

Oxfordshire Single Conversation DRAFT Working Paper

Vale of White Horse Local Investment Plan

19th January 2010
Version 2

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1. Summary of grant estimates

Timeline	Area	Scheme	TOTAL No. of Units	AH units Rented	Grant	AH units Homebuy	Grant	Total
2010 - 2015	Central Oxfordshire Policy Area - Wantage and Grove	Grove Airfield	650	195	£12,675,000	65	£1,625,000	£14,300,000
		NE Wantage	190	57	£3,705,000	19	£475,000	£4,180,000
		St John's Court, Grove	11	11	£715,000	0	£0	£715,000
	Central Oxfordshire Policy - Area Didcot	Great Western Park (Didcot Expansion)	600	84	£5,460,000	48	£1,200,000	£6,660,000
		Sutton Courtenay - Amey's construction site	15	4	£260,000	2	£50,000	£310,000
		Sutton Courtenay - Hobbyhorse Lane	15	4	£260,000	2	£50,000	£310,000
	Central Oxfordshire Policy area - Botley	Timbmets	192	0	£0	0	£0	£0
		Tilbury Lane	150	45	£2,925,000	15	£375,000	£3,300,000
		Lime Road	130	39	£2,535,000	13	£325,000	£2,860,000
	Central Oxfordshire policy area - Harwell	Chilton Field	270	52	£3,380,000	17	£425,000	£3,805,000
		N Harwell Campus	275	83	£5,395,000	27	£675,000	£6,070,000
	Rest of policy area - Faringdon	Former Nursery and cricket ground - already started	332	90	£5,850,000	0	£0	£5,850,000
		South of Park Road, Faringdon	100	30	£1,950,000	10	£250,000	£2,200,000
		Land r/o Coxwell Road, Coxwell Hse, Faringdon	35	11	£715,000	3	£75,000	£790,000
	Rural exception sites	Blewbury	14	11	£715,000	3	£75,000	£790,000

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		East Hendred	3	3	£195,000	0	£0	£195,000
		Steventon	12	9	£585,000	3	£75,000	£660,000
	Whole of Vale	Rural and rural exception sites	71	54	£3,510,000	17	£425,000	£3,935,000
		Windfall sites	400	120	£7,800,000	40	£1,000,000	£8,800,000
2015 - 2020	Central Oxfordshire Policy Area - Wantage and Grove	Grove Airfield	1250	375	£24,375,000	125	£3,125,000	£27,500,000
		NE Wantage	600	180	£11,700,000	60	£1,500,000	£13,200,000
	Central Oxfordshire Policy - Area Didcot	Land West of GWP	690	207	£13,455,000	69	£1,725,000	£15,180,000
	Central Oxfordshire policy area - Harwell	N Harwell Campus	125	37	£2,405,000	13	£325,000	£2,730,000
	Rest of policy area - Faringdon	South of Park Road, Faringdon	250	75	£4,875,000	25	£625,000	£5,500,000
	Whole of Vale	Rural and rural exception sites	100	75	£4,875,000	25	£625,000	£5,500,000
		Windfall sites	400	120	£7,800,000	40	£1,000,000	£8,800,000
2020 - 2025	Central Oxfordshire Policy Area - Wantage and Grove	NE Wantage	600	180	£11,700,000	60	£1,500,000	£13,200,000
2026		NE Wantage	110	33	£2,145,000	11	£275,000	£2,420,000
2020 - 2025		Grove Airfield	600	180	£11,700,000	60	£1,500,000	£13,200,000
	Central Oxfordshire Policy - Area Didcot	Land West of GWP	1150	345	£22,425,000	115	£2,875,000	£25,300,000
2026		Land West of GWP	310	93	£6,045,000	31	£775,000	£6,820,000
2020 - 2025	Rest of policy area - Faringdon	South of Park Road, Faringdon	50	15	£975,000	5	£125,000	£1,100,000
	Whole of Vale	Rural and rural exception sites	100	75	£4,875,000	25	£625,000	£5,500,000

