

## Assessment Sheet

Site Name:	SW Bicester Urban Extension			
Local Authority:	Cherwell District Council			
Programme:	NAHP Support from special national schemes to address viability (£ Million from current bid)			
Deliverability	Site identified within the non-statutory local plan Outline planning permission granted on 27/06/08. Delivery planned 2011/12 – 2018/19 but currently stalled due to viability issues Delivery of approximately 200 units per annum to build out over 8 yrs			
Strategic Linkages:	Strategic fit - National / Regional e.g SEP, RES Oxfordshire Local priorities e.g Community Strategy & Corporate Plan? Does it fit with the shared Oxfordshire SC priorities?			
Housing / Affordable Housing	Total number of homes	1585 (200 units pa)		
	No. of Affordable Homes	476		
	% of Affordable Homes	30%		
	Tenure Split	tbc		
Economic Development / number of jobs	Construction Jobs	tbc		
	Permanent Jobs	tbc		
	Apprenticeships	tbc		
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	Cherwell District Council			
Further Comments	Any additional comments that are site specific and fundamental to the delivery / viability of the scheme			
Key Risks (Further details provided in the attached risk matrix)	Scheme currently unviable delaying the start on site		Negotiate planning agreement to assist viability	
	Funding gap for key infrastructure		Discussions with County & HCA	

	Infrastructure	Costs	Committed Expenditure	Expected Expenditure	Expected Shortfall	
Affordable Housing / Regeneration	Affordable Housing					
Transport / Green Transport	Transport					
	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
Commercial	Scheme currently unviable delaying the start on site	Short		Negotiate planning agreement to assist viability	
Financial	Funding gap for key infrastructure	Short		Discussions with County & HCA	

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