

Windfalls in Didcot	510	39	
Allocated sites in Didcot			
Rest major development area			
East major development area			
Didcot	512	444	366
Unallocated windfalls in the rest of the district	118	218	112
Allocated windfalls in the rest of the district	0	46	56
Unallocated sites in the rest of the district	33	104	57
Works, Chinnor			
Cholsey			
Alton, Henley			
Wallingford, Thames			
Wallingford			
Wallingford			
Adjoining land, Crowmarsh			
Industrial Estate, Wallingford			
total	151	368	
Completions	663	812	
Completions	663	1475	
Strategic Allocation (annualised)	533.3	533.3	
Relative allocation	129.7	408.4	



Listening Learning Leading

Authority Monitoring Report 2018/19

December 2019

Contents

1.	Introduction.....	1
	Purpose of monitoring	1
	Requirement to monitor	1
	South Oxfordshire District Council monitoring report	2
	Context.....	2
	Key statistics	3
2.	Planning Framework	5
	Development Plan.....	5
	The Emerging Local Plan 2034	6
	Sustainability Appraisal	7
	Neighbourhood Plans	7
	Community Infrastructure Levy	8
	Other documents	8
3.	Neighbourhood Plans	10
	Introduction.....	10
	South Oxfordshire District Council's approach	10
	Progress of Neighbourhood Plans	10
4.	Duty to Cooperate	12
	Introduction.....	12
	South Oxfordshire District Council neighbouring authorities and prescribed bodies	12
	Key stages of the Duty to Cooperate	13
5.	A Thriving Economy	16
	CSEM1: Supporting a Successful Economy.....	16
	CSEM2: Amount and Distribution of Employment	17
	CSEM3: Culham Science Centre	17
	CSEM4: Supporting Economic Development	17
	CSEM5: Oxford Brookes University	19
6.	Delivering New Homes	20
	CSH1: Amount and Distribution of Housing.....	20
	Housing Completions.....	22
	Housing Supply.....	22

CSH2: Housing Density.....	23
CSH3: Affordable Housing.....	23
CSH4: Meeting Housing Needs.....	24
CSH5: Gypsies, Travellers and Travelling Showpeople	26
CSR1: Rural Exception Housing.....	26
Self-Build & Custom Housebuilding	27
7. Town Centres and Shopping	28
CST1: Town Centres and Shopping	28
8. Didcot.....	30
CSDID1: The Central Area of Didcot	30
CSDID2: Land to the East of the Orchard Centre	30
CSDID3: New Housing at Didcot.....	30
CSDID4: Other Proposals For Didcot	31
9. Henley-on-Thames.....	32
CSHEN1: The Strategy for Henley-on-Thames	32
10. Thame	33
CSTHA1: The Strategy for Thame	33
CSTHA2: New Allocations at Thame	34
11. Wallingford.....	35
CSWAL1: Strategy For Wallingford	35
CSWAL2: Greenfield Neighbourhood to the West of Wallingford	35
Completions and permissions in Wallingford	36
12. Rural Communities.....	37
CSR1: Housing in Villages.....	37
CSR2: Employment in Rural Areas	38
CSR3: Community Facilities and Rural Transport	38
13. The Environment	39
CSEN1: Landscape	39
CSEN2: Green Belt.....	39
CSEN3: Historic Environment	40
14. Quality Development	41
CSQ1: Renewable Energy.....	41

- CSQ2: Sustainable design and construction42
- CSQ3: Design.....42
- CSQ4: Design Briefs for Greenfield Neighbourhoods and Major Development Sites
.....42
- 15. Green Infrastructure and Biodiversity44
 - CSG1 and CSB1: Green Infrastructure and Biodiversity44
- 16. Infrastructure45
 - CS1: Infrastructure Provision45
- Appendix A: Housing trajectory.....47

1.Introduction

Purpose of monitoring

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

Requirement to monitor

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

Table 1: National Monitoring requirements

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

South Oxfordshire District Council monitoring report

- 1.5. This Monitoring Report covers the period 1 April 2018 to the 31 March 2019, however information prior to and beyond this period will be included and identified. It has a number of purposes which include monitoring the progress of Local Plans and Supplementary Planning Documents. The Town and Country Planning Regulation 2012 provides full details on the information that should be contained in the Authority Monitoring Report¹.

Context

- 1.6. South Oxfordshire is a beautiful and prosperous place to live, with picturesque towns and villages, a buoyant and successful economy and attractive landscapes,

¹ Available from <http://www.legislation.gov.uk/ukxi/2012/767/regulation/34/made>

with the River Thames flowing through 47 miles of the District and two Areas of Outstanding Natural Beauty (AONB), the North Wessex Downs and the Chilterns. There are four thriving market towns, Thame, Wallingford, Henley-on-Thames and Didcot as well as numerous attractive villages. The district also includes part of the Science Vale, an internationally significant location for innovation, science-based research and business.

- 1.7. South Oxfordshire is in close vicinity to Oxford and Reading, which provide major hubs for employment and leisure activities.
- 1.8. The district also benefits from its connectivity to other centres of employment, with access via the A34, M4 and M40 to London, Birmingham and Swindon and frequent trains from Didcot to London Paddington and the south west.

Key statistics

- 1.9. The key statistics shown in Table 2 below are a snapshot of South Oxfordshire’s demographics and the context for the monitoring indicators. This is shown against the data for the South East of England and Great Britain as a comparison.

Table 2: Key Statistics

Indicator		South Oxfordshire District Council	South East of England	Great Britain
Population ²		140,500	9,133,600	64,553,900
Population aged 16-64 ³		84,200, 59.9%	61.5%	62.7%
Life expectancy ⁴	Male	82.1	80.6	79.2 (UK)
	Female	85.5	84.0	82.9 (UK)
Number of households (2019) ⁵		56,989	3,794,874	27,249,000

² Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabrespop>

³ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabrespop>

⁴ Available from <https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/healthandlifeexpectancies/datasets/lifeexpectancyatbirthandage65bylocalareasuk>

⁵ Available from <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/householdprojectionsforengland>

Economically active⁶		75,900, 83.9%	81.1%	78.7%
Unemployment rate⁷		1,900, 2.5%	3.3%	4.1%
Education - Attainment 8 results (2017-18)⁸		46.7 (Oxfordshire)	47.7	44.3 (England)
CO2 emissions (2017)⁹	Per Capita (t)	6.2	4.8	5.3
	Total (kt)	860	43,907	351,501

⁶ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabempunemp>

⁷ Available from <https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabempunemp>

⁸ Available from <https://www.gov.uk/government/statistics/gcse-and-equivalent-results-2017-to-2018-provisional>

⁹ Available from <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

2.Planning Framework

Development Plan

- 2.1. The South Oxfordshire development plan is the starting point in making decisions on planning applications. All planning applications will be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan comprises:
- The existing Core Strategy (including the ‘saved policies’ of the South Oxfordshire Local Plan 2011)
 - ‘Made’ (adopted) Neighbourhood Development Plans prepared by Local Communities
 - Any Development Planning Documents relating to minerals and waste prepared by Oxfordshire County Council
- 2.2. The Local Development Scheme (LDS) sets out the timetable for the production of the Council’s Development Plan Documents (DPDs) and the Community Infrastructure Levy (CIL), including the Charging Schedule for CIL¹⁰. This includes key production dates and public consultation stages. The South Oxfordshire LDS was updated in August 2018¹¹ and again in March 2019¹². The LDS provides information regarding the Local Plan and other related documents. Table 3 sets out the timetable for each these documents and the progress that has been made.

Table 3: Progress of Development Plan Documents

		Date	
Document	Milestone	LDS Timescale	Achieved
Local Plan 2011-2034	Public Consultation on Scope & Issues (Regulation 18)	June 2014	Yes
	Public Consultation on Refined Options (Regulation 18)	Feb 2015	Yes

¹⁰ An updated timetable for the CIL Charging Schedule review is available from <http://www.southoxon.gov.uk/sites/default/files/2018-07-19%20CIL%20review%20timetable%20update.pdf>

¹¹ Available from <http://www.southoxon.gov.uk/sites/default/files/2018-08-08%20Local%20Development%20Scheme%20v2.pdf>

¹² Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/our-development-plan/our-timetable>

	First Public Consultation on Preferred Options (Regulation 18)	June 2016	Yes
	Second Public Consultation on Preferred Options (Regulation 18)	March 2017	Yes
	Public Consultation on Pre-Submission (Regulation 19)	October 2017	Yes
	Second Public Consultation on Pre-Submission (Regulation 19)	January 2019	Yes
	Submission to Secretary of State (Regulation 22)	March 2019	Yes
	Examination in Public (Regulation 24)	March 2019 – September 2019	In Progress*
	Inspector’s report (Regulation 25)	September 2019	Delayed
	Adoption (Regulation 26)	November 2019	Delayed
Community Infrastructure Levy (CIL) Charging Schedule	Prepare evidence base incl. viability study	Summer/Autumn 2018	Yes
	Consultation	January 2019	Delayed
	Submission	Summer 2019	Delayed
	Examination	Autumn 2019	
	Adoption	January 2020	
Oxfordshire Plan 2050, Joint Strategic Spatial Plan (JSSP)	Regulation 18 Part II published for formal consultation	August 2019	Spring/Summer 2020
	Regulation 19 published for formal consultation	November 2019	Autumn/Winter 2020
	Submission of JSSP	March 2020	March 2021
	JSSP Adoption (subject to examination)	March 2021	March 2022

* See paragraphs 2.5 and 2.6 below.

