

Report to Cabinet

REPORT NO

Report of Head of Planning

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To: CABINET

DATE: 16 March 2012

Planning: Interim Housing Supply Policy

Cabinet is requested to:

- (a) Note the key issues from public consultation on the draft Interim Housing Supply Policy (IHSP) and agree the responses set out on pages 19-26 of the consultation statement at Annex A,
- (b) Agree that the IHSP be finalised and reported in final form to full council on 16 May 2012 to be considered for formal adoption.
- (c) Authorise the Head of Planning, in consultation with the cabinet member, to complete the amendments to the IHSP, including those in paragraph nine of this report, for submission to full council

Purpose of Report

1. The purpose of this report is to inform Cabinet of the feedback from consultation on the draft Interim Housing Supply Policy (IHSP), agree a response to the main issues, and to consider whether to progress the policy and in what form.

Strategic Objectives

2. The IHSP would help achieve the following corporate plan strategic objectives:
 - Meeting people's need for housing
 - Supporting a vibrant local economy

Consultation and screening submissions

3. Consultation on the IHSP generated 174 responses, around 40% from the development sector, around 40% from residents, resident/community groups and town and parish councils combined, and the balance from other organisations.
4. Overall there is clear recognition of the need to improve housing supply. There is majority support both for local plan policy relaxation in response, and for the specific policies proposed for relaxation.
5. The main concern raised is that the policy could result in a diffuse and unsustainable pattern of new development without adequate regard to the capacity of local infrastructure and services, resulting in harm to the countryside and to smaller rural communities. Further details are provided at paragraph 19 and in the consultation statement at Annex A, with the responses proposed set out on pages 19-26 of the consultation statement. In sum the draft policy and existing local plan policy already sets out requirements and tests to address most of these concerns, including suitability of sites and sufficiency of local infrastructure. These can be bolstered by adding emphasis to key policy points, and by cross reference to the most relevant local plan and national planning policies that already apply (see paragraph 7). Some of the infrastructure and development impact issues raised are matters that would be considered at site screening stage, and/or that the site promoter would in any event need to show are satisfactorily addressed at planning application stage to secure planning permission.
6. To date 146 site screening requests have been submitted, totalling about 5,100 homes, or around 4,340 excluding land designated AONB or Green Belt. So there are good prospects that the IHSP can achieve its 1,000 home objective, and it appears a sufficient choice of sites to allow more sustainable and deliverable options can be brought forward. In addition, based on sites submitted, the smaller and other villages (smallest settlements) are only likely to contribute a small proportion of the 1,000 homes we aim to bring forward.

Recommended approach

7. Taking the analysis and considerations set out in this report and the appended consultation statement into account, officers propose that:
 - a. The IHSP be progressed, with amendments, and reported in final form to full council on 16 May 2012 to be considered for formal adoption
 - b. We retain the IHSP presumption against bringing forward (in whole or part) preferred or alternative core strategy strategic housing sites being considered through the core strategy process, except as a last resort where and if necessary to achieve the IHSP housing supply objective, to be established through the site screening process.
 - c. We clarify that the primary role of the proportionate growth guideline is to help manage the scale of development in individual settlements, especially in the 'smaller' and 'other' villages where it should not be significantly exceeded. To make even more explicit in the final policy that realisation of the proportionate growth guideline is subject to the availability (or provision

e.g. by the developer) of sufficient local infrastructure capacity and services, and that adequate demonstration of this a requirement at planning application stage.

- d. We reiterate and cross reference the updated IHSP policy to local plan policy guidelines on provision of infrastructure, housing mix, including affordable housing, and community benefits.
- e. We confirm that the IHSP may be withdrawn early or amended if there is a material change in national planning policy guidance for five year housing land supply.
- f. The final policy sets out how the IHSP fits within, complements and helps to deliver the council's emerging core strategy housing supply approach, in accordance with the revised spatial strategy of 'building on our strengths'.
- g. We confirm to town and parish councils that we have invited their views on sites within their localities as part of the screening process, and that we will attach significant weight to bringing forward sites they support. This is a 'localism' opportunity to negotiate with site promoters and influence the form and location of development, and any associated community benefits.

