

Assessment Sheet

Site Name:	Grove Airfield		
Local Authority:	Vale of White Horse		
Programme:	NAHP		
Deliverability:	Timeframe for delivery is 2011 – 2023 with 650 homes being delivered during 2010 - 2015		
Strategic Linkages:	Falls within the Central Oxfordshire Policy Area Local priorities (Oxfordshire) Does it fit with the shared Oxfordshire SC priorities?		
Housing / Affordable Housing	Total number of homes	2500	
	No. of Affordable Homes	1000	
	% of Affordable Homes	40%	
	Tenure Split	75% social rent 25% intermediate Extra care housing	
Economic Development / number of jobs	Construction Jobs		
	Permanent Jobs		
	Apprenticeships		
	Further Comments?		
Transport / Green Transport Proposals:	Off site – new road north of Grove before 1,500 homes built and contributions to Wantage eastern link road		
Provision of Social Infrastructure:	Secondary School 1 or 2 Primary Schools Library, Community Centre, indoor sports hall, teenage facilities, green infrastructure		
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:	VofWH, Oxfordshire County Council 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: (further detail provided in attached risk matrix)	The scheme is unviable due to the current economic market		Ensure constant independent viability assessment
	The road north of Grove is not delivered and the site remains locked		Undertake detailed discussions with HA and County and identify funding gaps

	Infrastructure	Costs	Committed Expenditure	Expected Expenditure	Expected Shortfall	
Affordable Housing / Regeneration	Affordable Housing	48,750,000 -750 rent 6,250,000-65 homebuy				
Transport / Green Transport	Transport					
	Car Club					
Social Infrastructure	Education Primary Secondary 6 th Form					
	PCT Development					
	Community Facilities					
	Public Realm					
	Open Space					
	Library					
	Museum					
	Play Area					
	Public Art					
	Contributions to Wantage Leisure Centre	10,000,000				
	Outdoor Sport					
	Additionality	Code for Sustainable Homes				
	Site Specific Infrastructure					
Total						

Please amend the infrastructure items as appropriate for each individual project

Risk Category	Risk Event	Proximity	Severity	Mitigation	Severity
Commerical	The scheme is unviable due to the current economic market	Short	Major	Ensure constant independent viability assessment	Moderate
Physical	The road north of Grove is not delivered and the site remains locked	Short	Major	Undertake detailed discussions with Highways Authority, County Council and identify funding gaps	Moderate
Financial	Affordable housing targets not met as no or insufficient grant attracted	Short	Moderate	Early discussions with the HCA	Minor

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