

Oxfordshire Single Conversation DRAFT Working Paper

Cherwell Local Investment Plan

19th January 2010
Version 2

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Summary table

SEP target 2010 – 2015 = 5 x = 2,000

1. Priority Programmes – Summary

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2. Priority Projects – National Affordable Housing Programme (NAHP) Locality specific

Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
Short term – next 5 years 2010 - 2015							
Strategic Projects							
SW Bicester Urban Extension 1585 dwellings permitted and potential for further expansion under LDF	Outline planning permission granted on 27/6/08. Identified in non-statutory local plan. Planned delivery 2011/12 to 2018/19 but currently stalled due to viability issues	National affordable housing programme priority Support from special national schemes to address viability (£ Million from current bid)	Start in 2010/11 Delivery of approximately 200 units per annum to build out over 8 years, with 30% affordable	CDC (Jameson Bridgewater)	Current viability position based on developer judgements about historic land values and cost benefits of delayed start Key infrastructure requirements – perimeter road, medical centre, schools and sports village	Possible gap funding /infrastructure support Possible concessions in terms of affordable housing delivery and infrastructure gain	Negotiations on planning agreement variations to assist viability active Kick Start 2 funding application was unsuccessful (December 2009)
SW Bicester Extra Care (subset of above) Site on transferred land from SW Bicester in lieu of affordable housing	September 2010 to September 2011	Circa £3,000,000 affordable housing grant requirement.	40 units of Extra Care affordable housing – all social rent	CDC (Fiona Brown) OCC (Nigel Holmes)	Current viability position based on developer judgements about historic land values and cost benefits of delayed start	Possible gap funding /infrastructure support Possible concessions in terms of	Negotiations on planning agreement variations to assist viability active Kick Start 2

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<p>contribution on first phase</p>					<p>Key infrastructure requirements – perimeter road, medical centre, schools and sports village</p>	<p>affordable housing delivery and infrastructure gain</p>	<p>funding application was unsuccessful (December 2009)</p>
<p>NW Bicester Eco Town</p> <p>5000 dwellings envisaged</p> <p>Associated requirement for 5000 jobs</p>	<p>National policy designation in PPS. Requires achievement of eco town standards</p> <p>Opportunity for fast track to early planning permissions</p>	<p>National affordable housing programme – grant priority</p> <p>Special Government growth Funding support package available to pump prime (estimated (£22 million)</p> <p>Public sector structural investment in Bicester’s growth (National Government / Agencies / Utilities / NHS / local government)</p> <p>Detailed studies available / to be continued – will define other costs</p>	<p>Start in 2011/12</p> <p>Delivery of approximately 250 units per annum to build out over 20 years, with 30% affordable</p>	<p>CDC (Jenny Barker) / HCA (John Walker)</p>	<p>Land assembly is at early stage and could delay start</p> <p>Eco development requirements affect viability and land transaction parameters</p> <p>Significant infrastructure requirements and impacts of scale of growth on existing community</p> <p>Requirement for prior transport infrastructure investment (M40 junction and rail)</p>	<p>Implementation of Government support arrangements (including pump priming grant)</p> <p>Viability assessments to define balance of private and public investment</p>	

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<p>NW Bicester Exemplar Site (subset of above)</p>	<p>September 2010 to July 2011 onwards</p>	<p>Forward Allocations Programme bid to HCA for £3,533,000. Bid for Eco Town funding of £20,000,000</p>	<p>60 units of affordable housing – 42 social rent and 18 new build homebuy</p>	<p>CDC (Martyn Swann)</p>	<p>See above</p>	<p>See above</p>	
<p>Banbury Canalside 1200 dwellings – urban regeneration</p>	<p>Urban regeneration area adjacent to town centre and next to an area with high levels of deprivation. Identified in non statutory local plan and expected to be a central component of the emerging Core Strategy. Draft SPD published for consultation & to be finalised in association with Core Strategy.</p>	<p>Prior investment in Banbury Flood Alleviation Scheme - £13 Million (EA RFDC and CDC funding earmarked) Relocation of Banbury United FC ground (negotiations underway with promoters of other strategic sites) Significant infrastructure and gap funding (to be defined)</p>	<p>Planning framework by end 2010. Adoption in Core Strategy in 2011. Start on site 2012/13</p>	<p>CDC (Philip Clarke)/ HCA (Jodee Katalanos)</p>	<p>Long term viability and land assembly issues Particular need to balance planning obligations with viability analysis on education and transport Possible need for direct public sector intervention (land assembly, decontamination /framework infrastructure)</p>	<p>Completion of planning framework required Formation of landowner /developer implementation partnership – with appropriate with public sector support</p>	<p>Reduced 15% affordable housing requirement due to infrastructure and flood alleviation costs.</p>
<p>Bankside Urban Extension, Banbury 1070 homes & potential for further expansion</p>	<p>Outline planning permission granted on 30/9/09. Identified in non-statutory local plan. Planned</p>	<p>Delivery of affordable housing reliant on HCA funding of £16,737,000. 321 units – of</p>	<p>Start on site 2011/12, first completions 2012/13.</p>	<p>CDC (Jenny Barker)</p>	<p>Market conditions delaying start on site.</p>	<p>May need to be further discussions with developers if market conditions continue to</p>	

