by Core Policy 4a of the Vale of White Horse Local Plan 2031 Part 2. Although a planning application was submitted in 2021, it was later withdrawn in 2024. There are currently no active planning applications this site.

2. Technical consultee comments

We have not received any technical comments on this site as there is no live planning application.

3. Site viability

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

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

Key infrastructure requirements for North of East Hanney will be agreed through a section 106 agreement for this site.

6. Site promoter comments

No comments sought.

7. Officer conclusion on deliverability

The site is allocated for 80 dwellings by Core Policy 4a of the Vale of White Horse Local Plan 2031 Part 2. Although a planning application was submitted in 2021, it was later withdrawn in 2024. There are currently no active planning applications this site. As the Council is currently not aware of any progress towards a planning application for the site, the site promoter has not been contacted to provide comments, and there is no evidence to support this site being included in the 5-year supply.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site

Date	1 October 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

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

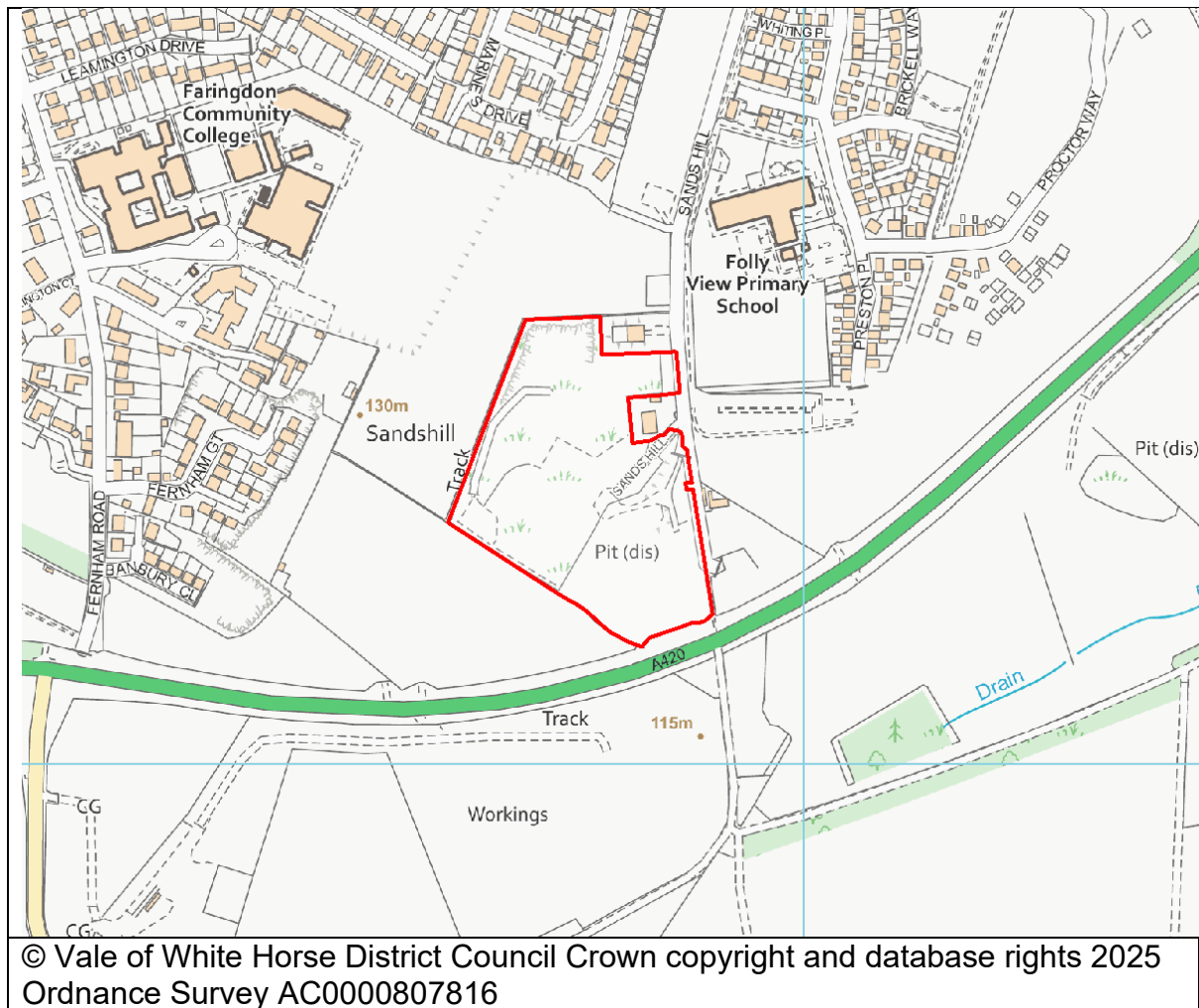
2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0	0	0	0	0	0	0	0	0	0
2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
0	0	0	0	0	0	0	0	0	0
2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39	2039/ 40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

Council's initial 5-year total

0

Site name	Rogers Concrete, Sandhill, Faringdon, SN7 7PQ
Land supply reference	1636

Total units in 5 year period	85
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Site status	Outline Permission with a Reserved Matters application under consideration
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Total units allocated for development	0
Total units with outline consent	95
Total units with detailed consent	0
Total completions to date	0

Planning reference	Type of application	Number of homes	Date submitted	Date permitted
P20/V0855/O	Outline	95	31/03/2020	08/04/2022
P25/V0764/RM	Reserved Matters	95	03/04/2025	TBC

Assessment of deliverability

1. Current planning status

An outline planning application for 95 dwellings was submitted in 2020 and has since been approved (P20/V0855/O). A reserved matters application has since been submitted for 95 dwellings in April 2025, which is currently under consideration (P25/V0764/RM).

2. Technical consultee comments

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

Air Quality (02/05/2025) No objection, subject to a condition being attached requiring a minimum of 1 electric vehicle charging points to be installed per every 10 flats (with unallocated parking) or 1 for every dwelling if there are allocated spaces or garages.

Contaminated Land (07/05/2025) No comments.

Drainage (09/05/2025) Insufficient information to illustrate that the proposed surface water drainage strategy is feasible for the layout of the site. Further infiltration testing is required to confirm feasibility.

Ecology Team (28/04/2025) No objections, subject to the condition requiring the submittal of a Biodiversity Offsetting Scheme prior to commencement.

Environmental Protection Team (23/04/2025) No objection

Forestry Officer (20/05/2025) Objection. The application fails to demonstrate adequate provision for street tree planting in its current form.

Housing Development Team (27/06/2025)

It is preferable for the majority, if not all the two-bedroom properties to be delivered as houses rather than flats as houses are considered more suitable for families needing rented accommodation.

The demand for two-bedroom shared ownership properties is much higher than for one-bedroom properties. Therefore, the shared ownership mix may be more

suitably delivered with a higher proportion of two- and three-bedroom properties, depending on location.

Further discussion on an appropriate housing mix would be welcomed at the earliest opportunity.

Affordable housing should be distributed evenly across a site and this can be achieved through clustering. Clustering should consist of no more than up to 15 dwellings, as per the Section 106 agreement.

Landscape Architect (29/04/2025) – Revisions to the scheme are needed with regards to boundaries, planting and trees.

Oxfordshire County Council – Archaeology (13/05/2025) – No objection.

Oxfordshire County Council – Highways (13/05/2025) – Objection. Matters of internal highway layout require amendment.

Oxfordshire County Council – Lead Local Flood Authority (13/05/2025) – Holding objection as the wrong values have been used for the 3D hydraulic calculations, which should be in accordance with the values noted in the Oxfordshire County Council Local Standards. The applicant is required to show pipe reference numbers adjacent to pipes for all drainage plans.

Oxfordshire County Council – Minerals and Waste (12/05/2025) No objection.

Thames Water Development Control (16/05/2025) No objection to the disposal of surface water. However, there is an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal and so request a condition to be added to any planning permission.

Urban Design (12/05/2025) There are a few outstanding issues for the applicant to address, particularly around street tree provision and softening of boundary treatments.

Waste Management Officer (08/05/2025) The officer identifies the need for a swept path analysis of a full-sized refuse vehicle moving unimpeded around site, and signed indemnity form is required for all unadopted roads, even if they will become adopted in the future. A financial contribution is required for waste collection to be secured through a S106 Agreement.

3. Site viability

Viability was considered as part of the outline application. A reduced level of affordable housing has been agreed to ensure the scheme is viable.

4. Ownership constraints

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

5. Infrastructure dependencies and enablers

All necessary infrastructure and planning obligations have been secured through legal agreement.