The Emerging Local Plan 2034

2.3. South Oxfordshire District Council is developing a new Local Plan that, once approved, will shape the future of our district.

- 2.4. The emerging Local Plan and its supporting studies set out our vision for South Oxfordshire up to the year 2034. Together they identify where housing, retail and employment land should be located as well as the infrastructure required to support this growth, such as new roads, schools, health services and sewerage. The proposed policies in the plan will be used to help make decisions on planning applications in the district.
- 2.5. In May 2018, Full Council met to review the Local Plan and decided to follow Cabinet's recommendations to reassess all available housing sites. The emerging Local Plan was subject to a second regulation 19 consultation from 7 January 2019 to 18 February 2019. It was submitted to the Secretary of State on Friday 29 March 2019 for independent examination. Planning Inspectors Jonathan Bore MRTPI and Nick Fagan MRTPI have been appointed to undertake an independent examination into the soundness of the South Oxfordshire Local Plan.
- 2.6. On 9 October 2019 the Secretary of State for Housing Communities and Local Government issued a temporary Direction on the Council in relation to the emerging Local Plan 2034. The temporary Direction has been made under the provisions of Section 21A of the Planning and Compulsory Purchase Act 2004 (as amended). This means that the emerging plan has 'no effect whilst the direction is in force', this is set out in section 21A(2) of the Planning and Compulsory Purchase Act 2004 (as amended). During the period of the temporary direction, South Oxfordshire District Council's elected members and officers cannot progress decision making in relation to the emerging plan. This includes the extent to which the emerging plan can be taken into account when making decisions on planning applications.

Sustainability Appraisal

- 2.7. The role of the Sustainability Appraisal (SA) incorporating the Strategic Environmental Assessment (SEA), is to assess if a plan has integrated the principles of sustainable development and if there are likely to be any significant effects because of the plan's policies.

Neighbourhood Plans

- 2.8. Under the Localism Act 2011, communities have been given the power to directly influence land use by preparing either a Neighbourhood Development Plan (NDP), Neighbourhood Development Order (NDO) and/or a Community Right to Build Order. It is a requirement of the AMR to include details of the progress and

'made' Neighbourhood Development Plans and Neighbourhood Development Orders. As of November 2019, there are currently 18 made Neighbourhood Development Plans and no Neighbourhood Development Orders in the District.

Community Infrastructure Levy

- 2.9. The Community Infrastructure Levy (CIL) is a charge that the local planning authority may choose to levy on new developments to help fund the infrastructure needed to support growth in the area. The draft CIL Charging Schedule was examined and came into effect on 1 April 2016. A review of the CIL Charging Schedule is underway, with a proposed adoption date of January 2020, pending Local Plan progression (see paragraphs 2.5 and 2.6 above).
- 2.10. During the 2018/19 fiscal year, £7,422,863.31 has been received from CIL receipts. In accordance with CIL regulation 59A and 59D, £639,473.99 has been transferred to town and parish councils and in accordance with CIL regulation 61, £371,143.15 has been applied to administrative expenses associated with CIL. Further information can be found in the CIL Annual Financial Statement¹³.

Other documents

- 2.11. The Statement of Community Involvement (SCI), adopted on the 15 June 2017, sets out how we will engage with our communities and businesses, so they can comment on new planning policy documents and planning applications. It can be found on the Council's website¹⁴.
- 2.12. Supplementary Planning Documents (SPDs) provide the option for further detail and clarity to be published in regard to Local Plan policies. They can also provide further guidance on particular issues or regarding the development of specific sites.
- 2.13. As SPDs provide further detail to Local Plan policies, it is not necessarily a requirement for SPDs to be monitored, unless a local planning authority wishes to monitor the effectiveness of an SPD.

¹³

<http://www.southoxon.gov.uk/sites/default/files/2019%20CIL%20Annual%20Financial%20Statement%20-%20South.pdf>

¹⁴ Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/our-development-plan/community-involvement>

2.14. As of March 2019, the Council have three adopted SPDs, with none of them identifying specific monitoring arrangements. The SPDs are as follows:

- Design Guide 2016: The Design Guide was adopted in November 2016 and sets out design principles to guide future development and encourage a design-led approach to development;
- Didcot Town Centre Supplementary Planning Document: This document was adopted in May 2009 and provides planning guidance to aid the development of the Didcot Town Centre. It sets out the council's vision and strategic development principles for the expansion of the town centre.
- Oxford Brookes Wheatley Campus Masterplan: The Council formally adopted this document in December 2012. The masterplan sets out the university's aims and objectives for the future. It sets out proposals for the redevelopment of both academic and accommodation buildings, business units and a conference centre.

3. Neighbourhood Plans

Introduction

- 3.1. The Government is providing local communities with the opportunity to shape the area in which they live and work by encouraging them to prepare Neighbourhood Development Plans. The Council strongly supports and encourages local communities who wish to prepare a Neighbourhood Development Plan. The Localism Act 2011 sets out that Neighbourhood Development Plans can be made by a parish or town Council, or by a neighbourhood forum where a parish or town council does not exist.
- 3.2. Local communities wishing to play an active role in planning for their area and/or community can:
- Prepare a Neighbourhood Development Plan setting out the vision, objectives and planning policies to shape the development of their neighbourhood and/or
 - Seek to grant permission directly for certain types of development in their neighbourhood, through a Neighbourhood Development Order (NDO) or a Community Right to Build Order (CRTBO)
 - To make a Neighbourhood Development Plan, there are formal stages set out in legislation that are the responsibility of the qualifying body and the local planning authority. The Localism Act also places a 'duty to support' on the local authority to guide Neighbourhood Plan preparation.

South Oxfordshire District Council's approach

- 3.3. The Council takes a proactive and positive approach to neighbourhood planning, providing advice and support to those communities interested in producing Neighbourhood Plans, Neighbourhood Development Orders or Community Right to Build Orders. Full details of the advice and support available can be found on the council's website¹⁵.

Progress of Neighbourhood Plans

¹⁵ Available at <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans>

- 3.4. As of November 2019, South Oxfordshire has 18 made Neighbourhood Plans, with 24 currently being prepared and 4 made plans under review. During 2018/19, 7 Neighbourhood Plans were made and 4 have been made since 1 April 2019.
- 3.5. Table 4 provides the progress of the Neighbourhood Plans in South Oxfordshire. The full progress of Neighbourhood Plans in South Oxfordshire can be found on the Council's website and is regularly updated.

Table 4: Progress of Neighbourhood Plans

Plan in preparation	Pre-submission consultation	Plan submitted	Plan made	Plan under review
Aston Rowant	Beckley and Stowood	Berrick Salome	Benson*	Henley and Harpsden
Berinsfield	Cuddesdon and Denton	Chinnor	Brightwell-cum-Sotwell	Sonning Common
Clifton Hampden	Ewelme	Long Wittenham	Chalgrove*	Thame
Crowmarsh	Tetsworth	Sydenham	Chinnor	Woodcote
Garsington	Wallingford	Wheatley	Cholsey**	
Horspath			Dorchester*	
Kidmore End			East Hagbourne**	
Lewknor			Goring-on-Thames**	
Sandford-on-Thames			Henley and Harpsden	
Shiplake			Little Milton*	
Stanton St John			Long Wittenham	
Tiddington with Albury			Pyrton**	
Towersey			Sonning Common	
Whitchurch-on-Thames			Thame	
			The Baldons*	
			Warborough and Shillingford*	
			Watlington*	
			Woodcote	

* These Neighbourhood Plans were made during 2018/19.

** These Neighbourhood Plans have been made since 1 April 2019.

4. Duty to Cooperate

Introduction

- 4.1. Section 110 of the Localism Act 2011 introduced a statutory duty for local planning authorities to cooperate with neighbouring local authorities and 'prescribed bodies' in the preparation of development plans. This means that the Council has a duty to engage constructively with other councils and public bodies in England on a continuous basis to maximise the effectiveness of the Local Plan.
- 4.2. The duty to cooperate is not a duty to agree. However, the Council will continue to work with neighbouring authorities to secure the necessary co-operation on strategic cross border matters regarding the Local Plan 2034. The Council must demonstrate, at the independent examination of the Local Plan, how they have complied with the duty.

South Oxfordshire District Council neighbouring authorities and prescribed bodies

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

Neighbouring authorities

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

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

- Highways England
- The Environment Agency

- Historic England
- Natural England
- Oxfordshire Local Enterprise Partnership
- Network Rail
- Oxford Health NHS Foundation Trust (OHFT)
- Oxfordshire Clinical Commissioning Group (OCCG)
- Care Quality Commission
- Civil Aviation Authority
- Homes and Communities Agency
- Office of Rail Regulations
- Local Nature Partnership

Key stages of the Duty to Cooperate

- 4.5. For the Period April 2018 to March 2019 the key stages of the duty to cooperate related to the emerging Local Plan, the Oxfordshire Plan 2050 and the emerging Oxford City Local Plan.
- 4.6. In preparing the emerging Local Plan the Council has undertaken significant consultation with a wide range of stakeholders, including the general public, Town and Parish Councils, national organisations, key stakeholders, developers and statutory bodies in preparing the Local Plan. Consultation has been supported by exhibitions, workshops and stakeholder meetings at various stages of plan preparation. The detail of this can be found in the Consultation Reports produced to support each stage of the Local Plan and in the draft statement of compliance supporting the emerging Local Plan¹⁶.
- 4.7. In addition to the formal consultation outlined in this statement, there have also been extensive ongoing and informal discussions and correspondence with a number of key stakeholders and other representatives of South Oxfordshire's communities. These include discussions with adjoining local authorities, district councillors, infrastructure providers, environmental groups, community action groups and representatives of the development industry. This extensive ongoing dialogue has helped to inform the preparation of the proposed new Local Plan.
- 4.8. The Council decided in May 2018 to review the emerging Local Plan and reassess all available housing sites. There was a second regulation 19 consultation from 7 January 2019 to 18 February 2019. It was submitted to the Secretary of State on Friday 29 March 2019 for independent examination.

