

Housing Land Supply Statement for the Vale of White Horse

September 2026



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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 2026, covering the period of 1 April 2026 to 31 March 2031.
- 1.2. This statement provides a year by year and site by site trajectory of the expected housing supply in the district. It explains the council's approach to calculating the five-year housing land supply and provides an assessment of deliverable land within the district to establish the council's five-year housing land supply position. The council will use this statement as a material consideration in determining planning applications.
- 1.3. The council can demonstrate a **5.26 years' supply** of housing land.
- 1.4. The council has produced a separate 5-year land supply statement based on the proposed housing requirement in the emerging Joint Local Plan.

2. National Policy and guidance

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

Establishing the five-year housing land requirement

- 2.3. Paragraph 8 of Appendix D of the NPPF directs Councils to establish their five-year housing land housing requirement using either:
 - the housing requirement as set out in their local plan policies if less than five years old, or
 - against their local housing need, as calculated using the standard method, where the development plan housing requirement is more than five years old.
- 2.4. The supply of specific deliverable sites should include a buffer of either 5% or 20%, depending on whether there has been significant under delivery of housing over the three previous years according to the Housing Delivery Test. In addition, a 20% buffer may be required if a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method.

Identifying the supply of deliverable sites

- 2.5. The NPPF 2026 defines deliverable housing sites as those that are available now, offer a suitable location for development now, and are achievable with a realistic prospect that housing will be delivered on the site within five years¹. The NPPF broadly splits deliverable housing sites into one of two categories: either Category A or Category B sites.
- 2.6. Category A includes all sites with detailed planning permission, and sites which do not involve major development and have planning permission. These sites are considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. For

¹ NPPF, Annex B, Glossary

example, because they are no longer viable, there is no longer a demand for the type of units, or the sites have long term phasing plans.

2.7. Category B includes sites that have outline planning permission for major development, have been allocated in a development plan, have a grant of permission in principle, or are identified on a brownfield register. These sites are only considered deliverable where there is clear evidence that housing completions will begin on site within five years. The PPG provides further guidance of what evidence councils can use to demonstrate the deliverability of these sites, though it should be noted that this is not a closed list. This includes:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates
- firm progress with site assessment work
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.

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

2.9. National policy and guidance also allow councils to add a windfall allowance as part of their five-year housing land supply where there is compelling evidence that they will provide a reliable source of supply². As defined by the NPPF in Annex B, windfall sites are sites that are not specifically identified in the development plan. PPG sets out the method for assessing Housing and Economic Land Availability. Stage 3 sets out the method for undertaking a windfall assessment³.

² NPPF, Policy H03

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

3. Relevant case law

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

St. Modwen Developments Ltd (2017)

- 3.2. In *St. Modwen Developments Ltd v Secretary of State for Communities and Local Government* [2017] EWCA Civ 1643 (20 October 2017), the case considered what constitutes as a realistic prospect of the deliverability of a site. The decision concluded that deliverability means that a site is capable of being delivered, although it may not necessarily will be. This judgment was issued prior to government changes to the NPPF in 2018 which adapted the definition of a “deliverable”. However, later case law (set out below) has confirmed this interpretation of the “realistic prospect” test is still relevant given that wording remains in the various iterations of the NPPF published to date, including the NPPF 2026.

East Bergholt Parish Council (2019)

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

Birmingham City Council (2019)

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

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

- 4.1. The following chapter will identify our five-year housing supply position. It shall establish our five-year housing land requirement calculated using the standard method and relevant buffer. It shall then identify our supply of deliverable sites, including Category A and B sites, as well as windfall sites. These figures will then be used to calculate our five-year housing land supply position.

Establishing our five-year housing land requirement

- 4.2. 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 2019⁴. This means that both of our adopted housing requirements are more than five years old. Paragraph 8 of Annex D to the NPPF 2026 is clear that where the development plan housing requirement is more than 5 years old the local housing need calculated using the standard method should be used to measure housing supply against.
- 4.3. The local housing need figure calculated using the latest standard method figure for Vale of White Horse is 970 homes a year. This equates to a 5-year total of 4,850 homes.
- 4.4. We also need to apply a buffer to our housing requirement. As the latest Housing Delivery Test result for Vale of White Horse is 192%, we are required to add a 5% buffer to our local housing need over the next five years.
- 4.5. When adding the 5% buffer to our standard method-based local housing need, this gives us a total five-year local housing need of 5,092 homes.

Identifying our supply of deliverable sites

Category A sites

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

⁴ www.whitehorsedc.gov.uk/localplan2031

- 4.8. For minor sites (one to nine dwellings) with permission, we assume delivery will take place over the next three years. This is a reasonable timeframe for the delivery of minor sites, considering the standard condition that the council applies to all sites, requiring work to commence within three years.
- 4.9. We expect 3,118 homes to be delivered on Category A sites during the five-year period.

Category B sites

- 4.10. Appendix B identifies our Category B sites and trajectories over the next five years. We have individually assessed these sites for their inclusion in our five-housing land supply assessment in consultation with case officers, site promoters and developers.
- 4.11. To help us in our assessment, we have drawn on an extensive database of average lead in times and build out rates in our district since 1st April 2011 – providing a 14-year dataset that reflects a plethora of (mainly pessimistic) economic circumstances. These are shown in Appendix 3. This helps the council to determine a realistic delivery rate for these homes within the 5-year period, resulting in some units falling outside of the timeframe and being excluded from the 5-year supply. We have then sought verification from site promoters and developers whether our assessment was realistic using detailed pro-formas as shown in Appendix E.
- 4.12. We expect 2,006 homes to be delivered on Category B sites during the five-year period.

Windfall sites

- 4.13. Appendix D 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.
- 4.14. We expect 234 homes to be delivered on windfall sites during the five-year period.

Communal accommodation

- 4.15. From the latest census information (2021), to inform our housing supply, we have used accommodation ratios for dwellings for students of 1.76 bed spaces per household, and a ratio of 1.89 for communal accommodation bed spaces per household. The communal accommodation ratio is based on 2011 Census data.

Total supply of deliverable sites

- 4.16. Table 1 provides the breakdown of deliverable sites for the period supply position and housing trajectory as of 1 April 2026, covering the period of 1 April 2026 to 31 March 2031.

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

Source of supply	Number of dwellings
Category A sites	3,118
Category B sites	2,006
Windfall allowance	234
Total	5,358

Calculating our five-year land supply position

- 4.17. Our five-year housing land supply position, when calculated using our five-year housing land requirement and our identified supply of deliverable sites, results in 5.26 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	5,092 dwellings
B) 5 Year housing supply	5,358 dwellings
C) Number of years of deliverable sites	5.26 years
D) Over / under supply	266

Appendix A: 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	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
47	87 High Street, Milton, Abingdon, Oxfordshire	P13/V1627/FUL	19 December 2013	2	2		1	1		
53	Milton Heights	P16/V2900/FUL	26 October 2017	458	119	44	44	31		
537	Land adjacent to 16 Yarnells Road, North Hinksey	P22/V0082/FUL	23 May 2022	1	1		1			
560	Northwest of Radley	P20/V0390/RM	05 March 2021	240	43	43				
726	Land adjacent to 45 Northcourt Road, Abingdon	P22/V2285/O	17 February 2023	1	1	1				
749	Stone Farm, Majors Road, Longcot	P15/V2330/FUL	08 February 2016	4	1	1				
794	Land West of Faringdon Road, Cumnor	P17/V0106/RM	18 August 2017	22	22	22				
876	Former Pic UK Limited Site, Fyfield Wick, Abingdon	P17/V0542/FUL	27 April 2017	2	1	1				
885	Westview, 6 Abingdon Road, Rowstock	P16/V0976/FUL	19 August 2016	4	4	1	2	1		
1022	Greensands, Reading Road, East Hendred	P19/V0301/RM	06 January 2021	65	65				36	29
1055	Long Reach, Didcot Road, Harwell	P18/V0112/RM	22 August 2018	19	19		16	3		
1178	Warehouse, Ferndale Street, Faringdon	P18/V1228/FUL	05 October 2018	4	2	2				
1215	The Limes, Station Road, Grove	P21/V1315/RM	16 August 2021	5	5	2	2	1		
1226	Land South of Park Rd, Faringdon - Phase 2	P21/V0984/RM	25 March 2022	277	92	44	44	4		
1228	Land at North Shrivenham, Highworth Road, Shrivenham (Phase 2)	P21/V0773/RM	28 February 2023	275	37	37				
1272	Land South of A415, Marcham	P23/V1077/RM	20 December 2023	87	15	15				
1335	Homing, Lincombe Lane, Boars Hill	P19/V2035/FUL	06 December 2019	0	1			1		
1350	2 Chilton Close, Abingdon	P19/V2199/FUL	02 January 2020	1	1	1				
1356	Land off Oxford Road, Swinford	P19/V2621/FUL	17 February 2020	0	1		1			
1398	Lowerfield Farm, Road Between Bourton and Lower Bourton, Lower Bourton	P20/V0295/FUL	07 December 2020	4	2	1	1			
1436	Wicks House, North Green, West Hanney	P20/V1147/FUL	25 September 2020	1	1	1				
1455	Grange Cottage, Road Between Bourton and Lower Bourton, Lower Bourton	P20/V1530/FUL	06 November 2020	2	2	1	1			
1469	18 Market Place, Faringdon	P20/V1834/FUL	11 November 2020	1	1			1		
1489	17 Bow Bank, Longworth, Abingdon	P20/V2385/FUL	08 January 2021	2	2	1	1			
1514	Land North of Dunmore Road, Abingdon	P19/V1998/RM	26 March 2021	425	66	37	29			
1520	The Old Boat Yard, Ferry Walk, Abingdon	P20/V1565/FUL	01 April 2021	3	3	1	1	1		
1530	6 Sutton Road, Milton, Abingdon	P20/V3360/FUL	09 April 2021	1	2	1	1			
1547	25 Orchard Way, Harwell, Didcot	P24/V1219/RM	22 August 2024	5	5	1	2	2		
1577	22-26 The Clock House, Ock Street, Abingdon	P19/V0083/FUL	08 October 2021	11	11		11			
1584	Thickets, Hinksey Hill, Oxford	P21/V2852/FUL	31 March 2022	0	1		1			
1587	Walnut Cottage, Little Coxwell, Faringdon	P21/V3482/FUL	01 March 2022	0	1			1		
1605	Woodlands, Foxcombe Road, Boars Hill	P21/V2129/FUL	18 February 2022	0	1	1				
1611	9 Wick Green, Grove	P21/V2550/FUL	27 January 2022	1	1	1				
1630	Land north of Twelve Acre Drive, Abingdon	P22/V0680/RM	22 February 2023	371	226	52	52	52	52	18
1635	Green Lane / Brumcombe Lane, Green Lane, Bayworth	P21/V2205/FUL	24 June 2022	1	1		1			
1638	18 Sandhill, Shrivenham	P21/V0460/FUL	19 July 2022	1	1		1			
1641	6 Frogmore Lane, Stanford in the Vale	P21/V2009/FUL	28 July 2022	1	1	1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
1644	The Plough Inn, Orchard Lane, East Hendred	P21/V2296/FUL	07 October 2022	3	1		1			
1647	Hill Farm, Faringdon Road, East Challow	P21/V2702/FUL	19 August 2022	3	2	1	1			
1650	Westcot House, Westcot	P21/V2825/FUL	10 May 2022	1	1	1				
1680	Land adjacent Whittington Crescent, Denchworth Road	P22/V0634/FUL	04 July 2022	3	3	1	1	1		
1689	The Poplars, School Lane, Milton	P22/V0932/FUL	02 September 2022	5	5	1	2	2		
1700	41 Market Place, Wantage	P22/V1206/FUL	07 October 2022	8	8	2	3	3		
1708	Baylolls Manor, High Street, Harwell	P21/V2025/FUL	08 December 2022	2	2	1	1			
1713	33 The Causeway, Steventon	P22/V1345/RM	09 December 2022	7	7	2	3	2		
1724	Tall Trees, 11 Rimes Close, Kingston Bagpuize	P22/V2980/FUL	23 February 2022	1	1	1				
1725	157 Eynsham Road, Botley	P21/V2665/FUL	01 March 2023	3	3	1	1	1		
1729	Land South of Steeds Farm, Coxwell Road, Faringdon	P22/V0996/RM	13 February 2024	125	95	46	46	3		
1731	Land to rear of 21 Mill Road, Marcham	P22/V1269/FUL	01 June 2023	1	1	1				
1734	Mountain Ash, Westbrook Street, Blewbury	P22/V2796/O	02 May 2023	2	2	1	1			
1736	Little Dubbers, Beggars Lane, Longworth	P23/V1140/O	16 October 2023	2	2	1	1			
1737	Phase 5 North East Parcel, Crab Hill, Wantage,	P22/V1910/RM	22 June 2023	145	15	15				
1738	Parcel 1P, Land to the west of Great Western Park (Valley Park), Didcot,	P23/V0667/RM	28 September 2023	172	15	15				
1740	3-7 Marlborough Street, Faringdon	P21/V3520/FUL	17 August 2023	9	9	3	3	3		
1741	Chinham Farm, Stanford Road, Faringdon	P22/V1728/FUL	25 July 2023	0	0	-1	1			
1743	59 Hanney Road, Steventon	P22/V2195/FUL	24 July 2023	0	0		-1	1		
1746	3 Sandford Lane, Kennington	P22/V2811/FUL	14 July 2023	3	3	1	1	1		
1747	Cowleaze Barn, Claypit Lane, Woolstone, Faringdon	P22/V2812/FUL	30 June 2023	1	1		1			
1748	Lower Idstone Farm, Idstone	P22/V2905/FUL	06 September 2023	4	4	1	1	2		
1750	Land to the rear of 31 The Causeway, Steventon	P23/V0165/FUL	28 April 2023	1	1		1			
1752	Land opposite Two Hoots, Littleworth Village, Littleworth	P23/V0239/FUL	22 September 2023	1	1			1		
1753	Land Adjacent The Old School House, Baulking Lane, Baulking	P23/V0254/FUL	06 April 2023	1	1	1				
1756	Edmonds Pen, Radcot Road, Faringdon	P23/V0358/N4B	05 April 2023	1	1		1			
1757	Long Thatch, 4 The Green, East Hanney	P23/V0360/FUL	05 April 2023	1	1		1			
1761	23 Bridge Street, Abingdon	P23/V0596/FUL	14 July 2023	2	2	1	1			
1762	Heathberry House, Frilford Heath, Abingdon	P23/V0598/FUL	03 November 2023	0	0	-1		1		
1763	167 Southern Bypass, Oxford	P23/V0682/FUL	24 November 2023	1	1		1			
1764	Southernwood, Cat Street, East Hendred	P23/V0695/FUL	19 June 2023	1	1	1				
1768	Old School Yard, New Road, Charney Bassett	P23/V0829/FUL	30 November 2023	5	5	2	3			
1770	Foxhill Farm, Sparsholt Road, Childrey	P23/V0986/N4B	19 June 2023	5	5	3	2			
1772	Alma Barn, Didcot Road, Harwell	P23/V1024/FUL	04 September 2023	9	9	3	3	3		
1777	The Old Maltings, Vineyard, Abingdon	P23/V1215/N5D	01 August 2023	20	20	6	8	6		
1779	Lloyds Bank House, 8 Ock Street, Abingdon	P23/V1335/FUL	20 October 2023	8	8	3	2	3		
1781	Cleave Cottage, The Cleave, Harwell	P23/V1561/FUL	13 October 2023	0	1	1				
1782	56 Netherton Road, Appleton, Abingdon	P23/V1668/FUL	29 September 2023	0	1	1				
1784	Millway, 131 Netherton Road, Appleton	P23/V1684/FUL	03 November 2023	1	1	1				