6. Site promoter comments

13. When will you submit amended / revised plans to address the comments from the technical consultees in box 2 above?
We are in proactive discussions with officers currently and hope to submit a comprehensive suite of plans and documents in the next few weeks.
14. When do you think reserved matters consent will be issued?
November 2025
15. Is Obsidian intending to carry out preparatory work – such as access, remediations, earthworks etc, before selling the site to a developer?
This work has been completed by Obsidian
16. When do you think this site will go to market for a developer to purchase / secure an interest?
Site under offer with a developer
17. When do you think construction work will commence, and are there any obstacles to starting construction?
Q1 2026
18. When do you think the first dwelling will be completed?
Q4 2026
19. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
One
20. How many homes a year do you think this site will deliver?
24-30
21. Are there any other comments you would like to raise?
No

7. Officer conclusion on deliverability

The site was granted outline permission for 95 dwellings in April 2022. The applicant submitted a reserved matters application for 95 dwellings in April 2025 (P25/V0764/RM). There are several technical matters that the site promoter and council will need to address before issuing detailed permission. Obsidian Strategic RC Limited has advised that revised and amended plans to address these comments will be submitted in the upcoming weeks, with an intention for the reserved matters application to be determined in November 2025. However, as the

district average for the determination of a reserved matters application from submission to approval is 1.1 years, given that the application was submitted in April 2025, this would see the application being determined by May 2026. Due to the technical matters raised, we therefore see May 2026 as a reasonable expectation for the determination of the reserved matters application.

District average lead in times would place first completions a year after determination; in May 2027. Obsidian Strategic RC Limited comments have suggested that they anticipate first completions towards the end of 2026, around 6 months ahead of this timetable. However, there are still unresolved technical objections to the reserved matters application, and while Obsidian has made progress with securing a developer for the site, there is not yet one in place. Given that there is progress, but still some matters to address, we therefore consider it appropriate to use the district averages, and estimate that first completions will be seen in the 2027/28 monitoring year.

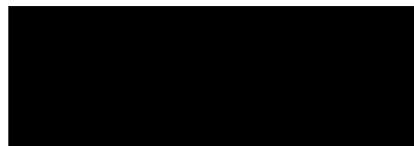
Regarding build-out rates, sites of this scale within the district have an average rate of 36 dwellings per annum. Obsidian Strategic RC Limited has suggested an annual build out rate of 30 homes per annum, which we believe is reasonable. We would therefore expect the site to deliver all 95 dwellings within the five-year period.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date	13 October 2025
Name / signature	Tom Rice Infrastructure Planning Team Leader

On behalf of Obsidian Strategic RC Limited, I consider this to be a realistic assessment of the trajectory for this site

Date	13 October 2025
Name / signature	Ben Johnson 

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

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

Council's initial 5-year total 95

9b. Site promoter's trajectory

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

Site promoter's 5-year total 95

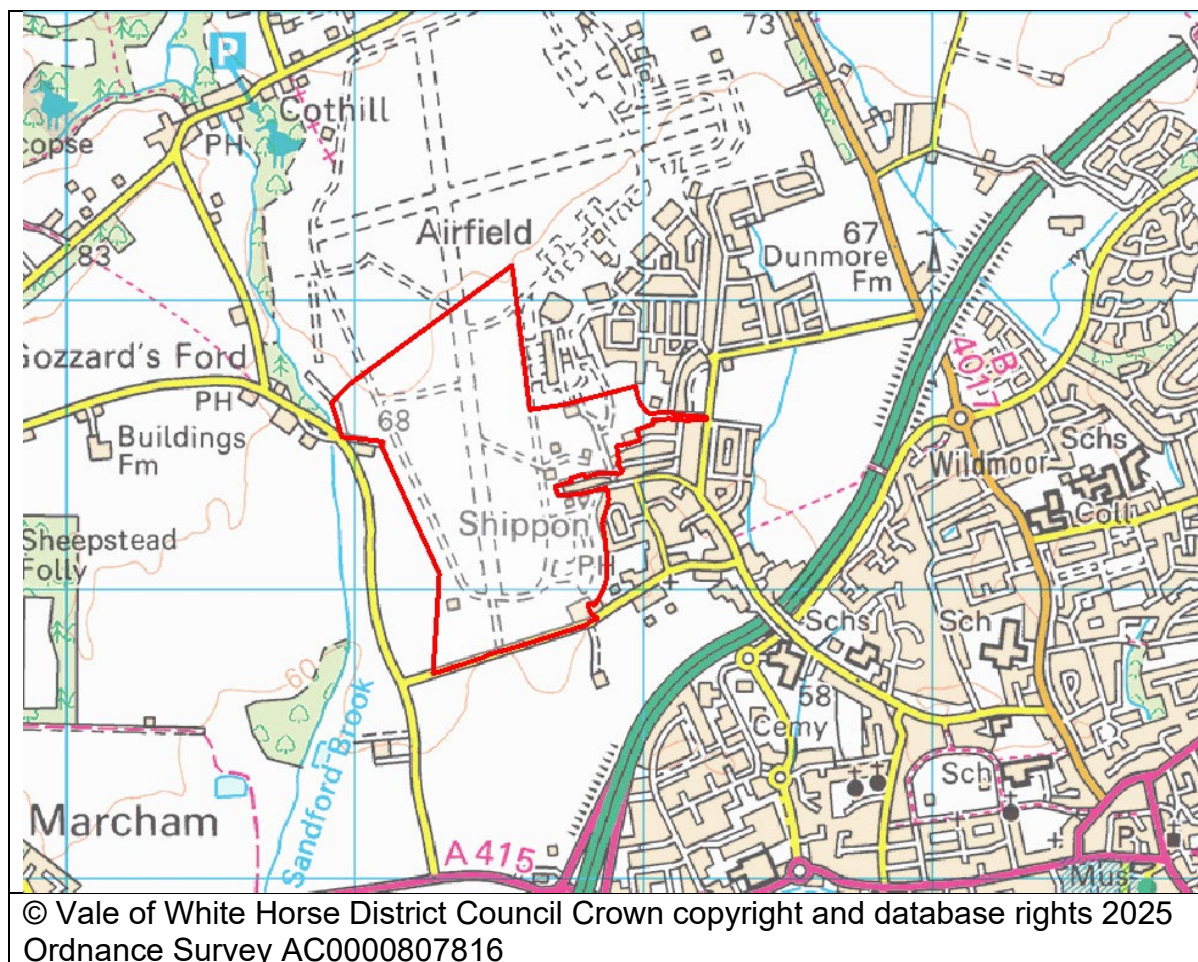
9c. Council's final trajectory for the site

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

Final 5-year total 85

Site name	Dalton Barracks
Land supply reference	1730

Total units in 5 year period	0
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*Note, the map above shows the extent of the existing allocation, not the larger allocation proposed in the emerging Joint Local Plan

Site status	Local Plan Part 2 Allocation
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Total units allocated for development	1,200
Total units with outline consent	0
Total units with detailed consent	0
Total completions to date	0

Assessment of deliverability

1. Current planning status

The site is allocated for mixed use including 1,200 homes by the Vale of White Horse District's Local Plan Part 2 which was adopted in October 2019. The emerging Joint Local Plan (JLP) proposes allocating a wider area that includes this site for 2,750 homes.

In June 2019 the wider site was granted garden village status. The allocation for 1,200 homes represents only part of the site which is expected to be released by the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence (MOD) first. A Supplementary Planning Document (SPD) was prepared in relation to the allocated site, in consultation with the DIO and was adopted by the Council in April 2022.

A Planning Performance Agreement (PPA) was signed in February 2022 by the DIO, the District Council and the County Council which sets out the roles and responsibilities in progressing towards an outline application, with meetings between the interested parties having taken place regularly since the PPA was agreed. The PPA made provision for County and District Council Officer resource. The timetable for the submission of an application is to be confirmed as it is reliant on having transport modelling evidence available, which the DIO is in the process of undertaking itself as agreed with the County Council due to the continued absence of the Oxfordshire Mobility Model (OMM). The PPA makes it clear that the DIO's intention is to submit an initial application for circa 2,750 new homes on a site comprising the allocated site and the built-up area of the Barracks, and a new PPA commenced in spring 2025 to agree the transport modelling scoping. A revised PPA programme is being prepared.

2. Technical consultee comments

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

3. Site viability

The Council assessed the viability of the site as part of development of the Vale of White Horse Local Plan 2031 Part 2. The site was considered to be viable taking into account the estimated infrastructure contributions / provision required. In preparing the initial planning application, it is acknowledged that the DIO will carry out further work in this regard.

4. Ownership constraints

The site is solely owned by the MOD. The Council is not aware of any land ownership constraints affecting development.

5. Infrastructure dependencies and enablers

Neither the DIO nor the Council are aware of any infrastructure issues that will prevent the allocated site (and the built-up area of the barracks) coming forward. There are, however, a number of infrastructure dependencies relating to this site.

All off-site infrastructure contributions will be secured through a S.106 Agreement. In accordance with the Vale of White Community Infrastructure Charging Schedule this site is exempt from CIL liability.

The Vale of White Horse Local Plan 2031 Part 2 sets out in the appendices the site-specific requirements regarding infrastructure and design principles. These have been elaborated upon in the Dalton Barracks SPD.

6. Site promoter comments

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

The site promoter, Defence Infrastructure Organisation (DIO), has appointed a full consultant team to undertake a complete suite of technical and environmental surveys. As agreed with the County Council, this survey work also includes a significant package of transport data collection and assessment work to support the proposed outline planning application.

An Environmental Impact Assessment is also being prepared. The DIO is in the process of commissioning and undertaking its own transport work and there will be knock-on effects on noise, air quality and vibration assessments that will be key elements of the EIA.

