

## South Oxfordshire Local Plan Proposed Main Modifications Consultation Comment Form

**Please return by midnight on Monday 2 November 2020** via email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) or post to Freepost SOUTH AND VALE CONSULTATIONS (no stamp is needed and no further address is needed)

This form has two parts:  
**Part A** – contact details  
**Part B** – your comments

### Part A

Are you responding as an: (please tick)

Individual

Business or organisation

Agent

A name and contact details are required for your comments to be considered.

#### 1. Personal Details

#### 2. Agent Details (if applicable)

Title	<input type="text"/>	<input type="text" value="Mr"/>
Full Name	<input type="text"/>	<input type="text" value="Robbie Locke"/>
Organisation (if relevant)	<input type="text" value="Croudace Strategic"/>	<input type="text" value="Optimis Consulting"/>
Job Title (if relevant)	<input type="text"/>	<input type="text" value="Principal Planner"/>
Address Line 1	<input type="text"/>	<input type="text" value="16 St Cuthbert's Street"/>
Address Line 2	<input type="text"/>	<input type="text" value="Bedford"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text"/>
Postcode	<input type="text"/>	<input type="text" value="MK40 3JG"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>

## Sharing your personal details

Your name, contact details and comments will be shared with the Planning Inspector and a Programme Officer, who acts as a point of contact between the Council, Inspector and respondents.

This means that you may be contacted by the Programme Officer or the Council with updates and in relation to any necessary consultations on the Local Plan. This is in accordance with Regulation 19 and 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 13 of The Environmental Assessment of Plans and Programmes Regulations 2004 and Regulation 102 of The Conservation of Habitats and Species Regulations 2017.

We have received assurance that the data passed to the Planning Inspector and Programme Officer will be kept securely and not used for any other purpose. The Inspector and Programme Officer will retain the data up to six months after the plan has been adopted.

Comments submitted by individuals will be published on our website, alongside their name. No other contact details will be published. Comments submitted by businesses and/or organisations will be published, including contact details.

Please refer to our Privacy Notice regarding how your personal data is used for this consultation, available on our website [southoxon.gov.uk/newlocalplan](https://southoxon.gov.uk/newlocalplan). If you would like to know more about the councils data protection registration or to find out about your personal data, please visit: [southoxon.gov.uk/dataprotection](https://southoxon.gov.uk/dataprotection)

## Future contact preferences

As explained above, in line with statutory regulations, you will be contacted by the Programme Officer (and where necessary the Council) with relevant updates on the Local Plan. South Oxfordshire and Vale of White Horse District Councils have a shared planning policy consultation database. If you would like to be added to our database to receive updates on other planning policy consultations, please tick the relevant district box(es):

- I would like to be added to the database to receive planning policy updates for South Oxfordshire
- I would also like to be added to the database to receive planning policy updates for Vale of White Horse

## Part B – Please use a separate sheet for commenting on each proposed main modification or consultation document

You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section.

The list of documents you can comment on are:

- Schedule of Proposed Main Modifications
- Schedule of Policies Map Changes
- Sustainability Appraisal Report Addendum
- Habitats Regulations Assessment Addendum

**Please note we are inviting comments on the Proposed Main Modifications and documents listed above only - this is not an opportunity to make comments on any other part of the Plan.**

If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below.

If you are unsure of the 'modification number', please refer to the Schedule of Proposed Main Modifications.

If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box below:

Modification Number or Document, section, paragraph or page number

MM4 – Policy STRAT1 (new paragraph following 4.10)

Please provide your comments below:

If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question.

If you wish to include any supporting documents, please attach them to this comment form.

Main Modification MM4 introduces a new planning paragraph which suggests the spatial strategy supports growth in locations that “*will help reduce the need to travel*”.

With the exception of the three allocations adjoining Oxford City, the strategy has evolved to move away from delivering strategically scaled development within the most sustainable locations within the district in favour of delivering strategic development within lower tiered, more isolated locations. This is most readily viewed in the context of the proposed strategic allocations at Berinsfield, Chalgrove and Culham.

In respect of Berinsfield and Chalgrove Airfield, the proposed allocations are situated within larger villages, the second tier of settlements within the hierarchy sitting behind the districts four Towns, Didcot, Henley, Thame and Wallingford. Culham is identified as a smaller village, the third tier of settlement classification within the district.

Appendix 6 of the Settlement Assessment update 2018 provides a clear overview of the hierarchy of settlements throughout the district. As can be seen from the extract below, Berinsfield receives a total score of 111, with Chalgrove scoring 87. When compared to scores between 704 and 978 for the Towns, the variation in sustainability between the settlement tiers is apparent with a clear distinction between the district's towns and larger villages.

SETTLEMENT(S)	Facilities	Proximity	Public Transport	Total	Notes
Henley-on-Thames	958	0	20	978	No change – Towns
Didcot	792	5	35	832	No change – Towns
Thame	758	0	10	768	No change – Towns
Wallingford	664	30	10	704	No change – Towns
Wheatley	196	0	10	206	No change - Larger Village
Chinnor	180	0	10	190	No change - Larger Village
Goring	152	0	25	177	No change - Larger Village
Cholsey	110	10	27	147	No change - Larger Village
Benson	118	5	10	133	No change - Larger Village
Watlington	130	0	2	132	No change - Larger Village
Sonning Common	122	0	10	132	No change - Larger Village
Berinsfield	96	5	10	111	No change - Larger Village
Woodcote	90	0	7	97	No change - Larger Village
Crowmarsh Gifford	54	30	10	94	No change - Larger Village
Chalgrove	82	0	5	87	No change - Larger Village
Clifton Hampden	44	15	20	79	Scores highly due to proximity and public transport, however facilities score is lower than other settlements in the larger village category.
Nettlebed	66	0	5	71	No change - Larger Village based on facilities score
Whitchurch-on-Thames	36	10	22	68	No change – Smaller Village
Brightwell-cum-Sotwell	50	15	0	65	No change – Smaller Village
Dorchester	52	5	7	64	No change – Smaller Village
Horspath	56	5	0	61	No change – Smaller Village
Warborough & Shillingford NE of A4074	38	10	7	55	No change – Smaller Village
Stadhampton	44	5	5	54	No change – Smaller Village
Culham	24	10	20	54	No change – Smaller Village
Holton	30	10	10	50	No change – Smaller Village

The cause of variation between the settlement scores principally relates to the level of facilities and services available within a settlement. As identified in the table above, Berinsfield has a 'facilities' score of 96, whilst Chalgrove has a score of 82, the second lowest score for any larger village within the district. This compares to a facilities score of 664 for Wallingford. Facilities and services that were scored included supermarkets and shops, restaurants, pubs and takeaways, education and health facilities and leisure facilities including gyms and sports pitches.

The spatial strategy as proposed does not follow the Visions and Objectives set by the Plan and does not evolve from the distribution of development that is envisaged by the Core Strategy 2012, as indicated at para 3.2 of the Plan. In the Objectives of the Plan LP34 the development growth of settlements (Objective 1) is set out at OBJ1.1 – OBJ1.4. OBJ 1.1 continues to direct development growth towards market towns "...in the heart of the District...",

such as Wallingford. It supports the settlement hierarchy set out in the plan, which identifies the towns of Wallingford as one of the most sustainable locations for growth in the District.

The proposed spatial strategy, which sets out to disproportionately allocate growth toward the less sustainable, larger villages, is at odds with the objectively assessed settlement hierarchy. This strategy will only seek to increase the requirement for movement from lower tiered settlements into higher tiers such as the market towns which provide the range of facilities required for future residents. The significance of the step change in facilities offered between the towns and larger villages is such that larger villages will remain a more undesirable location for accessing facilities and services. As a result, the proposed strategy to deliver strategic allocations within larger villages will have a significant and detrimental impact on the environment in which they are located, a direct result of their isolation and individual open landscape characteristics.