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1788	7 Woodgate Close, Grove	P23/V1887/FUL	01 November 2023	1	1		1			
1789	32 Foliat Drive, Wantage	P23/V1918/FUL	20 October 2023	1	1			1		
1790	Red Gable, 84 Appleton Road, Cumnor	P23/V1939/FUL	16 October 2023	0	0		-1	1		
1793	Land to the rear of 104 Westway, Botley	P23/V2268/FUL	29 November 2023	0	1		1			
1795	Site Of 1, Sugworth Crescent, Radley	P22/V1120/FUL	07 December 2023	2	2	1	1			
1796	Land off Upper Farm Road, Chilton	P23/V2496/O	20 February 2024	8	8	3	3	2		
1797	Land North of, Stonehill Lane, Southmoor	P22/V2587/FUL	19 January 2024	3	3	1	1	1		
1800	Oxleaze Farm, Claypit Lane, Woolstone, Faringdon	P23/V1728/FUL	12 January 2024	6	3	2	1			
1804	Marsh Cottages, Marsh Lane, Netherton, Fyfield	P23/V2274/FUL	05 December 2023	0	0	-2		2		
1806	11 Abbey Close, Abingdon	P23/V2357/FUL	24 January 2024	1	1		1			
1810	Willowbank, Millway Lane, Appleton	P23/V2507/FUL	26 February 2024	0	1			1		
1811	Whitwick, Grosvenor Road, Harcourt Hill, Oxford	P23/V2579/FUL	29 February 2024	0	2	1	1			
1813	3 Fieldside, Upton, Didcot	P23/V2689/FUL	12 February 2024	1	1	1				
1816	Pennyhooks Farm, Pennyhooks Lane, Shrivenham	P23/V2870/N4B	16 February 2024	1	1		1			
1817	Church Farm Barns, Barrow Road, Shippon	P22/V2931/FUL	25 March 2024	1	1			1		
1818	Land at Millbrook House, High Street, Milton	P23/V1883/FUL	01 March 2024	5	5	3	2			
1819	Walnut Tree House, Witney Road, Kingston Bagpuize	P23/V1986/O	01 March 2024	2	2	1	1			
1820	Navannah, Oxford Lane, Grove, Wantage	P23/V2337/FUL	21 March 2024	1	1	1				
1821	Jacksons Cottage, Fernham Road, Shellingford	P23/V2572/FUL	28 March 2024	2	3	1	1	1		
1823	Part First Floor, 17 Wallingford Street, Wantage	P23/V2723/FUL	22 March 2024	2	2	1	1			
1826	Chilswell Barn, Chilswell Lane, Boars Hill	P24/V0306/FUL	26 March 2024	1	1		1			
1828	Land at Crab Hill (Phase 7), Wantage	P24/V1882/RM	27 November 2024	116	78	60	18			
1829	Land at Crab Hill Land north of A417 and east of A338, Wantage	P24/V0261/RM	25 July 2024	115	70	60	10			
1831	Land at Yarnells Hill, Oxford	P20/V2298/FUL	16 May 2024	3	3	1	1	1		
1834	Kingswell Hotel and Restaurant, Reading Road, Harwell	P23/V0247/FUL	12 July 2024	17	7	7				
1835	Farmoor Stores, Cumnor Road, Farmoor	P23/V1785/FUL	14 May 2024	2	2		1	1		
1836	Denman College, New Road, Marcham	P23/V1880/FUL	11 September 2024	1	1		1			
1837	28 High Street, Abingdon	P23/V1989/FUL	04 November 2024	3	3	1	1	1		
1839	2 Market Place, Faringdon	P23/V2437/FUL	12 April 2024	5	5	2	2	1		
1840	15 The Causeway, Steventon	P23/V2502/FUL	01 August 2024	0	1	1				
1842	Blue Boar Ph, Tucks Lane, Longworth	P23/V2717/FUL	07 June 2024	1	1		1			
1843	The Orchard, Lark Hill, Wantage	P23/V2720/FUL	28 June 2024	1	1		1			
1844	Grange Farm, Cleyfields, Bourton	P23/V2791/FUL	01 November 2024	9	9	3	3	3		
1845	Milton Heights, Milton	P23/V2881/FUL	08 November 2024	42	17	16	1			
1849	Little Orchard, Lamborough Hill, Wootton	P24/V0255/FUL	10 October 2024	1	1			1		
1851	The Sawmill, Sugworth Lane, Radley	P24/V0292/LDP	16 September 2024	3	3	1	1	1		
1852	120 High Street, Sutton Courtenay	P24/V0331/FUL	18 September 2024	1	1	1				
1853	10 The Gap, Marcham, Abingdon	P24/V0351/FUL	22 November 2024	1	1	1				
1854	Land at Shrivenham Road, Longcot, Faringdon	P24/V0386/FUL	24 April 2024	1	1		1			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
1855	Sunningwood House, Lincombe Lane, Boars Hill	P24/V0419/FUL	01 November 2024	0	0	-1	1			
1856	Mill Farm, Faringdon Road, Stanford In The Vale	P24/V0488/N4B	11 November 2024	5	5	1	2	2		
1857	Orchard House, Garford, Abingdon	P24/V0537/FUL	04 October 2024	0	1	1				
1858	Barn at Home Farm, Church Street, Shellingford	P24/V0566/N4B	03 May 2024	4	4	1	2	1		
1860	Woodland Farm, Appleton Road, Longworth, Abingdon	P24/V0653/FUL	24 October 2024	5	5	1	2	2		
1862	The Old Maltings, Vineyard, Abingdon	P24/V0863/FUL	22 November 2024	3	3	1	1	1		
1863	9 Stert Street, Abingdon	P24/V0903/N5C	04 June 2024	1	1			1		
1864	Blackthorn Lodge, Jarn Way, Boars Hill	P24/V0970/FUL	11 September 2024	0	1	1				
1866	The Haltings, The Ridgeway, Boars Hill, Oxford	P24/V1096/FUL	11 October 2024	0	0		-1	1		
1868	Cheers Farm, Netherton Road, Appleton, Abingdon	P24/V1133/N4B	03 September 2024	3	3	1	1	1		
1869	Cheers Farm, Netherton Road, Appleton, Abingdon	P24/V1134/N4B	03 September 2024	2	2		1	1		
1871	10 Long Furlong Road, Sunningwell, Abingdon	P24/V1180/FUL	12 September 2024	-1	-1	-1				
1873	Hill View, Reading Road, Harwell, Didcot	P24/V1262/FUL	04 October 2024	-1	-1		-1			
1876	56 Appleton Road, Cumnor, Oxford	P24/V1378/FUL	28 August 2024	0	1		1			
1877	Fieldside Farm, Westbrook Street, Blewbury	P24/V1397/FUL	18 October 2024	0	1			1		
1879	The Lamb Inn, Section of A420, Buckland	P24/V1507/FUL	30 August 2024	-1	-1			-1		
1881	The Old Maltings, Vineyard, Abingdon	P24/V1545/FUL	14 November 2024	5	3	3				
1885	Phase 1 Valley Park, Didcot	P22/V2744/RM	22 April 2024	246	44	44				
1886	Land at Grove Airfield Phase 5, Grove	P23/V1331/RM	12 July 2024	65	56	37	19			
1887	P6 CC5 Former Grove Airfield, Grove	P23/V1646/RM	20 May 2024	192	170	37	37	37	37	22
1888	Land at Monks Farm , Grove	P24/V0427/RM	26 June 2024	80	75	37	37	1		
1889	Parcel 1Pa, Land to the west of Great Western Park (Valley Park), Didcot	P24/V0733/RM	24 October 2024	151	151	75	76			
1897	19 Hids Copse Road, Cumnor Hill	P23/V2833/FUL	29 January 2025	1	1	1				
1898	134 Cumnor Hill, Oxford	P24/V0325/FUL	13 January 2025	1	1			1		
1899	Phase T2b, Dahlia View, Valley Park	P24/V0470/RM	31 January 2025	281	242	100	100	42		
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	132	37	37	37	21	
1901	Clare Cottage, Park Lane, Appleton	P23/V0998/FUL	16 December 2024	2	2		1	1		
1902	Crystalox Building, Kings Park, Wantage	P23/V2135/FUL	17 January 2025	9	9	3	3	3		
1903	Abners Barn, Church Road, Blewbury	P24/V0956/FUL	28 February 2025	1	1		1			
1906	Hartford Greys, Sandy Lane, Boars Hill	P24/V1515/FUL	14 February 2025	0	1	1				
1910	1 School Close, Steventon	P24/V1983/FUL	27 February 2025	1	1	1				
1911	Cheers Farm, Netherton Road, Appleton	P24/V1990/FUL	03 December 2024	1	1		1			
1912	Colt Corner, Horn Lane, East Hendred	P24/V2062/FUL	29 January 2025	0	1	1				
1913	Land to the rear of Orchard Farmhouse, Orchard Lane, East Hendred	P24/V2077/FUL	23 January 2025	1	1			1		
1914	Barcote Farm, Barcote Park, Buckland	P24/V2100/FUL	18 December 2024	2	1	1				
1916	Old School House & No. 44 School Lane, Coleshill	P24/V2152/FUL	09 December 2024	-1	-1	-1				
1917	Elm Tree House, 24 High Street, Shrivenham	P24/V2160/FUL	24 January 2025	1	1	1				
1919	3 & 4 Skeats Bush, East Hendred	P24/V2332/LDP	19 December 2024	-1	1	1				

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
1920	Acaster, 152 Ock Street, Abingdon	P24/V2406/FUL	21 January 2025	1	1	1				
1921	11 Long Close, Botley	P24/V2426/FUL	28 February 2025	-1	-1		-1			
1922	17 Stanley Close, North Hinksey	P24/V2571/LDP	28 January 2025	5	2	2				
1923	Flat 1, 3 Lombard Street, Abingdon	P24/V2749/LDP	07 February 2025	2	2	2				
1924	Flat 2, 3 Lombard Street, Abingdon	P24/V2750/LDP	07 February 2025	2	2	2				
1925	Flat 3, 3 Lombard Street, Abingdon	P24/V2751/LDP	07 February 2025	2	2	2				
1926	5 Toynbee Close, North Hinksey	P20/V0301/FUL	05 May 2020	2	2	1	1			
1927	Waveney House, Radley Road, Abingdon	P24/V0366/FUL	06 March 2025	1	1	1				
1929	Orpwood Paddock, School Road, Ardington	P24/V2247/FUL	28 March 2025	1	1			1		
1930	39 Bagley Wood Road, Kennington	P24/V2729/FUL	24 March 2025	1	2	1	1			
1932	Dulcina, Newmans Close, Upton	P25/V0179/FUL	11 March 2025	1	1		1			
1933	13 & 15 Sellwood Road, Abingdon	P25/V0205/LDP	18 March 2025	-1	-1	-1				
1934	96 Cumnor Hill, Oxford	P24/V2480/FUL	18 August 2025	1	1	1				
1936	Home Farm, Church Street, Shellingford	P24/V2458/FUL	24 March 2026	8	8	2	3	3		
1937	Pidnell Farm, Radcot Road, Faringdon	P25/V2038/FUL	24 March 2026	1	1		1			
1938	Land adjacent to West House, Church Hill, Chilton	P25/V2076/FUL	04 March 2026	1	1		1			
1939	1 Brumcombe Lane, Bayworth, Abingdon	P25/V2365/FUL	06 March 2026	0	0	-1		1		
1940	Foxhill Farm, Sparsholt Road, Childrey	P25/V2633/FUL	26 March 2026	4	4	1	2	1		
1943	Wicks House, North Green, West Hanney	P24/V0781/FUL	23 May 2025	1	1	1				
1945	Wick Hall, Radley, Abingdon	P24/V1686/FUL	09 October 2025	1	1		1			
1946	48 Harwell Road, Sutton Courtenay	P24/V2112/FUL	24 June 2025	0	0		-1	1		
1947	Land off Paddocks Lane - The Paddocks (adjoining Godfrey Close), East Hanney	P24/V2313/FUL	02 September 2025	5	5	1	2	2		
1948	Lowe & Oliver, Cumnor Road, Boars Hill	P24/V2508/FUL	07 April 2025	9	9	3	3	3		
1949	Manor Farm, North Hinksey Lane, North Hinksey Village	P24/V2578/FUL	17 April 2025	1	2	2				
1950	58A Hadland Road, Abingdon	P24/V2589/FUL	25 April 2025	1	1		1			
1951	91 Eaton Road, Appleton	P24/V2605/FUL	24 July 2025	1	1			1		
1952	Phase 8 Grove Airfield, Denchworth Road, Grove	P24/V2676/RM	24 July 2025	199	162	37	37	37	37	14
1953	18 Dean Court Road, Oxford	P24/V2720/FUL	19 May 2025	1	1	1				
1956	Silver Copse, Oxford Road, Frilford Heath	P25/V0128/FUL	17 October 2025	-1	-1			-1		
1958	Little Orchard, Lamborough Hill, Wootton	P25/V0454/FUL	23 May 2025	1	1		1			
1959	9 New Road, Radley, Abingdon	P25/V0533/FUL	05 November 2025	0	0	-1	1			
1960	Gateways, Harcourt Hill, Oxford	P25/V0539/FUL	24 July 2025	0	0	-1		1		
1961	1 Challow Marsh Cottages, East Challow	P25/V0599/FUL	25 June 2025	1	1			1		
1962	5 Hids Copse Road, Oxford	P25/V0601/FUL	15 May 2025	0	0	-1	1			
1963	18 Latton Close, Southmoor, Abingdon	P25/V0618/FUL	23 July 2025	1	1	1				
1964	Edmonds Pen, Radcot Road, Faringdon	P25/V0621/N4B	13 May 2025	1	1			1		
1965	School House Farm, Broadway Road, Uffington	P25/V0684/N4B	23 May 2025	1	1	1				
1966	167 Southern Bypass, Oxford	P25/V0690/FUL	01 August 2025	5	5	1	2	2		
1967	Vale House, West Way, Oxford	P25/V0765/FUL	21 May 2025	1	1		1			