Amendments to the IHSP

- 8. Officers propose to begin an informal initial screening of sites shortly so that communities and site promoters can be advised of the screening outcome as soon as is practicable. This does not presuppose that council will adopt the policy, but rather, it will help us to remove uncertainty and give clarity at the earliest opportunity after council considers the matter in May.
- 9. Prior to officers undertaking the screening exercise a number of amendments to the IHSP are suggested to cabinet as follows
 - h. Not to apply any IHSP policy relaxations to land designated either AONB or Green Belt.
 - i. To take Wantage and Grove together for proportionate growth assessment, in keeping with the approach to identification of preferred strategic housing sites through the core strategy (resulting in a large negative i.e. nil capacity for interim housing supply across both settlements). To make any other minor adjustments necessary to proportionate growth guideline figures.
 - j. That achievement of the 1,000 home objective will take into account all homes granted planning permission from 1 April 2012, but exclude home permitted on sites already allocated for housing in the Vale local plan 2011.
 - k. In making up the total 1,000 homes sought, to look first to the larger villages not being considered for strategic housing allocation, but also to bring forward a small proportion of the homes sought on suitable sites in smaller and other villages. To look next and if necessary, at sites within the large villages identified for potential strategic housing allocation through the core

strategy internal review¹ (Shrivenham, Watchfield and Kingston Bagpuize & Southmoor). Throughout to give priority to suitable sites that have support from the relevant parish council, and to sites suitable for development that are within the settlement boundary.

Background

10. National policy states that local authorities need to maintain a supply of deliverable housing sites in order to meet their housing supply objectives for the next five years. It goes on to say that where there is a lack of a five year supply, councils should look favourably upon any planning applications for housing³. The inference is that if the council does not take steps to consider some planning applications for housing more favourably, that planning permission is more likely to be granted on appeal.
11. Due primarily to delays to some of our local plan allocated sites, notably at Didcot Valley Park and Grove airfield, our land supply is down to 3.4 years⁴. Whilst there is some progress with both these sites including a recent outline planning application for 2,500 homes at Grove Airfield, the cumulative impact of site delays means it will take some time, both to achieve the levels of annual housing completions originally expected, and for the five year housing supply to be restored. Positive action to improve housing supply is the only way we can reduce the district's vulnerability to speculative planning applications in the short to medium term.
12. The IHSP was produced as a means of proactively managing this situation by bringing forward small to medium sites that would be likely candidates for allocation in a later development plan document (DPD); the Managing Development DPD. Any sites brought forward as part of the IHSP would contribute to the overall housing requirement and thereby reduce the residual amount of housing that would need to be allocated at a later date.
13. The draft Interim Housing Supply Policy proposes to relax selected saved Local Plan policies to bring forward up to 1,000 additional homes by 2014 or adoption of the core strategy, whichever comes first. Sites that qualify for the relaxed policy approach would be guided by the principles of proportionate development in sustainable housing locations, the suitability of the site for housing and the deliverability of the scheme including capacity of local infrastructure. All other local and national planning policies would remain in force.
14. In parallel to the consultation we also invited all interested parties to submit possible housing sites for consideration. These will be assessed against the final policy through a screening process. Those judged to be potentially suitable and deliverable would then be invited to submit a planning application. Summary information about sites submitted for consideration is attached as Annex B.

¹ Considered at Cabinet on 9 March 2012.

³ Planning Policy Statement (PPS) 3: Housing; available online at:

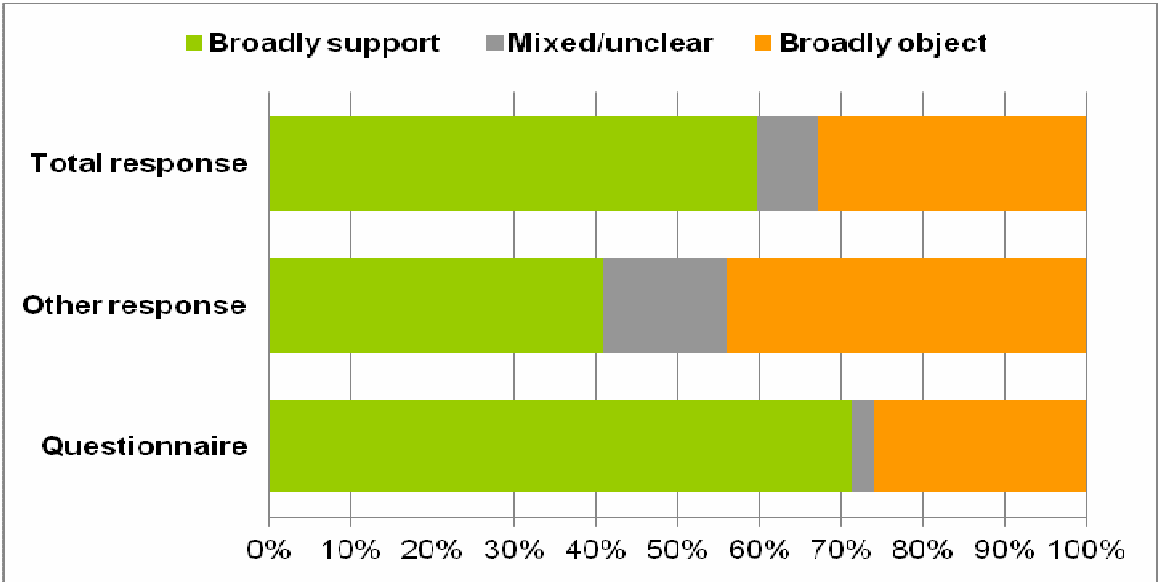
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