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

Initial pre-application advice has been sought from the district council and county council through the PPA meetings. The DIO re-commenced these meetings in the Spring / Summer of 2025 and has undertaken initial engagement with key stakeholders and infrastructure providers.

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

The DIO has been undertaking regular engagement with the two parish councils that cover the site together with engagement with ward and county councillors. An initial phase of public consultation took place during November and December 2024 across 9 dates and 7 different local venues

and a dedicated project website to enable wider public consultation and engagement was launched in November 2024 to run in parallel with the preparation of the outline planning application.

5. When do you intend to submit a planning application for this site? Will this be outline, full, or hybrid?
The DIO has commenced the preparation of an outline planning application for submission to the local planning authority in the spring of 2027.
6. When do you think construction work will commence, and are there any obstacles to starting construction?
The published date of disposal for the entire Dalton Barracks site is 2030 but the DIO is investigating whether an early phase of development could be released on that part of the Phase 1 airfield element of that part of the site that is allocated for around 1,200 dwellings. This would allow enhancements to the access, site set up, installation of key infrastructure and commencement of housing development delivery.
7. When do you think the first dwelling will be completed?
Phase 1 dwellings will start to be completed in 2030, once a significant package of site infrastructure upgrades have been completed.
8. How many sales outlets will be on site, and will these be present at the same time or in separate phases?
To be confirmed, but it is likely that the sales strategy will involve multiple outlets with a variety of housing types and tenures coming forward as part of the wider site-wide masterplan and garden village proposal.
9. How many homes a year do you think this site will deliver?
To be confirmed, but the site promoter suggests that the site will deliver an average of 150-200 homes per annum over the plan period.
10. Are there any other comments you would like to raise?
The site is progressing through the pre-application planning process and technical and environmental work is underway to inform an outline planning application. The DIO has entered into a PPA and has engaged in ongoing feedback with the Council and key stakeholders. In addition, an SPD has been produced and adopted for the site. Therefore, good progress is being made.

The programme in the PPA has been refreshed recently to work to an outline application being submitted in the spring of 2027 for the Phase 1 application of circa 2,750 new homes on the allocated site and on the built-up part of the Barracks.

This site is allocated for 1,200 homes in the adopted Local Plan and proposed for 2,750 homes in the emerging Regulation 19 Joint Local Plan pursuant to policy AS10. However, the garden village proposals relate to a larger parcel of land than the allocated site being proposed as policy AS14

in the Joint Local Plan. For clarity, this form relates only to the site allocation as in the Local Plan.

The wider strategic allocation will be delivered to garden village principles and will demonstrate the design quality benchmark for any future development in the garden village area.

7. Officer conclusion on deliverability

The site is allocated for mixed use including 1,200 homes by the Vale of White Horse District's Local Plan Part 2 which was adopted in October 2019. The emerging Joint Local Plan (JLP) proposes allocating a wider area that includes this site for 2,750 homes. The site is progressing through the pre-application planning process and technical and environmental work is underway to inform an outline planning application. The DIO has entered into a PPA and has engaged in ongoing feedback with the Council and key stakeholders. In addition, an SPD has been produced and adopted for the site. Therefore, good progress is being made.

The programme in the PPA has been refreshed recently to work to an outline application being submitted in the spring of 2027 for the Phase 1 application of circa 2,750 new homes on the allocated site and on the built-up part of the Barracks. The site promoter has advised that there will be a significant package of infrastructure works to be completed prior to the delivery of homes, with the first homes expected to be delivered in 2030/31.

On average for sites of this size in the district, it takes 6.8 years from the submission of an outline application to the delivery of homes. If an outline planning application was made in the spring of 2027, using our average lead in time data we might expect the first homes to be completed in 2033. Taking into account the significant pre-application discussions that have taken place, as well as the technical work already underway including a transport evidence base and an SPD in place, we consider there is good reason to anticipate the lead in time being quicker than our average lead in times to suggest. Though as an application has not yet been submitted, we consider that we should build in flexibility to the trajectory as there are many unknowns at this point. Therefore, we have anticipated the first homes to come forward in the 2030/31 monitoring year.

The average build out rate for a site of this size in the district is 133 homes per annum. The site promoter has confirmed that they expect multiple outlets to be on site at any one time, with anticipated delivery of 150 to 200 homes per annum. We have taken the lower end of the site promoters build out range to inform our trajectory. Considering that there will be multiple outlets on site and having regard to similar sites in the district, a build out rate of 150 homes per annum is realistic.

We do not anticipate the site will deliver any homes in the relevant five-year period.

8. Signatures

On behalf of Vale of White Horse District Council, I consider this to be a realistic assessment of the trajectory for this site.

Date

30 September 2025

Name / signature

Tom Rice
Infrastructure Planning Team Leader

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

Date

30 September 2025

Name / signature

Stephen Harness
Senior Town Planner

9a. Council's initial trajectory shared with site promoter for comment (2,750 home site)

2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12
0	0	0	0	0	0	0	0	0	0
2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22
0	0	0	0	0	0	0	0	0	0
2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32
100	100	100	100	100	100	100	100	100	100
Council's initial 5-year total				0					

10b. Site promoter's trajectory (2,750 home site)

2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12
0	0	0	0	0	0	0	0	0	0
2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22
0	0	0	0	0	0	0	0	0	0
2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32
100	100	100	100	100	100	100	100	100	100
Site promoter's 5-year total				0					

9c. Council's final trajectory for the site (2,750 home site)

2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12	2011/ 12
0	0	0	0	0	0	0	0	0	0
2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22	2021/ 22
0	0	0	0	0	0	0	0	0	0
2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32	2031/ 32
100	100	100	100	100	100	100	100	100	100
Site promoter's 5-year total				0					

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

Site lead-in time for major Full Permissions

Application reference	Site name	Net homes	Time between application received and permission (years)		Time between permission and estimated first completion		Total time (application received to estimated first completion)	
			Years	Months	Years	Months	Years	Months
P16/V2900/FUL	Milton Heights (Allocation - Site 9)	458	0.9	11.3	0.9	11.2	1.9	22.5
P17/V2961/FUL	South of Kennington (Allocation - Site 3)	283	1.4	17.1	0.5	6.1	1.9	23.2
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford- Part B	261	0.6	7.6	2.5	30.5	3.2	38.0
P15/V1504/FUL	Land North of Grove Road Harwell (Allocation - Site 10)	207	1.3	15.7	1.0	11.6	2.3	27.3
P12/V1240/FUL	Land at Stockham Farm, Denchworth Rd	200	0.8	9.9	1.5	18.1	2.3	28.1
P14/V1196/FUL	Land East of Drayton Road Abingdon	158	1.3	15.5	0.6	6.8	1.9	22.3
P15/V2447/FUL	Land to the south of High Street Drayton	140	1.1	12.7	0.9	10.9	2.0	23.6
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part A	128	0.6	7.6	4.2	50.0	4.8	57.6
P12/V1329/FUL	Land south of Majors Rd, opp Shrivenham Hundred Business Park	120	0.5	6.3	0.8	9.3	1.3	15.6
P17/V0813/FUL	Land at Grove Road, Wantage	115	0.6	7.1	3.5	42.0	4.1	49.1
P17/V1082/O	Land South of Park Rd	103	2.6	31.7	1.2	14.6	3.9	46.3
Average of sites delivering between 100-499 homes			1.1	13.0	1.6	19.2	2.7	32.1
P12/V2653/FUL	Land off Draycott Road	98	0.4	5.1	1.4	16.3	1.8	21.4
P13/V1826/FUL	Land South of Downsview Rd (Stockham Farm Phase 2)	90	1.0	11.6	1.7	20.0	2.6	31.6
P14/V1810/FUL	Land West of Stockham Farmhouse Wantage (in the parishes of Wantage, East Challow and Grove) OX12	90	0.9	10.5	2.3	27.3	3.2	37.8
P19/V0403/FUL	Land at Alma Barn Didcot Road Harwell OX11 6DN	85	0.6	7.0	1.9	23.2	2.5	30.3
P19/V2660/FUL	Greenwood Way Site south of Housing along Orchid Mews	80	0.4	4.8	2.5	30.6	2.9	35.4
P14/V1663/FUL	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	80	1.3	15.5	0.9	11.1	2.2	26.5
P20/V1334/FUL	Land East of Meadow View, Didcot Road, Harwell,	76	1.6	19.4	0.7	8.8	2.4	28.3
P14/V2504/FUL	Land West of Abingdon Road, Drayton	73	1.0	12.2	0.4	4.8	1.4	17.0
P13/V0146/FUL	Land off Faringdon Road, Stanford in the Vale	73	1.0	11.5	1.2	14.7	2.2	26.2
P15/V1795/FUL	Land off Field Close Kingston Bagpuize w/ Southmoor	73	0.6	7.4	0.6	6.8	1.2	14.2
P12/V1261/FUL	Nalder Estate & The Old Canal Building, Main St	71	1.0	12.1	0.3	3.9	1.3	16.0
P15/V1671/FUL	Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	70	0.6	6.7	3.2	37.9	3.7	44.6
P14/V2757/FUL	Land off Colton Road Shrivenham	68	0.7	8.7	0.6	7.2	1.3	15.9
P13/V2445	Alder View, Land South of Grove Road, Harwell	65	0.5	5.7	0.9	11.0	1.4	16.7
P14/V1952/FUL	Land at Barnett Road Steventon OX13 6AJ	65	1.1	13.6	1.5	17.7	2.6	31.3
P08/V1237	The Old Gaol Leisure Centre	61	0.5	5.6	4.0	48.4	4.5	54.0
P15/V0612/FUL	Land West of Hyde Copse Marcham OX13 6PT	61	1.1	13.0	1.0	11.6	2.1	24.6
P16/V1705/FUL	Land at Manor Farm, Drayton, Oxon	57	1.0	12.2	0.2	2.9	1.3	15.0
P14/V2704/FUL	Land at Abingdon Road Steventon	57	1.0	12.4	0.3	3.8	1.3	16.1
Average of sites delivering between 50-99 homes			0.9	10.3	1.4	16.2	2.2	26.5
P19/V0910/FUL	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	48	1.6	19.7	1.5	18.5	3.2	38.2
P16/V3224/FUL	Land off Sheepstead Road, Marcham, Abingdon	47	0.6	7.7	5.1	61.8	5.8	69.5