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		Windfall sites	400	120	£7,800,000	40	£1,000,000	£8,800,000
					£195,780,000		£24,700,000	£220,480,000

2. Priority Projects – National Affordable Housing Programme (NAHP)- Locally Specific

Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
Short term: 2010 - 2015							
Central Oxfordshire policy area: Wantage and Grove							
<u>Grove airfield</u> 2,500 homes Construction estimated 2011 – 2023 Allocated in Local Plan	2010 – 2015 650 homes	In total the development will require: on site a new secondary school, 1 or 2 primary schools, a new library, community and youth centre, indoor sports hall, teenage facilities, green infrastructure, affordable housing: off site a new road north of Grove before 1500 homes built and contributions to	2,500 homes built with the infrastructure to support it. Extra care housing for the elderly provided. 1,000 affordable homes provided (40% of the total), 75% of which are social rented.	Vale of White Horse district Council (OCC for extra care housing, education and transport infrastructure)	The viability of the site in light of the currently depressed housing market. The road north of Grove does not get built. Infrastructure is not provided when it is needed. Construction of homes delayed due to market conditions.	Possible gap funding /infrastructure support particularly for affordable housing, secondary school and transport. Possible concessions in timing the delivery of affordable housing and infrastructure gain	

¹ Note: for the purposes of estimating possible grant for every scheme, a base grant value of £65K per rented units and £25K per Homebuy unit has been assumed.)

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
		<p>Wantage eastern link road. Contributions to Wantage leisure centre (total of £10m needed at today's prices), public transport and other transport measures identified in SCOTS (see comments below).</p> <p>Possible total grant for affordable housing: £48.75m for 750 rented units, plus £6.25m for 250 Homebuy units¹</p> <p>For the short term, grant may be needed to deliver 260 affordable homes: £12,675,000 for 195 rented units and £1,625,000 for 65 Homebuy units.</p>			Affordable housing targets not met as no or insufficient grant attracted.		

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
<p><u>NE Wantage</u></p> <p>1,500 homes Construction estimated 2013 – 2026</p> <p>Strategic site proposed in the emerging Core Strategy (not in the list of priority schemes in August)</p>	<p>2010 – 2015</p> <p>190 homes</p>	<p>In total the development will require: on site a primary school, green infrastructure, affordable housing, and the Wantage eastern link road: off site contributions to new secondary school, public transport, Wantage leisure centre (total of £10m needed at today's prices), youth and community facilities and other transport measures identified in SCOTS.</p> <p>Possible <i>total</i> grant</p>	<p>1,500 homes built with the infrastructure to support it.</p> <p>600 affordable homes provided (40% of the total), 75% of which are social rented.</p> <p>Extra care housing for the elderly provided.</p>	<p>Vale of White Horse District Council</p> <p>(OCC for extra care housing, education and transport infrastructure)</p>	<p>The allocation of the site is not confirmed in the core strategy or the core strategy is delayed.</p> <p>The viability of the site in light of the currently depressed housing market.</p> <p>The road Wantage eastern link road does not get built.</p> <p>Infrastructure is not provided when it is needed.</p>	<p>Ensure all evidence is in place for the examination and there are adequate resources to deliver the core strategy.</p> <p>Possible gap funding /infrastructure support particularly for affordable housing, secondary school and transport.</p> <p>Possible concessions in timing the delivery of affordable housing and infrastructure gain.</p>	

^{2 2} **Note: for the purposes of estimating possible grant for every scheme, a base grant value of £65K per rented units and £25K per Homebuy unit has been assumed.)**