¹⁶ Available from

<http://www.southoxon.gov.uk/sites/default/files/Duty%20to%20Cooperate%20Topic%20Paper.pdf>

- 4.9. In February 2018 South Oxfordshire District Council formally signed up to the Oxfordshire Growth Deal¹⁷. The deal has been agreed between the six Oxfordshire Local Authorities and the Local Enterprise Partnership, and the Government. The £215 million Deal, agreed with Government earlier this year, includes £30 million a year for five years to help accelerate transport infrastructure projects including road, rail, cycle routes and footpaths as well social infrastructure including new schools.
- 4.10. Throughout the period prior to this agreement being signed, and since, there has been regular engagement with other Oxfordshire authorities through the Oxfordshire Growth Board Officers Group. The agreement also commits Oxfordshire's five district councils to work together to produce a Joint Statutory Spatial Plan, the Oxfordshire Plan 2050.
- 4.11. During 2018/19 work has started on developing the Oxfordshire Plan with input from council members and officers through the Member sub-group, Officer Project Board and Liaison Team¹⁸. A Statement of Community Involvement was published in February 2019¹⁹. A Local Development Scheme was published in October 2018²⁰. The first stage of public consultation (Regulation 18 part 1) was conducted during February/March 2019 with a report published in June 2019²¹.
- 4.12. Oxford City Council are currently progressing their emerging Local Plan 2016-2036, with a proposed submission draft of the Plan published for a regulation 19 consultation on 1 November 2018, with SODC responding to this consultation on the 21 December 2018²². On 22 March 2019, the Plan was submitted to the Secretary of State for independent examination and a Statement of Common Ground in relation to the SODC and OCC emerging plans was agreed between

¹⁷ Available from <https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/11/270218-Oxon-letter-to-SoS-on-Deal-DP-270118-with-signatures.pdf>

¹⁸ <http://oxfordshireplan.org/about/#governance>

¹⁹ Available from <https://oxfordshireplan.org/wp-content/uploads/2019/04/Statement-of-Community-Involvement-February-2019.pdf>

²⁰ Available from <https://oxfordshireplan.org/wp-content/uploads/2019/04/Local-Development-Scheme-October-2018.pdf>

²¹ Available from <https://oxfordshireplan.org/wp-content/uploads/2019/06/Reg-18-Part-1-Consultation-Summary.pdf>

²² Available from https://www.oxford.gov.uk/download/downloads/id/6123/south_oxfordshire_district_council-123.pdf

the Oxfordshire councils²³. The inspector raised a number of Matters, Issues and Questions on 15 October 2019 to which SODC has submitted written responses²⁴.

²³ Available from

http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=1106723697&CODE=7844881723F687296346702048B4832A

²⁴ Available from https://www.oxford.gov.uk/info/20286/local_plan_examination/1312/local_plan_2016-36_examination_library

5.A Thriving Economy

CSEM1: Supporting a Successful Economy

5.1 Policy CSEM1 states that the Council will work with our business and education partners to provide an environment that positively and proactively encourages sustainable economic growth. A key indicator for this is the net increase in Gross Value Added²⁵ (GVA). Table 5 provides the GVA per head for Oxfordshire from 2011 to 2017, as 2017 is the latest current data available²⁶.

Table 5: GVA per Head, 2011-2017

Oxfordshire	2011	2012	2013	2014	2015	2016	2017
GVA per head	27,546	28,549	29,756	30,920	32,563	33,709	34,103

5.2 To provide a picture of the economic scene at the district level, Table 6 provides a number of indicators²⁷. These indicators show that there has been positive economic growth in South Oxfordshire since 2011.

Table 6: Economic indicators

South Oxfordshire	Jobs	Jobs density	Employee jobs	Business Counts-Enterprises	Business Counts-Local units
2011	67,000	0.80	N/A	7,055	8,015
2012	69,000	0.82	N/A	7,220	8,175
2013	71,000	0.85	N/A	7,250	8,040
2014	73,000	0.87	N/A	7,445	8,250
2015	74,000	0.88	59,000	7,885	8,725
2016	74,000	0.88	60,000	8,025	8,880
2017	76,000	0.90	58,000	8,210	9,070
2018	N/A	N/A	59,000	8,215	9,080
2019	N/A	N/A	N/A	8,255	9,155

²⁵ Gross value added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services.

²⁶ Available from

<https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedincomeapproach>

²⁷ All information is available from

<https://www.nomisweb.co.uk/reports/lmp/la/1946157325/report.aspx#tabjobs>

CSEM2: Amount and Distribution of Employment

- 5.3 Policy CSEM2 provides the amount of employment to be allocated in the district. The amount of employment land and its distribution has been updated by further evidence studies in preparation for the emerging Local Plan, and once adopted employment uses will be monitored against the updated targets. This AMR will provide data relating to employment uses for 2018/19.
- 5.4 During 2018/19 there was over 9 hectares of employment land permitted, the split of the employment uses is provided in Table 7. The total does not include the 46.47 hectare site at the former Didcot A power station. The proposed development at Didcot A is mixed-use and spans the South Oxfordshire-Vale of White Horse boundary. The current outline permission shows that the 9.7 hectare area within South Oxfordshire will contain only residential uses but the exact amount of employment use within the district may be subject to reserved matters.

Table 7: Permitted employment floorspace, 2018/19

	B1a	B1b	B1c	B2	B8	B Mixed
Floorspace (m ²)	2,323	806	691	6,054	6,328	820

CSEM3: Culham Science Centre

- 5.5 Culham Science Centre combines world-class publicly funded research into fusion power; commercial technology organisations and Culham Innovation Centre, to create a powerhouse of high technology innovation and enterprise in South Oxfordshire²⁸. CSEM3 supports the redevelopment and intensification of Culham Science Centre.
- 5.6 During 2018/19, 0.4 hectare of employment land was permitted at Culham Science Centre, delivering just under 1,530m² of B class employment floorspace.

CSEM4: Supporting Economic Development

- 5.7 CSEM4 sets out that planning permission will be granted for employment uses as long as they are in accordance with the policy. The target for this policy is to have no net loss of employment floorspace. Figure 1 shows the amount of business floorspace gained and lost through permissions in 2018/19, with **Error!**

²⁸ <http://www.culham.org.uk/>

Reference source not found. Table 8 providing the net change in employment floorspace in the district from applications granted in 2018/19.