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31
1968	Phase 2Tc (Lavender Walk), Land to the west of Great Western Park (Valley Park), Valley Park	P25/V0873/RM	12 December 2025	105	105				50	55
1969	Phase 2Ta (Jasmine Fields), Land to the west of Great Western Park, Valley Park	P25/V0874/RM	18 December 2025	102	102		50	52		
1970	16 Cumnor Hill, Oxford	P25/V0921/O	27 November 2025	6	6	2	2	2		
1971	Rhamnous, Cotswold Road, Oxford	P25/V0986/FUL	17 October 2025	0	1		1			
1972	20A Mill Street, Wantage	P25/V1044/FUL	22 August 2025	1	1			1		
1973	Skippets Stables, Mobile Home, Dene Hollow, Chilton	P25/V1051/FUL	18 September 2025	0	0		-1	1		
1974	Monks Farm, Grove	P25/V1127/RM	15 October 2025	108	108	37	37	34		
1975	Colt Corner, Horn Lane, East Hendred	P25/V1142/FUL	08 December 2025	0	1			1		
1976	Barton House, Road Running From Reading Road To Betterton House, East Lockinge	P25/V1187/FUL	08 August 2025	1	1	1				
1977	Phase 3Pa and 3Pb, Land to the West of Great Western Park (Valley Park), Didcot	P25/V1191/RM	22 December 2025	172	172	50	75	47		
1978	81 Oxford Road, Abingdon	P25/V1214/FUL	27 November 2025	4	4	1	2	1		
1979	2 Council Houses, Shellingford	P25/V1224/FUL	12 December 2025	1	1	1				
1980	Sabine Valley Farm Barns, Cumnor Road, Farmoor	P25/V1229/FUL	13 August 2025	1	1		1			
1981	75 Cumnor Hill, Oxford	P25/V1255/FUL	05 September 2025	3	4	1	2	1		
1982	Rushey Cottage, Carswell, Faringdon	P25/V1275/FUL	11 August 2025	-1	-2	-2				
1984	Land adjacent to 82 Westminster Way	P25/V1302/FUL	28 October 2025	1	1			1		
1985	Field Cottage, Westcot	P25/V1365/FUL	11 December 2025	1	1	1				
1986	42 Edward Street, Abingdon	P25/V1403/LDP	29 August 2025	5	4	1	2	1		
1987	Carramores, Church Road, Blewbury	P25/V1413/FUL	11 September 2025	1	1		1			
1989	North Lodge Offices, North Hinksey Lane	P25/V1421/N5D	05 December 2025	7	7	2	3	2		
1990	8 High Street, Abingdon	P25/V1454/FUL	15 October 2025	4	4	1	2	1		
1991	Manor Farm, Church Street, Appleford	P25/V1480/FUL	09 February 2026	1	1			1		
1992	28 High Street, Abingdon	P25/V1515/FUL	20 January 2026	3	3	1	1	1		
1993	Land at Spey Road, Shippon	P25/V1547/RM	23 January 2026	9	9	3	3	3		
1994	Snowdrop Cottage, Cothill Road, Cothill	P25/V1550/FUL	21 November 2025	0	0	-1	1			
1995	Stable Yard off Foxcombe Drive, Fox Lane, Boars Hill	P25/V1593/FUL	31 October 2025	1	1	1				
1996	Land at Crab Hill (Phase 8a), Wantage	P25/V1595/RM	08 December 2025	129	129		60	69		
1997	15A High Street, Abingdon	P25/V1598/FUL	07 November 2025	2	2	1	1			
1999	Meadowsweet, Ickleton Road, Wantage	P25/V1744/FUL	12 December 2025	1	1	1				
2000	Land at the rear of Buckridges, High Street, Sutton Courtenay	P25/V1755/O	20 January 2026	3	3	1	1	1		
2001	The Undercroft, Red Copse Lane, Boars Hill	P25/V1826/FUL	03 December 2025	0	1		1			
2002	Manor Farm, North Hinksey Lane, North Hinksey Village	P25/V1885/FUL	05 January 2026	2	2		1	1		
2003	Stable at Webb's Paddock, Whitecross, Abingdon	P25/V1954/FUL	02 December 2025	1	1			1		
2004	119 The Causeway, Steventon, Abingdon	P25/V1957/FUL	24 February 2026	1	1	1				
2007	Winterslow House, Lincombe Lane, Boars Hill, Oxford	P25/V2110/FUL	16 December 2025	0	1			1		
2008	42 Edward Street, Abingdon	P25/V2206/FUL	22 December 2025	6	5	2	2	1		

Land Supply Reference	Site Name	Planning application reference	Date of permission	Net units permitted	Total in 5 Year Period	2026/27	2027/28	2028/29	2029/30	2030/31
2009	3 John Morris Road, Abingdon	P25/V2411/FUL	21 January 2026	1	1		1			
2010	93B West Way, Oxford	P25/V2493/FUL	13 January 2026	1	1	1				
2011	Victoria Cross Gallery, Market Place, Wantage	P25/V2637/FUL	04 February 2026	1	1			1		
2012	Goose Willow Farm, Hanney Road, Steventon	P25/V2759/N4B	10 February 2026	1	1	1				
2014	Land north of Copenhagen Drive, Abingdon	[Hybrid] P23/V2861/O	04 July 2025	75	39			39		

Appendix B: Category B 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	2026/27	2027/28	2028/29	2029/30	2030/31
41	Land to the West of Great Western Park (Valley Park), Didcot	P14/V2873/O	21 February 2022	3025	31					31
2015	Land to West of Great Western Park (Valley Park), Phase 3P	P14/V2873/O, P25/V0563/RM	21 February 2022, RM not determined	397	397			100	150	147
2016	Phase 6T (Clover Meadow), Land at Valley Park, Didcot	P14/V2873/O, P25/V0879/RM	21 February 2022, RM not determined	227	227			60	100	67
83	Land north of Hobbyhorse Lane, Sutton Courtenay	P21/V2682/O	06 December 2023	175	140		20	40	40	40
1237	Monks Farm, Townsend, Grove	P16/V0981/O	08 April 2021	129	129			52	52	25
1240	Land at Grove Airfield	P12/V0299/O	17 July 2017	1106	127			12	28	87
2017	Land at Grove Airfield	P12/V0299/O	17 July 2017	25	25		25			
1255	North of Abingdon on Thames	P17/V0050/O	08 November 2017	154	100				50	50
1256	North of Abingdon on Thames	P17/V0050/O	08 November 2017	80	42					42
1270	East of Kingston Bagpuize with Southmoor	P22/V0248/O	11 April 2024	697	364		52	104	104	104
1271	North West of Grove	N/A	N/A	400	66					66
1632	Home Farm, Church Street, Shellingford, Faringdon	P21/V0891/PIP	06 June 2022	4	4	1	2	1		
1636	Rogers Concrete, Sandhill, Faringdon	P20/V0855/O	08 April 2022	95	95			30	36	29
1735	Land at Crab Hill, Land north of A417 and east of A338, Wantage	P23/V0134/O	02 November 2023	309	185			10	75	100
1815	Home Farm, Church Street, Shellingford, Faringdon	P23/V2832/PIP	25 January 2024	4	4	1	2	1		
1825	The workshop adjacent to Upperton, Pilgrims Way, Blewbury, Didcot	P24/V0249/PIP	22 March 2024	2	2	1	1			
1865	Land at Townsend Road, Shrivenham,	P24/V1017/PIP	25 July 2024	5	5	2	2	1		
1935	Woolstone Road, Uffington, Faringdon, Oxfordshire	P25/V0188/PIP	17 February 2026	2	2	1	1			
1941	Entree Global Services, Appleford Road, Sutton Courtenay	P23/V2576/O	19 December 2025	17	17			8	9	
1942	Land north of Copenhagen Drive, Abingdon	P23/V2861/O	04 July 2025	39	39			8	16	15
1957	Workshop, Kiln Cottages, Stanford Road, Faringdon	P25/V0436/PIP	24 April 2025	2	2	1	1			
2013	Land at Little Acorns, Main Street, West Hagbourne, Didcot	P26/V0101/PIP	23 February 2026	3	3	1	1	1		

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

Site lead-in time for major Full Permissions

Application reference	Site name	Net homes	Time between application received and permission (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

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/V3224/FUL	Land off Sheepstead Road, Marcham, Abingdon	47	0.6	7.7	5.1	61.8	5.8	69.5
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	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	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

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
P14/V0080/FUL	Land at Penstones Farm, Horsecroft, Stanford in the Vale	18	1.2	14.6	4.5	54.0	5.7	68.6
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

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
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, Wantage	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

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
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
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

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
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
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 D: Windfall supply assessment

- 1.1. The following assessment has been conducted to assess our windfall rates and identify the expected future trends which will continue to be a reliable source of deliverable sites.
- 1.2. Table AD.1 identifies our historical contribution from windfall completions, setting out net windfall completions per annum since 2011 in comparison to our total completions. The data provides compelling evidence that windfall sites have consistently delivered as part of our total completions, with our average annual windfall completions at 539 dwellings per annum, resulting in our windfall completions equating to an average of 57% of our overall annual completions figures.

Table AD.1 - Percentage of windfall completions since 2011

Year	Total net windfall completions	Total completions	Percentage of windfall completions
2011/12	346	346	100%
2012/13	270	270	100%
2013/14	562	578	97%
2014/15	680	739	92%
2015/16	960	1132	85%
2016/17	1221	1575	78%
2017/18	989	1556	64%
2018/19	599	1258	48%
2019/20	705	1601	44%
2020/21	517	1108	47%
2021/22	360	1208	30%
2022/23	356	1357	26%
2023/24	176	1170	15%
2024/25	264	1210	22%
2025/26	76	1055	7%
Average	539	1078	57%

- 1.3. In earlier years windfall made up a significant proportion of the overall housing supply, with this reducing over recent years. However, if we look at the average over the last 5 years, windfalls still make up on average 20% of the overall housing supply. A significant proportion.
- 1.4. Our windfall analysis comprises both minor and major windfall completions. As shown in Table AD.2, our minor net windfall completions average 141 dwellings per annum, and our major net windfall completions average 398 dwellings per

annum. This equates to 26% of our overall windfall completions as minor development, and 74% of completions as major development. The data shows a strong and reliable source of both minor and major completions since 2011, justifying the use of both minor and major net windfall completions as part of our windfall supply.

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

Year	Minor net windfall completions	Major net windfall completions
2011/12	104	242
2012/13	90	180
2013/14	99	463
2014/15	89	591
2015/16	185	775
2016/17	442	779
2017/18	176	813
2018/19	177	422
2019/20	136	569
2020/21	99	418
2021/22	158	202
2022/23	128	228
2023/24	102	74
2024/25	88	176
2025/26	41	35
Total	2114	5967
Average	141	398

- 1.5. To further ensure that our justification for the use of a windfall supply is robust, we have also considered how the previous land use affects windfall completions, splitting them between brownfield and greenfield sites. This analysis focuses on major developments to understand where the supply of windfall has come from in the past. For example, has the supply been comprised of large one-off developments, or is it sourced from changes of use from one type of development that has slowly been exhausted over the years? Table AD.3 identifies that our brownfield land completions average 181 dwellings per annum, and that our greenfield land completions average 217 dwellings per annum. At the beginning of the plan period, brownfield completions were at a higher rate, however, has reduced over recent years. Similar to brownfield sites, a higher rate of greenfield sites were completed in earlier years, however, this figure has settled over the last few years. As both brownfield and greenfield completion rates form a steady supply, we will include both within our windfall supply.

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

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
2025/26	35	0
Total	2716	3251
Average	181	217

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

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

Year	Commercial	Garden	Industrial	Office	Other	Residential
2011/12	0	0	17	10	200	0
2012/13	0	0	0	0	84	11
2013/14	0	21	1	24	289	10
2014/15	0	2	39	10	207	10
2015/16	0	18	31	0	52	58
2016/17	0	50	0	0	47	133
2017/18	24	0	0	10	189	52
2018/19	11	0	0	32	123	7

Year	Commercial	Garden	Industrial	Office	Other	Residential
2019/20	168	0	0	14	118	49
2020/21	59	0	0	0	153	22
2021/22	0	0	0	0	70	3
2022/23	-1	0	0	44	38	0
2023/24	0	0	0	0	10	10
2024/25	118	0	14	20	0	0
2025/26	0	0	0	0	10	25
Average	25	6	7	11	106	26

1.7. The major windfall completions on brownfield land from the 'other' category of previous land are then categorised by development scale, as shown in Table AD.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 AD.5: 'Other' windfall by site size

Year	10-50 dwellings	51-100 dwellings	101+ dwellings
2011/12	14	0	186
2012/13	24	0	60
2013/14	41	20	228
2014/15	37	97	73
2015/16	0	42	10
2016/17	9	35	3
2017/18	77	98	14
2018/19	50	14	59
2019/20	75	0	43
2020/21	92	0	61
2021/22	34	0	36
2022/23	0	0	38
2023/24	10	0	0
2024/25	10	0	0
2025/26	17	0	0
Total	490	306	811
Average	33	20	54

1.8. There has been a general reduction in the number of windfall completions from all sources over recent years though. To recognise this in the windfall assessment, we have used the average from the last five years for sites of between 10-50 units in size under the 'other' category. This results in a contribution to the overall windfall allowance of 14 homes per annum.

1.9. Our windfall completions evidence clearly justifies a reliable source of supply over the next five years. To ensure that a conservative approach is taken to the inclusion of our windfall supply within our supply, and to reflect economic trends, we consider it to be appropriate to use an average completion rate over the last five-year period. Table AD.6 provides these figures for major 'other' sites and for minor sites.

Table AD.6: Previous 5-year windfall average

Year	Minor windfall	Other' Windfall
2021/22	158	34
2022/23	128	0
2023/24	102	10
2024/25	88	10
2025/26	41	17
Average	103	14

1.10. Looking at future trends, the Housing and Economic Land Availability Assessment (HELAA)⁵ undertaken to support the emerging Joint Local Plan assessed sites in the district and their capacity to deliver homes. The minimum threshold for the sites assessed was the ability to deliver 5 homes or more, with 331 sites in the Vale of White Horse passing the initial suitability, availability and achievability checks. There is demonstrable capacity in the districts for the windfall trends to be at a minimum maintained.

1.11. To avoid counting windfall sites as Category A sites, for the five-year housing land supply assessment we will only include the windfall completions to the supply for years 4 and 5. This gives us a total supply of 234 dwellings to be delivered through windfall completions over the five-year period.