⁴ This has been updated since the draft IHSP was published in the Annual Monitoring Report (AMR) 2010/11

15. A recent ministerial response to a question in parliament suggests that in future, five year housing land supply calculation may take account of planning permissions rather than expected completions. On this basis the district has a 3.7 years land supply, and the five year land supply would be restored when the current Grove Airfield planning applications secures planning permission.

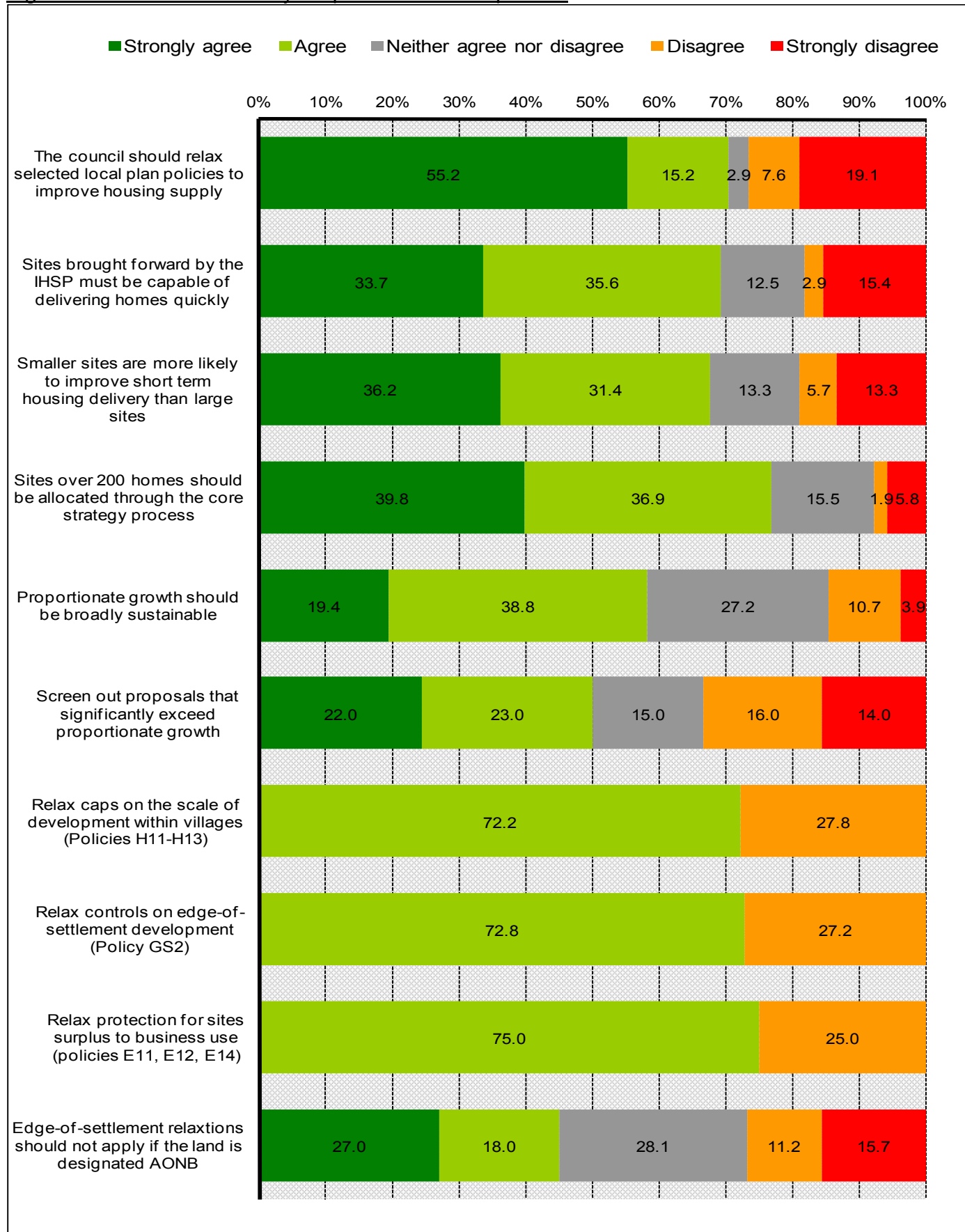
Consultation summary and key issues arising