The same applies for employment uses within the proposed allocations, as both Berinsfield and Chalgrove only propose a nominal level of employment land as part of the strategic allocation. Whilst a small proportion of future residents of the allocation may gain employment within the settlement, the vast majority will be required to seek employment opportunities elsewhere in the district or further afield. The comparative isolation of Berinsfield and Chalgrove will cause an increase in the need to travel for employment within the district.

With regards to Culham, the site is located in close proximity to the Culham Science Centre and Culham Train Station, which have the potential to decrease the need to travel. However, the scale of the proposed allocation significantly exceeds the capacity of employment and travel opportunities in the immediate area. Culham Science Centre is a well-established employer within the district and the Council's own evidence base (The Commercial Market Paper) indicates unemployment levels in the district are as low as 2.4%. As a result, it is likely that there are limited vacancies for positions within existing businesses at the Science Centre. Therefore, the minor increase in commercial activity envisaged is not capable of providing employment opportunities for a significant proportion of the 3,500 homes proposed.

In any case, the modest increase in employment opportunities is at complete odds with the scale of housing growth required and will result with the new population seeking employment opportunities elsewhere in the district. The infrequency of services at Culham Train Station, along with the limited capacity of the network, result with the continued reliance on private car trips from the strategic allocation to elsewhere in the district. To reduce the need for travel, strategically scaled development needs to be within or adjoining the district's most sustainable settlements, which have been identified as the four Towns. Within the towns, access to services and facilities, public transport and employment are such that resident's reliance on private car trips to undergo daily activities is significantly reduced or even removed.

Modification Number or Document, section, paragraph or page number

MM8 – Policy STRAT5: Residential Densities

The proposed amendments to residential densities seeks to remove the density ranges the Council considered appropriate for the strategic allocations, instead relying on applications to put forward a density which is appropriate to the 'site and it's context' whilst also ensuring the optimum use of the land and the site's potential. The density of any development is to be informed by various factors, including local circumstances, the site's accessibility, local environment and relationship to public transport. This is also emphasised in the proposed

amendments to paragraph 4.56 which set out that development of the strategic allocations should seek to optimise the density of development, whilst paying careful attention to the *“existing character of a local area and ay local circumstances...”*

Of particular importance, the Council also state in point 4 that the size, function and location of the strategic allocations are such that it may be more appropriate to create a new character rather than replicating the existing local character. This statement is too flexible and erodes the requisite policy protection for minimising the scale of harm to the wider landscape. This protection is vital in South Oxfordshire given the scale of land located within both the Green Belt and the AONB.

Croudace Homes has previously expressed serious concern with regards to the proposed residential densities of strategic allocations. An assessment of residential capacity of the allocations was previously submitted alongside Croudace’s formal response to the Inspector’s initial questions (Appendix 1). This assessment demonstrated the number of dwellings proposed for the strategic allocations at Berinsfield, Bayswater Brook, Culham, Grenoble Road and Northfield could not be delivered within the area identified for development on the concept plans included within the Plan. Whilst it is noted that the concept plans have been altered following the Local Plan examination to allow for a range of densities throughout the allocation, the area designated for built development has not significantly changed and therefore the capacity assessment previously submitted maintains its relevance. The assessment also sets out the initial densities proposed for the strategic allocations were not appropriate for any of the allocations highlighted in the preceding paragraph, given their edge of settlement or isolated locations.

The amendment of Policy STRAT5 and the removal of densities for the proposed strategic allocations removes any certainty that these sites can actually deliver the level of housing required. Pushing density to an issue to be resolved as part of the determination of an application is not an effective method of strategic plan making, nor will it aid with housing delivery. For example, as set out in Appendix 1, the land available for development at Berinsfield is capable of delivering 1,037 units at a density of 45 dwellings per hectare. To fully provide the 1,700 homes allocated on site, a density of 64 dwellings per hectare is required. This level of density is significantly over and above that of the existing settlement of Berinsfield, therefore failing to positively respond and relate to local circumstances.

The Council’s amended concept plans show a range of density levels, with higher levels surrounding local centres. The principle of a density range is supported at strategic allocations as it facilitates a softening of impacts on the wider landscape. However, given an average density of 64 dwellings per hectare is required to meet the 1,700 homes proposed as part of the allocation at Berinsfield, areas of higher density within the site will not fit in with the semi-rural nature of the larger village, will be at significant odds to the character of the existing settlement and will cause significant and demonstratable harm to the Green Belt.

Croudace Homes support the use of a density range within South Oxfordshire’s strategic allocations. However, this range needs to be prepared in accordance with the specific and unique circumstances of each application. As is the case for Berinsfield, this approach is likely to reduce the quantity of dwellings that can realistically be delivered within the allocations. As a result, additional or reserve sites should be allocated within the Plan to allow the Council to achieve their overall housing target within the Local Plan period.

Modification Number or Document, section, paragraph or page number

MM13 – Policy STRAT10: Land at Berinsfield

Policy STRAT 10 has been amended to account for Berinsfield being awarded Garden Village Status. Croudace Homes support the principles of garden villages where this is backed by a strong evidence base and robust justification for a settlement's allocation.

The wording of paragraph 4.79 has been amended to clarify the circumstances the Council believe are 'exceptional', in order to justify the release of a significant quantity of land from the Green Belt, to deliver one of the Plan's strategic allocations. In effect, the exceptional circumstances can be summarised as the unbalanced tenure mix and high levels of deprivation within the settlement.

Paragraph 4.80 has been altered to set out that the tenure mix delivered at Berinsfield should be informed by local circumstances and should seek to address local need and rebalance the mix. As a result, the mix is likely to include a higher proportion of other affordable routes to home ownership, such as shared ownership. Criterion 2 ii) of Policy STRAT10i requires compliance with policy H9; which deals with the provision of affordable housing. Policy H9 maintains this requirement and presents an opportunity for varying the specific mix at Berinsfield (Criterion 2 iii). There is no indication of a viability impediment to the delivery of the full amount of affordable housing. On that basis, taken as a whole the proposed allocation would deliver a further 560 affordable units, of varying tenures, within the settlement. This represents a substantial increase in the affordable housing stock within the settlement, which has an estimated cumulative housing stock of 1,850 dwellings. Therefore, the strategic allocation will deliver an increase in affordable housing of approximately 25% of the overall existing housing. It remains questionable as to the ability of a policy compliant to meaningfully address the unbalanced housing stock and tenure within the settlement.

Paragraph 4.85 of the Plan sets out the justification of the scale of the strategic allocation at Berinsfield, noting that in collaboration with the community and as a result of viability assessments, the number of homes needed to achieve the desired regeneration package has been set at 1,700 dwellings. Paragraph 4.85 has been amended as part of the main modifications to remove the sentence "*This would be inappropriate in one of the larger villages and could give rise to more Green Belt harm as it could result in fewer open gaps between buildings and tall structures.*"

No justification has been provided as to why this part of paragraph 4.85 has been removed from the plan, with the reasoning simply referring to "*To take account of modifications and changes in circumstances that have taken place during the Examination of the Plan.*" This seems to be a generic reasoning used throughout the main modifications document where no justification for amendments exists. Given Berinsfield's designation as a larger village, the Council appear to indicate the significant Green Belt harm that could occur as a result of the strategic allocation. This is particularly relevant in the context of the amendments to residential density, which seek to encourage higher residential densities around local centres. Greater justification is required by the Council to confirm the level of Green Belt harm that will occur as a result of the amended densities is acceptable.