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under LDF	delivery 2012/13 to 2016/17	which 225 social rent and 96 intermediate housing Other major infrastructure costs include a new primary school, strategic public open space and transport contributions				prevent delivery.	
Former RAF Upper Heyford New settlement of about 1000 homes (gross) to enable environmental improvements and heritage conservation	Outline application for a new settlement of 1075 dwellings incl. infrastructure & community facilities considered at public inquiry. Decision expected Jan 2010. Delivery anticipated 2011/12 to 2015/16.	The need for funding to deliver affordable housing will need to be kept under review, but circa £15,630,000. Based on indicative 300 affordable housing units of which 210 social rent and 90 intermediate housing.	First completions 2011/12.	CDC (Jenny Barker)	Recent change of ownership of site but may assist delivery. Further planning application anticipated which may necessitate review of infrastructure provision.	Review of appeal decision and consideration of possible new application	
Gavray Drive, Bicester Identified employment site	Outline planning permission granted on appeal.	HCA grant for affordable housing required for £7,815,000.	First completions 2011/12.	CDC (Jenny Barker)	Market conditions delaying start on site	May need to be further discussions with developers if market	

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granted on appeal for 500 homes	Delivery anticipated 2011/12 to 2015/16	150 units of which 105 social rent and 45 intermediate housing. Other infrastructure costs include primary school, open space & cost of incorporating a County Wildlife Site.				conditions continue to prevent delivery.	
East West Rail and Ever-green (Chiltern Rail) Project	Franchise proposals for Oxford to London via Bicester rail improvements	Private sector investment	Certainty that scheme will proceed and firm timetable by 2011	Private / central government / Oxfordshire County Council (Tracey Dow)		Local role in Transport Works Act process for permissions – supportive /problem solving	
M40 Junction 9 Improvement	Highways Agency schemes to amend lane layout / re-signalise	National Df Transport funding programmes	Implementation in 2010 Scheme maximises capacity of junction as far as possible without rebuild	Oxfordshire County Council (Tracey Dow) / Highways Agency	National funding and action dependency; no capable of local solution		HA investigations of scheme for early implementation in train
Non-Strategic Projects							
Orchard Fields Primary School, Banbury	September 2009 to March 2011	£1,030,000 funding being provided by DOH. HCA funding	40 Extra Care homes built – of which 20 social rent and 20 new	CDC (Fiona Brown); OCC (Nigel Holmes)	No outstanding issues	Being developed by Bedfordshire Pilgrims HA on County site –	Being included in this template for completeness – new additional

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Extra Care scheme for older people		approved £2,525,000 – new additional funding not being sought	build homebuy			currently on site	funding not being sought
London Road/ Highways Depot, Bicester Extra Care scheme for older people	December 2009 to March 2011	Funding of £1,921,000 on the HCA's Forward Allocations Plan (FAP) – additional funding to the FAP allocation not being sought	20 Extra Care homes built – all of which social rent	CDC (Fiona Brown); OCC (Nigel Holmes)	No outstanding issues	Being developed by Bedfordshire Pilgrims HA on County site – currently on site	Being included in this template for completeness – additional funding to the FAP allocation not being sought
Bryan House, Bicester Redevelopment of existing sheltered housing scheme as an Eco exemplar scheme	March 2010 to March 2011	HCA funding of £1,365,000 needed which includes Temporary Accommodation provision	15 units of affordable homes all of which social rent	CDC (Fiona Brown)	Planning application was submitted in December 2009	Being progressed by the Sanctuary Group – an RSL preferred development partner	Cross refers to the NW Bicester Eco Town strategic site
Bryan House, Bicester Redevelopment of existing sheltered housing scheme as temporary accommodation	April 2010 to March 2011	Possible funding from CDC TA ring-fenced capital pot See above for HCA funding on Bryan House	6 units of temporary accommodation	CDC (Fiona Brown)	Part of Cherwell TA Strategy		Cross refers to NI 156 – reduction in use of TA
Edward Street/ Thorpe Way site, Banbury	April 2010 to March 2011	Funding from CDC TA ring-fenced capital pot	6 units of temporary accommodation	CDC (Fiona Brown)	Part of TA Strategy		Cross refers to NI 156 – reduction in use of TA