- 16. The draft IHSP was published for public consultation for five weeks from 21 October until 25 November 2011, including a facilitated workshop attended by 50 stakeholders (land owners, developers, residents, special interest groups and town and parish councillors). Potential sites could also be submitted for consideration during (and after) the consultation period. In total there were 174 responses and (as at 1 March) 146 site screening requests. A questionnaire was returned by 108 of the 174 respondents, not all responded to every question.
- 17. Around 40% of the consultation responses came from the development sector, around 40% from residents, residents/community groups and town and parish councils combined, and the balance from other organisations. Further details are provided in the consultation statement at Annex A.
- 18. Figure 1 below summarises the overall balance of opinion from all 174 respondents, showing broad support from 61% of respondents, almost twice the level of those disagreeing with the proposed policy approach.
- 19. Figure 1: Overall balance of opinion



- 20. Figure 2 provides a more detailed statistical summary of the 108 questionnaire responses, indicating a clear majority of more than 50% support for eight of the ten IHSP consultation questionnaire propositions. Support significantly exceeds objection for the remaining two.

Figure 2: Statistical summary of questionnaire responses



21. Whilst on balance the IHSP has significant support, some expressions of support on the questionnaire came with caveats in the comments. Responses not using the questionnaire included both supporting and opposing views on aspects of the draft policy. So it is important to consider and respond appropriately to the main issues and areas of concern, listed below and addressed in more detail at Annex A. Some of these would be considerations at site screening stage where inappropriate sites would be screened out. Others can be satisfactorily addressed by policy clarifications or adjustments (see concluding recommendations at paragraph 7).
- i. The IHSP approach is considered to bypass the level of consultation that the Local Plan has been through, and the emerging core strategy is going through. There are fears that IHSP sites would be judged on a first come first served basis rather than the most suitable locations identified, and a strong view that speed of delivery should not come at the expense of other important planning considerations.
 - ii. The IHSP approach may lead to unsustainable patterns of growth e.g. housing dispersed across a number of smaller settlements. This could have a large, diffuse but cumulative impact on infrastructure. The County Council wish to explore how smaller and more diffuse development sites might contribute to infrastructure provision.
 - iii. A number of respondents expressed concern about the way in which the proportional growth figure was calculated. Many thought it was too simplistic to be more than a starting point and very general sustainability guideline. A common point is the need to also take into account the capacity/availability of infrastructure and services within these settlements to accommodate growth.
 - iv. There was also a view that the policy should provide more spatial direction to reduce the risk of too much housing located within unsustainable settlements, which may in turn have a large cumulative impact on the existing infrastructure network. Some thought this issue would be best addressed by directing development towards the larger settlements in the first instance, before exploring the capacity of smaller settlements in order to make up any shortfall. The IHSP already sets out a site-level sequential approach to prioritise sites located within the built up areas of a settlement over those outside it.
 - v. Others argued proportionate growth should be applied flexibly and sites judged on their own merits. There may be instances where large sites are just as deliverable as smaller sites. Related to this are suggestions to consider rather than exclude core strategy sites, and to examine the potential to bring forward parts of them, given the testing, sustainability appraisal and consultation they have already been through.
 - vi. A number of residents groups and town and parish councils think that the IHSP could lead to predominantly large homes not accessible to local people.
 - vii. There were also some concerns that loss of potential employment sites may undermine economic development and the sustainability of settlements.