Criterion 2 ii) of Policy STRAT10i has been amended to remove the wording “...*entire cost of...*” the regeneration package for Berinsfield. Additional wording has been included which sets out the regeneration package should refer to items identified in the Infrastructure Delivery Plan (IDP).

The latest version of the IDP identifies a total of 31 specific infrastructure requirements for the allocation. Crucially, of the 31 sites identified, 15 do not have an estimated cost set out in the IDP and include the community facilities the Council has used to justify their exceptional circumstances for Green Belt release. In addition, only 2 of the 8 transport infrastructure requirements benefit from identified costs within the IDP. Given Criterion 2 ii) now requires the strategic allocation to deliver the “necessary” infrastructure package, there is no certainty or guarantee of the actual cost of achieving this regeneration.

The Local Plan viability assessment was submitted late in the process of the Local Plan examination and was not given appropriate time during any of the hearing sessions. Croudace Homes expressed serious concerns with the ability of the strategic allocation of Berinsfield to deliver a viable development, along with the necessary regeneration package required as one of the principle reasons for removing the site from the Green Belt.

The viability and deliverability of Berinsfield is extremely sensitive to any fluctuations in the Gross Development Value and build costs. Analysis of the viability inputs, provided in Appendix 2 demonstrates that, using the parameters set out in the Local Plan Viability Assessment, a decrease in GDV of 2% or an increase in build costs of 2% both result with a scheme that is not viable. The Local Plan Viability Assessment identified a range of expected values for new builds, based on their geographic location within the district. This range in values is typical where localised areas are more attractive locations for housing. Figure 5.3 of the Viability Assessment indicates that the postcode area for Berinsfield (OX10) typically achieves the lowest average range for new builds within the district, between £3,434 - £3,736 per m<sup>2</sup>. Given the recognised level of deprivation in Berinsfield, it is reasonable to assume that new build prices will be towards the lower end of this range as comparatively speaking, Berinsfield is not a highly sought location for housing development within South Oxfordshire.

Research into the second-hand property market in Berinsfield was undertaken and is provided in Appendix 2. As can be seen, second-hand property values in Berinsfield are on average highly comparable with the lowest value in the range identified in Figure 5.3 (£3,436.65). Applying average values of second-hand property values in Berinsfield to national space standards, with an added uplift of 20% to reflect new build premiums gives a significantly lower value for one, two and five bedroom properties, and increases in value for three and four bedroom properties. Overall, analysis suggest new build properties will achieve an average of 91% of the values used in the Local Plan Viability Assessment. As a result, given the sensitivity of the site, a reduction of 9% in the GDV will result with a scheme that is no longer considered viable.

Without any certainty in the actual costs of meeting the requirements of the Infrastructure Delivery Plan, combined with the significant concern of the viability of the site, there is no certainty that the required regeneration package can be delivered. Without this certainty, the exceptional circumstances to release the site from the Green Belt do not exist and the allocation of land at Berinsfield cannot be considered sound. This allocation should be

removed from the Plan or amended to allow for other allocations to come forward in support of the regeneration of Berinsfield, where viability remains an issue.

Modification Number or Document, section, paragraph or page number

MM21 – Policy WAL1 – The Strategy for Wallingford

The proposed amendments to Policy WAL1 continue to undervalue the role of Wallingford within South Oxfordshire. Croudace welcome the inclusion of Criterion 1 viii) which seeks to encourage new or enhanced community facilities within Wallingford, where this meets an identified need. However, this does not go far enough to encourage the delivery of community facilities.

The draft Wallingford Neighbourhood Plan states at Paragraph 9.2.29 that Wallingford School is already operating at capacity and has a significant waiting list. Given the catchment of Wallingford School extends beyond Wallingford and into the surrounding villages, there are wider reaching implications of this lack of capacity.

Improvements or additional educational facilities at Wallingford will more than likely only occur through the release of additional land for development. It is also realistic to assume that this release of land for education will only occur as a result of a larger residential or commercial development. Whilst it is recognised that allocations within Wallingford exceed the minimum level required by the Local Plan, this figure is a minimum value and no ceiling on development has been identified. Indeed, as set out in the response to MM25 below, Policy H3 requires any forthcoming Neighbourhood Plan to examine the ability of additional allocations over and above the minimum level to provide for identified local needs. However, no means for additional residential development exists within the current wording of Policy WAL1. Policy WAL1 should therefore be amended as follows:

*“viii) provide new, or enhanced community facilities that meet an identified need. This includes the provision of new or improved educational facilities (which may be required to be delivered as part of a wider application) at Wallingford School, which has no additional capacity for students”*

Finally, given the issues identified above in respect of delivering the regeneration of Berinsfield, there is a need to source additional finance. Development within Wallingford has the potential to assist with the regeneration of Berinsfield through the securing of finance for wider strategic infrastructure improvements required.

Amendments to Policy H1 do not go far enough to provide sufficient flexibility in delivering new homes on sites which are not allocated for development within the Plan. Criterion 3 sets out the 8 parameters where sites not allocated for development will be permitted, and includes affordable housing on a rural exception site, infilling and brownfield development within smaller villages and specialist housing for older people.

This list is highly constrained and only seeks to permit moderately scaled development outside of those the Council has allocated. The Council's approach to strategic development within this Plan is solely focused on the delivery of a small number of significantly scaled strategic developments. The benefits of this approach, including the delivery of strategic infrastructure and affordable homes have been highlighted by the Council to justify this approach. However, as both Croudace and a number of participants engaging with the Local Plan process have previously discussed, the reliance on large scaled strategic allocations carries an inherent risk of under delivery as a result of delays to anticipated start dates and over exaggerated housing delivery. This risk is significantly increased where uncertainty over the actual deliverability of sites exists, such as at land at Chalgrove Airfield which is likely to require a Compulsory Purchase Order before housing delivery can begin.

No mechanism exists within the current wording of Policy H1 to allow for the allocation of a strategically scaled development on the basis that one or more of the current strategic allocations are either significantly delayed or are refused planning permission. Such a mechanism within Policy H1 will allow the Council to maintain its housing supply position on the basis that housing delivery significantly falls. The following wording is considered to be appropriate:

*“ix Where housing delivery over a five year period is below the combined annual housing requirement, major developments within or immediately adjacent to towns and large villages will be supported, provided the proposals are supported by local communities and fully accord with other policies contained within the Plan.”*

The inclusion of the additional aspect of Policy H1 provides the Council with sufficient protection to ensure an appropriate supply of housing can be delivered, whilst also removing the need for 'planning via appeal', where the Council have less control over the nature of development. If the Council are able to meet their housing delivery, as set out in the Housing Trajectory submitted as part of the evidence base for the Local Plan, there may be no need for the additional element of Policy H1 and it will remain unused. However, its exclusion from Policy H1 results with an unnecessarily inflexible approach to housing delivery, which in light of the aforementioned reliance on strategic allocations is not an appropriate or sound basis to forward plan for housing growth across the lifetime of the Local Plan.

Modification Number or Document, section, paragraph or page number

MM25 – Policy H3: Housing in the towns of Henley-on-Thames, Thame and Wallingford

Croudace welcomes the amendments to Policy H3 which set out a minimum housing requirement for the market towns, in addition to the requirement for Neighbourhood Development Plans to seek to meet demonstratable local needs. Local need does not simply relate to housing tenure and the delivery of additional facilities and services which are genuinely required by local communities are often best delivered as a direct result of housing development. In the case of Wallingford, there is a clear need for additional educational facilities, particularly a secondary school. This need is referenced in the draft Wallingford Neighbourhood Plan. However, as currently drafted the Wallingford Neighbourhood Plan makes no attempt to deliver improved and/or additional educational facilities through the allocation of additional sites for residential development.