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
		for affordable housing: £29.25m for 450 rented units, plus £3.75m for 150 Homebuy units. ² For the short term grant may be needed to deliver 76 affordable homes: £3,705,000 for 57 rented units + £475,000 for 19 Homebuy units			Construction of homes delayed due to market conditions. Affordable housing targets not met as no or insufficient grant attracted.		
<u>St John's Court, Grove</u> 11 homes 100% affordable housing	2010 - 2015	Grant will be needed for 11 rented units £715,000	Redevelopment of redundant sheltered housing scheme to produce 11 family units for rent including a fully disabled adapted 3 bed bungalow	Vale of White Horse District Council	Lack of grant availability		
Central Oxfordshire policy area: Didcot							
<u>Great Western Park, Didcot</u>	2010 - 2015 600 homes	Information on infrastructure in SODC's template	600 homes built with the infrastructure to	Vale of White Horse and South Oxfordshire District	High infrastructure costs have reduced	Renegotiate the timing of infrastructure delivery	8% of all homes to be rented + 22% of all homes to be

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<p>600 homes in the Vale (out of a total of 3,300 on the site)</p> <p>Construction estimated between 2011 – 2015</p> <p>Outline planning permission granted</p>		<p>Possible grant for affordable housing: needed to change 84 Homebuy units into rented units. Grant needed = £5,460,000 plus possible grant to offer lower shares on the remaining Homebuy units i.e max. of 48 Homebuy units = £1,200,000</p>	<p>support it.</p> <p>Achieve 22% social rented homes and 8% Homebuy</p>	<p>Councils</p> <p>(OCC for extra care housing, education and transport infrastructure)</p>	<p>affordable housing to 30% of which only 27% are for social rent.</p> <p>Concern that current economic climate has resulted in intermediate (Homebuy) properties becoming more difficult to sell. Unless there is grant available to convert some Homebuy to social rent, there will be pressure for some Homebuy properties to revert to market housing.</p>	<p>in the Section 106 agreement.</p> <p>Secure housing grant to convert some Homebuy to social rent.</p> <p>Sovereign Housing Group are prepared to forward fund any units which start on site prior to April 2010 but only if equivalent grant has already been confirmed by HCA for later repayment.</p>	<p>Homebuy as per S106 to be funded by the developer unless grant can be achieved to</p> <p>a) change balance to 8% Homebuy and 22% rented</p> <p>b) offer lower purchase shares on the Homebuy units (30% rather than 50%)</p> <p>c) provide higher design quality.</p>
<p><u>Sutton Courtenay - Amey's construction site</u> 15 homes</p>	<p>2010 – 2015 2010 - 2015</p>	<p>Grant may be needed for 6 affordable homes: £260,000 for 4 rented units + £50,000 for 2</p>	<p>6 affordable homes of which 4 to be rented and 2 for Homebuy</p>	<p>Vale of White Horse District Council</p>	<p>Site may not come forward. Lack of grant availability</p>		

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
		Homebuy units					
<u>Sutton Courtenay - Hobbyhorse Lane</u>	2010 - 2015 15 homes	Grant may be needed for 6 affordable homes: £260,000 for 4 rented units + £50,000 for 2 Homebuy units	6 affordable homes of which 4 to be rented and 2 for Homebuy	Vale of White Horse District Council	Site may not come forward. Lack of grant availability		
Central Oxfordshire policy area: Botley							
All these sites (except 31 homes at Timbmet) have been delayed as Thames Water have said they require a new pumping station. Thames Water has bid for this funding and if successful the work could start in 2010 and be complete at the end of 2011.							
<u>Timbmet</u> (192 homes) Reserved matters application granted (not in the list of priority schemes in August)	2010 – 2015 192 homes	Grant for affordable homes already achieved. Transport contributions	472 homes built by 2014/15 188 affordable homes provided, 75% of which are social rented	Vale of White Horse District Council	The pumping station is not provided by Thames Water. Oxford City Council could refuse an application for the pumping station. Affordable housing targets not met as no or insufficient grant attracted.	Continued pressure on Thames Water to resolve the funding problem. Press for early discussions with the City Council. Work with Thames Water and the City Council to identify a suitable site now.	
<u>Tilbury Lane</u> 150 homes	2010 – 2015 150 homes	Possible grant for affordable homes: £2,925,000 for 45		Vale of White Horse District Council	The pumping station is not provided by	Continued pressure on Thames Water to resolve the funding	