Application reference	Site name	Net homes		Time between application received and permission (years)			Time between permission and estimated first completion			Total time (application received to estimated first completion)	
				Years	Months		Years	Months		Years	Months
P15/V2560/FUL	Land to the east of Portway Cottages Reading Road East Hendred Wantage OX12 8JD	46		1.0	12.6		0.9	10.5		1.9	23.1
P15/V2016/FUL	Land off Hanney Road Steventon OX13 6AS	44		0.8	9.9		0.8	9.5		1.6	19.4
P18/V0359/FUL	Parklands School, Besselsleigh, Appleton, Oxford	40		1.1	12.9		0.6	6.8		1.6	19.7
P13/V1151/FUL	Department of Social Services Mayott House, Ock Street, Abingdon, Oxfordshire	40		0.6	7.1		2.3	27.2		2.9	34.3
P15/V2175/FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	39		0.6	7.6		0.4	5.2		1.1	12.7
P17/V0321/FUL	Bellingers, 111 Ock Street, ABINGDON, OX14 5DQ	39		1.8	21.1		2.1	25.2		3.9	46.3
P11/V2953	Oakenholt Nursing Home, Eynsham Road, Cumnor, OX2 9NL	37		0.2	3.0		5.0	60.3		5.3	63.3
P12/V2582/FUL	East of Highworth Rd	36		0.4	4.6		3.4	41.1		3.8	45.7
P13/V1870/FUL	Land to rear of Station Road Uffington SN7 7SL	36		1.8	21.3		0.3	4.1		2.1	25.4
P13/V2490/FUL	Land at Highworth Road Shrivenham	35		2.6	31.2		2.3	27.3		4.9	58.5
P19/V0397/N1A	Riverside Court, 9 West Way, Botley, Oxford, OX2 0JB	34		0.2	1.8		3.3	39.7		3.5	41.5
P13/V0233/FUL	Land North of 92-112 Milton Rd	33		0.8	9.6		1.4	16.3		2.2	25.8
P14/V2877/FUL	Land at Cowans Camp Depot High Street Watchfield SN6 8TE	33		1.1	13.4		0.7	8.0		1.8	21.4
P17/V2427/PDO	55-59 Stert Street Abingdon OX14 3JF	32		0.5	5.9		0.6	7.1		1.1	13.0
P15/V0729/FUL	Police Station and Magistrates' Court Church Street Wantage OX12 8BW	32		0.3	4.0		1.7	20.1		2.0	24.2
P17/V2268/FUL	Land at Fallowfields Hotel Faringdon Road Southmoor ABINGDON OX13 5BH	31		0.7	8.8		0.4	4.8		1.1	13.6
P14/V0676/FUL	Land at Sutton Road, Milton	31		0.9	11.3		0.6	6.9		1.5	18.1
P12/V0324	Land between Station Rd & Townsend Rd	31		0.7	8.3		0.4	5.3		1.1	13.6
P13/V0692/FUL	Land at Causeway Farm, The Causeway	31		0.4	5.0		1.6	19.1		2.0	24.1
P13/V1827/FUL	Sports Ground & Pavilion, Abingdon Road, Kingston Bagpuize	30		1.2	14.4		2.4	29.3		3.6	43.7
P15/V0471/FUL	Chailey House Bessels Way Blewbury Didcot OX11 9NJ	30		1.0	12.5		0.6	6.6		1.6	19.1
P17/V0569/FUL	Land to the south of Challow Road and north of Naldertown Wantage OX12 9DJ	29		1.0	12.5		0.5	6.5		1.6	19.0
P13/V0344/FUL	Land adj to Folly Park, Park Rd	28		0.2	3.0		0.4	4.4		0.6	7.4
P14/V2362/FUL	Land off Milton Road Sutton Courtenay Oxon OX14 4BS	26		0.8	9.5		0.7	8.1		1.5	17.5
P14/V1964/FUL	Land to the North of Portway Villas, Reading Road	26		1.1	13.6		0.5	5.6		1.6	19.2
P13/V0381/FUL	Land East of A338, Crown Meadow, East Hanney	25		0.3	4.1		1.8	21.2		2.1	25.3
P14/V0866/FUL	Land off School Close, Causeway Farm, Steventon,	25		0.7	8.2		0.3	3.2		1.0	11.5
P05/V1700	Former bus depot site, Grove St & Limborough Rd	24		0.3	3.1		6.1	73.0		6.3	76.1
P12/V0870	Champion House, 12 Wootton Rd	24		0.6	6.9		0.4	4.7		1.0	11.6
P14/V2829/FUL	23 Wallingford Street Wantage OX12 8AU	24		0.7	8.0		1.6	19.6		2.3	27.6
P08/V0694	St Marys School, Newbury St	23		0.2	3.0		4.7	56.1		4.9	59.1
P11/V1520	46 Newbury Street	23		1.2	13.9		0.6	6.8		1.7	20.7
P12/V1878/FUL	Land West of Portway Villas, Reading Rd	21		1.3	16.0		0.3	3.1		1.6	19.1
P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL	18		1.2	14.6		4.5	54.0		5.7	68.6

Application reference	Site name	Net homes	Time between application received and permission (years)		Time between permission and estimated first completion		Total time (application received to estimated first completion)	
			Years	Months	Years	Months	Years	Months
P12/V2048/FUL	Land off Walnut Trees Hill, Ashbury	18	0.5	6.3	1.0	11.9	1.5	18.2
P13/V0859/FUL	Land North of Priory Lane	18	0.3	3.6	1.6	19.8	1.9	23.4
P16/V2105/FUL	Land off Drayton Road, Milton, OX14 4EU	18	0.8	9.1	0.4	4.3	1.1	13.5
P13/V2608/FUL	Land to the rear of Saxon Gate, East Hanney	16	0.8	10.2	0.5	5.7	1.3	15.9
P10/V1614	Land adj 31 & 34 Simpsons Way	16	0.7	7.9	3.0	35.6	3.6	43.4
P13/V2046/FUL	Land at Priory Lane, Marcham	16	0.7	7.8	0.4	4.8	1.0	12.6
P14/V0287/FUL	Land at Majors Road Watchfield Oxfordshire	16	1.5	18.2	1.6	19.6	3.1	37.8
P10/V2032	Amey Plc, Appleford Rd	15	0.6	7.1	0.3	4.0	0.9	11.1
P11/V2103	Land South of Alfreds Place	15	1.0	11.6	2.6	30.8	3.5	42.4
P15/V2887/FUL	Land off School Road, West Hanney, Wantage, OX12 0LA	15	0.7	8.7	6.1	72.8	6.8	81.6
P17/V1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	0.1	1.8	1.6	19.1	1.7	20.8
P11/V1960/EX	Challow Country Club, Woodhill Ln	14	0.3	3.2	9.5	114.1	9.8	117.3
P10/V1301	Land opp Shepherds Hey & Southbourne, Bessels Way	14	0.2	3.0	0.5	5.7	0.7	8.6
P14/V2318/FUL	Motorlux, 32 Newbury Street, Wantage, OX12 8DA	14	1.2	14.2	3.3	39.5	4.5	53.7
P15/V2490/FUL	Former H & L Site, Limborough Road, Wantage, OX12 9AJ	14	0.6	7.3	2.8	34.1	3.4	41.4
P16/V1976/FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	1.2	14.1	2.5	29.8	3.7	44.0
P14/V1886/FUL	Land to the rear of Firs and Ambleside, Didcot Road, Harwell	12	0.6	7.0	1.0	12.4	1.6	19.4
P07/V1057	35 And 37 Yarnells Hill, North Hinksey, Oxford, OX2 9BE	12	6.4	77.1	2.3	28.1	8.8	105.2
P17/V1863/FUL	77-79 and 81-91 Church Road, Radley	12	1.3	15.9	2.1	25.4	3.4	41.3
P10/V1846	St Johns Court, Oxford Ln	11	0.3	4.1	1.2	13.9	1.5	18.0
P12/V0958	17 to 20 Millbrook Sq	11	1.4	17.3	0.5	5.9	1.9	23.2
P12/V0270/EX	Ambulance Station, Ormond Rd	11	0.3	3.3	0.9	10.7	1.2	14.0
P16/V2704/FUL	Land off Field Close, kingston Bagpuize with Southmoor	11	0.7	8.7	0.2	2.6	0.9	11.3
P13/V0033/FUL	Faringdon Tennis Club, Southampton St	11	0.2	3.0	5.0	59.7	5.2	62.7
P15/V2117/FUL	47 West Way Oxford, OX2 0JF	11	1.1	12.8	1.5	18.1	2.6	30.9
P08/V1739	Abbey House, Stirlings Rd	10	0.2	2.1	2.4	29.2	2.6	31.4
P12/V2196/FUL	33 West St Helen Street, Abingdon	10	0.2	2.9	1.2	14.6	1.5	17.5
P13/V0626/FUL	66 Cumnor Hill, Oxford	10	0.7	8.7	0.3	3.7	1.0	12.4
P12/V1410/FUL	98-100 West Way, Botley	10	0.4	4.9	0.4	4.3	0.8	9.2
P15/V2041/FUL	The Woolpack Inn Church Street Wantage OX12 8BL	10	0.4	4.6	1.7	20.6	2.1	25.2
P15/V0469/FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10	0.2	2.2	0.9	10.9	1.1	13.1
P15/V2905/FUL	Southmoor House Faringdon Road Southmoor Abingdon OX13 5AA	10	0.7	7.9	1.2	13.9	1.8	21.8
P17/V1877/FUL	5-7 Bromsgrove, Faringdon, SN7 7JF	10	0.3	3.9	1.4	17.0	1.7	20.9
P17/V3116/FUL	Riverside Court 9 West Way Botley Oxford OX2 0JB	10	0.7	8.8	4.0	47.6	4.7	56.4
P03/V0247	Manor Farm, Fernham	9	0.9	11.1	8.2	98.5	9.1	109.6
P04/V2030	Land adj to police HQ, Colwell Drive	9	1.4	16.6	4.9	58.4	6.3	75.0
Average of sites delivering between 10-49 homes			0.8	10.1	1.9	23.2	2.8	33.3
Average lead in times			0.9	10.4	1.8	21.5	2.7	31.9