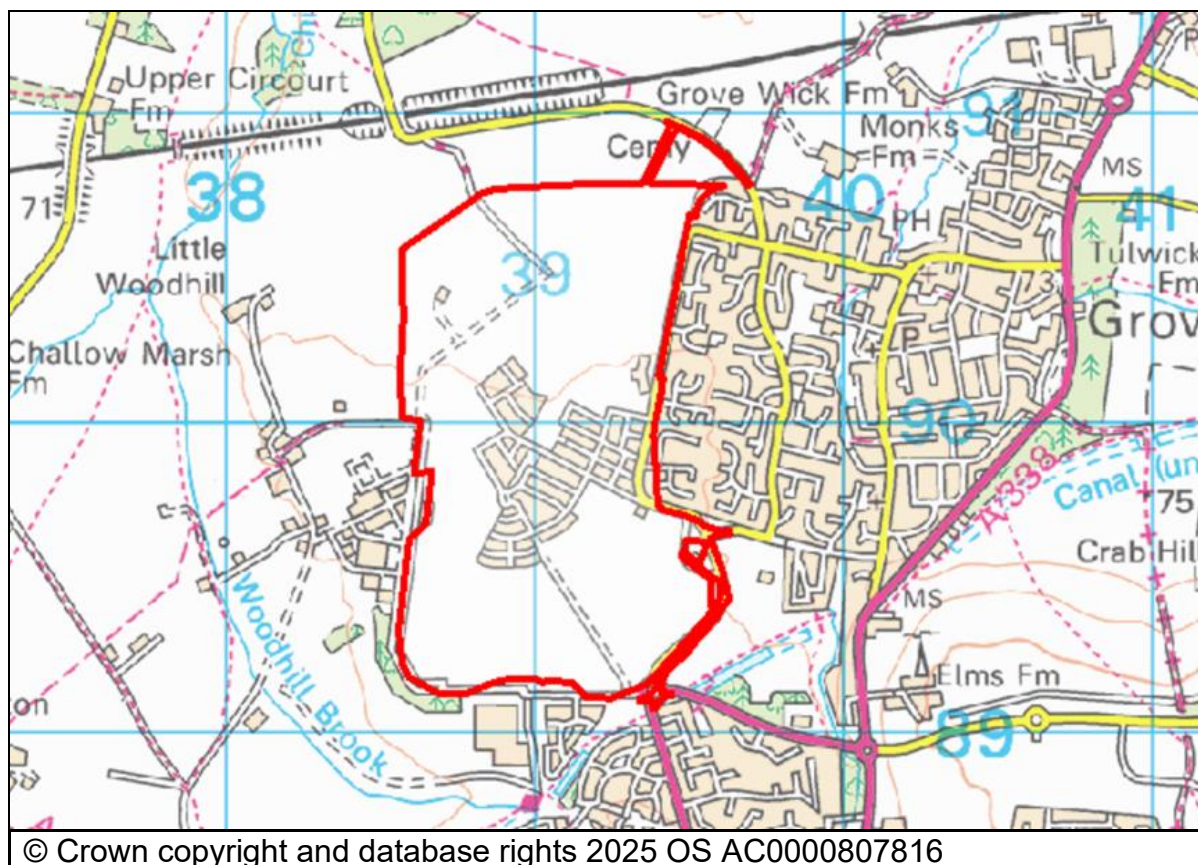
⁵ <https://www.southandvale.gov.uk/app/uploads/2024/12/HES21.4-Housing-and-Economic-Land-Availability-Assessment-HELAA-%E2%80%93Main-Report-Publication-Version.pdf>

Appendix E: Category B proformas

Grove Airfield (Site reference 1240)

Total units in 5-year period

672



Site Status

Core Policy 4 of the Vale of White Horse Local Plan 2031 allocates Grove Airfield for 2,500 homes. The council granted outline planning permission ([P12/V0299/O](#)) for 2,500 homes in July 2017, and has approved 11 reserved matters applications to date, totalling 1,366 homes.

Persimmon submitted a further reserved matters application ([P25/V2681/RM](#)) for 25 homes in December 2025, and the council is currently considering this. Persimmon still needs to address comments made by the contaminated land officer, affordable housing officer, landscape architect and transport and highways officer. The applicant has confirmed that have submitted revised plans, once the Council have confirmed this is an appropriate way forward. Notwithstanding this, the applicant has made good progress in addressing technical issues overall, meaning there are no objections from ecology, drainage, flooding, air quality, environmental protection, education, archaeology, or Thames Water.

When the council grants permission for the 25 units, this will leave 1,109 homes on site yet to secure reserved matters consent. In our previous land supply statement,

Persimmon advised that they had not exercised an option on further tranches of the site, that could affect future delivery. Talks are ongoing with landowner; however, Persimmon have advised that they will be submitting further applications to ensure timely progression.

We have provided a breakdown of each reserved matters application and our forecast in the table following this proforma.

We are not aware of any viability issues or land ownership constraints affecting this site. The council and applicant signed a s106 agreement when the council issued outline planning consent, setting out the infrastructure requirements and trigger points for their delivery.

Site promoter comments

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

1. When are you submitting revised / amended plans to address the outstanding technical comments on P25/V2681/RM?

Full replan reflecting comments from Case officer

2. When do you anticipate that reserved matters (P25/V2681/RM) for 25 homes will be in place?

December 2026

3. When do you anticipate the first dwelling to be completed for reserved matters application P25/V2681/RM?

December 2027

4. What is your intention with the remaining 1,109 dwellings which have outline planning consent? Can you provide a phasing plan for the reserved matters applications and build out of these phases?

Phasing is still subject to confirmation due to land ownership discussions

Officer conclusion on delivery

The live reserved matters application P25/V2681/RM (25 homes)

As we have identified in the site status above, the applicant still needs to address technical comments from the contaminated land officer, affordable housing officer, landscape architect and transport and highways officer for the reserved matters application for 25 homes. The applicant has confirmed that revised plans have been submitted. Following this, we have allowed another six months for the case officer to review and determine the plans. This would mean that from early 2027, the parcel would benefit from detailed planning permission. If we apply our average lead in times from consent to first completions, we expect first completions on this phase 7 months after permission – approximately Autumn 2027. This parcel would contribute to the site-wide build out rate of 123 per annum. We consider that there is clear evidence that there is a realistic prospect that these homes will be delivered within the next five years.

When Persimmon secures permission these 25 homes, it would leave 238 homes with detailed permission yet to build out. Over the next 5 years, this would amount to an average annual build out of 48 homes – far below the site average of 123. This is clearly an unrealistic position, and Persimmon have confirmed that they will submit reserved matters applications for the remaining phases over the coming months and years. This would reflect the strategy on site to date, where Persimmon have submitted on average 2 reserved matters applications a year.

Site trajectory

Council's initial trajectory (whole site)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
148	155	123	123	123	123	123	123
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
123	123	123	123	93	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's initial trajectory (whole site)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
148	155	123	123	123	123	123	123
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
123	123	123	123	93	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Council's final trajectory (whole site)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
148	155	123	123	123	123	123	123
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
123	123	123	123	93	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Signatures

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

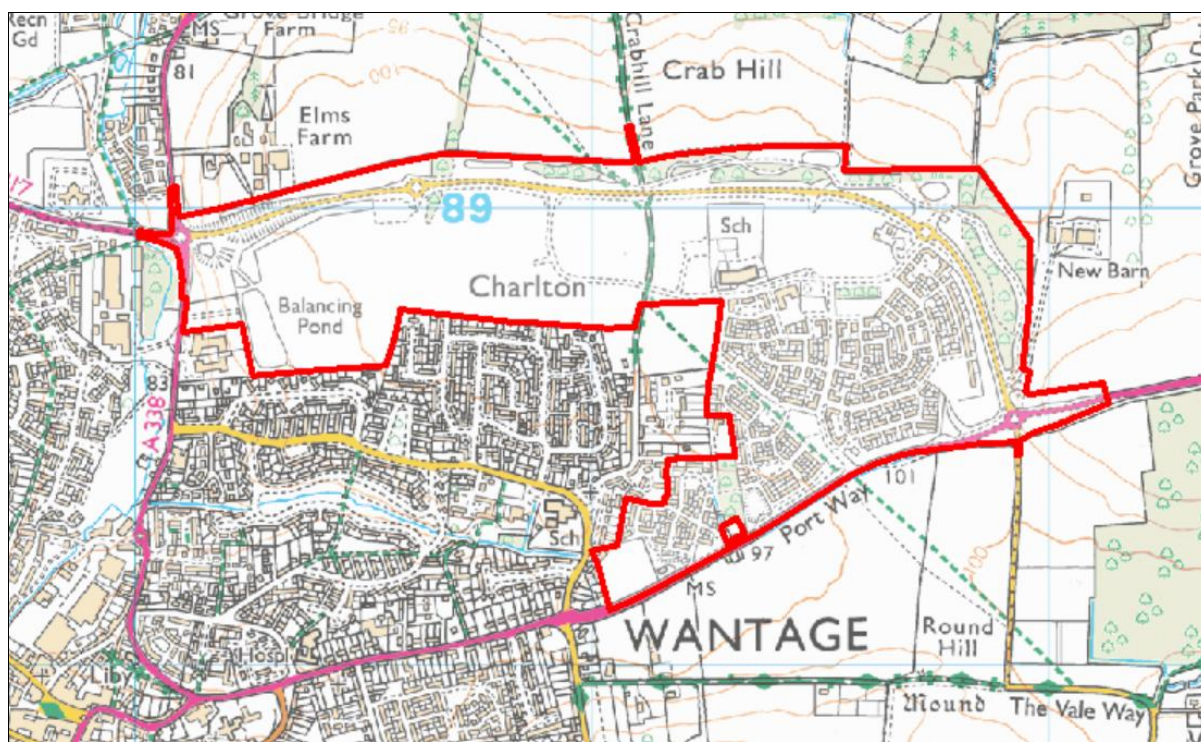
Signed: Barnaby H

Date: 08/09/2026

Name	Planning Reference	5YHLS reference	Total homes	Completions	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	2036/ 37	2037/ 38	2038/ 39
Outline / Whole Site	P14/V2873/O	1240	2500	874	148	155	123	123	123	123	123	123	123	123	123	123	93
Parcel 1	P17/V2753/RM	1241	191	191													
Parcel CC1	P18/V0399/RM	1243	55	55													
Parcel 2	P18/V1485/RM	1374	119	119													
Parcel CC2	P19/V2105/RM	1382	23	23													
Parcel P3A	P19/V2567/RM	1385	33	33													
Parcel P3B	P20/V2994/RM	1575	169	169													
Parcel P4	P22/V0086/RM	1711	196	196													
Parcel P5	P23/V1331/RM	1886	65	9	37	19											
Parcel P6 CC5	P23/V1646/RM	1887	192	22	37	37	37	37	22								
Parcel P7	P24/V1525/RM	1900	152	20	37	37	37	21									
Parcel P8	P24/V2676/RM	1952	199	37	37	37	37	37	14								
Phase 9	P25/V2681/RM	2017	25	0		25											
Future RM applications	to be submitted	Unregistered	1081	0			12	28	87	123	123	123	123	123	123	123	93

Land at Crab Hill (site reference 1244)

Total units in 5-year period	185
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Ordnance Survey AC0000807816

Site Status

Core Policy 15 of the Vale of White Horse Local Plan 2031 allocates Crab Hill, Wantage for 1,500 dwellings. The council granted two outline planning permissions on this site, the first in July 2015 for 1,500 homes ([P13/V1764/O](#)). The second outline permission, [P23/V0134/O](#), optimises capacity on part of the site covered by the original outline permission, resulting in an additional 34 more dwellings. The site therefore has outline permission for 1,534 dwellings.

Thus far, the council has approved a total of 10 reserved matters applications totalling 1,225 dwellings. This leaves 309 homes to come forward for reserved matters permission under the outline P23/V0134/O. There are no live applications for these, but we understand developers will bring forward 2 more phases – the remainder of the South West parcel (130 homes), and Grove Road West (179 homes).

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

Site promoter comments

We asked Brighton STM Developments Limited the following questions about the site. Their comments are shown in red italicised text below each question.

1. Please provide a timetable forecasting when you will submit reserved matters applications for the remaining two parcels (remainder of South West and Grove Road West)

It is anticipated that reserved matters applications for the remainder of South West will be submitted by End Q1 2027, and Grove Road West will be submitted by end Q3 2027.

2. Is there a housebuilder or developer on board for these parcels? If not, what are the timescales and process for securing one?

A purchaser is due to complete the acquisition on the remainder of South West at end 2026 and Grove Road West is due to go to the market in late Q2 2027.

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

South West – Q4 2027

Grove Road West – Q3 2028

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

50 per year per phase.

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

No

Officer conclusion on delivery

The site promoter has confirmed that they intend to submit a reserved matters application for the two remaining parcels by 31 April 2027 for South West and end of 2027 for Grove Road West. Brighton STM Developments Limited anticipate that the first completions on these parcels will happen halfway through the year 2028/29 for South West and 2029/30 for Grove Road West.

Our lead in team analysis shows that on average, individual phases on sites of this size start delivering homes 1.9 years after applicant submits the reserved matters application. This timetable would therefore place first completions on these parcels from the middle of the monitoring year 2028/29 for South West and 2029/30 for Grove Road West. We have applied this slightly more conservative trajectory for the site, to reflect that reserved matters applications aren't currently under consideration.

Our district wide build out rates suggest that sites of a similar size to Crab Hill would deliver around 157 homes a year; and historically the average build out rate (excluding year one) for Crab Hill is around 130 homes a year. We have used the master developers' assumptions for build out rates on the site, with no more than 100 units completed in any year, which is eminently realistic.