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
Site allocated sites in the Local Plan		rented units plus £375K for 15 Homebuy Transport contributions			Thames Water. Oxford City Council could refuse an application for the pumping station. Affordable housing targets not met as no or insufficient grant attracted.	problem. Press for early discussions with the City Council. Work with Thames Water and the City Council to identify a suitable site now.	
<u>Lime Road</u> 130 homes Site allocated sites in the Local Plan	2010 – 2015 130 homes	Possible grant for affordable homes: £2,535,000 for 39 rented units plus £325K for 13 Homebuy Transport contributions		Vale of White Horse District Council	The pumping station is not provided by Thames Water. Oxford City Council could refuse an application for the pumping station. Affordable housing targets not met as no or insufficient grant attracted.	Continued pressure on Thames Water to resolve the funding problem. Press for early discussions with the City Council. Work with Thames Water and the City Council to identify a suitable site now.	
Central Oxfordshire policy area: Harwell							
<u>Chilton Field</u> Construction of	2010 – 2015 270 homes	Contributions to the county council.	270 homes built by 2014 with the infrastructure to	Vale of White Horse District Council	Due to age of the planning application 25%	Keep pressing the county council and the developers to	

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
<p>all 270 homes estimated 2011 – 2014</p> <p>Planning permission granted</p>		<p>Possible grant for affordable homes: £3,380,000 for 52 rented units, plus £425K for 17 Homebuy units.</p> <p>Contributions towards transport schemes identified in SCOTS.</p>	<p>support it.</p> <p>69 affordable homes provided, 75% of which are social rented.</p>		<p>affordable housing was agreed in accordance with original planning policy.</p> <p>Construction of homes delayed due to market conditions.</p>	<p>sign the legal agreement so the planning permission can be issued.</p> <p>Work with the developers to have planning permissions in place so housing can start as soon as the pumping station is operational.</p>	
<p><u>Northern part of Harwell Science and Innovation Campus</u></p> <p>400 homes Construction estimated 2012 – 2017</p> <p>Strategic site likely to be proposed in the emerging Core Strategy</p>	<p>2010 – 2015</p> <p>275 homes</p>	<p>Possible total grant for affordable homes requirement for 160 units: £7.8m for 120 rented units, plus £1m for 40 Homebuy units.</p> <p>For the short term grant may be needed to deliver 110 affordable homes: £5,395,000 for 83</p>	<p>400 homes built by 2016 with the infrastructure to support it.</p> <p>160 affordable homes provided, of which 75% are for social rent.</p>	<p>Vale of White Horse District Council</p>	<p>The allocation of the site is not confirmed in the core strategy or the core strategy is delayed.</p> <p>Delivery held up by delays in clearing the contamination on part of the site</p> <p>Construction of homes delayed due to market</p>	<p>Ensure all evidence is in place for the examination and there are adequate resources to deliver the core strategy.</p> <p>Press land owner to ensure decontamination complete by December 2010.</p> <p>Work with the developers now to ensure all issues are</p>	

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(not in the list of priority schemes in August)		rented units + £675,000 for 27 Homebuy units Contributions towards transport schemes identified in SCOTS.			conditions. Delay between core strategy adoption and submission of an application. Affordable housing targets not met as no or insufficient grant attracted.	being thoroughly addressed.	
Rest of the Vale policy area: Faringdon							
<u>Former nursery and Cricket Ground</u> 400 homes Development started	2010 – 2015 332 homes	On site – additional sports pitches and pavilion, extension to the country park and affordable housing. Possible grant for affordable homes in addition to that already secured: £5,850,000 to turn approx. 90 capped rents to target rent levels. – <i>(this is very much an estimation)</i>	400 homes built by 2014 with the infrastructure to support it. 160 affordable homes provided, of which 75% are for social rent.	Vale of White Horse District Council	The trigger points for infrastructure contributions have been delayed to allow construction to begin. A revised timetable has not yet been agreed which could ultimately lead to a delay in the infrastructure being delivered. All rented units were to be capped rent levels unless	Agree revised timetable to deliver infrastructure.	