Greater policy weight should be applied to this Policy to ensure Neighbourhood Plans fully and robustly assess local needs as part of their evidence base. The following amendment/addition to Criterion 2 is recommended:

*“Neighbourhood Development Plans for the market towns must seek to meet demonstratable local needs, for example for specialist or affordable housing, open-space, education and health facilities, playing pitches and indoor sports facilities, even where this would result in housing provision in excess of the outstanding requirement shown in Table 5d. Where a Neighbourhood Development Plan seeks to only meet provide the minimum housing requirement, or makes no further allocations over and above existing commitments, evidence must be provided and approved by the Council to confirm opportunities to meet identified local needs have been fully explored.”*

The policy amendments suggested ensure local needs can be met where they exist and where appropriate land is available and deliverable.

The suggested wording of Policy H3 above is reflected in the wording of paragraph 5.14 which sets out the Neighbourhood Development Plans “*must explore opportunities to address local needs...*” Paragraph 5.14 should be also be amended as follows:

*“in each of the towns of Henley-on-Thames, Thame and Wallingford the Local Plan proposes the provision of an additional minimum of 15% growth of housing stock...”*

**Thank you for your comments.**

**Please return by midnight on Monday 2 November 2020** via email [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk) or post to Freepost SOUTH AND VALE CONSULTATIONS (no stamp is needed and no further address is needed)

# SODC EIP

## STRATEGIC SITES CAPACITY ASSESSMENT

### METHODOLOGY

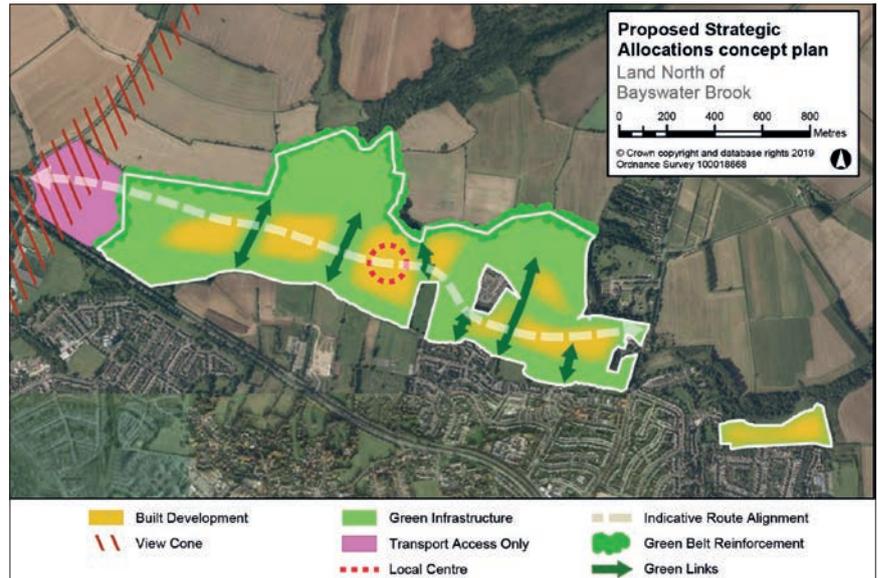
We have undertaken the following approach to assessing the capacity of the Bayswater Brook, Berinsfield, Culham, Grenoble Road and Northfield strategic sites as identified in the South Oxfordshire District Council (SODC) Draft Local Plan (January 2019):

- 1 Overlaid SODC's concept plans on an Ordnance Survey map in AutoCAD and measured the site boundary and various land uses as identified on the plan. We have used this information to see what density is required to meet the number of dwellings specified for each site within the draft Local Plan
- 2 Used the same overall developable area as identified on the concept plan, but applied policy compliant land take for various land uses and the densities as specified for each site in Policy STRAT5, to determine the actual number of units that can be provided
- 3 Applied policy compliant land uses, density and unit numbers to identify the actual land take required to deliver a 100% policy compliant scheme
- 4 Applied more appropriate average densities to a policy compliant scheme, which uses the land take as identified on the concept plan to determine a more realistic level of residential development
- 5 Cross checked SODC's concept plans with a review of opportunities and constraints.

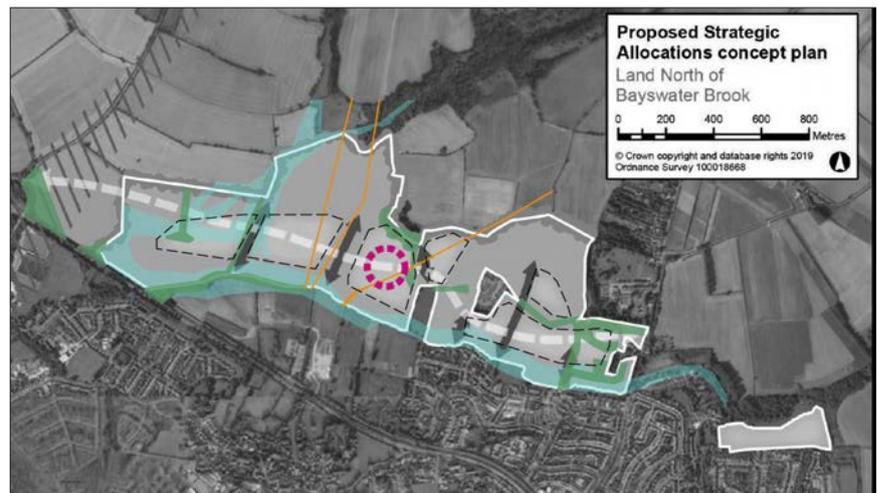
### LAND NORTH OF BAYSWATER BROOK

*Policy STRAT13 requirements: 1,100 homes at 45 dph, 2FE primary school, local centre.*

The site has a total area of 117.56 ha, of which 25.99 ha is identified as developable in SODC's concept plan. This includes space for a 2FE primary school (assumed to be 2.0 ha) and a local centre (assumed to be 0.5 ha). This leaves a residual residential area of 23.49 ha. A density of 47 dph is required to deliver the 1,100 homes set out in Policy STRAT13: Land North of Bayswater Brook.



SODC DRAFT LOCAL PLAN - LAND NORTH OF BAYSWATER BROOK CONCEPT PLAN



LAND NORTH OF BAYSWATER BROOK CONSTRAINTS OVERLAY PLAN

- DEVELOPMENT PARCEL
- LOCAL CENTRE
- SURFACE WATER FLOODING
- EXISTING WOODLAND
- LV OVERHEAD ELECTRICITY

Policy STRAT5 sets out the density requirements for each site, which for Bayswater Brook is 45 dph. When this figure is applied to the residential area of 23.49 ha, this results in 1,057 dwellings, some 43 dwellings short of the number of homes specified for the site in SODC's Draft Local Plan.

In order to deliver a fully policy compliant level of development on the site for all land use requirements, a developable area of 26.94 ha is required, 0.95 ha greater than that identified on the concept plan.

Further, 45 dph is widely considered to be at the high end in terms of density, and therefore inappropriate to this edge of settlement location.

When more appropriate densities of 30 and 35 dph are applied to the site, housing provision is reduced substantially to 705 and 822 homes respectively.

It should also be noted that the concept plan does not take account of key site constraints, namely the location of existing woodland, surface water flooding and the presence of overhead electricity cables, all of which affect several of the development blocks, impacting on their ability to be delivered.