Figure 1: Employment floorspace (m²) permissions, 2018/19

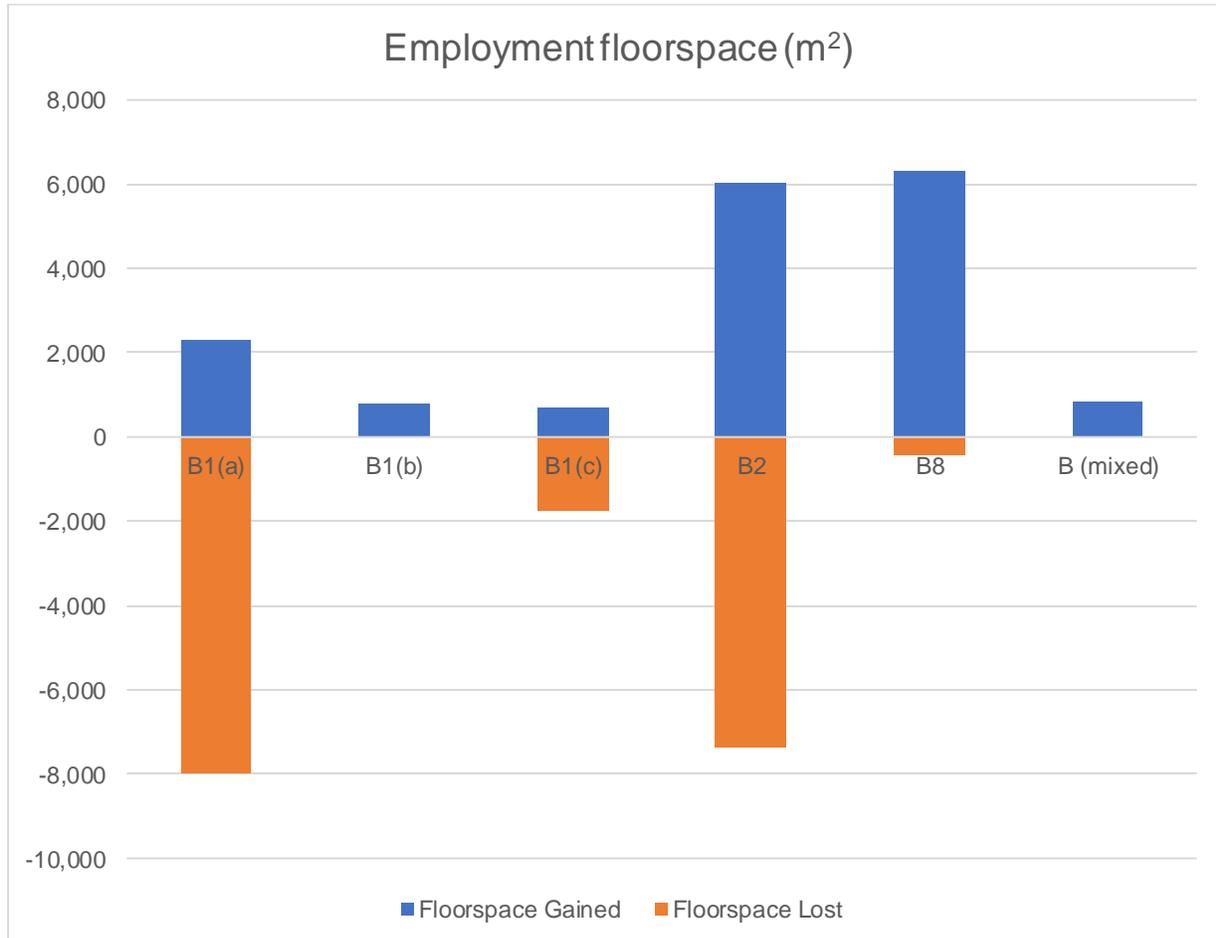


Table 8: Net employment floorspace change, 2018-19

	B1a	B1b	B1c	B2	B8	B Mixed	Total
Net change (m ²)	-5,675	806	-1,053	-1,323	5,887	820	-538

5.8 Table 8 **Error! Reference source not found.** shows net change in employment floorspace from developments permitted in 2018/19, which shows a minimal net loss overall, mostly in B1a floorspace. The majority of this loss was due to change of use to residential through permitted development rights. However, in the same period there were gains in the provision of B1b, B8 and B Mixed floorspace.

CSEM5: Oxford Brookes University

- 5.9 The aim of CSEM5 was to produce an agreed masterplan to guide the redevelopment of the university Campus at Holton. This Masterplan was adopted in December 2012 in line with the policy.
- 5.10 Since 2012 discussions around redevelopment of the Campus have moved on, and the site is a proposed housing allocation in the version of the emerging Local Plan that was submitted for independent examination in March 2019. An outline planning application for up to 500 dwellings was refused on 13 December 2018, an appeal was lodged on 1 July 2019 and a decision is expected in early 2020.

6. Delivering New Homes

CSH1: Amount and Distribution of Housing

- 6.1. Policy CSH1 in the Core Strategy determines the amount and distribution of housing in the district. The amount of housing required in the district was based upon numbers set out in the South East Plan and are now considered out of date.
- 6.2. Paragraph 60 of the Revised NPPF²⁹ states that a local housing need assessment should be conducted using the standard method as set out in planning practice guidance, unless exceptional circumstances justify an alternative approach.
- 6.3. Planning Practice Guidance (PPG)³⁰ advises that the standard method is calculated by setting the baseline need using national household growth projections and then applying an adjustment to take account of affordability taking into account the most recently published median workplace-based affordability ratios. In some circumstances it may be appropriate to apply a cap.
- 6.4. Following technical consultation in October 2018, the Government published updated national planning policy and guidance in February 2019 which proposes changes to the standard method. Part of these changes mean that the 2014 household projections are to be used going forward. The Council has therefore applied the standard method calculation in accordance with this. This gives South Oxfordshire a need of 632 homes per year produced using the standard method as shown in Table 9.

Table 9: Local Housing Need

South Oxfordshire Local Housing Need (Using 2014-based household projections from MHCLG**)		
Step in establishing housing need		Notes / explanation
Minimum housing need figure	632*	(affordability adjustment factor + 1) x Average annual projected household growth over a ten year period.

²⁹ Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

³⁰ Available from <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Affordability adjustment factor	0.5225	$((\text{Local affordability ratio} - 4) \div 4) \times 0.25$
Local affordability ratio (2018)	12.36	MHCLG** Ratio of house price to work place based earnings (Median workplace-based affordability ratios)
Annual projected household growth (10-year average)	414.9	(MHCLG Household Projections 2029 – MHCLG Household Projections 2019) ÷ 10 Live table 406
MHCLG Household Projection 2019	57,819	
MHCLG Household Projection 2029	61,968	
* Numbers rounded ** Ministry of Housing, Communities and Local Government		

6.5. The Council has committed to the Oxfordshire Housing and Growth Deal (Growth Deal). The Growth Deal commits all of Oxfordshire to collectively plan for 100,000 net new homes in the County between 2011 and 2031. The housing target in the Growth Deal is based on the Oxfordshire SHMA³¹ which was published in April 2014. The Growth Deal proposed a housing need for each local authority in the County, sometimes presenting this as a range (as was the case for South Oxfordshire). Taking the midpoint figures for each authority across the County would result in around 100,000 new homes by 2031. The midpoint of the range for South Oxfordshire was 775 homes per annum.

6.6. In the emerging Local Plan as submitted in March 2019, the Council is therefore proposing to uplift the housing need in accordance with Paragraph 010 of the PPG³² to reflect the Oxfordshire Growth Deal and the Oxfordshire SHMA being delivered by all Local Planning Authorities in Oxfordshire. This results in an annual housing need of 775 homes per annum. However, in accordance with paragraph 48 of the NPPF³³ this would have limited weight at this time. However,

³¹ Available from http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf

³² Available from <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

³³ Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

the Secretary of State issued a temporary Direction, under section 21A of 2004 Planning and Compulsory Purchase Act, on the 9 October 2019³⁴. This temporary direction states that a document to which a direction relates has no effect whilst the direction is in force.

- 6.7. For decision taking purposes the standard method should be used for assessing local housing need, in accordance with paragraph 60 of the NPPF³⁵, where there is no up to date adopted housing requirement . The Council considers its current annual housing need to be 632 homes per annum, based on the standard method using the 2014 household projections.

Housing Completions

- 6.8. Table 10 sets out annual housing completions in South Oxfordshire since 2011. As the housing requirement set out in the Core Strategy is no longer regarded as up to date, the period considered relevant for housing delivery has been aligned with the emerging Local Plan 2011-2034 as submitted in March 2019.

Table 10:Housing Completions, 2011-2019

	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018/ 19	Total
Housing Completions	508	475	484	600	608	722	936	1,361	5,694

Housing Supply

- 6.9. The council published an updated Housing Land Supply Statement in June 2019³⁶, which was based on the Standard Method housing requirement of 632 homes per annum. At this time the Council could demonstrate a 9.75-year housing land supply for decision taking purposes. The statement also sets out the position if measured against the emerging Local Plan (as submitted in March 2019) housing requirement and supply. This provides a housing land supply position of 5.17 years.

³⁴ Available from http://www.southoxon.gov.uk/sites/default/files/20191009%20Letter%20from%20the%20Secretary%20of%20State%20South%20Oxfordshire_.pdf

³⁵ Available from <https://www.gov.uk/guidance/national-planning-policy-framework/5-delivering-a-sufficient-supply-of-homes>

³⁶ Available from http://www.southoxon.gov.uk/sites/default/files/2019_08_30%20South%20YHLS%20Final%20Update%20Combined.pdf

6.10. Appendix A sets out the housing trajectory for the district, including completions since 2011 and projected supply as of the 31 March 2019.

CSH2: Housing Density

6.11. This policy aims to promote sustainable development by promoting the efficient use of land and sets out a minimum density of 25 dwellings per hectare on new developments. The average density on major developments permitted during 2018-19 was 40 dwellings per hectare, above the minimum density target of 25.

CSH3: Affordable Housing

6.12. CSH3 provides the Council target of 40% of affordable housing on sites of 3 dwellings or more, subject to the viability of provision on each site. This position has been updated considering the written ministerial statement in November 2014, which stated that affordable housing contributions should not be sought from developments of 10 dwellings or less³⁷. Paragraph 63 of the revised NPPF³⁸ now states that affordable housing provision should not be sought on residential developments that are not major developments³⁹. The revised NPPF was published in July 2018, so for the majority of 2018-19, on site delivery of affordable housing was sought from major developments.

6.13. Table 11 provides the number of affordable housing completions and the delivery percentage against the relevant policy requirements. Dwellings permitted under prior approval or permitted development have been excluded as affordable housing contributions cannot be sought from these developments.

Table 11: Affordable housing delivery against 40% target, 2011-2019

Affordable housing	2011/ 12	2012/ 13	2013/ 14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	Total
Affordable units delivered	194	143	187	114	180	172	259	382	1631

³⁷ Available from <https://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

³⁸ Available from https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/74044/1/National_Planning_Policy_Framework_web_accessible_version.pdf

³⁹ Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more

Developments of 3 dwellings and above	471	415	449	559					1894
Major Developments (10 dwellings or 0.5ha or more)								1109	1109
Developments of 11 dwellings and above					308	548	778		1634
Delivery percentage	41	34	42	20	58	31	33	34	35

6.14. CSH3 also states that a split of 75% social rent and 25% intermediate housing will be sought. However, due to viability issues this has in reality been almost exclusively 75% affordable rent and 25% shared ownership⁴⁰. Table 12 provides the annual and total split of affordable rent and shared ownership units delivered. As Table 12 illustrates, delivery has been in general accordance with the policy.