- viii. There is a balance of support over opposition for the exclusion of sites within the AONB from IHSP consideration, but a significant minority view that AONB be sites should be considered on their merits (28% neither agreed nor disagreed).
22. The in depth exploration of the draft policy in the consultation workshop reached a similar position. The majority attending accepted that something needs to be done to improve housing supply, and that the policy relaxations proposed were realistic provided certain concerns were addressed.
23. A more detailed account and responses recommended by officers to the main points of support, objection and comment is set out in the consultation statement at Annex A. Cabinet is requested to agree the responses proposed to the key issues raised in consultation set out on pages 19-26 of the consultation statement.

The role of the IHSP relative to the emerging core strategy

24. Whilst preparing the IHSP we have also been re-assessing work to date on the emerging core strategy, through an internal review that has focussed in particular on housing sites and options. The internal review conclusions need to be taken into account in finalising the IHSP, to ensure that the IHSP is consistent with and complementary to our emerging strategic approach to housing supply.
25. The internal review was reported to cabinet on 9 March 2012 with the recommendation that the updated core strategy be updated to bring forward a housing supply package of 6,300 additional homes from the 7,600 homes potentially available from the following sources. Through the internal review the spatial strategy has been updated, with greater emphasis on enabling larger and smaller villages as well as main towns to grow, by accommodating some housing.
- (a) That the following 2009/10 draft Preferred Options sites be retained and taken forward.
 - i. Up to 2,150 homes at **Valley Park** (Harwell Parish west of Didcot, east of the A34)
 - ii. Up to 400 homes at **Harwell Oxford campus**.
 - iii. Up to 400 homes at **Faringdon** south of Park Road
 - iv. Up to 1,500 homes at Crab Hill, north east of Wantage
 - (b) To allocate an additional main settlement urban extension on land north of Grove including Monk's Farm, for up to 900 homes
 - (c) To allocate strategic sites to accommodate up to 850 homes in the larger villages. First consideration to be given to options in Kingston Bagpuize, Shrivenham and Watchfield.
 - (d) To allocate smaller sites for up to 1,400 homes in the later Managing Development Development Plan Document (DPD)

26. The IHSP would operate whilst the core strategy is finalised, and housing completions achieved through it would count towards the total number of homes to plan for, in essence reducing the number of sites we will need to formally allocate by bringing some forward early. To the extent that IHSP sites are smaller sites, this would mostly reduce the 1,400 homes we currently propose to bring forward in the Managing Development DPD.

Deliverability

27. One of the key IHSP principles and third IHSP test is that sites brought forward must be demonstrably deliverable, with sufficient infrastructure capacity available or provided for or by the development proposed.
28. The core strategy review process has assembled a range of information about deliverability, but mainly for areas being considered for strategic housing allocations. So we do not have a complete picture especially for smaller settlements and rural areas. As part of the screening process, but particularly as part of the preparation of planning applications by IHSP site promoters, further work will be needed to establish that adequate infrastructure capacity is available for, or can be provided by, any development proposed.
29. Following initial screening site promoters will need to carry out further investigations including discussion with Thames Water on water supply and sewerage treatment capacity, and discussion with the county council including site access, highways and transport matters, and school capacity.

Preliminary analysis and policy implications of the sites put forward for IHSP consideration

30. To date 146 site screening requests have been submitted, totalling about 5,100 homes. Annex B provides a summary analysis by status, settlement and location, but to briefly note some key points:
- The majority of homes proposed are in large villages, with comparatively few homes proposed in the smallest settlements.
 - Not many of the homes proposed in main settlements fit within the proportionate growth guidelines
 - Most sites are edge-of-settlement locations i.e. bounded on at least one side by existing built development (about 90% of sites proposed)
 - Half the homes proposed are on large sites of 100+ homes, none of which fit within proportionate growth guidelines
 - Within the proportional growth guidelines, half of the potential homes are on sites of 50-99 homes, and a third on sites of 15-49 homes
 - 85%+ of the homes proposed are on sites large enough to be expected to make developer contributions including affordable housing
31. Around 700 homes have been proposed on sites in the Green Belt or AONB. Consultation feedback shows a balance of support for excluding AONB sites,

and sufficient land has been proposed outside the AONB and Green Belt to achieve IHSP objectives. With other options available the housing supply case is insufficient to outweigh the purpose of these protective planning designations, and we recommend the IHSP should not consider sites that are designated AONB or Green Belt. Note AONB or Green Belt sites may still be appropriate for development via a standard planning application, if the sites can be shown to meet the specific considerations and tests that apply for these protective landscape designations.