## LAND AT BERINSFIELD

Policy STRAT10 requirements: 1,700 homes at 45 dph, 5 ha employment land, two 2FE primary schools, local centre.

The site has a total area of 132.47 ha, of which 32.80 ha is identified as developable in SODC's concept plan. This includes 3.18 ha for two 2FE primary schools, 2.42 ha employment land and a local centre (assumed to be 0.5 ha). This leaves a residual residential area of 26.45 ha. A density of 64 dph is required to deliver the 1,700 homes set out in Policy STRAT10: Land at Berinsfield.

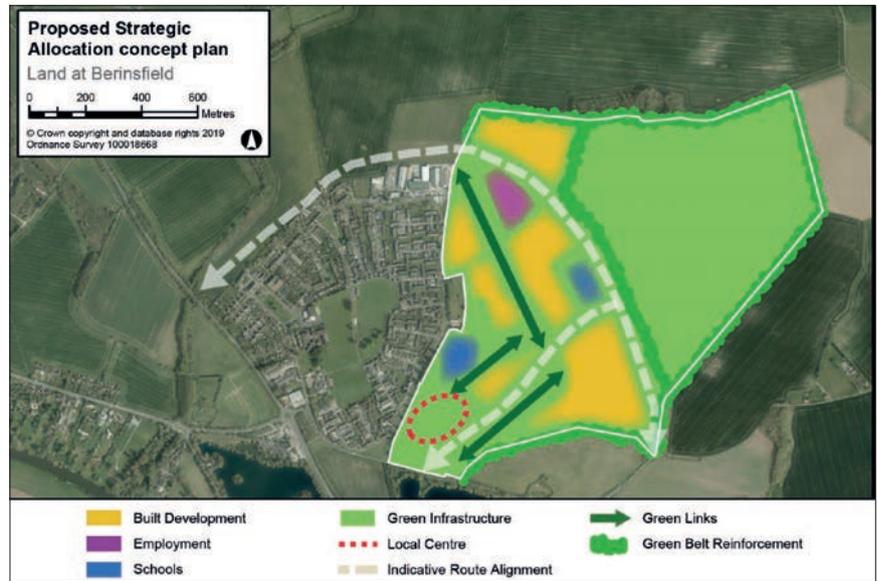
An under provision of employment land (shortfall of 2.58 ha to meet the 5 ha requirement) and school provision (shortfall of 0.82 ha to meet the standard 2FE school size of 2 ha per school) has been shown on the concept plan. When the capacity is adjusted to provide for policy compliant land uses, this leaves a residual of 23.05 ha for residential uses, some 3.40 ha below that indicated on the plan.

Policy STRAT5 sets out the density requirements for each site, which for Berinsfield is 45 dph. When this figure is applied to the residential area of 23.05 ha, this results in 1,037 dwellings, some 663 dwellings short of the number of homes specified for the site in SODC's Draft Local Plan.

In order to deliver a fully policy compliant level of development for all land use requirements and provide 1,700 homes at 45 dph, a developable area of 47.53 ha is required, 14.73 ha greater than that identified on the concept plan.

Further, 45 dph is widely considered to be at the high end in terms of density, and therefore inappropriate to this edge of settlement location. When more appropriate densities of 30 and 35 dph are applied to the site, housing provision is reduced substantially to 692 and 807 homes respectively.

It should also be noted that the concept plan does not take account of key site constraints, namely the location of flood zone 3 in the south-western corner of the site, which covers the majority of the area identified for the local centre, further diminishing the developable area and the number of dwellings it is possible to achieve on the site.



SODC DRAFT LOCAL PLAN - LAND AT BERINSFIELD CONCEPT PLAN



LAND AT BERINSFIELD CONSTRAINTS OVERLAY PLAN

DEVELOPMENT PARCEL LOCAL CENTRE FLOOD ZONE 3

The SODC October 2018 Landscape Assessment Update states that the "site forms rural mid-ground views from Wittenham Clumps." It is also identified in the promoter's Landscape and Visual Appraisal as an distant view, but is not addressed in any way in SODC's concept plan.

The potential development strategy included in the LVA included in the promotion document identifies important views towards the site from Drayton St Leonard. The proposed development will reduce the sense of separation between Berinsfield and Drayton St Leonard and into an area that was identified as being most sensitive in the SODC October 2018 Landscape Assessment Update.

## LAND AT CULHAM SCIENCE CENTRE

*Policy STRAT8 requirements: 3,500 homes at 45 dph, 7.3 ha employment land, two 2FE primary schools and an 8FE secondary school with sixth form, local centre and 3 gypsy and traveller pitches .*

The site has a total area of 217.27 ha, of which 92.38 ha is identified as developable in SODC's concept plan. This includes 19.20 ha for school provision split across 3 sites, 12.78 ha of employment land and a local centre (assumed to be 2.0 ha). This leaves a residual residential area of 58.40 ha. A density of 60 dph is required to deliver the 3,500 homes set out in Policy STRAT8: Land at Culham Science Centre.

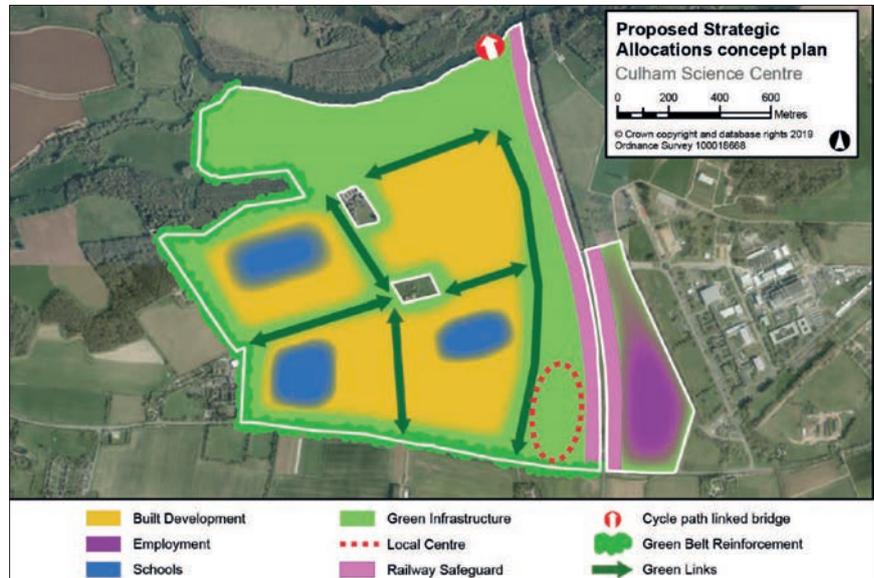
An over provision of employment land (excess of 5.48 ha against the 7.30 ha requirement) has been shown on the concept plan, whilst no space has been shown for gypsy and traveller pitches (assumed to be 1 ha). When the capacity is adjusted to provide for policy compliant land uses, this leaves a residual of 63.08 ha for residential uses, some 4.68 ha above that indicated on the plan.

Policy STRAT5 sets out the density requirements for each site, which for Culham is 45 dph. When this figure is applied to the residential area of 63.08 ha, this results in 2,839 dwellings, some 661 dwellings short of the number of homes specified for the site in SODC's Draft Local Plan.

In order to deliver a fully policy compliant level of development on the site for all land use requirements and provides 3,500 homes at 45 dph, a developable area of 107.08 ha is required, 14.70 ha greater than that identified on the concept plan.

Further, 45 dph is widely considered to be at the high end in terms of density, and therefore inappropriate to this edge of settlement location. When more appropriate densities of 30 and 35 dph are applied to the site, housing provision is reduced substantially to 1,892 and 2,208 homes respectively.

