

## Vale of White Horse Housing LPP2 Housing Land Supply

### Introduction

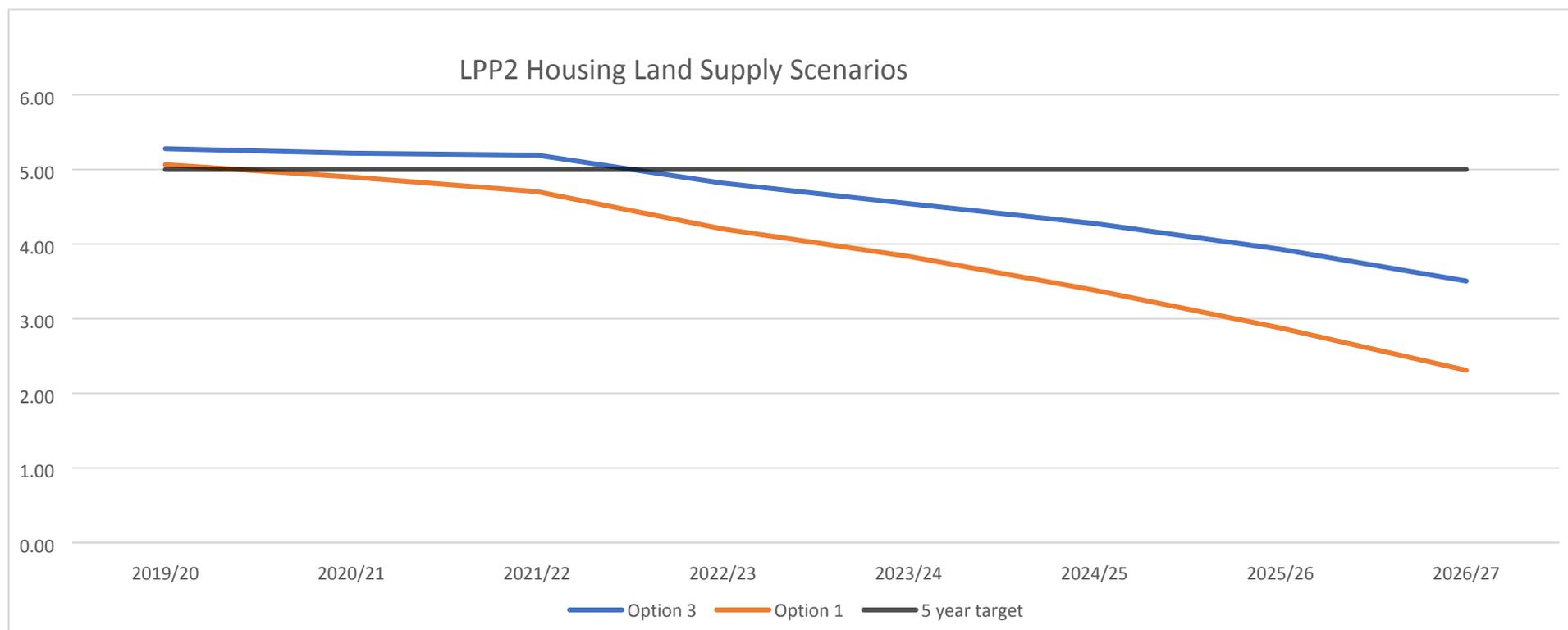
1. Housing land supply is measured on an ongoing financial year basis and reported on in the Council's Authority Monitoring Report and Five-Year Supply Statement – both of which are published annually. The options put forward for the Vale of White Horse Local Plan Part 2 in the covering Report could result in different impacts on Vale of White Horse's housing land supply.
2. This note sets out the effect these options may have on housing land supply over the Local Plan up until 2026/27, beyond 2026/27 it becomes difficult to predict housing land supply as there are less than 5 years left in the Local Plan period. This is because to calculate 5-year housing land supply you need to have information on the housing requirement and supply for the following 5 years. LPP1 and LPP2 allocate the housing requirement and supply up until 2031, but not beyond, therefore 2026/27 is the last year that we have 5 years' worth of information.
3. It is important to note that whilst we can confidently provide the 5-year housing land position for the current year (2019-20), future projections should always be treated with caution by their very nature, but they are what we expect to happen.
4. Currently, under the Oxfordshire Housing and Growth Deal, all districts in Oxfordshire benefit from a three-year housing delivery supply, dependent on the production of the Oxfordshire Plan.

### LPP2 housing land supply projections

5. The covering report sets out the options for the Vale of White Horse Local Plan Part 2 (LPP2) as follows;
  - Option 1)** Withdraw LPP2
  - Option 2)** Do not adopt LPP2
  - Option 3)** Adopt LPP2

6. Figure 1 provides the housing land supply projections for Option 1 and Option 3. Projections for Option 1 show that if the plan was to be withdrawn the district would be unable to demonstrate a housing land supply from the next financial year, 2020/21. Projections for Option 3 show that a positive housing land supply will be maintained until 2021/22, with the district unable to demonstrate a five-year housing land supply from 2022/23.
7. Option 2 will lead to either adoption or non-adoption of the plan. For the purposes of projecting housing land supply, it has been assumed that for Option 2 of the plan will result in the same scenario as Option 3 where adopted, whilst non-adoption will result in the same scenario as Option 1.