South West Parcel Site trajectory

Council's initial trajectory (South West Parcel – RM to be submitted)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	25	65	40	0	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's initial trajectory (South West Parcel – RM to be submitted)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	10	50	50	20	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Council's final trajectory (South West Parcel – RM to be submitted)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	10	50	50	20	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Grove Road West Parcel Site trajectory

Council's initial trajectory (Grove Road West Parcel – RM to be submitted)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	25	65	89	0	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's initial trajectory (Grove Road West Parcel – RM to be submitted))

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	25	50	50	54	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50

0	0	0	0	0	0	0	0
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Council's final trajectory (Grove Road West Parcel – RM to be submitted)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	25	50	50	54	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Signatures

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

Neil Williams

Signed:

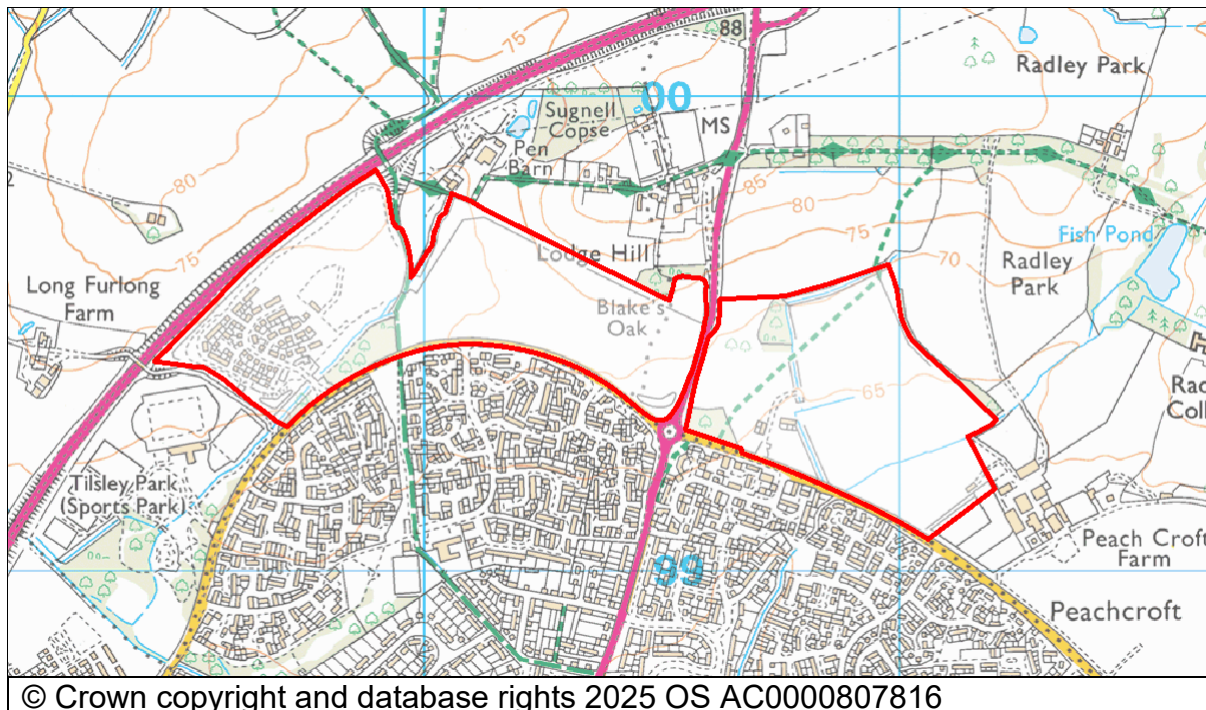
Date: 25th August 2026

Name	Developer	Planning Reference	5YHLS reference	Total homes	Completions	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Outline / Whole Site	Various developers	P13/V1764/O & P23/V0134/O	1244	1534	933	135	123	129	60	65	89
Phase 1a	St Modwen Homes	P17/V1499/RM	1245	70	70						
Parcel South East A	Bellway Homes	P18/V2227/RM	1248	82	82						
Phase 2b	CALA Homes	P18/V2992/RM	1267	174	174						
Phase 1b	St Modwen Homes	P19/V0565/RM	1294	102	102						
Centre East Parcel	Taylor Wimpey	P20/V2756/RM	1599	171	171						
Parcel South East B	Bellway Homes	P21/V1265/RM	1604	121	121						
Phase 5 North East Parcel	St Modwen Homes	P22/V1910/RM	1737	145	130	15					
Phase 7	Vistry Homes	P24/V1882/RM	1828	116	38	60	18				
Crab Hill Central Phase	Vistry Homes	P24/V0261/RM	1829	115	45	60	10				
Phase 8a	Vistry Homes	P25/V1595/RM	1996	129	0		60	69			
Remaining South West Parcel	TBC	to be submitted	Unregistered and not submitted	130	0			10	50	50	20
Grove Road West Parcel	TBC	to be submitted	Unregistered and not submitted	179	0				25	50	50
Care Home	Care UK	P21/V2040/RM	1574	38	38						

1255 and 1256 North of Abingdon on Thames

Total units in 5-year period

142



Site Status

Core Policy 4 of the Vale of White Horse Local Plan 2031 allocates this site for 800 homes. CEG land promoters secured outline permission for 900 homes, 50 retirement apartments and an 80-bed care home in October 2017 ([P17/V0050/O](#)). This equates to a total of 1030 units.

There are currently two developers on site. David Wilson Homes is building 425 homes under reserved matters permission [P19/V1998/RM](#). They have built 359 of these homes, leaving 66 with detailed permission to build out.

Bellway Homes is building 371 homes under reserved matters permission [P22/V0680/RM](#). They have built 145 of these homes, leaving 226 homes with detailed permission to build out.

This proforma focuses on the remaining 234 dwellings covered under the outline consent. This land is controlled by RPG land promoters.

We are not aware of any viability issues or land ownership constraints affecting this site. A Section 106 agreement was signed at the outline stage.

Site promoter comments

We have asked RPG to answer the following questions:

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

1. Is there a developer partner on board for the final central parcel? If not, please provide a timetable for bringing this site to the market.

Presently, no partner on board for the main residential element of the final central parcel (i.e. the land west of Oxford Road). Likely to be put to the market in the first half of 2027. We would anticipate a party will be selected in mid-2027. Delivery of these plots is dependent on HWP5 foul drainage works being completed on the site.

RPG have exchanged contracts with a local centre provider, and a reserved matters application for the local centre has recently been submitted.

In terms of the retirement units, we anticipate marketing these in the first half of 2027, following the completion of the HWP5 foul drainage works, which serve this part of the site. The foul drainage works are due to be completed at the end of the year.

In terms of the care home, we are engaging with a selected party in order to bring forward this next phase. This includes updating the relevant technical information following the completion of infrastructure works on the central parcel. We would anticipate a planning application on this parcel in 2027, following exchanging of contracts on a subject to planning basis.

See comments below on the public house site.

2. Please provide a timetable forecasting when you will submit reserved matters application/s for the remaining central parcel (If the site will be brought forward in multiple reserved matters phases, please provide a timetable for these for the next 5 years)

Likely that a reserved matters application for the main residential element of the central parcel will be submitted in summer/ autumn 2027.

RPG have exchanged contracts with a local centre provider, and a reserved matters application for the local centre has recently been submitted.

In terms of the retirement units and care home, see commentary above.

See comments below on the public house site.

3. Are there any pre-commencement conditions that need to be satisfied before a reserved matters application can be approved on this parcel, and what measures are being taken to ensure they can be satisfied?

Many of the pre-commencement conditions have already been discharged. Likely that the developers will seek to discharge any remaining pre-commencement conditions in parallel with their reserved matters applications (or shortly after reserved matters approval).

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

Reserved matters applications so will mainly be issues around detailed design and landscaping. See comments below on the public house site.

5. When do you think construction work will commence on this parcel, and are there any obstacles to starting construction?

Construction likely to start on the main residential element of the final central parcel shortly after the granting of reserved matters approval, so potentially in summer 2028.

The final central parcel plots are serviced by the foul connection which forms part of the HWP5 works which are being completed by DWH.

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

Main residential element of the central parcel, late 2028.

7. How many sales outlets will be on this parcel?

Main residential element of the central parcel, probably one.

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

Main residential element of the central parcel, circa 50 homes per annum (for forecasting purposes), although see comments below on current delivery rates.

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

As above, RPG have exchanged contracts with a local centre provider, and a reserved matters application for the local centre has recently been submitted. The local centre application does not include any flats above the commercial space, and it is currently therefore anticipated that the dwellings that were to be accommodated within the local centre area (22 units), will be re-provided within the remaining residential parcel (immediately west of Oxford Road).

The only other remaining land parcel is the pub site. The public house market remains depressed, and it is therefore likely that discussions will be needed with the Council, to determine the most appropriate alternative use for this site.

We would assume a minimum of 12-18 months from RM approval to first completions on site. This is based on housebuilder feedback across a number of our sites throughout the country. Feedback on current sales puts private completions at 1-3 per month depending on the location. The affordable housing market is proving challenging at this time but given the higher percentage of affordable there is potential for the completion rate to be at the upper end of this scale assuming a bulk sale to an RP

Officer conclusion on delivery

The final parcel of development will contain several typologies of development, including residential units, retirement units and care home units. The care home units are counted towards the housing land supply based upon the number of homes expected to be released in the market from individuals moving into the care home. This means that we count 42 units towards our housing supply, rather than 80 units the care home will provide. We anticipate a total of 196 units to come forward from the outline permission that do not currently have detailed permission.

RPG has indicated that they will market the final parcel for the residential and retirement units to developers in the first half of 2027, with it being anticipated this process will be complete by mid-2027. A delivery partner has been selected for the care home units, and a planning application is expected to be submitted in 2027. Following a successful sale for the residential and retirement units, the developer will then need to finalise their plans for the site, then submit a reserved matters application to the council. RPG have indicated that this will be around Summer or Autumn 2027; although this will be dependent on the yet to be identified developer.

Our average lead in time analysis shows that it takes 5 months between the applicant submitting a reserved matters application, and the council issuing consent. To build flexibility into the trajectory we have assumed that reserved matters applications for the residential, retirement and care home units will be submitted in early 2028, with permission granted by mid-2028.

The average lead in time from reserved matters consent to first completions is 7 months for sites of this size. This would place first completions in early 2029. The average build out rate indicates the site would deliver 133 units a year. This compares to the 50 homes a year that RPG forecast on the residential units, who have also advised that they would expect a 12-to-18-month lead in time from RM approval to first completion. Given that, as advised, many of the pre-commencement conditions have already been discharged, we are of the view that construction is likely to start more in line with our site averages. We have built in extra flexibility though by not assuming any units are delivered before the 2029/30 monitoring year. We have taken the RPG advised delivery rate of 50 homes per annum based on the

fact there may only be one sale outlet on site. The care home units are likely to be delivered in one block, due to the nature of the development, rather than delivering units consistently. We have therefore assumed these units will be delivered in the 2030/31 monitoring year, allowing a longer construction lead in time to recognise this.

Site trajectory

Council's initial trajectory (whole site)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	65	133	96	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's initial trajectory

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

Council's final trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	50	92	50	4	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Signatures

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

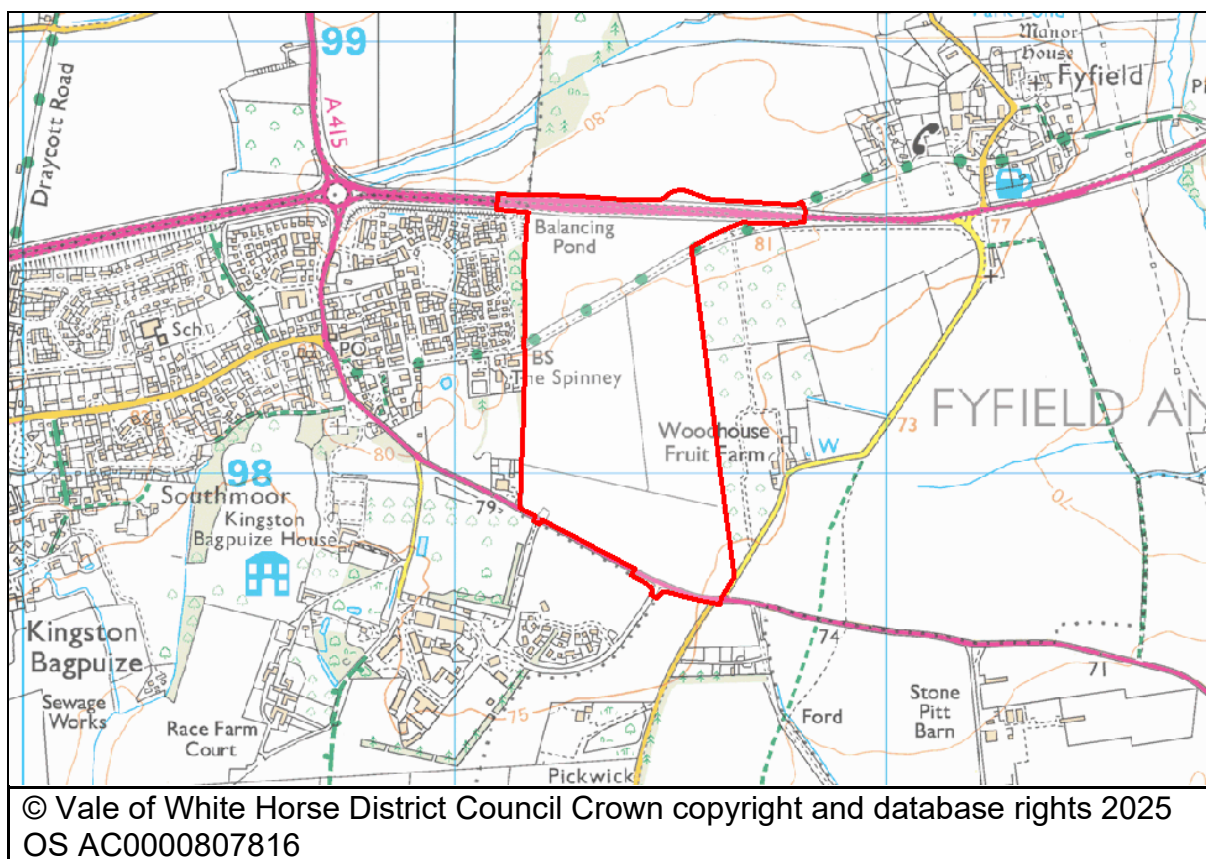
Signed: I Gillespie (Igloo Planning, on behalf of RPG)

Date: 03/09/26

East of Kingston Bagpuize with Southmoor (Site reference 1270)

Total units in 5-year period

364



Site Status

This site is allocated for 600 homes in the Vale of White Horse Local Plan 2031 Part 2 (adopted October 2019). Lioncourt Strategic Land Limited secured outline planning permission 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.

The site promoters have discharged several conditions attached to the outline planning permission in July 2025. In December 2025, SNG BDW submitted a reserved matters application for 605 homes (Phase 1 - P25/V2746/RM). In December 2025, they then submitted an application to amend conditions attached to the outline permission proposals through P25/V2700/S73, as well as requesting amendments to the S106 agreement accompanying the outline permission as a result of these changes (P25/V2702/MPO). The council considered the Section 73 application at Planning Committee on the 22 July 2026, approving the proposed changes subject to the legal agreement being amended accordingly.

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

Site promoter comments

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

1. Do you think are any other key issues that need to be resolved before the council can issue detailed planning permission for this site?

No

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

Pre-commencement conditions not already agreed are under instruction and soon to be subject to formal application for discharge,

3. 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)

The remaining RM application, for 55no. dwellings and Local Centre, to be submitted immediately on permission of the live RM application for 605no. dwellings. Estimated submission November 2026.

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

Anticipated commencement of construction of first dwelling January 2027.

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

September 2027

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

Two sales outlets to be provided, to be on site at the same time.

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

104

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

No

Officer conclusion on delivery

Following approval of the Section 73 application by the Planning Committee in July 2026, we anticipate the reserved matters (RM) application for 605 homes will benefit from detailed consent by the end of 2026. This is supported by the developer's expectation that RM approval will be granted by November 2026. Our lead in time analysis shows that on average, individual phases on sites of this size start delivering homes just under 1 year after the council grants reserved matters consent. This timetable would therefore place first completions on this site from January 2028. The developer has set out that they expect to commence construction in early 2027 with the first home delivered by September 2027. This is slightly quicker than our average lead in times but is supported by the developer's progress with discharging pre-commencement conditions.