It should also be noted that the concept plan does not take account of key site constraints, namely the location of existing woodland, surface water flooding and the presence of electricity pylons, all of which affect several of the development blocks, impacting on their ability to be delivered. An easement of up to 30m either side of the pylons may be required, further diminishing the



SODC DRAFT LOCAL PLAN - LAND AT CULHAM SCIENCE CENTRE CONCEPT PLAN



LAND AT CULHAM SCIENCE CENTRE CONSTRAINTS OVERLAY PLAN

- DEVELOPMENT PARCEL
- EXISTING WOODLAND
- LOCAL CENTRE
- HV OVERHEAD ELECTRICITY
- SURFACE WATER FLOODING

developable area and the number of dwellings it is possible to achieve on the site.

There is also no recognition of views out to the local landmarks of Wittenham Clumps (within the North Wessex Downs AONB) to the south-east of the site, which is mentioned in SODC's January 2018 Landscape Assessment (this document provides the latest detailed landscape assessment of this site). The Clumps relate to the beech plantation on the top of Round Hill and Castle Hill. They are a popular destination and where extensive panoramic views across the landscape are experienced. The viewpoint from the Clumps looking north is identified on Ordnance Survey maps.

The setting to the Nuneham Courtenay Registered Park and Garden to the north-east of the site is also a constraint, which does not appear to be considered. The development of the site in the way shown in the concept plan will also result in the reduction in gaps between settlements of Abingdon, Berinsfield and Didcot, as raised in SODC's own Green Belt assessment.

## GRENOBLE ROAD

*Policy STRAT11 requirements: 3,000 homes at 70 dph, 10 ha employment land, two 2FE primary schools and a 10.55 ha secondary school, local centre and a park and ride.*

The site has a total area of 152.49 ha, of which 61.84 ha is identified as developable and 13.51 ha has been safeguarded for a park and ride in SODC's concept plan. The developable area includes 11.49 ha for school provision, 4.34 ha of employment land, a local centre (assumed to be 2.0 ha). This leaves a residual residential area of 44.01 ha. A density of 68 dph is required to deliver the 3,000 homes set out in Policy STRAT11: Grenoble Road.

An under provision of employment land (shortfall of 5.66 ha to meet the 10 ha requirement) and school provision (shortfall of 3.06 ha to meet the standard 2FE school size of 2 ha per primary school over and above the 10.55 ha required for secondary provision) has been shown on the concept plan. When the capacity is adjusted to provide for policy compliant land uses, this leaves a residual of 35.29 ha for residential uses, some 8.72 ha below that indicated on the plan.

Policy STRAT5 sets out the density requirements for each site, which for Grenoble Road is 70 dph. When this figure is applied to the residential area of 35.29 ha, this results in 2,470 dwellings, some 530 dwellings short of the number of homes specified for the site in SODC's Draft Local Plan.

In order to deliver a fully policy compliant level of development on the site for all land use requirements and provides 3,000 homes at 70 dph, a developable area of 69.41 ha is required, 7.57 ha greater than that identified on the concept plan.

Further, 70 dph is widely considered to be a very high density, and therefore inappropriate to this edge of settlement location. When more appropriate densities of 30 and 35 dph are applied to the site, housing provision is reduced substantially to 1,059 and 1,235 homes respectively. At 40 dph, which is still considered high for an edge of settlement location, 1,412 dwellings are achieved.



SODC DRAFT LOCAL PLAN - GRENOBLE ROAD CONCEPT PLAN



GRENOBLE ROAD CONSTRAINTS OVERLAY PLAN



It should also be noted that the concept plan does not take account of key site constraints, namely the location of extensive surface water flooding and the presence of electricity pylons and overhead cables, all of which affect several of the development blocks, impacting on their ability to be delivered. An easement of up to 30m either side of the pylons may be required, further diminishing the developable area and the number of dwellings it is possible to achieve on the site.

## NORTHFIELD

*Policy STRAT12 requirements: 1,800 homes at 70 dph, 10 ha employment land, a 3FE primary school and local centre.*

The site has a total area of 67.59 ha, of which 27.56 ha is identified as developable on SODC's concept plan. The developable area includes 2.81 ha for school provision and a local centre (assumed to be 0.75 ha). This leaves a residual residential area of 24.00 ha. A density of 75 dph is required to deliver the 1,800 homes set out in Policy STRAT12: Northfield.

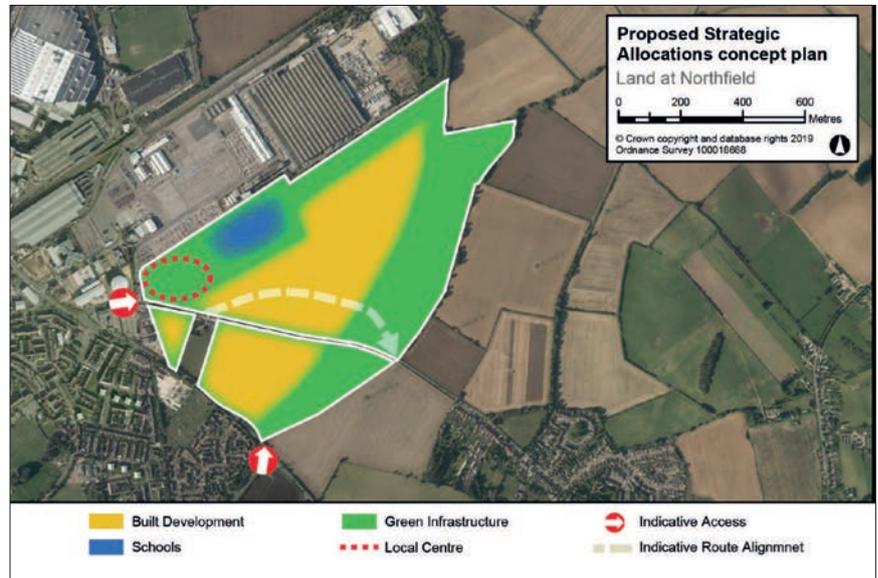
A minor under provision of school provision (shortfall of 0.19 ha to meet the standard 3FE school size of 3 ha) has been shown on the concept plan. When the capacity is adjusted to provide for policy compliant land uses, this leaves a residual of 23.81 ha for residential uses, some 0.19 ha below that indicated on the plan.

Policy STRAT5 sets out the density requirements for each site, which for Northfield is 70 dph. When this figure is applied to the residential area of 23.81 ha, this results in 1,667 dwellings, some 133 dwellings short of the number of homes specified for the site in SODC's Draft Local Plan.

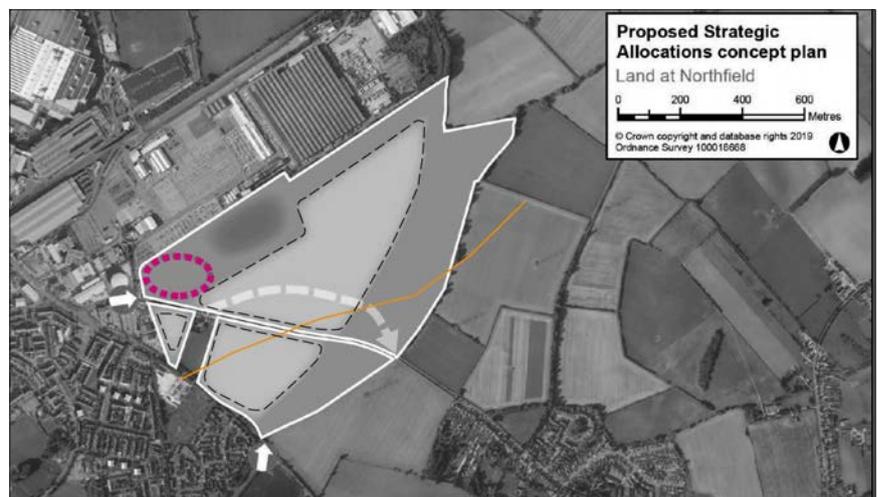
In order to deliver a fully policy compliant level of development on the site for all land use requirements and provide 1,800 homes at 70 dph, a developable area of 29.46 ha is required, 1.90 ha greater than that identified on the concept plan.