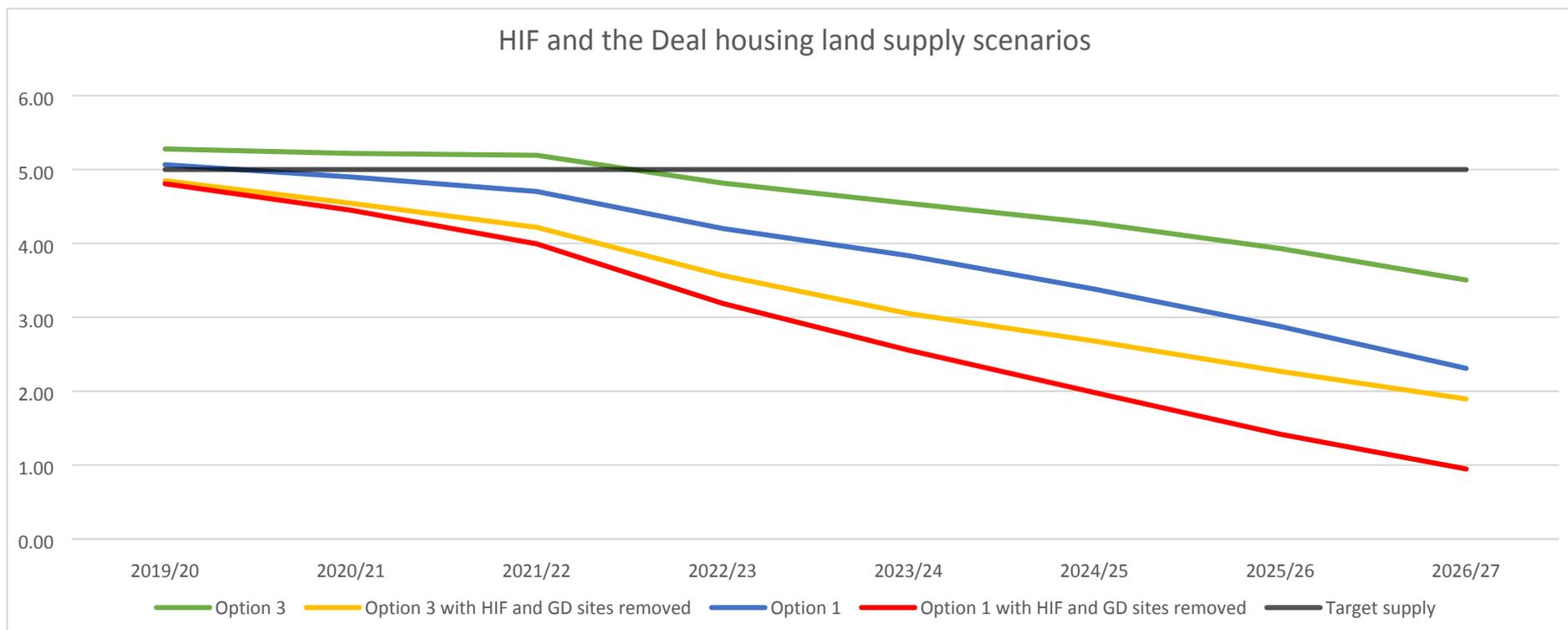
Figure 1: LPP2 options housing land supply scenarios



### Housing Infrastructure Fund (HIF) and Oxfordshire Housing and Growth Deal (the Deal)

8. As is identified in the Cabinet Report the HIF and Deal funding streams are inextricably linked to housing delivery in Oxfordshire and the Vale, and if these schemes were not to be delivered as expected it would have a significant impact on the district's housing land supply.
9. Figure 2 provides the housing land supply projections if sites that are supported by infrastructure funding from either HIF or the Deal are removed from the housing trajectory, for both Option 1 and Option 3, and compares this against the current projections. This does not include sites related to the schemes that currently have full permission. The sites that have been removed from the trajectory have been provided in Appendix A.

Figure 2: HIF and the Deal housing land supply scenarios



- Options 1 and 3 with the HIF and GD sites removed both show that the Council would currently be unable to demonstrate a 5 years' worth of housing land supply, with the positioning weakening to a lesser extent for Option 3 (adoption of LPP2).

### Appendix A- HIF and the Deal sites

1. The table below provides the sites that have been removed from the projected housing trajectories for the scenarios which assume HIF and the Deal are no longer applicable. This does not include all sites that are related to the HIF and the Deal, as those sites related to the schemes that have full permission have not been removed.
2. There are also two sites, Didcot A Power Station and Land North of Appleford Road, that are related to the HIF scheme that are not included. This is because we do not have site trajectories currently included in our housing land supply due to a lack of information regarding deliverability.

Housing site	Funding scheme	Related Infrastructure	Planning Status	Year homes are expected to be delivered
Valley Park	HIF	A4130 Dual Carriageway to A34	Resolution to grant	2021/22
		Clifton Hampden Bypass		
		Culham River Crossing		
		Science Bridge		
North West Valley Park	HIF	A4130 Dual Carriageway to A34	Allocation	2024/25
		Clifton Hampden Bypass		
		Culham River Crossing		
		Science Bridge		
East of Sutton Courtenay	HIF	A4130 Dual Carriageway to A34	Allocation	2024/25
		Clifton Hampden Bypass		
		Culham River Crossing		
		Science Bridge		

Crab Hill	The Deal	Wantage eastern Link road	Parcels of land on the site have full permission and are under construction. Further phases of development require approval.	2018/19
Monks Farm	The Deal	Featherbed Lane and Steventon Lights	Parcels of land on the site have full permission and are under construction. Further phases of development require approval.	2020/21