32. The remaining 4,340 homes are proposed in settlements with a combined proportionate growth level of slightly less than 1,000 homes. In other words, around 4 times as much land has been proposed outside the AONB and Green Belt than is likely to be necessary to bring forward, although there is considerable variation between settlements. A good choice of potential sites and locations suggests there is significant scope to use the screening process to bring forward suitable housing sites in the more sustainable locations whilst also ensuring they are realistically deliverable.

Table 1: Preferred and alternative core strategy sites submitted for screening

Core strategy status	Site screening request	Homes proposed (up to)	Proportionate growth guideline*
Preferred draft core strategy main settlement sites	Wantage: Crabhill	400	Nil (negative)
	Faringdon: South of Park Road	100	Nil (negative)
	<i>Subtotal</i>	<i>500</i>	
Preferred draft core strategy preferred large villages (specific strategic sites TBC)	Shrivenham	254	67
	Watchfield	270	70
	Kingston Bagpuize	193	67
	<i>Subtotal</i>	<i>717</i>	
Alternative (non-preferred) strategic sites around main settlements	Wantage: Stockham Farm	200	Nil (negative)
	North of Grove east of Letcombe Brooke	150	Nil (negative)
	West of Faringdon, east of Coxwell Road	190	Nil (negative)
	West of Faringdon, west of Coxwell Rd (Steed's Farm)	150	Nil (negative)
	Didcot (Harwell parish): South of Wantage Road	40	Negative likely (Didcot not in Vale)
	<i>Subtotal</i>	<i>730</i>	
Total		1,947	

*Wantage as proposed to be combined with Grove. A negative indicates that the settlement has already experienced, or has allocations or permissions for, housing growth above the rate of proportionate settlement change.

33. Slightly less than half of the homes put forward for consideration under the IHSP are on, or form part of, strategic housing sites or locations (for 200+ homes) that cabinet is minded to include in the next consultation draft of the core strategy (see table 1). This includes number of sites proposed in the preferred large villages identified for new strategic allocation sites through the core strategy internal review. Others are or form part of sites that were considered in 2009 and re-considered through the internal review, but are still not supported for core strategy allocation. These and in particular the latter are categories of site the draft IHSP presumes against bringing forward.

34. In addition, none of the main settlements had a positive proportionate growth guideline in the draft IHSP except Wantage and Abingdon, and Wantage will be significantly and directly affected in the medium term by the 2,500 homes already committed at Grove airfield now progressed to planning application stage. For this reason it has been suggested through the consultation process that Wantage and Grove be taken together for proportionate growth assessment. We recommend accepting this change as it is in keeping with the approach to identification of preferred strategic housing sites through the core strategy, and because the internal review has identified land north of Grove as an additional preferred strategic housing site. The change results in a large negative proportionate growth figure across both settlements for interim housing supply policy purposes i.e. nil capacity and a presumption against bringing sites forward through the IHSP.
35. Around 2,700 of the home are proposed in large villages. These should be relatively sustainable locations for moderate amounts of housing. In fact the range of services and facilities they offer is the basis for the large village designation, not size alone. The large villages have a combined proportionate growth guideline of around 600 homes. So some recourse to medium to larger sites and locations currently considered as preferred for strategic housing allocation may be necessary, as based on sites submitted to date the IHSP 1,000 home objective cannot be achieved within proportionate guidelines on smaller sites alone (<50 homes), nor in the villages alone (see charts at Annex B).
36. We therefore recommend retaining an IHSP **presumption against** bringing forward (in whole or part) preferred core strategy strategic housing sites being considered through the core strategy process, and a stronger presumption against bringing forward non-preferred core strategy alternative sites. This is consistent with the position supported by the majority in public consultation. For the identified preferred sites and locations, this is to ensure they are properly and comprehensively masterplanned including detailed consideration of wider than site specific impacts and infrastructure requirements. For the non-preferred alternatives, it because their merits have already been considered, the locations in question are or will be taking significant levels of development already, and better options are being progressed through the core strategy to accommodate that development.
37. But we also recommend that some flexibility be reserved in case it is needed to sustainably achieve the IHSP 1,000 home objective, as suggested in consultation. The site screening process will establish if this is likely to be the case. We recommend that recourse to strategic housing sites/locations only be considered as a last resort, starting with options in the preferred larger villages where the sites are not so large, infrastructure provision and settlement masterplanning issue are likely to be less complex and thus the sites are more likely to be deliverable. If any are ultimately considered suitable to progress via the IHSP, the core strategy expectation for that location should be adjusted accordingly.
38. A final point to note is that based on the screening proposals put forward, the smallest and potentially least sustainable villages and hamlets would play at most a fairly minor part in fulfilling IHSP objectives. Around 125 homes might be

realised if the proportionate guideline is strictly adhered to, presuming they are screened as suitable. This point should go some way towards addressing concerns raised in consultation regarding both sustainability of the pattern of development arising from the IHSP, and impact on smaller settlements and the countryside generally.