Site lead-in time for major Outline Permissions

Application reference	Site name	Net homes	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to estimated first completion	
			Years	Months	Years	Months	Years	Months
P12/V0299/O	Land At Grove Airfield, Denchworth Road, Grove, Wantag	2500	5.4	65.2	6.2	74.2	6.6	79.7
P13/V1764/O	Crab Hill, North East Wantage	1500	1.9	23.4	4.3	51.4	5.2	62.0
P02/V1594/O, Various	Land at Didcot Road, Great Western Park	760	5.8	69.5	8.1	97.1	8.5	101.9
Average of sites 500+			4.4	52.7	6.2	74.2	6.8	81.2
P06/V1939/O, P08/V1078/RM	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	332	1.3	15.9	2.1	24.6	4.3	51.4
P17/V0050/O, P19/V1998/RM	Land North of Dunmore Road, Abingdon, OX14 1PU	284	0.8	10.0	4.2	50.5	5.2	62.7
P15/V1808/O, P17/V0662/RM	Land to the east of Witney Road Kingston Bagpuize OX13 5FZ	280	0.9	11.1	2.1	25.6	2.2	26.2
P05/V1086/O, P11/V1557/RM	Land to the South of Chilton Field	275	4.3	51.8	6.3	75.8	6.7	80.2
P15/V2541/O, P21/V0773/RM	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	275	1.9	23.3	7.4	89.0	7.9	95.1
P13/V1810/O, P18/V0862/RM	Land to the East of Highworth Road, Shrivenham	240	3.7	44.1	5.3	63.7	6.1	73.8
P17/V1894/O, P20/V0390/RM	North West of Radley	240	2.1	24.6	3.7	44.0	4.4	53.2
P17/V1336/O, P19/V0169/RM	North West of Abingdon on Thames	200	0.8	9.1	3.2	38.6	4.7	56.3
P15/V1934/O, P17/V0118/RM	The Steeds, Land West of Coxwell Road, Faringdon (Allocation - Site 19)	200	0.8	9.3	1.8	22.0	2.1	25.6
P04/V1094/O, P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	2.6	31.5	4.2	50.2	7.3	87.2
P16/V0775/O, P20/V0658/RM	South West of Faringdon	190	2.3	27.0	4.6	55.2	5.5	66.4
P15/V1722/O	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove (Allocation - Site 15 (part))	160	1.1	13.2	2.9	34.9	3.2	38.4
P15/V2952/O	King Alfred School East Springfield Road Wantage OX12 8ET	150	0.6	7.7	2.4	29.0	2.8	33.6
P07/V0741/O, P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	5.1	61.4	6.5	77.6	6.9	82.5
P06/V1269/O, P13/V0497/RM	Land off Lime Rd, Botley	136	6.5	78.6	7.2	86.9	8.2	98.6
P15/V0783/O, P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	0.4	4.4	0.8	9.7	1.5	18.0
P15/V0663/O, P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	1.1	13.4	3.1	36.8	4.5	54.3
P13/V0139/O, P16/V1791/RM	Fernham Fields Faringdon	111	2.0	23.7	3.7	44.9	4.2	50.2

Application reference	Site name	Net homes	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to estimated first completion	
			Years	Months	Years	Months	Years	Months
P10/V1907/O, P14/V2061/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	104	2.5	30.0	5.2	62.1	6.0	71.8
P16/V1589/O, P18/V2056/RM	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	100	0.5	6.1	3.7	44.3	6.5	77.6
P12/V2283/O, P13/V2359/RM	Cowans Camp High Street Watchfield SN6 8SZ	100	1.8	21.3	1.8	21.3	2.4	29.1
Average of sites 100-499			2.1	24.6	3.9	47.0	4.9	58.7
P18/V0069/O, P19/V1728/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	91	0.8	9.0	3.4	41.2	4.4	53.2
P16/V0652/O, P18/V0744/RM	Land at Park Farm, East Challow	88	0.6	7.6	2.2	26.8	3.6	42.7
P12/V2316/O, P13/V2454/RM	Land east of Chainhill Rd	85	0.7	8.2	0.7	8.2	2.4	28.9
P16/V2134/O, P18/V2031/RM	Land North Of Ware Road, Stanford In The Vale, Oxon	78	0.5	5.9	3.5	41.7	4.6	54.9
P14/V0576/O	Land west of Bellingers Garage Station Road Grove OX12 7PN	75	1.0	12.5	2.5	29.7	4.0	48.5
P12/V1819/O, P14/V0695/RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	1.3	15.7	1.8	21.9	3.6	43.3
P06/V0446/O, P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	0.2	3.0	1.2	14.9	8.0	95.8
P13/V0401/O, P13/V2321/RM	Milton Road, Sutton Courtenay	70	0.4	5.1	0.4	5.1	2.1	25.2
P13/V1514/O	Land to the West of Longcot Road, Shrivenham	68	2.6	31.6	4.7	56.7	5.2	62.9
P12/V1836/O, P13/V2562/RM	Land West of Witney Road and South of A420	63	0.6	7.6	1.7	20.9	2.6	31.3
P13/V2731/O, P14/V2363/RM	Packhorse Lane, Marcham, OX13 6NU	63	1.0	11.9	1.4	17.0	1.3	15.3
P12/V1302/O, P12/V1721/RM	Land South of Faringdon Rd, Southmoor	54	0.6	7.3	0.9	10.6	1.3	15.8
P13/V0467/O, P17/V1077/RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	2.6	31.7	4.5	54.2	6.1	73.0
P15/V0343/O, P17/V2904/RM	Land North of Summertown, East Hanney, Oxon	50	1.2	14.6	4.8	57.7	4.6	55.6
P12/V1980/O, P13/V2691/RM	Land off Barnett Rd	50	0.6	7.3	1.4	17.2	2.3	27.5
Average of sites 50-99			1.0	11.9	2.4	28.3	3.7	44.9
P13/V0575/O, P14/V1241/RM	King's Field, Sheepstead Rd, Marcham	43	0.5	6.5	1.5	18.2	2.1	24.6
P14/V1976/O, P16/V0992/RM	Land off Packhorse Lane Packhorse Lane Marcham ABINGDON OX13 6NU	43	1.0	12.1	2.0	24.5	3.1	37.2
P06/V1928/O, P07/V1772/RM	Land adj Coxwell House & Winslow House, Coxwell Rd	43	0.6	7.8	1.3	16.0	6.8	81.4
P15/V0251/O	Land at Fallowfields Faringdon Road Southmoor	43	1.0	12.5	2.5	30.2	3.2	37.9

