

Full Council

Title:	Thame outstanding housing requirement
Date:	28 April 2022
Contact Officer:	Graeme Markland, Neighbourhood Plan Continuity Officer

Background

1. Based on the new plan period that started on 1 April 2011, South Oxfordshire District Council (SODC) allocated 775 homes to Thame through their 2012 Core Strategy. Thame responded by producing the 2013 Thame Neighbourhood Plan (TNP) which identified sufficient housing sites to meet the housing need.
2. Over the subsequent 6 years SODC produced the Local Plan 2035 which was adopted in December 2020. Within this document the District allocated a further 753 homes towards Thame, giving a combined total of 1,518 homes to be delivered within Thame Parish. This time, SODC considered all of the homes that had been built in Thame and Moreton since the start of the plan period and subtracted them from the 1,518 target. SODC not only recognised the contribution from homes built on the TNP housing allocation sites, but also those that were brought about through the planning application process on sites not in the TNP, referred to as windfall developments. They include new build, those delivered through the conversion of other buildings to residential use, and the sub-division of existing homes.
3. SODC produced a document dated 1 April 2020 that stated after they had counted all of the homes that had been delivered, were under construction, had planning permission or were left to be completed from the TNP allocations. It was calculated that Thame still had to find sites for 339 homes. This figure was written into the adopted Local Plan 2035 as a minimum requirement, shown within the Plan as:

Homes completed since 1 April 2011 + homes under construction + homes with planning permission + TNP housing allocation = 1,179

Homes left to allocate in Thame: total allocation of 1,518 - supply of 1,179 = 339.

Progress since 1 April 2020

4. The District's assessment was an amalgamation of two pieces of work, namely the monitoring of sites where permission had been granted, and an assessment of outstanding sites. A single, updated list was not published or passed on to Thame until approximately mid-2021. Following analysis and cross-checking with Thame's own records it became apparent that their database contained multiple inaccuracies. Attempts to reconcile their records against later versions proved problematic, as SODC initially assumed the data that had fed into the April 2020 record was accurate. The NPCO judged it was not and decided it was best to appraise all permissions granted since 1 April 2011.
5. During this work, it also became apparent that Thame had failed to record sites where permission had been granted prior to 1 April 2011 but completion occurred afterwards. With the support of District officers, it has been possible to arrive at what is judged to be the correct outstanding total for Thame. This takes account of permissions granted since 1 April 2020. A

summary is presented immediately below, with a list of contributing sites and permissions attached as Appendix A to this report.

Source	Dwellings	Notes
TNP Allocations	635	Completions, sites under construction and pipeline consents
TNP2 Allocations	206	TNP Reserve Sites and suitable sites supported through the first consultation
Completed windfall	348	
Extant windfall	244	Includes sites under construction and pipeline consents
Allowable care homes	35	Calculated using the SODC's room to dwelling ratio for sites with full planning permission
Total	1,468	
Outstanding Local Plan 2035 allocation as of April 2022	50	Plan period allocation 1,518 – 1,468 dwellings

Recommendation

6. The above figure has not received the confirmation of the District Council. It is however notable that the only material difference between the District and Town Council estimate is in how the Thame CLT's site at Windmill Road is handled. The District have not shown this as extant supply as the issuing of the formal decision notice is pending the completion of a planning obligations agreement. Given that this is an exception site where the principle of permission has been established Thame will, however, need to allocate the site within the revised Thame Neighbourhood Plan. It has therefore been included as a component of the planning "pipeline".
7. It is recommended that the above figures are used as the basis for establishing new site allocations within the revised Thame Neighbourhood Plan, TNP2.