Concluding recommendations

39. See paragraph 7.

Financial Implications

40. There will be additional work demands on planning policy, development management and housing officers and some additional resources may be needed for this work.

Legal Implications

41. There is no specific mechanism in national planning legislation and guidance for the IHSP approach, as policy change is expected to take place through the preparation and review of the Local Development Framework. The IHSP if adopted would be a material planning consideration for development management decisions.

Risks

42. Developers may not recognise the IHSP and may submit speculative planning applications.
43. The site screening process may conclude that insufficient of the sites proposed are suitable to proceed, falling short of the policy objective, resulting in the need for a further review
44. There could be legal challenges through the planning process

Communications

45. A press release is being published alongside the cabinet report.

Other implications

46. Cabinet 16 March may be well attended.

Background Papers

- Draft Interim Housing Supply Policy 2011

Annex A: Draft Interim Housing Supply Policy – Consultation Statement

Separate attachment

Annex B: Initial analysis of sites submitted for screening

B.1 Total homes proposed by settlement

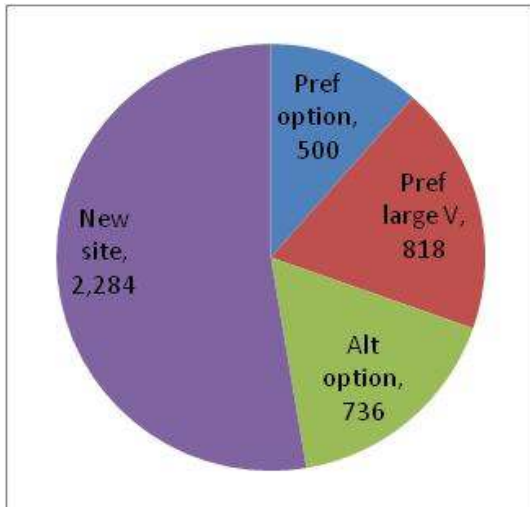
Settlement	Settlement type	Total homes promoted	IHSP proportionate growth *
Abingdon	Main settlement	53	1,126
Appleford	Smaller village	2	13
Ardington	Smaller village, AONB	17	11
Ashbury	Large village	34	19
Baulking	Other village	16	4
Blewbury	Large village, AONB	10	43
Bourton	Other village	14	11
Charney Bassett	Other village	20	10
Cumnor	Large village, greenbelt	386	-52
Denchworth	Other village	7	7
Drayton	Large village	543	68
East Challow	Large village	26	26
East Hanney	Large village	5	31
East Hendred	Large village, AONB	63	33
Faringdon	Main settlement	741	-73
Fernham	Other village	5	-1
Frilford	Other village	5	10
Fyfield	Smaller village	0	15
Great Coxwell	Other village	15	6
Grove	Main settlement	150	-2,239
Harwell	Large village	240	-516
Hinton Waldrist	Other village	16	8
Kennington	Large village, greenbelt	4	139
Kingston Bagpuize	Large village	193	67
Kingston Lisle	Smaller village	11	8
Letcombe Bassett	Smaller village, AONB	7	5
Letcombe Regis	Smaller village, AONB	36	21
Little Coxwell	Smaller village	17	5
Littleworth	Smaller village	3	5
Lockinge	Smaller village, AONB	4	5
Longcot	Smaller village	32	14
Longworth	Smaller village	15	27
Marcham	Large village	241	62
Milton	Large village	60	43
Radley	Large village, greenbelt	28	80
Shrivenham	Large village	254	67
Sparsholt	Other village	19	9
St Helen Without	Other village, greenbelt	30	60
Stanford in the Vale	Large village	77	74
Steventon	Large village	210	55
Sutton Courtenay	Large village	188	57
Uffington	Large village	36	26
Upton	Smaller village	4	12
Wantage	Main settlement	843	261
Watchfield	Large village	270	70
West Challow	Other village	30	1
West Hanney	Smaller village	38	13
Wootton	Large village, greenbelt	79	101
Totals		5,097	