Table 12: Affordable housing split, 2011-2019

Year	Rented	Shared ownership	Total
2011/12	139	55	194
2012/13	107	36	143
2013/14	116	71	187
2014/15	68	46	114
2015/16	146	34	180
2016/17	116	56	172
2017/18	172	87	259
2018/19	249	133	382
Total	1113	518	1631
Percentage Share	68	32	100

CSH4: Meeting Housing Needs

6.15. The Housing Needs Assessment (HNA) that policy CSH4 was based upon has been updated by the SHMA 2014⁴¹, which provided an updated assessment of

⁴⁰ Shared ownership is a form of intermediate affordable housing

⁴¹ Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/strategic-housing-market->

the housing needs for the district. It is important to note that the SHMA identifies that when applying the housing mix targets regard should be had to “the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.”⁴² This means that there will inevitably be some divergence from the SHMA targets.

- 6.16. Table 13 provides the bed split of the total permissions granted in 2018/19, against the SHMA targets. This shows that there was a higher proportion of 2 & 4 beds permitted against the SHMA target, with a lower proportion of 3 beds permitted and the proportion of 1 beds permitted closer to the SHMA target. Permissions granted for class C2 care homes have been considered separately in Table 16 to avoid a disproportionate effect on the number of 1 bed units.

Table 13: Housing permissions bed split, 2018/19

	1 bed	2 bed	3 bed	4+ bed
Percentage	13%	38%	30%	19%
SHMA Target Percentage	15%	30%	40%	15%

- 6.17. The split of market housing is provided in Table 14. It shows that against the SHMA target there has been a larger proportion of 1 bed units permitted, whilst 3 bed units had a smaller proportion permitted. 2 and 4+ bed units have been permitted in closer alignment to the SHMA targets. As stated above, class C2 care homes have been considered separately in Table 16.

Table 14: Market housing permissions, 2018/19

	1 bed	2 bed	3 bed	4+ bed
Percentage	12%	30%	32%	25%
SHMA Target Percentage	6%	27%	43%	24%

- 6.18. Table 15 provides the bed split of affordable housing permitted during 2018/19. Welfare reform since the publication of the SHMA has resulted in significant changes in patterns of demand. Housing register data is also being used to inform need, as part of a wider demand analysis. There was an increase in demand for 2 and 3 bed units in 2017/18, which has changed to higher demand for 1 bed units in 2018/19.

⁴² Paragraph 7.4, Page 137, Strategic Market Housing Assessment 2014, available from http://www.southoxon.gov.uk/sites/default/files/2014-04-14_Final%20SHMA%20Report.pdf

Table 15: Affordable housing permissions, 2018/19

	1 bed	2 bed	3 bed	4+ bed
Percentage	14%	59%	25%	2%
SHMA Target Percentage	33%	36%	29%	3%

6.19. Table 16 provides the bed split for C2 housing and housing designed for the elderly permitted during 2018/19, where there are no specific bed split targets. The majority of this is in 2 class C2 care homes providing a total of 140 single bed units .

Table 16: C2 and elderly accommodation, 2018/19

	1 bed	2 bed	3 bed	4+ bed
Percentage	94%	6%	0%	0%
SHMA Target Percentage	N/A	N/A	N/A	N/A

CSH5: Gypsies, Travellers and Travelling Showpeople

6.20. Policy CSH5 in the Core Strategy makes a commitment to providing a supply of pitches for Gypsies, Travellers and Travelling Showpeople. In June 2017 a Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA)⁴³ was produced. This provided a need in South Oxfordshire of 9 pitches in the period 2017-2033.

6.21. During 2018/19 there were no applications approved relating to policy CSH5.

CSR1: Rural Exception Housing

6.22. Policy CSR1 in the Core Strategy sets out that rural exception sites can provide part of the housing supply in villages. Rural exception sites are small sites for affordable housing within or adjacent to villages where housing would not normally be permitted, as defined in the NPPF⁴⁴.

⁴³ Available from

<http://www.southoxon.gov.uk/sites/default/files/Gypsy,%20Traveller%20and%20Travelling%20Showpeople%20Accommodation%20Assessment%20June%202017.pdf>

⁴⁴ Available from <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

6.23. During 2018/19 there were 22 affordable units completed on 1 rural exception site (Land North of London Road, Wheatley).

Self-Build & Custom Housebuilding

6.24. Under the Self-build and Custom Housebuilding Act 2015⁴⁵, authorities are required to keep a register of individuals and associations who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects.

6.25. As of 30 October 2019, the register includes 444 individuals and 22 associations seeking 466 serviced plots. Table 17 shows the number of new entries to the register and the number of self-build and custom housebuilding developments permitted. The data is broken down by year between 31-30 October after 2016.

Table 17: Self-Build & Custom Housebuilding Register, 2016-19

	1 Apr 2016 – 30 Oct 2016	2016/17	2017/18	2018/19	Total
Entries on the Register	89	155	105	117	466
Number of Permissions	39	78	58	38	213

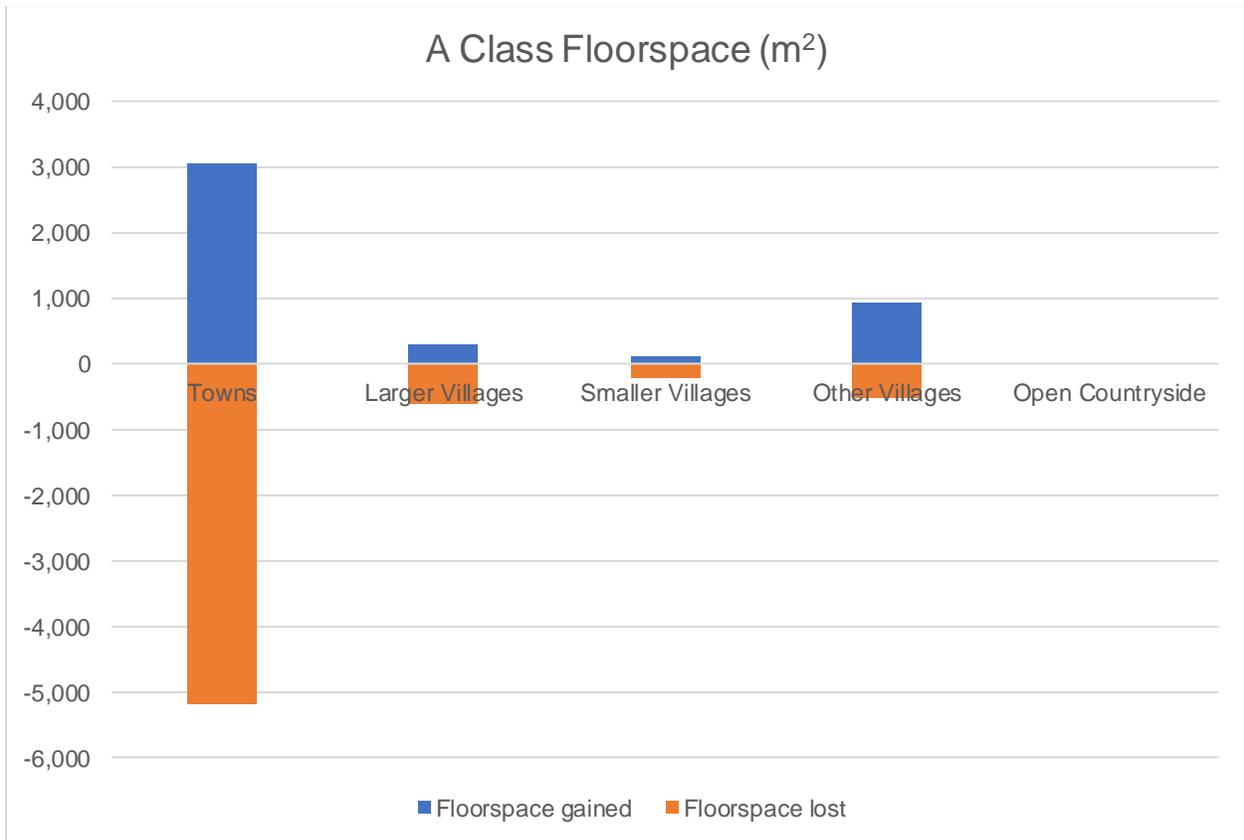
⁴⁵ Available from <http://www.legislation.gov.uk/ukpga/2015/17/section/1>

7. Town Centres and Shopping

CST1: Town Centres and Shopping

7.1. This policy seeks to ensure that the district’s Town and Village centres are supported and strengthened to ensure they remain the focus of communities. A key indicator for this policy is the amount of A class floorspace permitted. Figure 2 **Error! Reference source not found.** provides this, split by settlement hierarchy, for 2018/19. It shows that the majority of floorspace has been permitted in the Towns, in line with policy, with small amounts permitted in the Villages categories. However there has been a net loss of A class floorspace in all areas except Other Villages from permissions granted in 2018/19.

Figure 2: A class floorspace permitted, 2018/19



7.2. The A class floorspace lost in the Villages is largely due to changes of use to residential under permitted development. The losses in the Towns are a combination of changes to residential and to D class uses.

- 7.3. The relatively large increase in Other Villages mainly comes from development at the Earth Trust Centre in Little Wittenham.