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
		<p>Off site Contributions to the County Council for education, public transport, library, and museum store. Contribution to the district council for improvements to the leisure centre, car park study of the town centre; and to town council for improvements community buildings</p>			<p>grant was to be available.</p> <p>There may be issues in reaching the required standards set out in the Code for Sustainable Homes.</p>		
<p><u>South of Park Road, Faringdon</u></p> <p>400 homes Construction estimated 2013 – 2021</p> <p>Strategic site proposed in the emerging Core</p>	<p>2010 – 2015</p> <p>100 homes</p>	<p>In total the development will require: on site a new primary school, green infrastructure and affordable housing; off site improvements to community, social and health care and transport.</p> <p>Grants for <i>total</i></p>	<p>400 homes built by 2024 with the infrastructure to support it.</p> <p>160 affordable homes provided, of which 120 are for social rent.</p> <p>Extra care housing for the elderly provided.</p>	Vale of White Horse District Council	<p>The allocation of the site is not confirmed in the core strategy or the core strategy is delayed.</p> <p>Delay between core strategy adoption and submission of an</p>	<p>Ensure all evidence is in place for the examination and there are adequate resources to deliver the core strategy.</p> <p>Work with the developers now to ensure all issues are being thoroughly addressed.</p>	

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Strategy (not in the list of priority schemes in August)		affordable housing for 160 units could be £7.8m for 120 rented units and £1m for 40 Homebuy units For the short term grant may be needed to deliver 40 affordable homes: £1,950,000 for 30 rented units + £250,000 for 10 Homebuy units			application. Construction of homes delayed due to market conditions. Affordable housing targets not met as no or insufficient grant attracted.		
<u>Land r/o Coxwell Road, Coxwell House, Faringdon</u>	2010 - 2015 35 Homes	Grant may be needed for 14 affordable units: £715,000 for 11 rented units + £75,000 for 3 Homebuy units	14 units to be affordable: 11 rent 3 Homebuy	Vale of White Horse District Council	Site may not come forward. Lack of grant availability		Planning permission granted
Whole of Vale							
<u>Rural exception sites</u> Blewbury	2010 - 2015 14 homes	Grant may be needed for 14 affordable units: £715,000 for 11	14 affordable homes for people with a strong local connection	Vale of White Horse/ORHP (Oxfordshire Rural	Planning permission not granted. Lack of grant funding		

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		rented units + £75,000 for 3 Homebuy units		Housing Partnership)			
East Hendred	2010 – 2015 3 homes	Grant may be needed for 3 affordable rented units: £195,000	3 affordable homes for people with a strong local connection	Vale of White Horse/ORHP (Oxfordshire Rural Housing Partnership)	Lack of grant funding		Planning permission granted
Steventon	2010 – 2015 12 homes	Grant may be needed for 12 affordable units: £585,000 for 9 rented units + £75,000 for 3 Homebuy units	12 affordable homes for people with a strong local connection	Vale of White Horse/ORHP (Oxfordshire Rural Housing Partnership)	Planning permission not granted. Lack of grant funding		
Balance of 5 year target on rural exceptions sites	2010 – 2015 71 homes	71 units Grant may be needed for: £3,510,000 for 54 rented units + £425,000 for 17 Homebuy units	71affordable homes for people with a strong local connection	Vale of White Horse/ORHP (Oxfordshire Rural Housing Partnership)	Planning permission not granted. Lack of grant funding		
<u>Windfall sites</u>	2010 – 2015 400 homes	Grant may be needed for 160 affordable units: £7,800,000 for 120 rented units + £1,000,000 for 40 Homebuy units	Lowering of threshold to 3 units could produce up to an additional 160 affordable units.	Vale of White Horse	Lack of grant funding		