B2: Summary of sites and homes proposed by settlement excluding AONB and Green Belt sites

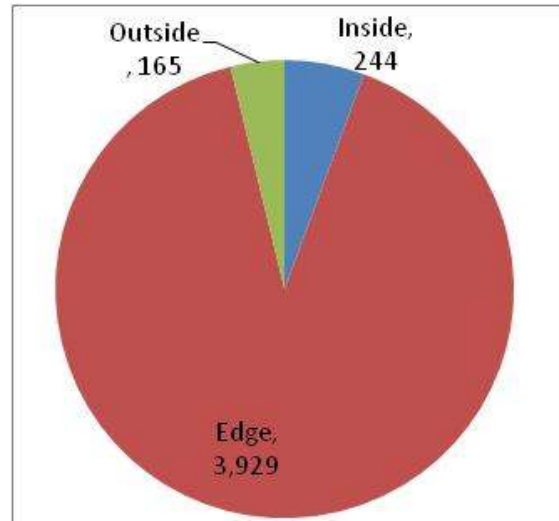
Parish	Settlement type	Households 2011	Proportion-ate growth	Homes proposed	No. of sites
	Town/main settlement	10,745	-2,051	1,332	11
	Preferred large village	2,510	204	818	16
	Other large village	8,571	79	1,925	37
	Small village	1,534	112	126	28
	Other village / hamlet	973	65	137	19
	Total			4,338	111
Faringdon	Town/main settlement	3,081	-73	447	5
Wantage and Grove	Town/main settlement	7,664	-1,978	885	6
Kingston Bagpuize	Preferred large village	789	67	293	7
Shrivenham	Preferred large village	937	67	255	6
Watchfield	Preferred large village	784	70	270	3
Ashbury	Other large village	223	19	35	2
Drayton	Other large village	940	68	542	7
East Challow	Other large village	428	26	37	2
East Hanney	Other large village	327	31	5	2
East Hendred	Other large village	434	33	20	1
Harwell	Other large village	999	-516	240	2
Marcham	Other large village	681	62	229	5
Milton	Other large village	505	43	145	4
Stanford in the Vale	Other large village	887	74	75	1
Steventon	Other large village	647	55	310	4
Sutton Courtenay	Other large village	1007	57	185	5
Uffington	Other large village	307	26	36	1
Wootton	Other large village	1186	101	66	1
Appleford	Smaller village	138	13	2	2
Fyfield	Smaller village	204	15	5	1
Kingston Lisle	Smaller village	99	8	11	3
Little Coxwell	Smaller village	64	5	17	10
Littleworth	Smaller village	87	5	3	2
Longcot	Smaller village	225	14	31	6
Longworth	Smaller village	329	27	15	1
Upton	Smaller village	172	12	4	1
West Hanney	Smaller village	216	13	38	2
Baulking	Other village	42	4	11	3
Bourton	Other village	128	11	14	3
Charney Bassett	Other village	117	10	20	1
Denchworth	Other village	71	7	7	1
Fernham	Other village	82	-1	5	1
Frilford	Other village	84	10	5	1
Great Coxwell	Other village	116	6	9	2
Hinton Waldrist	Other village	137	8	16	2
Sparsholt	Other village	123	9	20	4
West Challow	Other village	73	1	30	1

B3. Summary charts excluding homes proposed on land in AONB or Green Belt

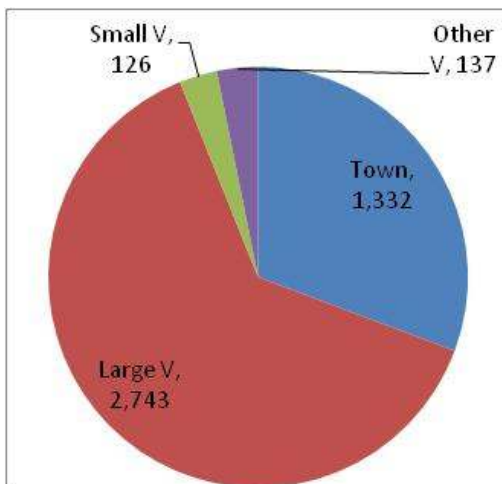
Core strategy status of sites submitted for consideration (V = village)



How sites proposed relate to settlement boundaries



Sites submitted for consideration by settlement type (V=village, town includes other main settlements)



Size of sites proposed (# of homes)