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Redevelopment of existing site							
Cassington Road, Yarnton Rural site which includes a higher percentage of affordable housing	August 2009 to March 2012	HCA funding of £6,136,000 approved – new additional funding not being sought	138 units of affordable homes of which 69 social rent and 69 new build homebuy	CDC (Fiona Brown)	Higher ratio of affordable homes to market homes in place (138 to 30) hence the higher numbers of new build homebuy	Full planning consent in place, and on site.	None
Cassington Road, Yarnton Plan to convert planning application permission for nursing home into an Extra Care scheme	April 2010 to April 2011	HCA funding of £3,200,000 has been bid from the Forward Allocations Programme (FAP). Possible gap funding needed from CDC and/or OCC.	40 units of Extra Care affordable housing, of which 30 social rent and 10 new build homebuy	CDC (Fiona Brown)			None
Weston on the Green Possible Rural Exception Site	March 2010 to March 2011	HCA funding of £540,000 required; use of Duchy of Cornwall and Charter Community Housing land	9 units of affordable homes – all of which social rent	CDC (Fiona Brown)		Pre-planning stage	
Langford Gardens, Bicester A garage site to be developed as small affordable housing scheme	September 2009 to June 2010	HCA funding of £171,000 approved - new additional funding not being sought	3 units of affordable homes – all of which social rent	CDC (Fiona Brown)	None	Sanctuary Housing Group overseeing development of the scheme	Being included in this template for completeness – new additional funding not being sought

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<p>Buchanan Road, Arncott</p> <p>A garage site to be developed as small affordable housing scheme</p>	March 2010 to March 2011	HCA funding of £288,000 approved - new additional funding not being sought	4 units of affordable homes – all of which social rent	CDC (Fiona Brown)	None	<p>Planning permission outstanding</p> <p>Sanctuary Housing Group overseeing development of the scheme</p>	Being included in this template for completeness – new additional funding not being sought
<p>George Street, Bicester</p> <p>A garage site to be developed as small affordable housing scheme</p>	March 2010 to March 2011	HCA funding of £360,000 required	6 units of affordable homes – all of which social rent	CDC (Fiona Brown)	None	<p>Planning permission outstanding</p> <p>Sanctuary Housing Group overseeing development of the scheme</p>	
<p>Hornton and Mollington Rural Exception Sites</p> <p>Two possible Rural Exception Sites</p>	March 2010 to March 2011	HCA funding of £480,00 required; with CDC gap funding of £120,000 approved	8 units of affordable homes – all of which social rent	CDC (Fiona Brown)	Rural affordable Housing	Being brought forward through the Oxfordshire Rural Housing Partnership (ORHP) with GreenSquare – a CDC preferred development partner	
<p>Hook Norton and Steeple Aston rural Exception Sites</p> <p>Two possible Rural Exception Sites</p>	April 2011 to March 2010	HCA funding of £1,200,000 required	20 units of affordable housing	CDC (Fiona Brown)	Rural affordable Housing	Being brought forward through the Oxfordshire Rural Housing Partnership (ORHP) with GreenSquare – a CDC preferred	