Using our average build out rate for sites of this size, we would expect the developer to deliver around 133 units a year. The developer has set out they expect two sales outlets to be on site at the same time, delivering 104 homes per annum. We have used the developer provided build trajectory as our final trajectory. We consider there is clear evidence that there is a realistic prospect of 364 homes being delivered in the 5-year period.

Site trajectory

Council's trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	15	133	133	133	133	133	17
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	52	104	104	104	104	104	88
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Council's final trajectory (approval of live applications)

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	52	104	104	104	104	104	88
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Signatures

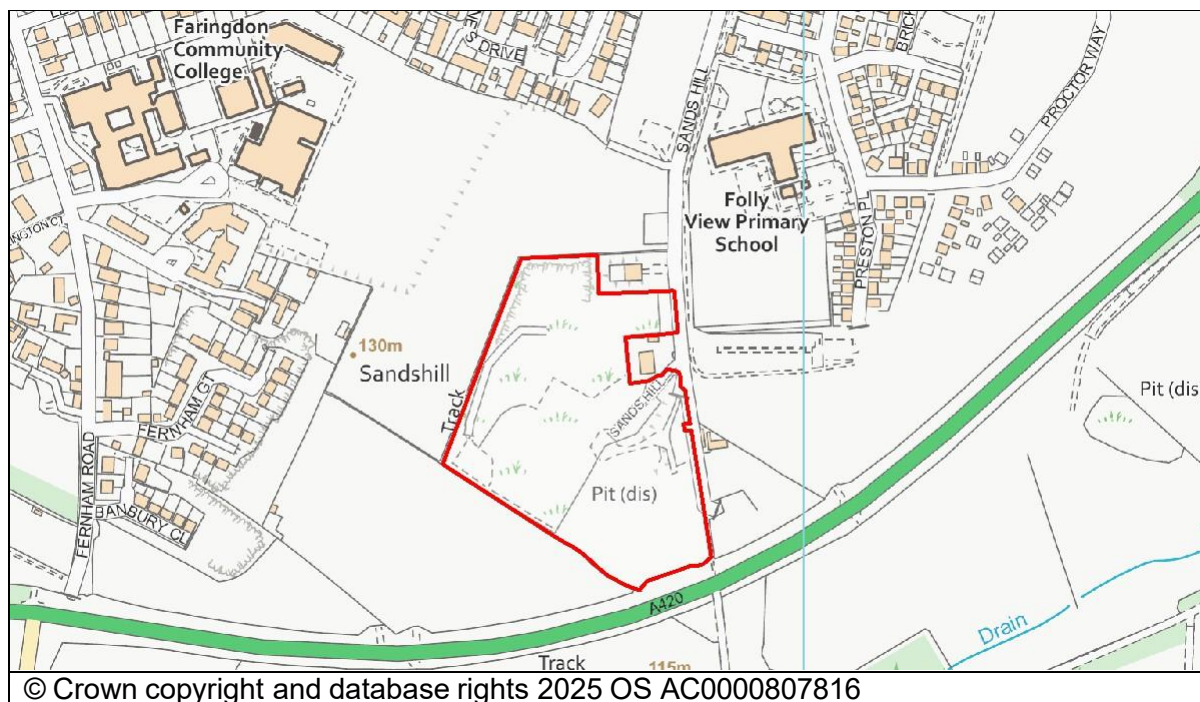
On behalf of SNG BDW (Kingston Bagpuize) LLP, I consider this to be a realistic assessment of the trajectory for this site.

Signed: Kate Little

Date: 18/08/2026

Rogers Concrete, Faringdon (Site reference 1636)

Total units in 5-year period	95
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Site Status

Obsidian Strategic RC limited secured outline planning permission for 95 dwellings in 2020 (P20/V0855/O). They have since submitted a reserved matters application for 95 dwellings in April 2025, and the council is currently considering this (P25/V0764/RM).

Following the submission of revised plans in July 2026, the applicant has made good progress in addressing comments from the drainage engineer, flooding officer, forestry officer, affordable housing officer, landscape architect, transport and highways officer, and urban design officer. There are no objections from ecology, air quality, contaminated land, the County Archaeologist, the Minerals and Waste Team, or Thames Water, and there are no known viability or land ownership constraints affecting delivery of the site.

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

Site promoter comments

We have asked Obsidian Strategic RC limited to answer the following questions:

1. When are you intending to submit plans to respond to the technical objections listed above?

Submitted July 2026.

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

Pending review of consultee comments following re-submission.

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

The RMA has been prepared with a number of concurrent conditions for discharging. This includes Condition 7 (BEP), 8 (Technical Plans), 9 (LMMP), 10 (Landscaping), 13 (Foul Network), 14 (Water Network), 19 (Trees) and 20 (Drainage).

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

We are in contractual procedures with a developer.

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

Q1 2027

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

Q2 2028

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

None

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

30-36

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

No

Officer conclusion on delivery

As we have identified in the site status above, the applicant revised plans were submitted in July 2026 which seek to address the objections from technical officers. The case officer has advised that good progress has been made, though we are still awaiting responses from some consultees. We anticipate that permission will be granted in October 2026.

Our lead in team analysis shows that on average, individual phases on sites of this size start delivering homes 1.4 years / 17 months after the council grants reserved matters consent. This timetable would therefore place first completions on this site from 1 June 2028, which is in accordance with the developer's expectations. Using our average build out rate for sites of this size, we would expect the developer to deliver around 36 units a year. Again this aligns with the developer's expectations.

Site trajectory

Council's initial trajectory

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

Developer's initial trajectory

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

Council's final trajectory

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

Signatures

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

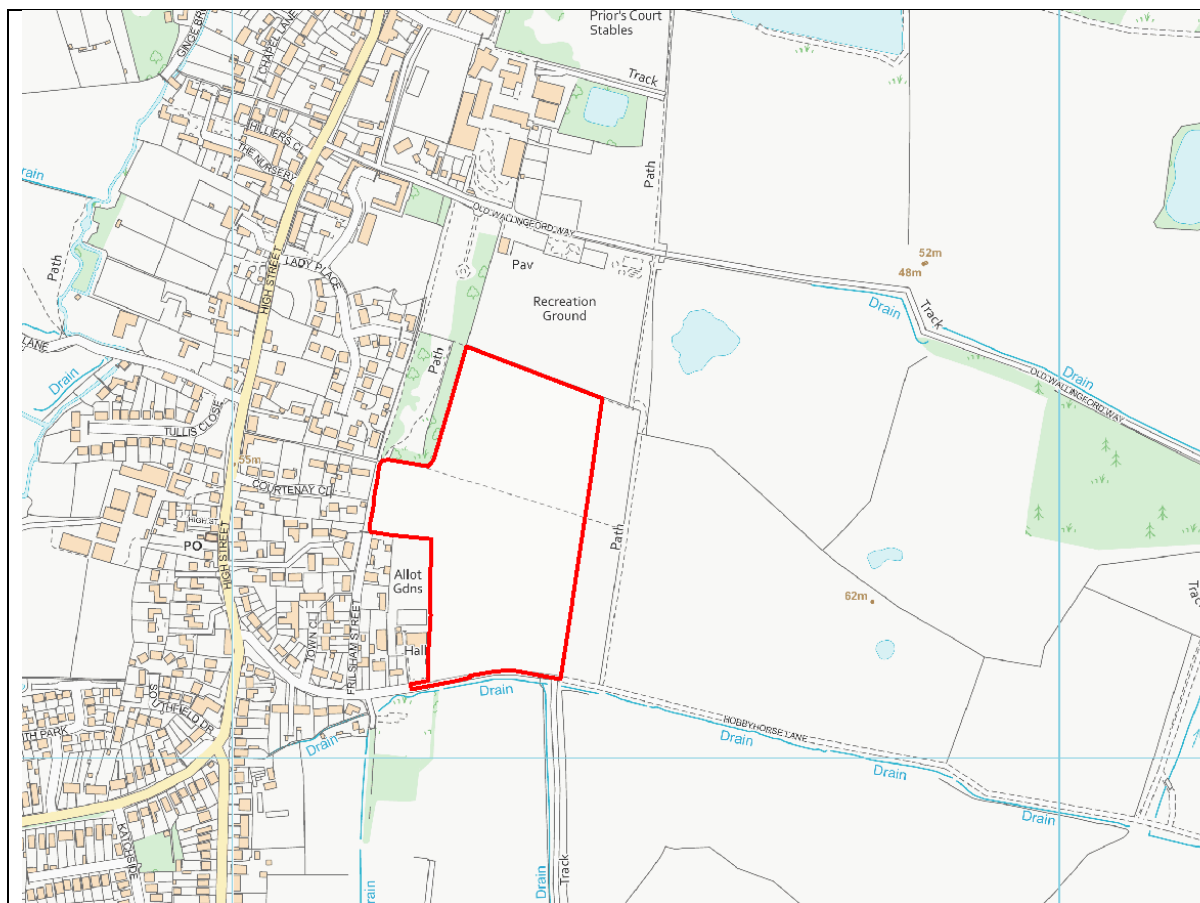


Signed:

Date: 29/07/26

Land north of Hobbyhorse Lane, Sutton Courtenay (Site reference 83)

Total units in 5-year period	140
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Site Status

Core Policy 15 of the Vale of White Horse Local Plan 2031 allocates this site for 220 dwellings. The Planning Inspectorate granted outline planning permission for 175 homes, following a planning appeal by Roebuck Land & Planning Ltd on this site, in December 2023 ([P21/V2682/Q](#)). Roebuck still controls the site, and the council approved their application to discharge condition 20 (ground water quality analysis and risk assessment) in October 2024. There are no live reserved matters applications on the site.

The council and site promoter are not aware of any viability or ownership issues affecting this site.

Site promoter comments

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

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

A Reserved Matters application was submitted on 24 April 2026- ref P26/V1357/RM

2. Are there any further site wide conditions that need to be satisfied before a reserved matters application can be approved (e.g. a design code, phasing plan, CEMP etc), and what measures are being taken to ensure they can be satisfied?

Yes-there are 14 pre-commencement conditions. Information relating to 4 of these has been submitted as part of the RM. The remainder of information required to satisfy the conditions is being actively prepared.

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

Yes- HarperCrewe Ltd

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

We anticipate construction starting in Summer 2027

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

Autumn 2027

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

One

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

40 (market and affordable)

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

None

Officer conclusion on delivery

The site promoter has confirmed that a reserved matters (RM) application was submitted in April 2026, planning reference P26/V1357/RM, for 175 homes. As part of the RM four pre-commencement conditions are also being sought to be discharged.

Our lead in team analysis shows that on average, individual phases on sites of this size start delivering homes 1.9 years after applicant submits the reserved matters application. This timetable would therefore place first completions on this site from early 2028. The developer has advised they expect first completions from Autumn 2027, slight quicker than our lead in time average would suggest. However,

as pre-commencement conditions are also being sought to be discharged as part of the RM application, with the developer indicating that the information required to discharge the remaining pre-commencement is being prepared, the developer anticipated lead in time is realistic.

Using our average build out rate for sites of this size, we would expect the developer to deliver around 46 units a year. The site promoter has advised that there is a developer on board, HarperCrewe Ltd, with the expectation that 40 homes will be delivered per year. Given this, we have taken the build out rate provided to us to inform the trajectory. With 20 homes expected in 2027/28, representing half years build out and 40 homes per annum thereafter. There is clear evidence of a realistic prospect that 140 homes will be delivered in the 5-year period.

Site trajectory

Council's initial trajectory

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

Developer's initial trajectory

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

Council's final trajectory

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

Signatures

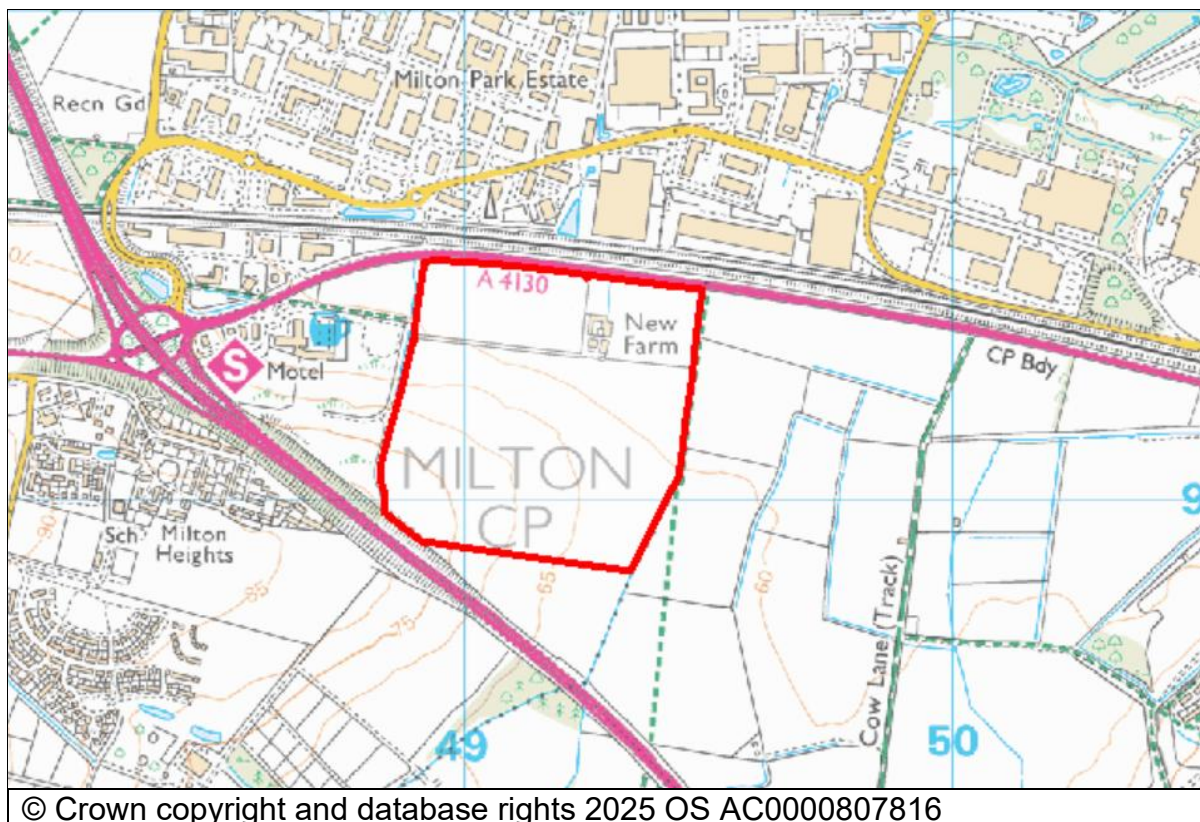
On behalf of Roebuck Land & Planning Ltd, I consider this to be a realistic assessment of the trajectory for this site.