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Medium term: 2015 - 2020							
Central Oxfordshire policy area: Wantage and Grove							
<u>Grove airfield</u> (See details for this site in the section for the short term)	2015 – 2020 1,250 homes	Possible grant for 500 affordable homes in the medium term: £24,375,000 for 375 rented units + £3,125,000 for 125 Homebuy units.					
<u>NE Wantage</u> (See details for this site in the section for the short term)	2015 – 2020 600 homes	Possible grant for 240 affordable homes in the medium term £11,700,000 for 180 rented units + £1,500,000 for 60 Homebuy units.					
Central Oxfordshire policy area: Didcot							
<u>Land west of Great Western Park, Didcot</u> 2,150 homes Construction estimated 2016 – 2026	2015 – 2020 690 homes	Construction estimated 2012 – 2017 2 primary schools, community centre, green infrastructure, a new link road from A4130 to A417, affordable housing:	2150 homes built with the infrastructure to support it. 860 affordable homes provided, 75% of which are social rented.	Vale of White Horse District Council. (OCC for extra care housing, education and transport infrastructure).	The allocation of the site is not confirmed in the core strategy or the core strategy is delayed. Considerable infrastructure costs	Ensure all evidence is in place for the examination and there are adequate resources to deliver the core strategy. Possible gap funding /infrastructure	

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Strategic site proposed in the emerging Core Strategy		<p>off site contributions to the secondary school, community, social and youth facilities, a new road from A417 to Harwell Science and Innovation Campus, a scheme to relieve traffic at Rowstock roundabout, public transport and other transport measures identified in SCOTS.</p> <p>A bid has been made to the regional infrastructure fund for £40m for schemes identified in SCOTS</p> <p>Possible total grant for affordable housing : £41,925,000 – rented, plus</p>	<p>Extra care housing for the elderly provided.</p> <p>Transport infrastructure provided in time for the network to cope with the growth.</p>		<p>and developer contributions may also impact on the viability of affordable housing increasing the likely need for grant.</p> <p>Construction of homes delayed due to market conditions.</p> <p>Affordable housing targets not met as no or insufficient grant attracted.</p> <p>Insufficient funding to implement the complete transport package</p> <p>The developer designs the road at a lower speed than currently modelled and capacity across the network</p>	<p>support particularly for affordable housing, secondary school and transport.</p> <p>Continue to press vigorously for regional funding for the major road schemes.</p> <p>Work with the developers now to ensure all issues are being thoroughly addressed.</p>	

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		£5,375,000 - Homebuy For the medium term grant may be needed to deliver 276 affordable homes: £13,455,000 for 207 rented units + £1,725,000 for 69 Homebuy units			is reduced.		
Central Oxfordshire policy area: Harwell							
<u>Northern part of Harwell Science and Innovation Campus</u> (See details for this site in the section for the medium term)	2015 – 2020 125 homes	Possible grant for affordable homes requirement for 50 units: £2,405,000 for 37 rented units, plus £325,000 for 13 Homebuy units.					
Rest of the Vale policy area: Faringdon							
<u>South of Park</u>	2015 – 2020	Grants for 100					

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<u>Road, Faringdon</u> (See details for this site in the section for the medium term)	250 homes	affordable housing units could be £4,875,000 for 75 rented units and £625,000 for 25 Homebuy units					
Rural exception sites: Target of 20 units per year = 100	2015 - 2020 100 homes	Grant may be needed for: £4,875,000 for 75 rented units + £625,000 for 25 Homebuy units	100 affordable homes for people with a strong local connection	Vale of White Horse/ORHP			
Windfall sites Estimated @ 80 pa = 400 homes	2015 – 2020 400 homes	Grant may be needed for 160 affordable units: £7,800,000 for 120 rented units + £1,000,000 for 40 Homebuy units					
Long term: 2020 - 2025							
Central Oxfordshire policy area: Wantage and Grove							
<u>NE Wantage</u> (See details for this site in the section for the short term)	2020 – 2025 600 homes (NB 110 homes	Possible grant for affordable housing in the long term (to 2026) for 240 units: £11,700,000 for 180					