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						development partner	
Gillot Close, Banbury Development opportunity within an existing scheme for older people	April 2010 to March 2011	HCA funding of £70,000 required	1 unit of affordable housing – social rent	CDC (Fiona Brown)	High grant cost because of costs in converting an existing communal area	None	
Orchard Way Flats, Banbury Redevelopment of a shopping parade as part of regeneration in Banbury	September 2010 to September 2011	CDC gap funding of £500,000 for affordable housing, and a further £600,000 for site re-development	30 units of affordable housing – all social rent	CDC (David Marriott/ Fiona Brown)		Council site – was submitted to Planning Committee in November 2009, with six months notice for licensees	
Stanbridge Hall, Banbury Development of Extra Care housing on Oxfordshire County Council land	September 2010 to September 2011	HCA funding of £5,000,000 required – a bid has been made on the Forward Allocations Plan (FAP). If this bid is not successful, then funding of £5,000,000 will be needed.	70 units of affordable housing – all social rent	CDC (Fiona Brown) OCC (Nigel Holmes)		Housing 21 HA development of County Council site – the transfer of land is proceeding	
Land South of Milton Road, Bloxham	2012-13	HCA funded required of £1,259,000	24 units of affordable housing – of which 17 social rent and	CDC (Fiona Brown)		Planning application has been submitted but no Start on	

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			7 newbuild homebuy			Site yet	
<p>Miller Road, Banbury</p> <p>Young persons' self build scheme</p>	2011-12	<p>Funding of £300,000 capital agreed through the LAA2 programme.</p> <p>HCA funding of circa £650,000 will be required</p>	10 units of affordable housing – all of which social rented	CDC (Helen Town)	Project Initiation Document available showing full risks.	Being taken forward by project team including CDC, Sanctuary Group and Habitat for Humanity	
<p>Former Cattle Market & Adjoining Land, Banbury</p> <p>Remaining area of regeneration area (east)</p>	Site mostly complete but two areas of land adjacent to the railway line have yet to be developed and dependent on commercial relocations. Should bring about another 140 homes – anticipated delivery 2012-14.	<p>Indicative grant requirement of £2,171,000</p> <p>Other costs will include site remediation.</p> <p>42 affordable housing units of which 29 social rent and 13 intermediate housing.</p>	Start on remaining areas in 2012/13.	CDC (Linda Griffiths)	Relocations of existing commercial uses (alternative site already permitted for one)	May need to be further discussions with commercial operators re: delivery. Possible re-allocation in Delivery DPD.	
<p>Oxford & Cherwell College, Banbury</p> <p>Residential development to fund improvements to college</p>	Outline permission granted for 110 homes to assist comprehensive redevelopment of college but reduced schemes now more likely due to funding	<p>Indicative grant for affordable housing of £1,715,000.</p> <p>33 affordable housing units of which 23 social rent and 10 intermediate housing.</p>	Improvements to college & delivery of homes	CDC (Jane Dunkin)	The college securing a funding package for improvements.	Regular monitoring of deliverability / developability	

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	difficulties. 60 homes more likely in 2011/12.						
Dashwood School, Banbury Residential site for 20 homes Declared surplus to educational requirements.	Pupils transferred to new school. Development principles approved. RSL expected to develop site in 2010/11	HCA grant for affordable housing needed of £1,520,000	Redevelopment in 2010/11.	CDC (Andrew Lewis) OCC (Rod Aitken)	Requires OCC site disposal	Awaiting OCC disposal Planning and funding confirmation outstanding	Working with Paradigm HA – an RSL preferred development partner
Land adjoining & north west of 35 Crouch Hill Road, Banbury Residential site for about 25 homes	Outline permission granted. Estimated delivery 2011/12.	Grant for affordable housing of £434,000 8 affordable housing units of which 6 social rent and 2 intermediate housing	Development in 2011/12.	CDC (Shona King)	Great crested newts on site	Consultants appointed by developer to deal with newts.	
Oak Farm, Milcombe Residential site for about 32 homes	Non-statutory allocation	Grant for affordable housing of £587,000 10 affordable housing units of which 7 social rent and 3 intermediate housing	Development in 2012/13	CDC (David Peckford)	Market conditions	Agents recently appointed by owners to promote site. Regular monitoring of deliverability / developability.	
Car Park to rear of 26 High St, Kidlington	Outline planning permission. Delivery estimated for	Grant for affordable housing of £304,000	Development in 2011/12	CDC (Jenny Barker)	Market conditions	Regular monitoring of deliverability / developability.	