8. Didcot

CSDID1: The Central Area of Didcot

8.1. Policy CSDID1 outlines the need to improve the central area of Didcot, and a key indicator for this policy was the production of the Didcot Area Action Plan. This commitment has been overtaken by recent events, with Didcot awarded Garden Town status by the government in December 2015, and the Didcot Garden Town Delivery Plan published in October 2017⁴⁶. The Didcot Garden Town masterplan brings together the landscape, infrastructure, housing and economic principles of the garden town into a plan for the next 20 years.

CSDID2: Land to the East of the Orchard Centre

8.2. The Orchard Centre is identified in the Core Strategy as the planned ‘heart’ for Didcot through a retail led mixed use redevelopment. This redevelopment was completed and open for business in March 2018.

CSDID3: New Housing at Didcot

8.3. The Core Strategy focuses a significant amount of housing growth for the district at Didcot. An additional 6,300 homes were planned for Didcot by 2027. However, with Garden Town status granted in December 2015 Didcot will remain an area of focus for significant growth.

8.4. Table 18 provides the net housing completions at Didcot since 2011.

Table 18: Didcot Housing Completions, 2011-2019

	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	Total
Annual net completions	114	223	253	403	271	329	246	391	2,230

⁴⁶ Available from <http://www.southoxon.gov.uk/business/support-business/supporting-our-town-centres/didcot/didcot-garden-town-0>

- 8.5. CSDID3 also states that permission will be given for a new greenfield neighbourhood to the north east of Didcot. Outline permission was granted in June 2017 for a development of up to 1880 homes, with work having commenced on site.

CSDID4: Other Proposals For Didcot

- 8.6. To facilitate the significant housing and employment growth in Didcot there needs to be the parallel provision of infrastructure. Section 16: Infrastructure provides information on infrastructure delivery within the district.

9. Henley-on-Thames

CSHEN1: The Strategy for Henley-on-Thames

9.1. CSHEN1 sets out the strategy for the Town of Henley-on-Thames. The main aims of the policy are to deliver housing in the town relative to its constraints and maintaining and enhancing the town's economic vitality. Table 19 provides the net annual housing completions in Henley-on-Thames since 2011⁴⁷.

Table 19: Henley-on-Thames net annual completions, 2011-2019

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	Total
Annual net completions	58	13	4	17	30	23	34	110	289

9.2. In 2018/19, the permissions granted would lead to a net loss of employment floorspace permitted of over 5,600m², if they are all implemented. This loss of employment floorspace was entirely through the change of use to residential, the majority of this was through permitted development and the remaining permissions were compliant with policy E6 (Retention of employment sites).

9.3. Table 20 shows the change in facilities floorspace from permissions granted in 2018/19. This shows that there has been a loss in retail (A1) and a minor net increase in non-residential institutions (D1) uses.

Table 20: Facilities floorspace permitted at Henley-on-Thames, 2018/19

	A1	D1
Additional floorspace permitted	0	143
Loss of floorspace permitted	-347	-127
Net change of floorspace permitted	-347	16

⁴⁷ Does not include C2 completions

10. Thame

CSTHA1: The Strategy for Thame

10.1. Policy CSTHA1 provides the overall strategy for how the town of Thame should maintain and improve its current status, by strengthening commerce in the town centre, supporting housing and employment and improving its attractiveness.

10.2. The indicators for this policy relate to the amount of change in employment and facilities floorspace.

Table 21: Employment floorspace permitted at Thame, 2018/19

	B1(a)	B1(b)	B1(c)	B2	B8	B1 mixed
Additional floorspace permitted	336	50	0	4,989	0	0
Loss of floorspace permitted	48	0	0	5,172	288	0
Net change of floorspace permitted	288	50	0	-183	-288	0

Table 22: Facilities floorspace permitted at Thame, 2018/19

	A1	A2	A3	D2	Sui Generis
Additional floorspace permitted	0	67	44	703	39
Loss of floorspace permitted	-44	-23	0	-325	0
Net change of floorspace permitted	-44	44	44	378	39

10.3. Table 21 shows that there are losses of B2 and B8, and gains of B1(a) employment space through permissions granted in Thame in 2018/19. These mainly come from the alteration or refurbishment of existing units in the industrial area North of Wenman Road. There has been a small gain in B1(b) employment floorspace.

10.4. Table 22 shows that permissions granted in 2018/19 would provide an increase in leisure (D2) at local sports clubs; small gains in professional services (A2), café/restaurant (A3) and sui generis floorspace; with a slight loss of retail (A1) floorspace.

CSTHA2: New Allocations at Thame

10.5. Additional housing at Thame was provided for through CSTHA2, which determined that 775 homes would be allocated through the Thame Neighbourhood Plan. The Neighbourhood Plan was made in July 2013, and allocated 775 homes through 7 sites, with a further 135 homes identified in reserve sites. Table 23 provides an update on these sites as of the 01 April 2019.

Table 23: Thame NDP allocations

NP site	Planning status	Planning Permission	Net homes	Site status
Site F: Land north of Oxford Road THAME	Full Permission	P14/S3841/FUL	203	Site is under construction
Site D: Land West of Thame Park Road Thame	Full Permission	P15/S2166/RM	175	Site is under construction
Site C Phase two: Land South of Wenman Road THAME Oxon OX9 3UF	Full Permission	P16/S0073/RM	108	Site is complete
Site C Phase one: Wenman Road Thame	Full Permission	P15/S3125/FUL	79	Site is complete
Lord Williams School	Allocation	N/A	135	Not started
Land at The Elms Upper High Street Thame OX9 2DX	Full Permission	P14/S2176/FUL	37	Not started
Land off Jane Morbey Road, Thame, OX9 3PD	Full Permission	P14/S2001/RM	18	Site is complete
Park Meadow Cottage	Full Permission	P17/S2210/FUL	9	Site is under construction

10.6. Table 23 shows that significant progress has been made on the Thame NP sites, with the majority of them being either under construction or complete. Only one site has no application submitted.

10.7. Thame Town Council is undertaking a review of the Thame Neighbourhood Plan in relation to the emerging Local Plan and issued a call for sites in March 2019.

11. Wallingford

CSWAL1: Strategy For Wallingford

- 11.1. A major focus of the strategy for Wallingford in CSWAL1 is the strengthening of the town centre, whilst also identifying land for the development of 555 homes.
- 11.2. Table 24 provides the amount of employment floorspace change permitted in Wallingford during 2018/19. This shows that there has been significant change in employment floorspace through permissions in 2018/19. The gain in B8 floorspace was due to a permitted extension of an existing warehouse unit on Hithercroft industrial estate. The potential loss of office space (B1a) was due to several conversions to residential in the centre of the town and the change of use to D1 of 1 unit on Hithercroft industrial estate.

Table 24: Employment floorspace permissions in Wallingford, 2018/19

	B1(a)	B1(b)	B1(c)	B2	B8	B mixed
Additional floorspace permitted	0	0	0	0	702	0
Loss of floorspace permitted	1,292	0	0	0	0	0

Table 25: Facilities floorspace permissions in Wallingford, 2018/19

	A1	D1
Additional floorspace permitted	2179	238
Loss of floorspace permitted	1615	0

- 11.3. Table 25 provides the amount of facilities floorspace change permitted during 2018/19. This shows a net increase in retail A1 floorspace from the construction of a supermarket and an increase in non-residential institution (D1) from change of use of an office (B1) to a dance school.

CSWAL2: Greenfield Neighbourhood to the West of Wallingford

- 11.4. CSWAL2 identifies land for 555 homes on the western edge of Wallingford. This site received outline permission in October 2017, and site works have commenced. A reserved matters application for 125 homes was submitted in October 2017 and approved in May 2019, with a further reserved matters application for a 75-unit extra care facility submitted in January 2018 and approved in May 2019.