Further, 70 dph is widely considered to be a very high density, and therefore inappropriate to this edge of settlement location. When more appropriate densities of 30 and 35 dph are applied to the site, housing provision is reduced substantially to 714 and 833 homes respectively. At 40 dph, which is still considered high for an edge of settlement location, 952 dwellings are achieved.

Northfield is less constrained than the other sites, however it should be noted that an overhead electricity cable crosses two of the development blocks and may impact their ability to be delivered.



SODC DRAFT LOCAL PLAN - NORTHFIELD CONCEPT PLAN



NORTHFIELD CONSTRAINTS OVERLAY PLAN

DEVELOPMENT PARCEL LOCAL CENTRE LV OVERHEAD ELECTRICITY

## CONCLUSION

The strategic sites concept plans within the SODC Draft Local Plan are all inaccurate and do not provide a physical representation of the requirements set out in their respective policies. This results in either a much higher density being required or a larger area of land than that identified for development. The plans do not give regard to key site constraints, such as fluvial and surface water flooding, existing woodland, electricity pylons and overhead cables.

It is therefore concluded that the capacity of each of the sites has been overstated and that it will not be possible for SODC to meet their housing need without the inclusion of additional development sites.

# STRATEGIC SITES CAPACITY ASSESSMENT

## BAYSWATER BROOK

Land use	Concept Plan	SODC Policy Compliant	Actual Land Take	Croudace		Unit
				30 dph	35 dph	
Total site area	117.56	117.56	117.56	117.56	117.56	ha
Transport access area	12.52	12.52	12.52	12.52	12.52	ha
Indicative route*	2.70	2.70	2.70	2.70	2.70	ha
Developable area	25.99	25.99	26.94	25.99	25.99	ha
2FE primary school (assumed size - not shown on plan)	2.00	2.00	2.00	2.00	2.00	ha
Local centre (assumed size)	0.50	0.50	0.50	0.50	0.50	ha
Residential area	23.49	23.49	24.44	23.49	23.49	ha
<b>Average density</b>	<b>47</b>	<b>45</b>	<b>45</b>	<b>30</b>	<b>35</b>	<b>dph</b>
<b>No of dwellings</b>	<b>1100</b>	<b>1057</b>	<b>1100</b>	<b>705</b>	<b>822</b>	<b>no</b>
Population	2640	2537	2640	1691	1973	no
Open space requirement	6.20	5.96	6.20	3.97	4.64	ha
<b>Open space provision</b>	<b>76.35</b>	<b>76.35</b>	<b>75.40</b>	<b>76.35</b>	<b>76.35</b>	<b>ha</b>

\* Assumed to be 6.5m wide with 3m pavement/cycleway on one side and 2m pavement on the other

## BERINSFIELD

Land use	Concept Plan	SODC Policy Compliant	Actual Land Take	Croudace		Unit
				30 dph	35 dph	
Total site area	132.47	132.47	132.47	132.47	132.47	ha
Indicative route*	2.66	2.66	2.66	2.66	2.66	ha
Developable area	32.80	32.80	47.53	32.80	32.80	ha
2FE School (2no.)	3.18	4.00	4.00	4.00	4.00	ha
Local centre (assumed size)	0.75	0.75	0.75	0.75	0.75	ha
Employment	2.42	5.00	5.00	5.00	5.00	ha
Residential area	26.45	23.05	37.78	23.05	23.05	ha
<b>Average density</b>	<b>64</b>	<b>45</b>	<b>45</b>	<b>30</b>	<b>35</b>	<b>dph</b>
<b>No of dwellings</b>	<b>1700</b>	<b>1037</b>	<b>1700</b>	<b>692</b>	<b>807</b>	<b>no</b>
Population	4080	2489	4080	1660	1936	no
Open space requirement	9.59	5.85	9.59	3.90	4.55	ha
<b>Open space provision</b>	<b>97.01</b>	<b>97.01</b>	<b>82.28</b>	<b>97.01</b>	<b>97.01</b>	<b>ha</b>

\* Assumed to be 6.5m wide with 3m pavement/cycleway on one side and 2m pavement on the other

## CULHAM

Land use	Concept Plan	SODC Policy Compliant	Actual Land Take	Croudace		Unit
				30 dph	35 dph	
Total site area	217.27	217.27	217.27	217.27	217.27	ha
Railway safeguard	15.92	15.92	15.92	15.92	15.92	ha
Spine street*	2.48	2.48	2.48	2.48	2.48	ha
Developable area	92.38	92.38	107.08	92.38	92.38	ha
2FE School (2no)	11.20	4.00	4.00	4.00	4.00	ha
8FE Secondary with sixth form	8.00	15.00	15.00	15.00	15.00	ha
Local centre (assumed size)	2.00	2.00	2.00	2.00	2.00	ha
Employment	12.78	7.30	7.30	7.30	7.30	ha
Gypsy and traveller pitches (3no) (assumed size)	0.00	1.00	1.00	1.00	1.00	ha
Residential area	58.40	63.08	77.78	63.08	63.08	ha
<b>Average density</b>	<b>60</b>	<b>45</b>	<b>45</b>	<b>30</b>	<b>35</b>	<b>dph</b>
<b>No of dwellings</b>	<b>3500</b>	<b>2839</b>	<b>3500</b>	<b>1892</b>	<b>2208</b>	<b>no</b>
Population	8400	6813	8400	4542	5299	no
Open space requirement	19.74	16.01	19.74	10.67	12.45	ha
<b>Open space provision</b>	<b>106.49</b>	<b>106.49</b>	<b>91.79</b>	<b>106.49</b>	<b>106.49</b>	<b>ha</b>

\* Assumed to be 6.5m wide with 3m pavement/cycleway on one side and 2m pavement on the other. Route assumed as not shown on plan

## GRENOBLE ROAD

Land use	Concept Plan	SODC Policy Compliant	Actual Land Take	Croudace		
				30 dph	35 dph	40 dph
Total site area	152.49	152.49	152.49	152.49	152.49	152.49
Safeguarded Park & Ride	13.51	13.51	13.51	13.51	13.51	13.51
Indicative route*	2.86	2.86	2.86	2.86	2.86	2.86
Developable area	61.84	61.84	69.41	61.84	61.84	61.84
2FE primary school (2no)	11.49	4.00	4.00	4.00	4.00	4.00
Secondary school		10.55	10.55	10.55	10.55	10.55
Local centre (assumed size)	2.00	2.00	2.00	2.00	2.00	2.00
Employment	4.34	10.00	10.00	10.00	10.00	10.00
Residential area	44.01	35.29	42.86	35.29	35.29	35.29
<b>Average density</b>	<b>68</b>	<b>70</b>	<b>70</b>	<b>30</b>	<b>35</b>	<b>40</b>
<b>No of dwellings</b>	<b>3000</b>	<b>2470</b>	<b>3000</b>	<b>1059</b>	<b>1235</b>	<b>1412</b>
Population	7200	5929	7200	2541	2964	3388
Open space requirement	16.92	13.93	16.92	5.97	6.97	7.96
<b>Open space provision</b>	<b>74.28</b>	<b>74.28</b>	<b>66.71</b>	<b>74.28</b>	<b>74.28</b>	<b>74.28</b>