Appendix A

2013 Thame Neighbourhood Plan Allocations

TNP reference	Dwellings allocated	Development name	Planning reference	Address	Street	Date granted	Status	Net gain	Market	Affordable
Site C	79	Thame Park	P14/S1619/O	Land east of	Thame Park Road	19/03/15	Completed	79	47	32
	108	Hampden Gardens	P16/S0073/RM	Land south of	Wenman Road	13/05/16	Completed	108	65	43
Site D	175	Sycamore Rise	P15/S2166/RM	Land to west of	Thame Park Road	05/05/16	Completed	175	105	70
Site F	203	Thame Meadows	P14/S3841/FUL	Land north of	Oxford Road	30/07/15	Completed	203	122	81
Park Meadow Cottage	12	Elton Field	P17/S2210/FUL	Land Adj. Park Meadow Cottage	Thame Park Road	01/12/17	Under construction	9	8	
			P19/S1596/FUL	Park Meadow Cottage	Thame Park Road	01/12/21	Permission	6		
Jane Morebey Road	18		P14/S2001/RM		Jane Morbey Road	23/02/15	Completed	18	11	7
The Elms	45	The Elms	P14/S2176/FUL	Land at The Elms	Upper High Street	05/08/15	Under construction	37	23	14
Total	640						Total	635		

Thame Neighbourhood Plan 2 Potential Allocations

TNP2 reference	Dwellings allocated	Development name	Planning reference	Address	Street	Date granted	Status	Net gain	Market	Affordable
TNP Reserve sites – triggered 1 April 2021										
Site F LWLS	28	Thame Meadows	N/A	Land north of	Oxford Road		Pre-application	28	17	11*
Site F Reserve	50	Thame Meadows	N/A	Land north of	Oxford Road		Pre-application	50	30	20*
Site C Reserve	57	N/A	P21/S0917/O	Land south of	Wenman Road		Resolution to grant	57	35	22
Sub total	135							135		
Proposed new allocations April 2022										
Windmill Road	31	Thame CLT	P20/S4693/FUL		Windmill Road		Resolution to grant	31		31
Diagnostic Reagents	25**	N/A	N/A		Wenman Road		Proposal supported	25		9*
Cattle Market	15**	N/A	N/A		North Street		Proposal supported	15		6*
Sub total	71						Sub total	71		
Total	206						Total	206		

* Estimated affordable housing yield

** Yield estimated by SODC

Windfall Completions 1 April 2011 – 1 January 2022

Planning reference	Address	Street	Granted	Completed	Market	Aff'ble	Lost
P09/E0927	Whitehound	Upper High Street	28/10/09	7	7		-1
P10/E0649/RM & P08/E0324/O		Windmill Road	25/10/10	99	59	40	
P10/E0739	24	Garden City	28/07/10	1	1		
P10/E0760	Land to Rear of 9	Hazleton Close	04/08/10	1	1		
P11/E0904	Rear of 12 / 12A	Cornmarket	21/07/11	1	1		
P11/E1478	48	North Street	28/10/11	1	1		
P11/E1489	5	Oxford Road	31/10/11	1	1		
P11/E1543	Old Coach House	Southern Road	25/11/11	4	4		
P11/E1677	The Elms 32	Upper High Street	01/12/11	1	1		
P11/E1852	1	Chinnor Road	26/01/12	5	5		
P11/E1862	17	Thame Park Road	19/07/12	35	22	13	
P11/E2025	11	Oxford Road	14/03/12	1	1		
P11/E2357	50 (former Two Brewers)	North Street	08/05/12	2	2		-1
P12/S0382	1	Chinnor Road	07/06/12	1	1		
P13/S0266/RM	46	Southern Road	18/04/13	5	5		-1
P12/S2784/FUL	Rear of 4 & 6	Towersey Road	17/01/13	1	1		
P13/S3374/FUL	15a	High Street	20/12/13	4	4		
P13/S3023/PDO	Angus House	Wenman Road	21/11/13	44	44	0	
P13/S3093/FUL	51	Rooks Lane	09/12/13	2	2	0	
P13/S3871/FUL	Land adjoining Chestnut Farm	Moreton	10/02/14	2	2		
P13/S3513/FUL	32	Aylesbury Road	12/02/14	2	2	0	
P14/S2760/FUL	116	Wellington Street	29/10/14	2	2	0	
P14/S3273/FUL	48a	North Street	04/12/14	6	6	0	
P14/S1156/FUL	Angus House	Wenman Road	18/12/14	28	18	10	-1
P14/S3879/FUL	Land adj to Elmfield House	Moreton	11/03/15	1	1	0	
P15/S1065/FUL	Acorn Lodge	Moreton	03/06/15	1	1	0	