Completions and permissions in Wallingford

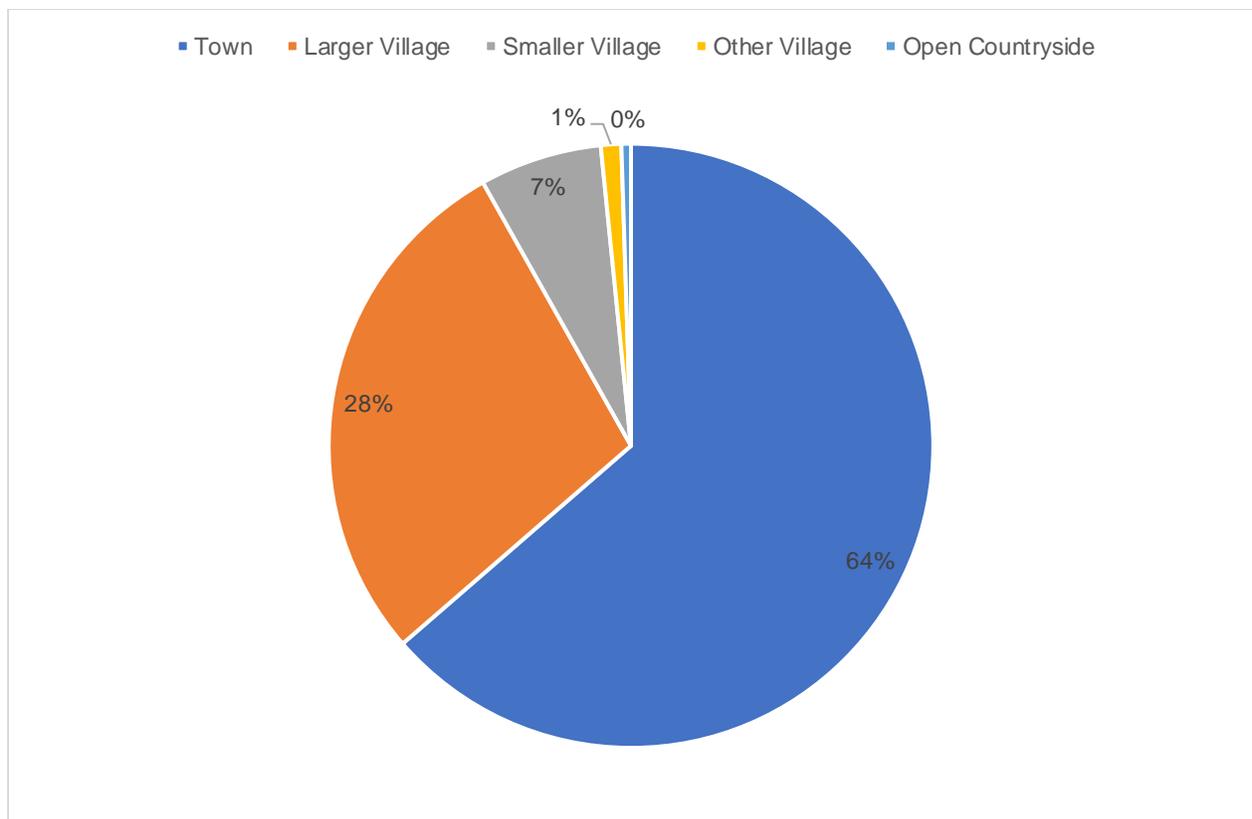
- 11.5. During 2018/19, 81 dwellings were completed on other sites in Wallingford, mostly on the land West of Reading Road and the former Waitrose site. A net total of 4 class C3 dwellings and a 70 bed class C2 care home were permitted.

12. Rural Communities

CSR1: Housing in Villages

12.1. In order to contribute to the present and future economic, environmental and social sustainability of the villages, Policy CSR1 stipulates that housing will be allowed according to the settlement hierarchy provided at appendix 4 in the Core Strategy⁴⁸. Figure 3 provides the housing growth split by settlement hierarchy since 2011.

Figure 3: Housing growth by settlement hierarchy, 2011-2019



12.2. Figure 3 shows that growth in the district has broadly been in line with the settlement hierarchy, as the majority of growth has been in the towns and larger villages. There has been some growth in the smaller villages with minimal growth elsewhere in the district⁴⁹. Completions in the open countryside have largely

⁴⁸ Available from http://www.southoxon.gov.uk/sites/default/files/2013-05-01%20Core%20Strategy%20for%20Website%20final_0.pdf

⁴⁹ The label for open countryside shows 0% due to rounding.

come from the change of use of agricultural or office buildings, which is in accordance with national policy.

CSR2: Employment in Rural Areas

- 12.3. CSR2 seeks to protect and encourage, in certain instances, employment land in rural areas within the district. During 2018/19, in all areas other than those categorised as towns, permissions relating to B-class employment land resulted in net gain of over 7,400m² of floorspace.

CSR3: Community Facilities and Rural Transport

- 12.4. The Core Strategy seeks to ensure that community facilities are maintained, and proposals for new facilities are encouraged. Surveys carried out between 1991 and 2009 found that the number of community facilities had declined. The facilities covered by the surveys were food shops, GP's surgeries, primary schools, petrol filling stations and pubs.
- 12.5. There were four applications permitted in villages in 2018/19 relating to the loss of three pubs through change of use, two for residential use (C3) and one for mixed bed-and-breakfast/café use (C1/A3).

13. The Environment

CSEN1: Landscape

13.1. Policy CSEN1 seeks to protect the distinct landscape character and the key features of the district. There are two AONB's in the district, the Chilterns and North Wessex Downs, which need to be taken into consideration in planning applications. During 2018/19 there were five major applications in the AONB areas;

- 6 Reading Road, Cholsey – This application was approved. It was considered that as the site is previously developed land within the built up limits of Cholsey and there is limited public visibility, the impact on the AONB will be very limited.
- The Smith Centre, Fairmile, Henley on Thames – This application was for prior approval for change of use from offices into flats under permitted development. It was determined that prior approval was not required and noted that planning permission may be required for any external alterations.
- Land to rear of Cleeve Cottages, Icknield Road, Goring – This reserved matters application was approved. It was considered that the site is contained within the settlement area and it is a site allocation in the Goring Neighbourhood Plan.
- Chiltern Rise Cottage, Stable Cottage and Garden Cottage, Reading Road, Woodcote - This site was allocated in the Woodcote Neighbourhood Plan, and the principle of development was therefore established through the plan making process.
- Kennylands Paddock, Sonning Common - This site was allocated in the Sonning Common Neighbourhood Plan, and the principle of development was therefore established through the plan making process.

CSEN2: Green Belt

13.2. The Oxford Green Belt was first conceived in 1956 and its boundaries approved in 1975, some 40 years ago. The key purposes of the Oxford Green Belt in the district of South Oxfordshire are to prevent urban sprawl around Oxford by keeping the land permanently open, and to preserve the rural setting and special character of the city of Oxford.

- 13.3. CSEN2 seeks to ensure that all applications in the Green Belt are granted in accordance with national policy. During 2018/19 there were no applications granted in the Green Belt contrary to policy.

CSEN3: Historic Environment

- 13.4. The districts designated historic heritage assets are protected by policy CSEN3, which aims to conserve and enhance these assets for their historic significance and important contribution to local distinctiveness, character and sense of place. A key indicator for this policy is to provide an update on the number of new and reviews of character area appraisals. Conservation area appraisals were adopted for Wallingford in April 2018 and Pyrton in December 2018; a guide to an existing legal agreement covering parts of Nuneham Courtenay was published in May 2018⁵⁰.
- 13.5. Currently there are 14 sites on the Historic England Heritage at Risk register⁵¹, as in 2017/18.

⁵⁰ Available from <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/conservation-and-design/conservation-areas/list-areas-and->

⁵¹ Available from <https://historicengland.org.uk/>

14. Quality Development

CSQ1: Renewable Energy

14.1. The Core Strategy provides a commitment to the permitting of renewable energy schemes providing any adverse impact on the landscape, heritage and biodiversity of an area, traffic generation or the amenities of local communities is outweighed by wider environmental, social, economic or other benefits. Table 26 provides the number of renewable energy installations, capacity and generation in the district since 2014, when government began recording data⁵², with electricity consumption in the district up to 2017, the most recent data available.

Table 26: Renewable energy statistics

Year	Renewable energy installations	Renewable energy capacity (MW)	Renewable electricity generation (MWh)	Total electricity consumption (MWh) ⁵³
2014	1,472	14.5	21,807	789,012
2015	1,772	38.5	41,779	785,521
2016	1,853	44.4	56,455	780,112
2017	1,925	51.8	65,264	780,659
2018	1,976	52.0	70,204	-

14.2. Table 27 provides estimated Carbon Dioxide (CO₂) emissions in the district from 2005 to 2017⁵⁴. This shows reductions in the overall total and per capita emissions. These have come from business and domestic emission reductions, while transport emissions have increased.

Table 27: Carbon Dioxide emissions 2011-2017

Year	Industry and Commercial (kt CO ₂)	Domestic (kt CO ₂)	Transport (kt CO ₂)	Total (kt CO ₂)	Per Capita Emissions (t)
2011	333	307	424	1,020	7.6
2012	367	333	412	1,066	7.9
2013	346	325	412	1,035	7.6

⁵² Available from <https://www.gov.uk/government/statistics/regional-renewable-statistics>

⁵³ Available from <https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics>

⁵⁴ Available from <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

2014	300	277	412	940	6.8
2015	288	267	438	943	6.8
2016	250	257	446	903	6.5
2017	226	240	446	860	6.2

CSQ2: Sustainable design and construction

- 14.3. Policy CSQ2 provides a number of indicators to ensure that homes are designed and built to a certain standard, ensuring developments are sustainable.
- 14.4. In March 2015 the Deregulation Bill⁵⁵ became part of UK law which meant, as the Written Ministerial Statement in March 2015⁵⁶ explains, the requirements to meet the code for sustainable homes were removed. Therefore, it is not appropriate to monitor the key indicators for this policy.
- 14.5. The emerging Local Plan Policy H11 is anticipated to provide an updated policy in respect to sustainable homes, as well as new design standard policies. These policies are subject to change through the Local Plan process.

CSQ3: Design

- 14.6. Policy CSQ3 seeks to ensure that new development is of a high quality and inclusive design. To achieve this all major development should be accompanied by a Design and Access Statement. Of all major⁵⁷ applications permitted during 2018/19, six were not accompanied by Design and Access Statements. Five of these were applications granted prior approval through the Permitted Development Order and one was for a Lawful Development Certificate where the Council is not able to request a Design and Access Statement.

CSQ4: Design Briefs for Greenfield Neighbourhoods and Major Development Sites

- 14.7. Policy CSQ4 states that proposals for housing allocations and major development sites should be accompanied by a vision, a masterplan and a design brief. Of the

⁵⁵ Available from <https://services.parliament.uk/bills/2014-15/deregulation.html>

⁵⁶ Available from <https://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-03-25/HCWS488/>

⁵⁷ Developments providing more than 10 dwellings or more than 0.5 hectares site area.