Signed: Jim Rawlings

Date: 18 August 2026

North West Valley Park, Didcot (Site Reference: 41)

Total units in 5-year period	0
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Site Status

Core Policy 4 of the Vale of White Horse Local Plan 2031 allocates this site for 800 dwellings. There are no current planning applications for housing development on this site.

The council and site promoter are not aware of any viability or ownership issues affecting this site.

Oxfordshire County Council has started early construction work on a suite of transport infrastructure improvements around Didcot, expecting these works to intensify throughout 2026. These improvements, collectively known as Housing Infrastructure Fund 1 (HIF1), include a new Thames Crossing, a bypass for Clifton Hampden, a new bridge over the A4130 and railway to the west of Didcot, and the dualling of the A4130. The investment in, and delivery of, this infrastructure is enabling and supporting development in and around Didcot, including this site.

Site promoter comments

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

1. In our previous update, you advised that you have prepared a Master Plan and Transport Proposals, along with the supporting site surveys supporting these. Have you completed any more technical work since then?

The Landowner's partner promoter is currently working on design and technical issues.

2. Have you sought any further formal pre-application advice?

Formal pre application to commence shortly.

3. Have you undertaken any public consultation since our last update?

The promoter partner is planning and will undertake public consultation.

4. You previously advised that you intend to submit an outline application, with some elements in full detail (i.e. a hybrid application). When do you intend to submit this planning application for this site?

Within the next 12 months

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

The Landowner has reached agreement on terms with a promoter who will work with the Landowners' aspirations to deliver a quality car free scheme

6. You previously advised that you expect construction work to start in 2027/28. Is this still your expectation?

This is now expected to be 2028/2029

7. Do you still expect the first dwelling will be completed in 2028/29?

2029/2030

8. Do you still anticipate that the site will likely have two developer outlets?

One or two.

9. Do you still think this site will deliver 120 homes a year?

Yes

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

The land take for the A4130 cuts across the frontage of the site and will impact on layout and land that was to be designated for public open space and/or BNG

Officer conclusion on delivery

As we have identified in the site status above, the site is allocated for 800 dwellings however no planning application has been submitted to date. The landowner has confirmed that site surveys have been undertaken as part of masterplanning and transport proposals for the site. Pre-application advice is expected to commence soon, with a planning partner on board. The intent to submit a hybrid planning application within the next 12 months, so by September 2027.

Our lead in team analysis shows that on average, sites of this size take around 6.8 years / 81.2 months for site to deliver homes from submission of an outline application to first completions. This timetable would therefore place first completions on this site from early 2034. The landowner is anticipating first homes being completed in 2029/30. Whilst there is no known issue preventing the site coming Using our average build out rate for sites of this size, we would expect the developer to deliver around 133 units a year. No homes are projected to be delivered in the 5-year period.

Site trajectory

Council's initial trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	0	0	0	0	60
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
120	120	120	120	120	120	20	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's initial trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	60	120	120	120	120
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
120	120	100	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Council's final trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	0	0	0	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	60	120	120	120	120	120	120
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
20	0	0	0	0	0	0	0

Signatures

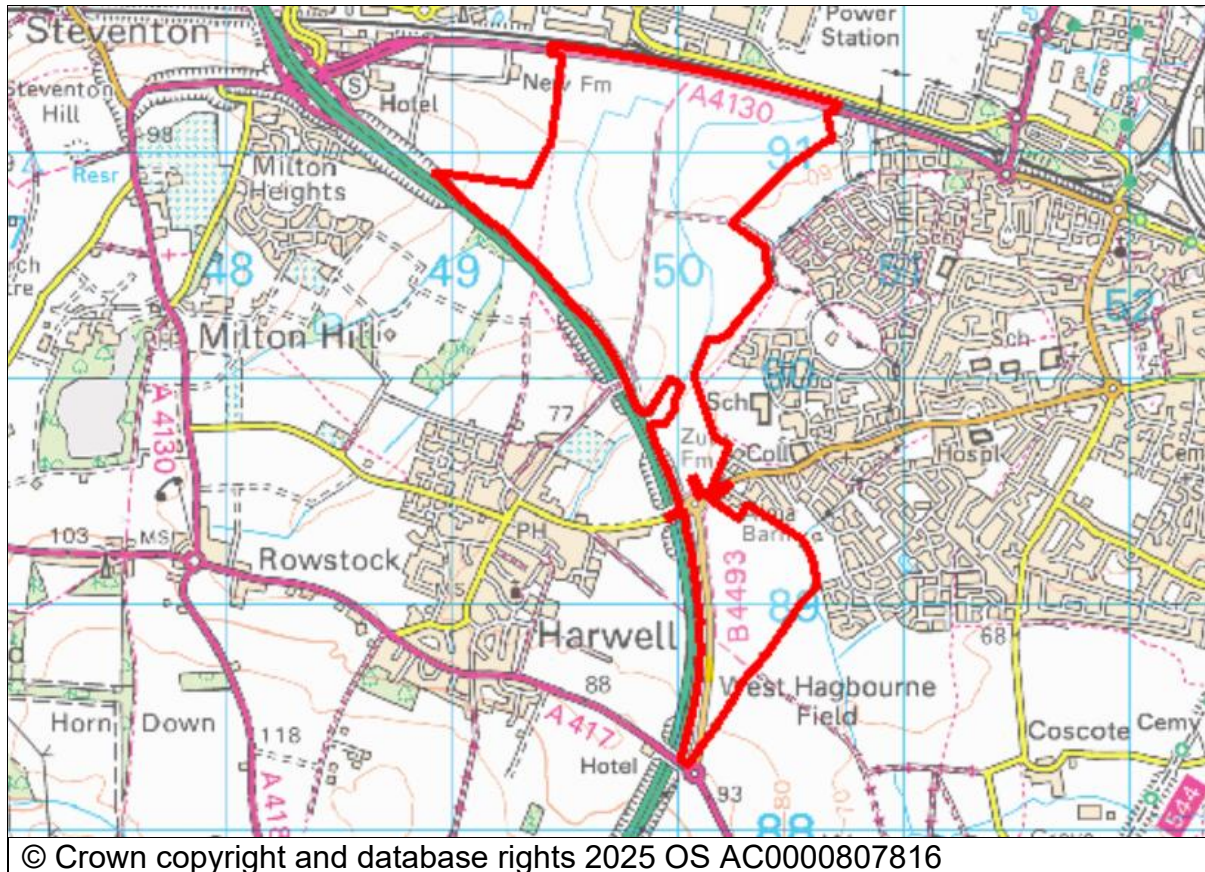
On behalf of Mr Mockler (landowner), I consider this to be a realistic assessment of the trajectory for this site.

Signed: *Christopher D'Olley*

Date: 18/08/26

Valley Park, Didcot (Site Reference: 41)

Total units in 5-year period	1486
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Site Status

Core Policy 4 of the Vale of White Horse Local Plan 2031 allocates Valley Park for 2,550 homes. The council granted outline planning permission for 4,254 new homes in February 2022 (P14/V2873/O). The council has approved 7 reserved matters applications for residential uses under the outline planning permission, granting detailed consent for 1,454 homes:

- 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
- P25/V0874/RM, submitted in April 2025 and approved in December 2025 for 102 dwellings, referred to as Phase 2Ta

- P25/V0873/RM, submitted in April 2025 and approved in December 2025 for 105 dwellings, referred to as Phase 2Tc
- P25/V1191/RM, submitted in June 2025 and approved in December 2025 for 172 dwellings, referred to as Phase 3Pa and 3Pb
- [P25/V0879/RM](#), submitted in April 2025 and approved in June 2026 for 225 homes, referred to as Phase 6T.

Persimmon and Taylor Wimpey have submitted an additional 2 reserved matters applications in 2025, totalling 662 dwellings:

- Persimmon submitted a planning application for Phase 3P (397 homes) in March 2025 ([P25/V0563/RM](#)). The council and applicant still need to address comments from the transport team.

If the council approves the live reserved matter application, 1,853 dwellings on this site will have detailed permission. This leaves capacity for an additional 2,401 dwellings to be delivered with only outline planning permission.

The table at the end of this proforma provides a full breakdown of each phase, their permission reference, and our forecast supply for each over the next 5 years.

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

Oxfordshire County Council has started early construction work on a suite of transport infrastructure improvements around Didcot, expecting these works to intensify throughout 2026. These improvements, collectively known as Housing Infrastructure Fund 1 (HIF1), include a new Thames Crossing, a bypass for Clifton Hampden, a new bridge over the A4130 and railway to the west of Didcot, and the dualling of the A4130. The investment in, and delivery of, this infrastructure is enabling and supporting development in and around Didcot, including this site.

Site promoter comments

We asked Taylor Wimpey and Persimmon the following questions about the site. Their comments are shown in red italicised text below each question.

Questions for Persimmon

1. What do you think are the key issues that need to be resolved before the council can issue planning permission for P25/V0563/RM (Phase 3P)?

A small number of highways comments remain outstanding which are expected to be resolved in September

2. When do you think the first dwelling on P25/V0563/RM will be completed?

H2 2027

3. What is your timetable for submitting future reserved matters applications – please indicate which phase you intend to submit, by when, and how many homes are in that phase.

Phase 5P to be submitted in Q1 2027

4. How many homes a year do you think the whole Valley Park site will deliver?

250 (combined TW + Persimmon)

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

None

Questions for Taylor Wimpey

1. When do you think the first dwelling on P25/V0879/RM will be completed?

January 2028

2. What is your timetable for submitting future reserved matters applications – please indicate which phase you intend to submit, by when, and how many homes are in that phase.

Phase 4TA will be submitted September 2026 – 154 homes

Phase 4T will be submitted December 2026 – 223 homes

3. How many homes a year do you think the whole Valley Park site will deliver?

From a TW perspective – 150 homes a year. Please speak with Persimmon Homes for their information

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

We need to find a way forward with watercourse crossing solutions. We need the EA to engage in the process.

Officer conclusion on delivery

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

There is currently one outstanding technical objection, as advised by the Persimmon, relating to highways on this application, with Persimmon anticipating them being resolved in September 2026. All other aspects are agreed and so it is anticipated that permission for this parcel will be granted by the end of 2026, which provides some flexibility to address the highways issues.

We would then expect to see completions from that permission within 1 year. The district average is 7 months, with completions on the three parcels that have delivered to date (P22/V2744/RM, P23/V0667/RM and P24/V0470/RM) all taking place less than 12 months from detailed permission. We would therefore anticipate first completions on this phase coming forward by the end of 2027, which is in

accordance with Persimmon's expectations of homes coming forward in the second half of 2027 on this parcel.

Conclusions in relation to Taylor Wimpey Phase 6T (P25/V0879/RM – 227 homes)

Permission was granted for this phase on Valley Park on the 9 June 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 seeing first completions within a year of determination, and therefore within the 2027/28 monitoring year.

Overall Site

Regarding the build-out rate, on the overall site during the monitoring year 2024/25, 117 dwellings have been completed from a "standing start", rising to 330 homes in the second year of build out (2025/26). This is a stronger than two comparable sites in Didcot – Great Western Park (110 in its first year / 204 in its second) and Didcot North East (27 in its first year / 82 in its second). 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, site wide delivery of approximately 300 homes per annum is achievable and realistic. This is supported by Taylor Wimpey's anticipated build out rate of 150 homes per annum for their part of the site, the level of delivery so far in only 2 years of build out, and the phasing plan agreed through P22/V2407/DIS which anticipated annual delivery above 400 homes per annum.

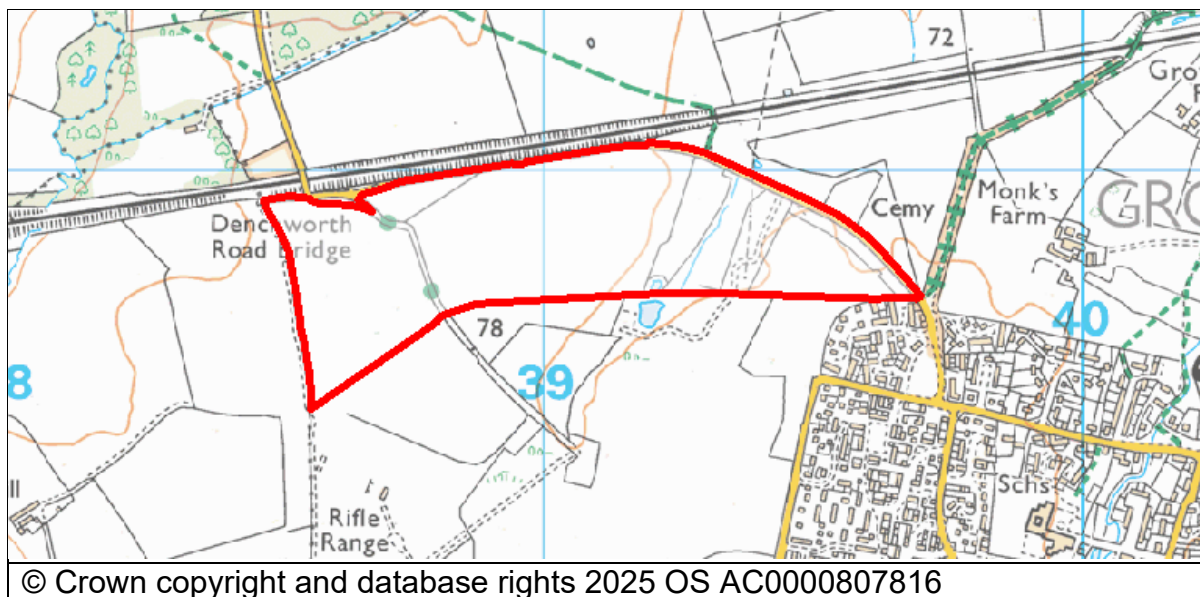
Taylor Wimpey has advised that they expect to submit 2 further reserved matters application in 2026, for phase 4T and phase 4TA totalling 377 homes. On the 8 reserved matters applications that have been approved on Valley Park so far, on average they have taken 10 months to determine. Of the 3 parcels that have provided completions as of the 1 April 2026, they have all taken less than a year from reserved matters permission to first completions. It is therefore clearly a realistic prospect that homes from reserved matters applications submitted by the end of 2026 might deliver homes in the 5-year period.

Persimmon have advised that they expect to submit a further reserved matters application for phase 5P at the start of 2027. This parcel is anticipated to deliver 262 homes according to the latest Housing Delivery Document for the site (Dec 2025). If an application is submitted in early 2027, we would expect the first completions to be seen on this parcel in late 2028 to early 2029, in the five-year period.