\* Assumed to be 6.5m wide with 3m pavement/cycleway on one side and 2m pavement on the other

## NORTHFIELD

Land use	Concept Plan	SODC Policy Compliant	Actual Land Take	Croudace		
				30 dph	35 dph	40 dph
Total site area	67.59	67.59	67.59	67.59	67.59	67.59
Indicative route*	0.83	0.83	0.83	0.83	0.83	0.83
Developable area	27.56	27.56	29.46	27.56	27.56	27.56
3FE primary school	2.81	3.00	3.00	3.00	3.00	3.00
Local centre (assumed size)	0.75	0.75	0.75	0.75	0.75	0.75
Residential area	24.00	23.81	25.71	23.81	23.81	23.81
<b>Average density</b>	<b>75</b>	<b>70</b>	<b>70</b>	<b>30</b>	<b>35</b>	<b>40</b>
<b>No of dwellings</b>	<b>1800</b>	<b>1667</b>	<b>1800</b>	<b>714</b>	<b>833</b>	<b>952</b>
Population	4320	4000	4320	1714	2000	2286
Open space requirement	10.15	9.40	10.15	4.03	4.70	5.37
<b>Open space provision</b>	<b>39.20</b>	<b>39.20</b>	<b>37.30</b>	<b>39.20</b>	<b>39.20</b>	<b>39.20</b>

\* Assumed to be 6.5m wide with 3m pavement/cycleway on one side and 2m pavement on the other

Berinsfield Sensitivity testing					
Residual Land Value	GDV -5%	GDV-2%	GDV	GDV +2%	GDV +5%
Build Costs +5%	-£ 43,148,719	-£ 28,467,610	-£ 18,680,201	-£ 8,892,797	£ 5,788,310
Build Costs +2%	-£ 29,566,480	-£ 14,885,371	-£ 5,097,962	£ 4,689,442	£ 19,370,549
Build Costs	-£ 20,511,654	-£ 5,830,545	£ 3,956,863	£ 13,744,268	£ 28,425,375
Build Costs -2%	-£ 11,456,828	£ 3,224,281	£ 13,011,690	£ 22,799,094	£ 37,480,201
Build Costs -5%	£ 2,125,411	£ 16,806,520	£ 26,593,929	£ 36,381,333	£ 51,062,440

Berinsfield	Asking Price	m2	Value per square m2	Link
1 bedroom apartment	£ 115,000.00	24	£ 4,791.67	<a href="https://www.rightmove.co.uk/property-for-sale/property-84628193.html">https://www.rightmove.co.uk/property-for-sale/property-84628193.html</a>
2 bedroom apartment	£ 140,000.00	62.43	£ 2,242.51	<a href="https://www.rightmove.co.uk/property-for-sale/property-88206932.html">https://www.rightmove.co.uk/property-for-sale/property-88206932.html</a>
2 bedroom Coach House	£ 240,000.00	66.6	£ 3,603.60	<a href="https://www.rightmove.co.uk/property-for-sale/property-89452532.html">https://www.rightmove.co.uk/property-for-sale/property-89452532.html</a>
2 bed terrace	£ 245,000.00	66.5	£ 3,684.21	<a href="https://www.rightmove.co.uk/property-for-sale/property-93377951.html">https://www.rightmove.co.uk/property-for-sale/property-93377951.html</a>
2 bedroom semi detached	£ 240,000.00	58	£ 4,137.93	<a href="https://www.rightmove.co.uk/property-for-sale/property-85318520.html">https://www.rightmove.co.uk/property-for-sale/property-85318520.html</a>
3 bedroom terrace	£ 275,000.00	97.03	£ 2,834.17	<a href="https://www.rightmove.co.uk/property-for-sale/property-94664759.html">https://www.rightmove.co.uk/property-for-sale/property-94664759.html</a>
3 bedroom semi detached	£ 295,000.00	84.6	£ 3,487.00	<a href="https://www.rightmove.co.uk/property-for-sale/property-94772522.html">https://www.rightmove.co.uk/property-for-sale/property-94772522.html</a>
3 bedroom end of terrace	£ 285,000.00	91.6	£ 3,111.35	<a href="https://www.rightmove.co.uk/property-for-sale/property-94194749.html">https://www.rightmove.co.uk/property-for-sale/property-94194749.html</a>
4 bedroom end of terrace	£ 325,000.00	107	£ 3,037.38	<a href="https://www.rightmove.co.uk/property-for-sale/property-81773734.html">https://www.rightmove.co.uk/property-for-sale/property-81773734.html</a>
		Average	£ 3,436.65	

	National Space Standards	Berinsfield second hand value	New build premium
1 bed	58	£ 199,325.59	£ 239,190.71
2 bed	79	£ 271,495.20	£ 325,794.24
3 bed	102	£ 350,538.11	£ 420,645.73
4 bed	124	£ 426,144.37	£ 511,373.24
5 bed	128	£ 439,890.96	£ 527,869.15
1 bed flat	50	£ 171,832.41	£ 206,198.89
2 bed flat	70	£ 240,565.37	£ 288,678.44

Viability Input (Sale Values)	1 bed	2bed	3 bed	4 bed	5 bed	1 bed flat	2 bed flat
OM units	£ 300,000.00	£ 335,000.00	£ 410,000.00	£ 485,000.00	£ 650,000.00	£ 260,000.00	£ 315,000.00
Affordable Rent (60%)	£ 180,000.00	£ 201,000.00	£ 246,000.00	£ 291,000.00	£ 390,000.00	£ 156,000.00	£ 189,000.00
Social Rent (44%)	£ 132,000.00	£ 147,400.00	£ 180,400.00	£ 213,400.00	£ 286,000.00	£ 114,400.00	£ 138,600.00
LCHO (76%)	£ 228,000.00	£ 254,600.00	£ 311,600.00	£ 368,600.00	£ 494,000.00	£ 197,600.00	£ 239,400.00

Second Hand Market (Berinsfield)	1 bed	2bed	3 bed	4 bed	5 bed	1 bed flat	2 bed flat
OM Units	£ 199,326	£ 271,495	£ 350,538	£ 426,144	£ 439,891	£ 171,832	£ 240,565
Affordable Rent (60%)	£ 119,595	£ 162,897	£ 210,323	£ 255,687	£ 263,935	£ 103,099	£ 144,339
Social Rent (44%)	£ 87,703	£ 119,458	£ 154,237	£ 187,504	£ 193,552	£ 75,606	£ 105,849
LCHO (76%)	£ 151,487	£ 206,336	£ 266,409	£ 323,870	£ 334,317	£ 130,593	£ 182,830

Second Hand Market Premium (Berinsfield)	1 bed	2bed	3 bed	4 bed	5 bed	1 bed flat	2 bed flat
OM Units	£ 239,190.71	£ 325,794.24	£ 420,645.73	£ 511,373.24	£ 527,869.15	£ 206,198.89	£ 288,678.44
Affordable Rent (60%)	£ 143,514	£ 195,477	£ 252,387	£ 306,824	£ 316,721	£ 123,719	£ 173,207
Social Rent (44%)	£ 105,244	£ 143,349	£ 185,084	£ 225,004	£ 232,262	£ 90,728	£ 127,019
LCHO (76%)	£ 181,785	£ 247,604	£ 319,691	£ 388,644	£ 401,181	£ 156,711	£ 219,396