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	in 2026)	rented units + £1,500,000 for 60 Homebuy units. For 2026 – 44 affordable units: £2,145,000 for 33 rented units + £275,000 for 11 Homebuy units.					
<u>Grove airfield</u> (See details for this site in the section for the short term)	2020 – 2025 600 homes	Possible grant for affordable housing in the long term for 240 units: £11,700,000 for 180 rented units + £1,500,000 for 60 Homebuy units.					
Central Oxfordshire policy area: Didcot							
<u>Land west of Great Western Park, Didcot</u> (See details for this site in the section for the medium term)	2020 – 2025 1150 homes (NB 310 homes in 2026/7)	Possible grant for affordable housing for 460 units: £22,425,000 for 345 rented units , plus £2,875,000 for 115 Homebuy units In 2026/7 grant may be needed for 124 affordable units: £6,045,000 for 93					

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
		rented units = £775,000 for 31 Homebuy units					
Rest of the Vale policy area: Faringdon							
<u>South of Park Road, Faringdon</u> (See details for this site in the section for the medium term)	2020 – 2025 50 homes	Grants for 20 affordable housing units could be £975,000 for 15 rented units and £125,000 for 5 Homebuy units					
Rural exception sites: Target of 20 units per year = 100	2020 – 2025 100 homes	Grant may be needed for: £4,875,000 for 75 rented units + £625,000 for 25 Homebuy units					
Windfall sites Estimated @ 80 pa = 400 homes	2020 – 2025 400 homes	Grant may be needed for 160 affordable units: £7,800,000 for 120 rented units + £1,000,000 for 40 Homebuy units					

3. Priority Projects - Generic

Programme	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
Rural Affordable Housing Programme	Every year	Based on 15 rented and 5 Homebuy <i>per year</i> (this may vary as mix depends on identified and proven local need) Rented: £975K Homebuy: £125K	To deliver 20 units per year.	Vale of White Horse DC in partnership with Oxfordshire Rural Housing Partnership	Scarcity of land that owners are prepared to sell at the lower values expected for rural exception sites.		Known sites have been identified individually in this template plus general figures for remainder needed to achieve annual targets for each timeline
General regeneration	Ongoing	To be determined	Improve or redevelop existing stock that falls below existing standards	Vale of White Horse DC/Vale Housing Association		Continue discussions with the Vale HA as the owner of the majority of the social housing stock in the Vale to identify potential projects	Some pockets of affordable housing have been a cause for concern to Vale Housing Association and require considerable investment to refurbish or possibly redevelop. – eg: some areas of Harwell.
Extra Care Housing for the	Ongoing	To be determined	To be determined	Vale of White Horse DC and			Extra Care has been included in

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elderly				Oxfordshire County Council			some of the major sites under LIP Priority Projects (above). We are working with the County Council to provide for an estimated need of 1603 units up to 2025
The recommended strategic transport package as a result of SCOTS (the Southern Central Oxfordshire Transport Study)	Phasing currently being considered, but infrastructure and services required alongside development	Emphasis on developer contributions, but regional funding sought as this is part of the 'Accessing Science Vale UK' work. Schemes also being put through the LTP3 prioritisation process. Full cost of package to be determined shortly	The transport infrastructure and services are provided alongside the development so that the transport network can cope with the growth	OCC (Jacqui Cox/Cathy Browning)	Regional funding bid is unsuccessful and there is a significant shortfall in investment in transport Developer contributions are not negotiated at the appropriate level leading to shortfall in transport funding	Completion of the phasing and delivery work, including costs of the schemes within the package	We will need to co-ordinate this work alongside LTP3/DaSTS

3. Full contact details (alphabetical):