Name	Developer	Planning Reference	5YHLS reference	Total homes	Completions	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2031 /32	2032 /33	2033 /34	2034 /35	2035 /36	2036 /37	2037 /38	2038 /39	2039 /40
Outline / Whole Site	TW & Persimmon	P14/V2873/O	41	4652	398	284	301	301	300	300	300	300	300	300	300	300	250	200	120
Phase 1T	Taylor Wimpey	P22/V2744/RM	1885	246	202	44													
Phase 1P	Persimmon	P23/V0667/RM	1738	172	157	15													
Phase 2Tb	Taylor Wimpey	P24/V0470/RM	1899	281	39	100	100	42											
Phase 1Pa	Persimmon	P24/V0733/RM	1889	151	0	75	76												
Phase 3P	Persimmon	P25/V0563/RM	2015	397	0			100	150	147									
Phase 2Ta	Taylor Wimpey	P25/V0874/RM	1969	102	0		50	52											
Phase 6T	Taylor Wimpey	P25/V0879/RM	2016	227	0			60	100	67									
Phase 2Tc	Taylor Wimpey	P25/V0873/RM	1968	105	0				50	55									
Phase 3Pa and 3Pb	Persimmon	P25/V1191/RM	1997	172	0	50	75	47											
Future reserved matters		N/A	41	2799	0					31	300	300	300	300	300	300	250	200	120

North West of Grove (site reference 1271)

Total units in 5-year period	66
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Site Status

Core Policy 15a of the Vale of White Horse Local Plan 2031 allocates North West of Grove for 400 dwellings. The plan identifies that the site could have capacity to deliver considerably more housing beyond the end date of the local plan (2031), if supported by appropriate infrastructure improvements.

The applicant, Persimmon Homes, submitted an outline planning application for 624 dwellings in November 2020 ([P20/V3113/O](#)). They have since submitted revised / amended plans in February and March 2025 in response to technical consultee comments. The council is now considering those revised plans and providing comments to the applicant.

The applicant still needs to address comments made by the air quality officer, flood and drainage officer, landscape architect, transport and highways officer and Urban design officer. The applicant has confirmed that the application was resubmitted on the 11 August 2026. Notwithstanding this, the applicant has made good progress in addressing technical issues overall, meaning there are no objections to the outline application from contaminated land, environmental protection, forestry, heritage, affordable housing, archaeology, education, Thames Water or waste.

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

Site promoter comments

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

1. When do you expect to submit amended plans or documents to address comments by Air quality officer, Flood and Drainage officer, Landscape Architect, transport and highways officer and Urban design officer?

Revised plans were provided on 11th August 2026

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

Adjustments to connectivity strategy, landscape strategy and design principles within the DAS. Other associated matters are also updated in the wider planning pack, including updated survey work.

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

S106 HoT have been provided. Currently waiting on Council to commence legal instructions.

4. 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 Outline so details pertaining to the reserved matters will require further submission.

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

Highways and landscaping.

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

Not yet known.

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

All still to be agreed.

Officer conclusion on delivery

As we have identified in the site status above, the applicant still needs to address technical comments from Air quality officer, Flood and Drainage officer, Landscape Architect, Transport and Highways officer and Urban design officer. The applicant has confirmed that revised plans were submitted on the 11 August 2026. We have allowed another 6 months for the case officer to review

and determine these plans, and for the council and applicant to enter into a S106 agreement. This would mean from around April 2027, the site would benefit from outline planning permission.

Our lead in team analysis shows that on average, sites of this size take around 2.4 years / 28.5 months for site to deliver homes after we have issued outline consent. Using these averages would therefore place first completions on this site from around December 2029 and deliver around 133 units a year.

However, Persimmon are building out the Grove Airfield allocation to the south of this site, and has confirmed in previous 5-year land supply statements that they will continue the build out of Grove Airfield into North West Grove. However, the trajectory provided by Persimmon below indicates they expect the site to come forward much quicker than previously anticipated. However, in this instance we have relied on our average lead in times and build out rates for this site

The council has asked the Oxford Growth Commission to explore whether an alternative developer could assist Persimmon in building out these homes. A single developer controlling over 3,000 homes in the Grove area is potentially creating an artificial chokehold on housing supply. The Growth Commission has not prioritised this site, but it could be a strong contender for boosting housing supply in the short term.

Site trajectory

Council's initial trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	0	0	0	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
111	162	162	162	27	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Developer's initial trajectory

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

Council's final trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	0	0	66	133	133	133
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
133	26	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Signatures

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

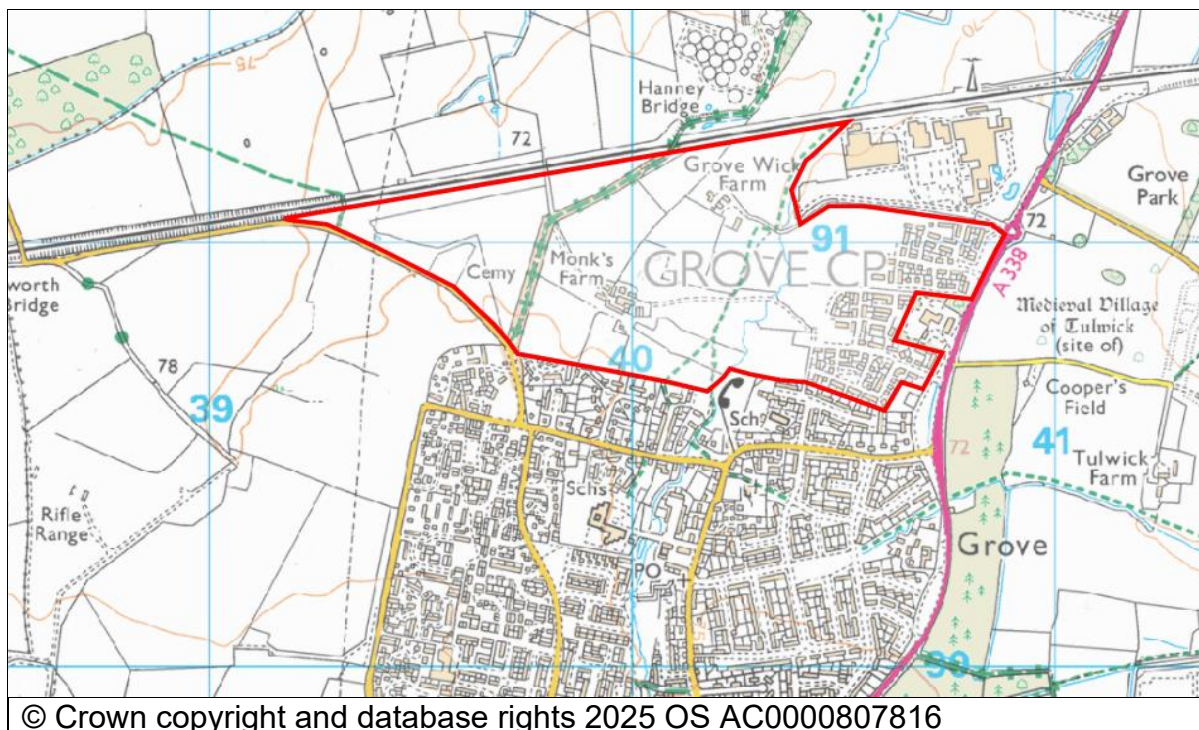
Signed:

Date:

Monks Farm, Grove (Site reference 24 and 1237)

Total units in 5-year period

129



Site Status

The council allocated this site for 885 homes in the Vale of White Horse Local Plan: Part 1. The council has approved four outline planning applications for different parts of the site (reference P14/V0576/O for 75 homes P15/V0783/O for 133 homes, P15/V1722/O for 160 homes and P16/V0981/O for 400 homes), with all homes on these parcels now benefitting from detailed planning permission apart from 129 units under P16/V0981/O.

The council has approved three reserved matters applications under outline permission P16/V0981/O (references P21/V3516/RM, P24/V0427/RM and P25/V1127/RM), totalling 271 dwellings.

David Wilson Homes submitted a fourth reserved matters application under this outline consent for 129 dwellings in March 2026 (reference P26/V0651/RM), which the council is yet to determine. If the council approves this phase, all dwellings with outline planning permission at Monks Farm will benefit from reserved matters consent, leaving no remaining outline-only capacity on the site.

This is a live planning application, and at the time of writing there is an objection to the proposals from the Local Highways Authority. Given there is only one objection to overcome, with the Local Highways Authority setting out the measures that they would like to see in order to overcome their objection, it is reasonable to assume that these issues can be addressed soon. The district's average lead in time for

developments of this site would indicate detailed consent being granted towards the end of this year. This is considered realistic.

We have provided a breakdown of each parcel on the wider allocation site on the table at the end of this proforma.

We are not aware of any viability issues or land ownership constraints affecting this site. A Section 106 agreement was signed at the outline stage.

Site promoter comments

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

6. What do you think are the key issues that need to be resolved before the council can issue planning permission for P26/V0651/RM?

No objections from - Environmental Protection, LLFA, Archaeology, Thames Water & Waste Management.

Further information requested from Forestry and Highways.

All outstanding information under review and to be submitted this month, June 2026.

7. When do you think the first dwelling on P26/V0651/RM will be completed?

March 2028

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

2no. sales outlets to remain as existing on earlier phases of the development.

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

52 homes per year.

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

Due to substantial increases in infrastructure costs, unforeseen at acquisition stage, the site is delivering an impaired margin. A Viability Assessment was submitted on 04/06/2025 in support of application P25/V1202/MPO but refused by the council on 25/02/2026.

Officer conclusion on delivery

We have used district and site-specific averages to forecast the likely determination date for reserved matters consent for P26/V0651/RM. This approach indicates detailed consent could be issued by November 2026. Given the progress in addressing the technical consultee comments permission being granted in November is realistic, with only Highways and Forestry objections left to address.

Our lead in time analysis shows that on average, sites of this size take around 12 months to deliver homes after we have issued reserved matters consent. This

timetable would therefore place first completions on this site from around November 2027. Using our average build out rate for sites of this size, we would expect the developer to deliver around 50 units a year. The developer has advised that they expect first completions to be delivered in the 2028/29 monitoring period. Given the progress on the site and what we would anticipate based on average lead in times, this is realistic and we have used the developer informed lead in time, as well as the build out rate provided of 52 homes per annum.

In addition to the trajectory for the live reserved matters application, we have provided a breakdown of each parcel on the wider allocation site on the table at the end of this proforma.

Site trajectory

Council's initial trajectory for P26/V0651/RM

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

Developer's initial trajectory for P26/V0651/RM

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	52	52	25	0	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Council's final trajectory for P26/V0651/RM

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
0	0	52	52	25	0	0	0
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
0	0	0	0	0	0	0	0
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50
0	0	0	0	0	0	0	0

Signatures

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

Signed: K Little

Date: 23/06/2026

Entree Global Services, Appleford Road, Sutton Courtenay (Site Reference 1941)

Total units in 5-year period	17
	
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Site Status

An outline planning application, with all matters reserved except for access, for 17 homes was submitted in November 2023, with permission granted in December 2025.

Site promoter comments

We asked Jemcas Holdings Limited the following questions about the site. Their comments are shown in red italicised text below each question.

11. Is there a housebuilder or developer on board to build the site? If not, what are the timescales and process for securing one?
12. Are there any agreed pre-commencement conditions that are attached to the permission, and has any work been done toward discharging these?

13. When do you expect a reserved matters application to be submitted for development?

14. When do you think construction work will commence on the development, and are there any obstacles to starting construction?

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

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

Officer conclusion on delivery

We have used district and site-specific averages to forecast the likely determination date for C3 residential phase of the development. On average, it takes 4.2 years for sites of this size from outline permission to first completion. The application was submitted in November 2023, so we would expect completions to come forward towards the end of the 2027/28 monitoring year. To provide flexibility in the trajectory we have assumed the first homes to be delivered in late 2028.

Using our average build out rate for sites of this size, we would expect the developer to deliver around 16 units a year. We have therefore projected 8 homes to be delivered in 2028/29, and 9 in 2029/30.

Site trajectory

Council's initial trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
		8	9				
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50

Developer's initial trajectory

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

Council's final trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
		8	9				
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50

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Signatures

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

Signed:

Date:

Land north of Copenhagen Drive, Abingdon (Site Reference 1942)

Total units in 5-year period	78 (39)
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Site Status

This site forms part of the allocated site North West Abingdon, which was allocated through the Vale of White Horse Local Plan 2031 Part One. 200 homes have already been delivered on this site through P17/V1336/O and P19/V0169/RM. A hybrid application was submitted in January 2024 for the following

1. Outline application with all matters reserved except access and layout for C3 Residential Development (39 units)
2. Full planning permission for the erection of a 75-bed Care Home (C2)

The hybrid application was granted planning permission in July 2025. The care home element of the application therefore has detailed permission, with 39 units counting towards the districts housing land supply based upon the number of market units expected to be released by its development. The care home aspect is not the focus of this form as it is considered to be deliverable as it has detailed permission.

The outline aspect of the planning permission, for 39 C3 dwellings, falls under part B of the definition of deliverable and is therefore the focus of this delivery assessment.

The planning permission has three distinct phases, the care home, the C3 residential units and infrastructure phase. The infrastructure phase supports both the care home and the C3 residential units and construction has started.

Site promoter comments

We asked HDD Abingdon Limited the following questions about the site. Their comments are shown in red italicised text below each question.

17. Is there a housebuilder or developer on board to deliver the C3 residential aspect of this site? If not, what are the timescales and process for securing one?
18. Are there any agreed pre-commencement conditions that are attached to the C3 residential phase of this development, and has any work been done toward discharging these?
19. When do you expect a reserved matters application to be submitted for the C3 residential phase of the site?
20. When do you think construction work will commence on the C3 residential phase, and are there any obstacles to starting construction?
21. How many homes a year do you think this site will deliver?
22. Are there any other comments you would like to raise?

Officer conclusion on delivery

We have used district and site-specific averages to forecast the likely determination date for C3 residential phase of the development. On average, it takes 4.2 years for sites of this size from outline permission to first completion. The application was submitted in January 2024, so we would expect completions to come forward towards the start of the 2028/29 monitoring year. Given the outline application took longer than average lead in times, we have built flexibility into the trajectory by pushing this assumption back 6 months, with the first homes expected to be delivered halfway through the 2028/29 monitoring year.

Using our average build out rate for sites of this size, we would expect the developer to deliver around 16 units a year. We have therefore projected 8 homes to be delivered in 2028/29, 16 in 2029/30 and the remaining 15 in 2030/31.

Site trajectory

Council's initial trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
		8	16	15			
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42

2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50

Developer's initial trajectory

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

Council's final trajectory

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
		8	16	15			
2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
2042/43	2043/44	2044/45	2045/46	2046/47	2047/48	2048/49	2049/50

Signatures

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

Signed:

Date:

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alternative languages.

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