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Residential site for 20 flats	2011/12	6 affordable housing units of which 4 social rent and 2 intermediate housing					
Medium term sites – years 2015-2020							
Strategic Projects							
West of Bretch Hill, Banbury LDF draft proposal for urban extension with 400 homes	To be published in draft Core Strategy due to be presented to the Council's Executive in February 2010	Indicative grant for affordable housing of £6,252,000 Main infrastructure contributions likely to be for social schemes (to be defined) to assist with reducing very high levels of deprivation. Also education & highway contributions etc	Allocated in adopted Core Strategy and delivery post-2016	CDC (Philip Clarke)	Only a draft proposal at this stage (reserve sites have been identified)	Completion of Core Strategy / continuing discussions with promoter	
Extension to Bankside, Banbury LDF draft proposal for urban extension with 400 homes	To be published in draft Core Strategy due to be presented to the Council's Executive in February 2010	Indicative grant for affordable housing of £6,252,000 Main infrastructure costs will be providing a new site for Banbury	Allocated in adopted Core Strategy and delivery post-2016	CDC (Philip Clarke)	Only a draft proposal at this stage (reserve sites have been identified)	Completion of Core Strategy / continuing discussions with promoter	

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		United Football Club, recreation & open space, education & highway contributions					
Non-Strategic Projects							
<p>New specific sites to be identified in the LDF for 10 or more dwellings</p> <p>Presently anticipated to total about 400 homes over this period</p>	Housing distribution to be set out in draft Core Strategy (February 2010). Sites to be identified in Delivery DPD	Indicative grant for affordable housing of £6,252,000	Distribution established in adopted Core Strategy and sites identified through following Delivery DPD.	CDC (Philip Clarke)	Delay in preparing Delivery DPD	Completion of Core Strategy and progress on Delivery DPD	
Longer term sites – years 2020 - 2030							
Non-Strategic Projects							
<p>New specific sites to be identified in the LDF for 10 or more dwellings</p> <p>Presently anticipated to total about 320 homes over this period</p>	Housing distribution to be set out in draft Core Strategy (February 2010). Sites to be identified in Delivery DPD	Indicative grant for affordable housing of £4,950,000	Distribution established in adopted Core Strategy and sites identified through following Delivery DPD.	CDC (Philip Clarke)	Delay in preparing Delivery DPD	Completion of Core Strategy and progress on Delivery DPD	
<p>2025-2030:</p> <p>Strategic and non-strategic residential development</p>	Approx' 1760 new homes to be planned for to 2030 in next Core Strategy review.	Indicative grant for affordable housing of £27,526,000 Infrastructure	Review of Core Strategy to ensure continued delivery	CDC (Philip Clarke)	Uncertainty re. housing requirements post 2026	Timely future review of Core Strategy	

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<p>Needed to generate approximately 2760 additional homes at existing South East Plan levels.</p> <p>1000 of this will be met by the continued eco-development at NW Bicester leaving a further 1760 to identify</p>		<p>costs unknown at this time.</p>					
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3. Priority Programmes – National Affordable Housing Programme (NAHP) Generic/Cross Boundary

Programme	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
National affordable housing programme – form of continuous market engagement for medium /small site opportunities	Ongoing	National affordable housing programme requirement of £5,210,000 per year of the LIP (based on normal grant rates and free serviced land assumptions)	Funding and delivery for minimum of 100 affordable homes per annum	CDC (Martyn Swann)	Increasingly difficult economic position and public sector funding squeeze necessitates continuous update system	Maintenance of flexibility to respond to market opportunities / circumstances increasingly important HCA policy / programme approach to this issue needs to be refreshed	Various sites already identified.
Rural affordable housing programme - form of continuous market engagement for medium /small site opportunities	Ongoing	National affordable housing programme requirement of £825,000 per year of the LIP (based on normal grant rates and exception site land value	Funding for and delivery of minimum of 16 affordable homes per annum	CDC (Martyn Swann)	Policy changes in LDF making new allocated rural sites available Land availability for exceptions sites	CDC completing Rural affordable housing Partnership action plan – programme being refreshed	Operates through well developed Oxfordshire Housing Partnership scheme with Rural community council and nominated RSLs

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		assumptions)					
Access to Oxford (road and public transport)	General programme of improvements to congested A34 corridor around Oxford	COUNTY TO COMPLETE – INCLUDE AS CHERWELL / CITY ENTRY	COUNTY TO COMPLETE – INCLUDE AS CHERWELL / CITY ENTRY	O County C (Tracey Dow)	COUNTY TO COMPLETE – INCLUDE AS CHERWELL / CITY ENTRY	COUNTY TO COMPLETE – INCLUDE AS CHERWELL / CITY ENTRY	COUNTY TO COMPLETE – INCLUDE AS CHERWELL / CITY ENTRY

3. Full contact details (alphabetical):