Planning reference	Address	Street	Granted	Completed	Market	Aff'ble	Lost
P14/S1515/FUL	Elm Tree Farmhouse & Four Seasons	Moreton	19/06/15	1	1	0	
P15/S1177/FUL	Charter House 14	Wellington Street	01/07/15	6	6	0	
P15/S1155/FUL	Regency Cottage	Aylesbury Road	23/07/15	1	1	0	
P15/S2153/FUL	10	Croft Road	21/10/15	2	2	0	-1
P15/S2782/FUL	Thame Service Station 67-68 Park Street	Park Street	22/12/15	20	20	0	
P15/S3279/FUL	27	Cotmore Gardens	10/02/16	1	1	0	
P16/S0657/PDO	Milton House	Station Yard	21/04/16	8	8	0	
P16/S1397/FUL	4	Hawthorn Avenue	23/06/16	0	0	0	
P16/S1470/FUL	Land at Elm Tree Farm	Moreton	28/09/16	2	2	0	
P16/S2785/FUL	35	Marston Road	14/12/16	2	2		
P16/S3525/FUL	Former Police Station	Greyhound Lane	19/04/17	41	41		
P16/S3682/FUL	Land adjacent 52	Broadwaters Avenue	15/03/17	1	1		
P17/S0129/FUL	67	Park Street	07/04/17	2	2		-1
P17/S0437/FUL	1-2	Moats Crescent	07/04/17	2	2		
P17/S2837/FUL	48	Park Street	09/10/17	1	1		
P18/S0820/LB	90	High Street	11/05/18	2	2		-1
P18/S2450/FUL	50	North Street	03/09/18	0	0		-1
P19/S0095/FUL	Windrush	Cotmore Field	08/07/19	3	3		-1
P19/S0852/FUL	4	Queens Close	04/06/19	1	1		
P19/S3052/FUL	Uplands 42	Queens Road	22/11/19	1	1		
P20/S3268/FUL	Racquets	North Street	11/11/20	1	1		
P21/S1354/FUL	Oakfield	Thame Park Road	14/05/21	1	1		
Totals				357	294	63	-9
			Net gain	348			

Extant Windfall as at 1 January 2022

Planning reference	Address	Street	Description	Granted	Status	Gross gain	NS	U/C	Lost
P21/S3402/N1A	47	Aylesbury Road	Prior approval for conversion of existing office building to dwellinghouses (32x 1-bed flats)	30/11/21	Not started	32	32		
P18/S4312/N2A	Building 1 (western block) Diagnostic Reagents	Chinnor Road	Convert building to 3 bed dwelling. Would be superseded by any allocation	15/02/19	Not started	1	1		
P18/S4313/N2A	Building 2 (the house) Diagnostic Reagents	Chinnor Road	Convert building to 2 bed dwelling. Would be superseded by any allocation	15/02/19	Not started	1	1		
P20/S2381/O	3	Conduit Hill Rise	Erect dwelling - no. of bedrooms unknown (outline)	18/12/20	Not started	1	1		
P18/S4111/FUL	1a	Cornmarket	Conversion to single dwelling	24/05/19	Not started	1	1		
P19/S1371/FUL	4	East Street	1 x 2B dwelling P11/S0043, renewed twice	03/07/19	Under construction	1		1	
P20/S1777/FUL	1	Garden City	Demolish existing bungalow and erect 2 dwellings	08/02/21	Not started	2	2		-1
P19/S2720/FUL	Unit 5	Goodson Industrial Mews	Redevelopment of an office building to provide eight 2-bed apartments	27/03/20	Not started	8	8		
P19/S0206/N1A	Unit 6 & 7	Goodson Industrial Mews	Change of use B1a office to 12 C3 dwellings	28/03/19	Under construction	12		12	
P20/S2901/N1A	Units 1 and 1a	Goodson Industrial Mews	Change of use from B1(a) office to two studio and three 1-bed flats (C3)	01/10/20	Not started	5	5		
P18/S0422/PDO	Avon House, 82	Wellington Street	Conversion of B1 Office to 2 x 2bed flats	27/03/18	Not started	2	2		
P21/S3022/N1A	St Andrews Court	Wellington Street	Change of use of the existing Class B1(a) (office) floorspace to 18 Class C3 (residential) self-contained flats.	25/08/21	Not started	18	18		
P06/E0596	Land to the Rear of 10	High Street	Erection of 3 houses and 6 flats (as amended July 2006)	02/08/06	Not started	9	9		