Application reference	Site name	Net homes	Time between outline application received and permission (years)		Time between outline application and detailed permission		Total time between outline application received to estimated first completion	
			Years	Months	Years	Months	Years	Months
P15/V0898/O, P18/V0692/RM	Steventon Road Nurseries Steventon Road East Hanney OX12 0HS	40	0.5	6.2	3.3	39.5	4.0	47.5
P16/V1714/O, P17/V2502/RM	Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow, Wantage, OX12 9RH	38	0.0	0.0	1.5	18.6	4.1	48.7
P13/V1949/O, P15/V2128/RM	Land at Bow Farm, Bow Road, Stanford-in-the-Vale	37	1.6	19.6	2.6	30.9	4.1	48.9
P16/V0234/O, P18/V1089/RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	0.9	10.7	2.7	32.6	3.7	44.1
P11/V1453/O, P12/V2023/RM	Broadwater, Manor Rd	20	0.7	8.7	1.5	17.7	3.8	45.1
P14/V2822/O	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19	1.2	14.7	2.9	35.1	2.8	33.7
P05/V1050/O, P07/V0166/RM	Land adjacent to 35 Park Road, Faringdon	19	0.3	3.5	1.8	21.5	9.7	116.4
P16/V1243/O	Land to north of Manor Close Chilton DIDCOT OX11 0SS	18	0.4	5.3	1.4	17.2	1.9	22.6
P12/V2429/O, P14/V0034/RM	Land to the North of Rectory Farm Close, West Hanney	18	0.9	10.9	1.4	17.1	2.4	28.4
P15/V1074/O, P17/V3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	1.4	16.4	2.7	32.9	4.4	52.9
P15/V0271/O	Land at King's Lane Longcot, SN7 7SZ	15	1.3	16.0	2.4	28.8	3.7	43.8
P16/V0527/O, P17/V0134/RM	The Bungalow, Townsend, Grove, WANTAGE, OX12 0AZ	13	0.3	3.4	1.5	17.8	4.8	58.1
P15/V3042/O, P17/V2159/RM	Marcham Village Institute and Anson Field, Marcham, Abingdon OX13 6NG	13	1.3	15.6	1.9	22.3	3.8	45.3
P15/V2328/O, P20/V0129/RM	Mather House, White Road East Hendred OX128JG	10	1.6	18.8	4.9	58.7	7.5	90.2
Average of sites 10-49			0.9	10.5	2.2	26.7	4.2	50.4
Lead in time averages			1.5	18.3	3.1	36.7	4.4	53.0

Site build-out rate analysis

Application reference	Site name	Net homes	Average build out rate		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P02/V1594/O, Various	Great Western Park (Includes South Oxfordshire completions)	3444	287		110	204	232	392	368	389	431	471	430	205	132	80	
P13/V1764/O, Various	Crab Hill	1500	125									18	109	106	187	177	152
P12/V0299/O, Various	Grove Airfield	2500	117									13	193	107	144	138	107
Various	Monks Farm (North Grove)	885	56							3	90	90	127	49	9		24
P17/V0050/O, Various	North of Abingdon-on-Thames	800	78												8	103	122
Various	Valley Park	2550												45		39	36
Average build out rate sites of 500 and above			133														
P16/V2900/FUL	Milton Heights	458	42									13	43	45	33	69	51
P06/V1939/O, P08/V1078/RM	Former Tree Nursery & Cricket Club & Jespers Hill, Park Rd	332	63		186	33	31	3									
P17/V2961/FUL	South of Kennington (Allocation - Site 3)	283	52										11	46	43	43	119
P15/V1808/O, P17/V0662/RM	Land to the east of Witney Road, Kingston Bagpuize, OX13 5FZ	280	56								10	65	89	40	76		
P17/V1082/O, P21/V0984/RM	Land South of Park Rd, Faringdon - Phase 2	277	41													17	65
P05/V1086/O, P11/V1557/RM	Land to the South of Chilton Field	275	92			76	75	124									
P15/V2541/O, P21/V0773/RM	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	275															41
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part B	261	154										154				
P13/V1810/O, P18/V0862/RM	Land to the East of Highworth Road, Shrivenham	240	48										18	32	86	81	22
P17/V1894/O, P20/V0390/RM	North West of Radley	240	38												39	29	47
P15/V1504/FUL	Land North of Grove Road, Harwell	207	52								30	67	94	16			
P12/V1240/FUL	Land at Stockham Farm, Denchworth Rd	200	50					33	74	80	13						
P15/V1934/O, P17/V0118/RM	The Steeds, Land West of Coxwell Road, Faringdon	200	40								5	78	57	50	10		
P17/V1336/O, P19/V0169/RM	North West of Abingdon on Thames	200	49												42	74	30
P04/V1094/O, P08/V0325/RM	Timbmet Ltd, Cumnor Hill	192	64		8	27	157										
P16/V0775/O, P20/V0658/RM	South West of Faringdon	190	57												37	49	85
P15/V1722/O, P17/V2980/RM	Land west of Station Road (A338), South of Williams Grand Prix Engineering, Grove	160	40									18	93	40	9		
P14/V1196/FUL	Land East of Drayton Road Abingdon	158	53							55	58	45					

Application reference	Site name	Net homes	Average build out rate		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P07/V0741/O, P13/V0817/RM	Land adj NE & NW of Tilbury Ln, Botley	150	38					46	27	70	7						
P15/V2952/O, P17/V2479/RM	King Alfred School, East Springfield Road, Wantage, OX12 8ET	150	30									4	27	61	20	38	
P15/V2447/FUL	Land to the south of High Street, Drayton	140	35								19	69	42	10			
P06/V1269/O, P13/V0497/RM	Land off Lime Rd, Botley	136	34				16	13	14	93							
P15/V0783/O, P15/V0978/RM	Land at Monks Farm, Phase 1 & 1a, Grove (Allocation - Site 15 (part))	133	27							3	90	29	4	7			
P16/V0246/FUL	Botley Centre, West Way, Botley, Oxford - Part A	128	20											20			
P12/V1329/FUL	Land south of Majors Rd, opp Shrivenham Hundred Business Park	120	40				40	70	10								
P15/V0663/O, P17/V0800/RM	Land off Townsend Road, Shrivenham, SN6 8HR	116	29										25	30	46	15	
P17/V0813/FUL	Land at Grove Road, Wantage	115	31											35	26		
P13/V0139/O, P16/V1791/RM	Fernham Fields, Faringdon	111	37								41	33	37				
P10/V1907/O, P14/V2061/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 1	104	17							3	14	55	16	0	16		
P17/V1082/O	Land South of Park Rd	103	26											3	64	35	1
P16/V1589/O, P18/V2056/RM	Land West of Faringdon Road, Stanford in the Vale, FARINGDON, SN7 8HQ	100	41													35	46
P12/V2283/O, P13/V2359/RM	Cowans Camp High Street Watchfield SN6 8SZ	100	25						26	25	46	3					
	Average build out rates, sites of 100-499		46														
P12/V2653/FUL	Land off Draycott Road	98	33					11	63	24							
P18/V0069/O, P19/V1728/RM	Land south of Appleford Road, Sutton Courtenay (Major Ameys Site) Phase 2	91	43													55	31
P13/V1826/FUL	Land South of Downsview Rd (Stockham Farm Phase 2)	90	30							43	44	3					
P14/V1810/FUL	Land West of Stockham Farmhouse, Wantage (in the parishes of Wantage, East Challow and Grove)	90	30								21	37	32				
P13/V0139/O, P16/V2582/RM	Fernham Fields, Faringdon, Swindon, SN7 7EZ	89	22								9	52	21	7			
P16/V0652/O, P18/V0744/RM	Land at Park Farm, East Challow	88	25										3	36	27	35	
P12/V2316/O, P13/V2454/RM	Land east of Chainhill Rd	85	43						50	35							
P19/V0403/FUL	Land at Alma Barn Didcot Road Harwell OX11 6DN	85	45											45			
P14/V1663/FUL	Land to the south of Blenheim Hill Harwell Oxon OX11 0DS	80	40							20	60						
P16/V2134/O, P18/V2031/RM	Land North Of Ware Road, Stanford In The Vale, Oxon	78	26											9	66	3	