26 major developments permitted in 2018/19, there were 6 with a vision, 9 with a masterplan and 2 with a design brief in accordance with the policy. In practice, the Design and Access Statement and application plans often contain the information specified in policy CSQ4 for the vision, masterplan and design brief.

15. Green Infrastructure and Biodiversity

CSG1 and CSB1: Green Infrastructure and Biodiversity

- 15.1. Policies CSG1 and CSB1 seek to prevent a net loss in green infrastructure and biodiversity. Information collated for the Biodiversity Annual Monitoring Report provided by the Thames Valley Environmental Records Centre⁵⁸ provides information on biodiversity within the district.
- 15.2. In South Oxfordshire there was a net loss of 1.5 hectares in areas of biodiversity importance, which came from a decrease in the amount of local wildlife site land to a total of 2188.6 hectares. There was no change in the amount local geological site land, formerly known as Regionally Important Geological and Geomorphological Sites.
- 15.3. There are 37 Sites of Special Scientific Interest (SSSI) either wholly or partially in the district. Within the 37 sites:
- 945 hectares are in favourable condition.
 - 598 hectares are in unfavourable condition and recovering.
 - 7 hectares are in unfavourable condition and declining.

⁵⁸ <http://www.tverc.org/cms/content/biodiversity-annual-monitoring-reports>

16. Infrastructure

CSI1: Infrastructure Provision

- 16.1. Policy CSI1 details the need for new development to be supported by on and off-site infrastructure, with the provision of this infrastructure and its maintenance to be supported in its delivery by developer contributions.
- 16.2. Much of the development highlighted in the Core Strategy 2012 related to Didcot and the Science Vale and ensuring infrastructure provision is in accordance with the planned growth for this area. Table 28 provides an update on infrastructure projects related to the Science Vale. These projects are based in the Vale of White Horse district, however all relate to improved access for Didcot and the Science Vale.

Table 28: Science Vale infrastructure delivery

Project	Cost	Status
Milton Interchange – Junction Improvements	£11,560,000	Completed
Chilton Interchange Junction Improvements	£10,833,000	Completed
Access to the EZ Package, including Hagbourne Hill, Featherbed Lane & Steventon Lights, Harwell Link Road	£30,000,000 - £40,000,000	In Progress
Backhill Lane cycle/pedestrian scheme	£1,200,000	Completed
Sustainable Transport Package: Cycle maintenance and route improvements, upgrade to Didcot to Harwell Bus service	£1,000,000	Completed

- 16.3. In March 2019, government funding of £218 million from the Housing Infrastructure Fund was proposed for four major transport schemes for the southern Oxfordshire area⁵⁹:
- Didcot Science Bridge on the A4130 – going over the railway line and Didcot A Power Station site and joining the A4130 Northern Perimeter Road
 - Improvements to the A4130 from the Milton Interchange by making it a dual carriageway
 - A new river crossing at Culham
 - Clifton Hampden bypass

⁵⁹ Available from <http://www.southoxon.gov.uk/news/2019/2019-03/huge-government-investment-infrastructure-southern-oxfordshire>

- 16.4. In November 2018, Oxfordshire Growth Board published details of the infrastructure projects to receive funding in Year 1 and Years 2-5 of the Oxfordshire Housing & Growth Deal⁶⁰. The total of Growth Deal funding is £150 million, which will deliver schemes valued at over £480 million in total alongside developer contributions. Costs of the major rail projects are still to be confirmed. Three projects in South Oxfordshire start during 2018/19:
- Watlington Relief Road on the B4009 will be funded by Growth Deal funding (£6M) and developer contributions (£6M).
 - Benson Relief Road between the A4074 and B4009 will be funded by Growth Deal funding (£1.2M) and developer contributions (£10.8M).
 - Growth Deal funding (£250k) will contribute to a feasibility and design study that Network Rail is undertaking to enable the Cowley Branch Line through Oxford to be brought forward for passenger services. The scheme forms part of plans for other rail improvements countywide.
- 16.5. Phase 3 of the Didcot Northern Perimeter Road is in the preliminary design stage. Linking the A4130 between Abingdon Road and Hadden Hill, the scheme will relieve pressure on existing roads in the vicinity of the allocated housing sites of Ladygrove East and North East Didcot and relieve congestion on the eastern approach to Didcot. Additional traffic modelling is underway following a public consultation carried out in April 2016⁶¹. Grant funding of £6.2M from the Department for Communities and Local Government was announced in August 2017⁶².
- 16.6. Electrification works on the Great Western Railway route through Didcot were completed in 2018/19⁶³, electrification of the section between Oxford and Didcot has been indefinitely deferred⁶⁴.
- 16.7. The Didcot to Milton Park section of the Science Vale Cycle Network improvements have been completed, other sections are ongoing⁶⁵.

⁶⁰ Available from https://www.oxfordshiregrowthboard.org/wp-content/uploads/2018/12/OGB-projects-years-1-2-5-OCC-V2_jasedit.pdf

⁶¹ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/future-transport-projects/didcot-northern-perimeter-road>

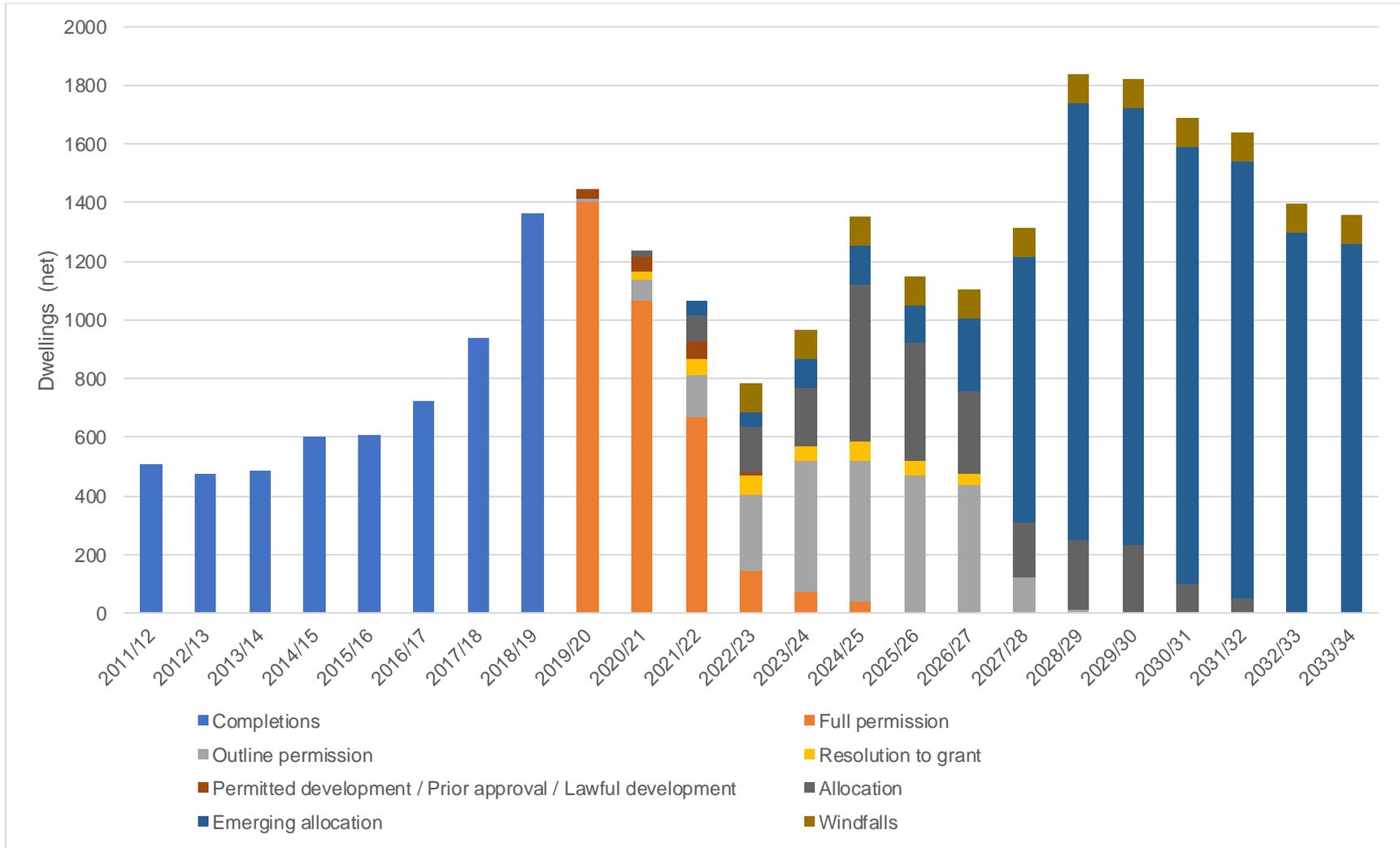
⁶² <http://www.southoxon.gov.uk/news/2017/2017-08/%C2%A362-million-government-boost-help-unlock-15000-new-homes-didcot-garden-town>

⁶³ <https://www.bbc.co.uk/news/uk-england-wiltshire-46046984>

⁶⁴ <https://www.gov.uk/government/speeches/rail-update-rail-investment-in-the-great-western-route>

⁶⁵ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/major-current-roadworks/science-vale-cycling-network>

Appendix A: Housing trajectory⁶⁶



⁶⁶ Housing permissions and completions up to date as of the 31 March 2019.

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