

## Assessment Sheet

Site Name:	Great Western Park			
Local Authority:	South Oxfordshire District Council			
Programme:	NAHP			
Deliverability:	Outline planning permission granted and S106 currently being negotiated. Full consent by March 2010. Construction expected to start late 2010/11 and continue to 2030.			
Strategic Linkages:	Site allocated within the Local Plan			
Housing / Affordable Housing	Total number of homes	700		
	No. of Affordable Homes	240 + Extra Care housing		
	% of Affordable Homes	35%		
	Tenure Split	180 rent 60 homebuy		
Economic Development / number of jobs	Construction Jobs	tbc		
	Permanent Jobs	tbc		
	Apprenticeships	tbc		
	Further Comment			
Transport / Green Transport Proposals:	e.g Green Travel Plan, White Bike, Electric Cars etc			
Provision of Social Infrastructure:	Education, Health, Community facilities, Indoor and outdoor sport Open space			
Additionality:	e.g. Sustainability issues, Increased Code for Sustainable Homes (e.g. Level 6), Allotments – reduced food miles, Low carbon schemes			
Catalyst for development / regeneration	Are there linkages with other schemes / sites Is this a catalyst for other development / regeneration Does it provide a vital link to a road scheme			
Value for Money	This is a commentary not a calculation			
Lead Responsibility:	South Oxfordshire District Council Vale of White Horse DC (OCC for extra care housing, education and transport infrastructure)			
Further Comments	Any additional comments that are site specific and fundamental to the delivery / viability of the scheme			
Key Risks: (summary provided in risk matrix)	Scheme is unviable due to high upfront infrastructure costs and S106 commitments		Renegotiation of S106 payment triggers. Early liaison with HCA through SC process	
	Viability of the scheme has had a direct impact upon level of affordable housing provided		Early discussions with HCA regarding social housing grant	

	Infrastructure	Costs	Committed Expenditure	Expected Expenditure	Expected Shortfall	
Affordable Housing / Regeneration	Affordable Housing	13,200,000		13,200,000 (HCA)		
Transport / Green Transport	Infrastructure	7,000,000				
	Car Club					
Social Infrastructure	Education Primary Secondary 6 <sup>th</sup> Form					
	PCT Development					
	Community Facilities					
	Public Realm					
	Open Space					
	Library					
	Museum					
	Play Area					
	Public Art					
	Indoor Sport					
	Outdoor Sport					
	Additionality	Code for Sustainable Homes				
	Site Specific Infrastructure					
<b>Total</b>						

Please amend the infrastructure items as appropriate for each individual project

Risk Category	Risk Event	Proximity	Severity	Mitigation	Severity
Financial	Scheme is unviable due to high upfront infrastructure costs and S106 commitments	Short	Major	Renegotiation of S106 payment triggers Early liaison with the HCA through the Single Conversation process	Moderate
Financial	Viability of the scheme has had a direct impact upon level of affordable housing provided	Short	Major	Early discussions with HCA regarding social housing grant	Moderate

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