Application reference	Site name	Net homes	Average build out rate		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P14/V0576/O, P16/V1287/RM	Land west of Bellingers Garage, Station Road, Grove, OX12 7PN	75	25									43	30	2			
P13/V0146/FUL	Land off Faringdon Road, Stanford in the Vale	73	37						63	10							
P15/V1795/FUL	Land off Field Close Kingston Bagpuize w/ Southmoor	73	24							10	52	11					
P14/V2504/FUL	Land West of Abingdon Road, Drayton	73	73							73							
P06/V0446/O, P07/V0417	Richmond Letcombe Regis, South Street, Letcombe Regis, OX12 9RG	72	72					72									
P12/V1819/O, P14/V0695/RM	Land to the rear of 82-88 Cumnor Hill, Oxford	72	72							72							
P12/V1261/FUL	Nalder Estate & The Old Canal Building, Main St	71	24				1	39	31								
P13/V0401/O, P13/V2321/RM	Milton Road, Sutton Courtenay	70	35						40	30							
P15/V1671/FUL	Chawley Park & 195/195A Cumnor Hill, Oxford, OX2 9GG	70	37										37				
P14/V2757/FUL	Land off Colton Road Shrivenham	68	34							29	39						
P13/V2445	Alder View, Land South of Grove Road, Harwell	65	65						65								
P14/V1952/FUL	Land at Barnett Road Steventon OX13 6AJ	65	33								63	2					
P12/V1836/O, P13/V2562/RM	Land West of Witney Road and South of A420	63	32						53	10							
P08/V1237	The Old Gaol Leisure Centre	61	20				20	25	16								
P15/V0612/FUL	Land West of Hyde Copse Marcham OX13 6PT	61	61								61						
P13/V1514/O, P16/V2868/RM	Land to the West of Longcot Road, Shrivenham	59	30									18	41				
P16/V1705/FUL	Land at Manor Farm, Drayton, Oxon	57	19								2	43	12				
P14/V2704/FUL	Land at Abingdon Road Steventon	57	29							42	15						
P13/V2731/O, P14/V2363/RM	Packhorse Lane, Marcham, OX13 6NU	54	18						39	8	7						
P13/V0467/O, P17/V1077/RM	Land at Milton Hill, Milton Heights, Milton, ABINGDON, OX14 4DR	53	27										32	21			
P12/V1302/O, P12/V1721/RM	Land South of Faringdon Rd, Southmoor	50	25				11	39									
P12/V1980/O, P13/V2691/RM	Land off Barnett Rd	50	50						50								
P15/V0343/O, P17/V2904/RM	Land North of Summertown, East Hanney, Oxon	50	17										7	27	16		
Average build out rates, sites of 50- 99 dwellings			36														
P19/V0910/FUL	Hanney Nurseries, Steventon Road, East Hanney, OX12 0HS	48	16												4	28	16
P16/V3224/FUL	Land off Sheepstead Road, Marcham, Abingdon	47	24													27	20
P15/V2560/FUL	Land to the east of Portway Cottages, Reading Road, East Hendred, Wantage, OX12 8JD	46	15								8	32	6				
P12/V1836/O, P13/V2562/RM	Land West of Witney Road and South of A420	45	45							45							

Application reference	Site name	Net homes	Average build out rate		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P15/V2016/FUL	Land off Hanney Road Steventon OX13 6AS	44	22								43	1					
P13/V0575/O, P14/V1241/RM	King's Field, Sheepstead Rd, Marcham	43	22						32	11							
P15/V0251/O, P17/V1049/RM	Land at Fallowfields, Faringdon Road, Southmoor	43	14									34	7	2			
P13/V1151/FUL	Department of Social Services Mayott House, Ock Street, Abingdon, Oxfordshire	40	40							40							
P15/V0898/O, P18/V0692/RM	Steventon Road Nurseries Steventon Road East Hanney OX12 0HS	40	20										20	20			
P18/V0359/FUL	Parklands School, Besselsleigh, Appleton, Oxford	40	13										4	35	1		
P15/V2175/FUL	Land West of Nursery Steventon Road East Hanney OX12 0HS	39	20							8	31						
P17/V0321/FUL	Bellingers, 111 Ock Street, ABINGDON, OX14 5DQ	39	39											39			
P16/V1714/O, P17/V2502/RM	Land at Challow Park (including Former Council Depot), Challow Road (A417), East Challow, Wantage, OX12 9RH	38	19											19	19		
P11/V2953	Oakenholt Nursing Home, Eynsham Road, Cumnor, OX2 9NL	37	37								37						
P14/V1976/O, P16/V0992/RM	Land off Packhorse Lane, Packhorse Lane, Marcham, ABINGDON, OX13 6NU	37	12								6	26	5				
P06/V1928/O, P07/V1772/RM	Land adj Coxwell House & Winslow House, Coxwell Rd	36	18				7	29									
P12/V2582/FUL	East of Highworth Rd	36	18							14	22						
P13/V1870/FUL	Land to rear of Station Road Uffington SN7 7SL	36	18						4	32							
P13/V2490/FUL	Land at Highworth Road, Shrivenham	35	9									11	17	5	2		
P19/V0397/N1A	Riverside Court, 9 West Way, Botley, Oxford, OX2 0JB	34	34													34	
P13/V0233/FUL	Land North of 92-112 Milton Rd	33	17						30	3							
P14/V2877/FUL	Land at Cowans Camp Depot High Street Watchfield SN6 8TE	33	11							9	2	22					
P15/V0729/FUL	Police Station and Magistrates' Court Church Street Wantage OX12 8BW	32	32								32						
P17/V2427/PD O	55-59 Stert Street ABINGDON OX14 3JF	32	32									32					
P14/V0676/FUL	Land at Sutton Road, Milton	31	16						20	11							
P12/V0324	Land between Station Rd & Townsend Rd	31	16				25	6									
P13/V0692/FUL	Land at Causeway Farm, The Causeway	31	16						26	5							
P17/V2268/FUL	Land at Fallowfields Hotel, Faringdon Road, Southmoor, ABINGDON, OX13 5BH	31	10									6	15	10			
P13/V1827/FUL	Sports Ground & Pavilion, Abingdon Road, Kingston Bagpuize	30	15								27	3					
P15/V0471/FUL	Chailey House Bessels Way Blewbury Didcot OX11 9NJ	30	15							8	22						

Application reference	Site name	Net homes	Average build out rate		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P17/V0569/FUL	Land to the south of Challow Road and north of Naldertown, Wantage, OX12 9DJ	29	15									8	21				
P13/V0344/FUL	Land adj to Folly Park, Park Rd	28	14				7	21									
P14/V2362/FUL	Land off Milton Road Sutton Courtenay Oxon OX14 4BS	26	26							26							
P14/V1964/FUL	Land to the North of Portway Villas, Reading Road	26	13							14	12						
P13/V0381/FUL	Land East of A338, Crown Meadow, East Hanney	25	25							25							
P14/V0866/FUL	Land off School Close, Causeway Farm, Steventon,	25	25							25							
P16/V0234/O, P18/V1089/RM	Springfield Farm, Bullockspit Lane (Kingston Bagpuize with Southmoor), Longworth, OX13 5HJ	25	8										7	6	12		
P05/V1700	Former bus depot site, Grove St & Limborough Rd	24	24			24											
P12/V0870	Champion House, 12 Wootton Rd	24	24				24										
P14/V2829/FUL	23 Wallingford Street Wantage OX12 8AU	24	24								24						
P08/V0694	St Marys School, Newbury St	23	23				23										
P11/V1520	46 Newbury Street	23	12				21	2									
P12/V1878/FUL	Land West of Portway Villas, Reading Rd	21	21					21									
P13/V1949/O, P15/V2128/RM	Land at Bow Farm, Bow Road, Stanford-in-the-Vale	20	20								20						
P14/V2822/O, P17/V1708/RM	Land at Bow Farm, Bow Road, Stanford in the Vale, SN7 8JB	19	10									2	17				
P11/V1453/O, P12/V2023/RM	Broadwater, Manor Rd	18	18						18								
P12/V2048/FUL	Land off Walnut Trees Hill, Ashbury	18	18					18									
P13/V0859/FUL	Land North of Priory Lane	18	18						18								
P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale, SN7 8LL	18	9										9	9			
P05/V1050/O, P07/V0166/RM	Land adjacent to 35 Park Road, Faringdon	18	18						18								
P16/V1243/O, P17/V1730/RM	Land to north of Manor Close Chilton DIDCOT OX11 0SS	18	18									18					
P16/V2105/FUL	Land off Drayton Road, Milton, OX14 4EU	18	9								6	12					
P13/V2608/FUL	Land to the rear of Saxon Gate, East Hanney	16	16						16								
P10/V1614	Land adj 31 & 34 Simpsons Way	16	16					16									
P13/V2046/FUL	Land at Priory Lane, Marcham	16	16					16									
P14/V0287/FUL	Land at Majors Road Watchfield Oxfordshire	16	16								16						
P15/V1074/O, P17/V3134/RM	Land at Reading Road, Harwell, OX11 0LW	16	8										3	13			
P10/V2032	Amey Plc, Appleford Rd	15	15		15												
P11/V2103	Land South of Alfreds Place	15	15					15									
P15/V0271/O, P17/V0573/RM	Land at King's Lane, Longcot, SN7 7SZ	15	8									6	9				
P17/V1778/FUL	35 - 37 Oxford Road ABINGDON OX14 2EE	15	7									7					