Planning reference	Address	Street	Description	Granted	Status	Gross gain	NS	U/C	Lost
P18/S0045/FUL	Old Print Works, 104	High Street	Conversion of retail to 1 bed dwelling. Permission P19/S0090/FUL also redevelops existing first floor flat. First floor will have 6 velux in three pairs when finished.	14/03/18	Not started	1	1		
P20/S0015/FUL	107	High Street	Conversion of existing first/second floor flat to create four flats.	22/07/20	Under construction	4		4	-1
P20/S4801/RM	DAF Trucks Site	Howland Road	Up to 129 dwellings (replacing 45 P18S2624PDO)	12/10/21	Under construction	129	129	129	
P20/S2545/FUL	6	Kings Close	Erect 1x 1bed dwelling	04/12/20	Not started	1	1		
P21/S2067/FUL	Land between Elmfield House & Old Dairy	Moreton	Erection of a detached dwelling with garaging, parking and amenity space	05/11/21	Not started	1	1		
P18/S3217/FUL	Royal Oak	Moreton	Erect 1, two storey dwelling within curtilage	14/01/19	Not started	1		1	
P21/S0689/N4B	Bates Ley Farm	Moreton Lane	Change of use for 3 dwellinghouses	14/04/21	Not started	3	3		
P18/S4160/FUL	BT Repeater Station	Oxford Road	This has 3 dormers	01/03/19	Under construction	1		1	
P20/S0092/O	69	Park Street	Erect 3 x 3 bed Dwellings	02/03/20	Not started	3	3		-1
P19/S0852/FUL	4	Queens Close	Erect 1 x2 bed semi	04/06/19	Not started	1	1		
P20/S2525/FUL	Rear of 8-10	Queens Road	Erect 1x 3bed dwelling	04/12/20	Not started	1	1		
P21/S3909/FUL	35	Southern Road	Supersedes P18/S1205/FUL, a similar scheme, if granted. No dormers, but has solar panels and chimney	05/11/21	Not started	0	0		
P21/S0129/FUL	19	Upper High Street	Change of use and form 2-bed flat at first floor	u/c	Under construction	1		1	
P20/S4673/FUL	Outbuilding r/o 20	Upper High Street	Change of use of rear outbuilding, with extension to rear and first floor to form a 1 bed dwelling	19/02/21	Not started	1	1		

Planning reference	Address	Street	Description	Granted	Status	Gross gain	NS	U/C	Lost
P20/S2796/FUL	40a	Upper High Street	Change of use from betting shop to C3 dwelling	25/11/20	Not started	1	1		
P19/S2914/FUL	25	Windmill Road and Pearce Court	Conversion of 25 Windmill Road to form 3 flats, and erection of a two storey building comprising two flats	18/08/20	Not started	5	5		
Totals						253	233	149	-9
Net Total						244			

Allowable Care Homes

Planning reference	Address	Street	Granted	Status	Gross Gain	Allowable
P18/S3143/O	DAF Trucks	Howland Road	27/03/20	Under construction	68	35
Net Total					35	