Application reference	Site name	Net homes	Average build out rate		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
P15/V2887/FUL	Land off School Road, West Hanney, Wantage, OX12 0LA	15	15													15	
P11/V1960/EX	Challow Country Club, Woodhill Ln	14	14												14		
P10/V1301	Land opp Shepherds Hey & Southbourne, Bessels Way	14	14		14												
P14/V2318/FUL	Motorlux, 32 Newbury Street, Wantage, OX12 8DA	14	14										14				
P15/V2490/FUL	Former H & L Site, Limborough Road, Wantage, OX12 9AJ	14	14										14				
P12/V2429/O, P14/V0034/RM	Land to the North of Rectory Farm Close, West Hanney	13	13						13								
P16/V0527/O, P17/V0134/RM	The Bungalow, Townsend, Grove, WANTAGE, OX12 0AZ	13	13											13			
P15/V3042/O, P17/V2159/RM	Marcham Village Institute and Anson Field, Marcham, Abingdon OX13 6NG	13	7										5	8			
P14/V1886/FUL	Land to the rear of Firs and Ambleside, Didcot Road, Harwell	12	12							12							
P07/V1057	35 And 37 Yarnells Hill, North Hinksey, Oxford, OX2 9BE	12	12							12							
P16/V1976/FUL	12-14 Cumnor Hill, OXFORD, OX2 9HA	12	12										12				
P17/V1863/FUL	77-79 and 81-91 Church Road, Radley	12	6											9	3		
P10/V1846	St Johns Court, Oxford Ln	11	11			11											
P12/V0958	17 to 20 Millbrook Sq	11	11					11									
P12/V0270/EX	Ambulance Station, Ormond Rd	11	11				11										
P13/V0033/FUL	Faringdon Tennis Club, Southampton St	11	11									11					
P15/V2117/FUL	47 West Way Oxford OX2 0JF	11	11									11					
P16/V2704/FUL	Land off Field Close, kingston Bagpuize with Southmoor	11	6								9	2					
P08/V1739	Abbey House, Stirlings Rd	10	10		10												
P12/V2196/FUL	33 West St Helen Street, Abingdon	10	10					10									
P13/V0626/FUL	66 Cumnor Hill, Oxford	10	10					10									
P12/V1410/FUL	98-100 West Way, Botley	10	10				10										
P15/V2041/FUL	The Woolpack Inn Church Street Wantage OX12 8BL	10	10								10						
P15/V0469/FUL	Tilbury Lodge 5 Tilbury Lane Botley OX2 9NB	10	10							10							
P15/V2905/FUL	Southmoor House Faringdon Road Southmoor Abingdon OX13 5AA	10	10								10						
P17/V3116/FUL	Riverside Court 9 West Way Botley Oxford OX2 0JB	10	10													10	
P17/V1877/FUL	5-7 Bromsgrove, Faringdon, SN7 7JF	10	10										10				
P15/V2328/O	Mather House, White Road East Hendred OX128JG	10	10														10
Average build out rate, sites between 10 and 49 dwellings			16														

Appendix 5: Windfall supply assessment

1.1. The following methodology provides an assessment of Vale of Horse's windfall supply. The assessment has been conducted to assess our windfall rates and identify the expected future trends which will continue to be a reliable source of deliverable sites.

1.2. Table 4.1 shows that our windfall completions have ranged between 15% to 100% of total dwelling completions. The status of the development plan, the age of the plan, and housing land supply can influence the number of windfall units.

Table A4.1: All net windfall completions 2011/12 to 2024/25

Year	Total net windfall completions	Total completions	Percentage of windfall completions
2011/12	346	346	100%
2012/13	270	270	100%
2013/14	570	586	97%
2014/15	680	739	92%
2015/16	960	1132	85%
2016/17	1221	1575	78%
2017/18	990	1556	64%
2018/19	599	1258	48%
2019/20	702	1598	44%
2020/21	544	1109	49%
2021/22	360	1208	30%
2022/23	356	1357	26%
2023/24	170	1162	15%
2024/25	265	1211	22%
Average	574	1079	61%

1.3. The majority of our windfall supply is major development of 10 or more dwellings. Our windfall assessment considers our windfall completion sites, first by assessing whether they are delivered on brownfield or greenfield land, by previous use class, and by scale, in order to identify the expected future trends which will continue to be a reliable source of deliverable sites.

1.4. Table 4.2 categorises these major windfall sites based on whether they have been delivered on brownfield or greenfield land. The table shows that our windfall supply on brownfield land, is broadly consistent throughout the

assessment period, and averages 192 dwellings per year. In contrast, our windfall supply on greenfield land varies throughout the assessment period, and averages 232 dwellings per year. This is likely to be the result of the Local Plan 2011 becoming out of date, and the land supply position falling below five years in the early years of the data period. Therefore, with the current position being that Vale of White Horse are able demonstrate a 5-year housing land supply position against current requirements, as well as against the emerging Plan requirements, it is likely supply from major Greenfield windfall developments will reduce and not form a consistent supply. As such, major Greenfield development sources have not been carried forward in the assessment.

Table A4.2: Major net windfall completions by brownfield or greenfield land

Year	Brownfield Land	Greenfield Land
2011/12	227	15
2012/13	95	85
2013/14	345	118
2014/15	268	323
2015/16	159	616
2016/17	230	549
2017/18	275	538
2018/19	173	249
2019/20	349	220
2020/21	234	184
2021/22	73	129
2022/23	81	147
2023/24	20	54
2024/25	152	24
Total	2681	3251
Average	192	232

- 1.5. These brownfield sites are then divided into categories based on their previous land use, including industrial, office, residential, retail and other. Table 4.3 identifies that there is consistent windfall development from the 'other' category of previous land uses (e.g. Garden Centres, Police Station, Community Centre), and 'residential' category land uses. We shall therefore only consider major windfall completions on brownfield land which has previously been used for either 'other' or 'residential' as part of the assessment.

Table A4.3: Net major windfall completions 2011/12 to 2024/25, Brownfield sites by previous land use

Year	Industrial	Office	Residential	Retail	Other
2011/12	17	10	0	0	200
2012/13	27	0	11	0	57
2013/14	158	44	31	0	112

Year	Industrial	Office	Residential	Retail	Other
2014/15	111	35	12	0	110
2015/16	31	16	76	0	36
2016/17	3	0	192	0	35
2017/18	14	10	54	24	173
2018/19	55	43	37	0	38
2019/20	16	14	70	168	81
2020/21	19	0	22	59	134
2021/22	35	0	3	0	35
2022/23	0	44	-1	0	38
2023/24	0	10	10	0	0
2024/25	14	20	0	118	0
Average	36	18	37	26	75

1.6. The major windfall completions on brownfield land from the 'other' category of previous land are then categorised by development scale, as shown in Table 4.4. The table shows that windfall supply between 10 and 50 dwellings has been consistent, and that completions above 51 dwellings have not been consistent. Therefore, only completions of sites less than 51 dwellings will be taken forward through the assessment.

Table A4.4: Net major windfall completions carried forward from step 3 (from "other" previous land use category)

Year	10-50 dwellings	51 -100 dwellings	101-250 dwellings	251+ dwellings
2011/12	14	0	0	186
2012/13	24	0	0	33
2013/14	41	0	40	31
2014/15	37	0	70	3
2015/16	0	26	10	0
2016/17	0	35	0	0
2017/18	75	98	0	0
2018/19	20	14	4	0
2019/20	54	0	27	0
2020/21	73	0	61	0
2021/22	15	0	20	0
2022/23	0	0	38	0
2023/24	0	0	0	0
2024/25	0	0	0	0
Total	353	173	270	253
Average	25	12	19	18

1.7. The major windfall completions on brownfield land from the 'residential' category of previous land are then categorised by development scale, as shown in Table 4.5. The table shows that windfall supply between 10 and 50 dwellings

has been consistent, and that completions above 51 dwellings have not been consistent. Therefore, only completions of sites less than 51 dwellings will be taken forward through the assessment.

Table A4.5: Net major windfall completions carried forward from step 3 (from “residential” previous land use category)

Year	10-50 dwellings	51 -100 dwellings	101-250 dwellings	251+ dwellings
2011/12	0	0	0	0
2012/13	11	0	0	0
2013/14	31	0	0	0
2014/15	12	0	0	0
2015/16	36	40	0	0
2016/17	117	68	0	0
2017/18	54	0	0	0
2018/19	37	0	0	0
2019/20	33	37	0	0
2020/21	22	0	0	0
2021/22	3	0	0	0
2022/23	0	0	0	0
2023/24	0	0	0	0
2024/25	0	0	0	0
Total	356	145	0	0
Average	25	10	0	0

- 1.8. Finally, we examined windfall completions on sites of nine or fewer dwellings. Table 4.6 shows completions on minor sites between 2011/12 and 2024/25, the two-year rolling average of completions, and the average when the two highest and two lowest outliers are removed. This shows that the averages are all similar; 130 completions on minor windfall sites, the two year rolling average is 145 dwellings. The similarity in the averages shows the consistency of supply, and therefore 130 dwellings per annum of windfall completions on small sites will be included within the windfall allowance.

Table A4.6: Windfall completions on minor sites

Year	Total	2 year rolling average
2011/12	104	
2012/13	90	97
2013/14	107	98.5
2014/15	89	98
2015/16	185	137
2016/17	442	313.5
2017/18	177	309.5

Year	Total	2 year rolling average
2018/19	177	177
2019/20	133	155
2020/21	126	129.5
2021/22	158	142
2022/23	128	143
2023/24	96	112
2024/25	89	92.5
Total	2101	-
Average	130	145

1.9. We will only include the windfall allowance years 4 and 5 as this would, in practice, avoid double counting with the Category A sites.

Table A4.6: Windfall allowance totals

Site size	Year 1	Year 2	Year 3	Year 4	Year 5
Major windfall allowance	0	0	0	50	50
Minor windfall allowance	0	0	0	130	130
Total windfall allowance	0	0	0	180	180
	Excluded	Excluded	Excluded	Included	Included

1.10. We expect 360 homes to be delivered on windfall sites during the five-year period.

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