

Oxfordshire Single Conversation DRAFT Working Paper

West Oxfordshire Local Investment Plan

19th January 2010
Version 2

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Summary table

1. Priority Programmes – all provision to 2026

Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
<p>West Witney/North Curbridge Strategic Development Area About 1,000 homes, employment (10ha+), Local plan reserve site and LDF preferred direction of growth for Witney</p> <p>West Witney/North Curbridge Strategic Development Area</p>	<p>2013 - 2020 Current pre-application discussions. Planning application expected in 2010</p> <p>Funding for affordable</p>	<p>On site provision of primary & secondary school and community facilities and green space. New A40 grade separated junction of about £10 million required by 2013 (£3.5m developer funding already committed). 40% of dwellings (420 with 70% rented for affordable housing – NAHP funding of</p>	<p>A sustainable mixed use community with key facilities and infrastructure.</p>	<p>WODC (Martin Brookes) OCC (Geri Beekmeyer)</p>	<p>Absence of A40 junction prevents development area from proceeding</p>	<p>Identification of public funding to address likely shortfall in developer funding.</p>	<p>North Curbridge consortium can assist with funding of highway infrastructure but this could have implications for delivery of other infrastructure, including amount of affordable housing. Development forms part of identified 5 year land supply.</p>

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(cont'd)	housing required over 7 years at 60 units per annum commencing 2013/14	approx £19.11m for rented plus £3.15m for homebuy	40% of dwellings to be affordable				
Witney - Cogges Link Road, town centre enhancement and further growth potential	2011 - 2026 Road scheme has planning permission (Apr 09)	Public funding needed to address shortfall (about 70% developer funding secured towards road cost of £16.4 million)	Certainty that road will be built 2011/12	OCC (Julian Hartless)	Subject to Town Green application and CPO Inquiry. Developer funding already secured is time-limited.	Completion of statutory procedures without further delay	New distributor road to provide traffic relief for the historic central area and AQMA. Catalyst for environmental improvements for centre and further growth
North Carterton Remainder of North East Development Area (Shilton Park). Local Plan allocation for 200 homes and completion of road link to Shilton Road (B4020)	2011 – 2014 Current outline planning application	Funding to help deliver 80 affordable housing units (56 rented £3.64m and homebuy £0.6m)	Development completed by 2014 with more than 30% affordable housing	David Wilson Homes/WODC (Phil Shaw)	Land not all under control of developer. Viability issues may affect delivery of a significant element of affordable housing.	Planning permission with satisfactory S106	Important for delivery of 'missing' road link to Shilton Road. Will complete the Shilton Park development. Allocation forms part of identified 5 year land supply.
Carterton expansion,	2011 – 2026	Funding to assist	A more sustainable	WODC and	Town centre -	Funding	

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<p>town centre development and other infrastructure improvements Improved infrastructure to meet growth eg improved town centre, expanded leisure facilities, new RAF housing.</p>	<p>Area for town centre development allocated in local plan – current landowner & developer discussions. Phase 1 of new Leisure Centre built – Phase 2 unfunded</p>	<p>viability of town centre scheme to include retail with some first floor residential. £1.5 million estimated as cost of Leisure Centre Phase 2</p>	<p>Carterton. Redevelopment of RAF housing. Improved facilities and infrastructure secured.</p>	<p>Carterton Town Council & Fast Forward Project MOD</p>	<p>current private landowner expectations and covenant affecting deliverability & viability. Limited public funding.</p>	<p>support. Core Strategy to confirm further expansion of Carterton.</p>	
<p>Chipping Norton East Strategic Development Area with 200+ new homes, employment, primary school and supporting facilities</p>	<p>2011 - 2016</p>	<p>Funding to assist delivery of at least 80 affordable housing units ((56 rented £3.64m and homebuy £0.6m)</p>	<p>At least 40% affordable housing.</p>	<p>WODC (OCC as landowner)</p>	<p>To be progressed through Core Strategy. Site negotiations to be concluded with County Council & developers</p>	<p>Funding support</p>	<p>LDF preferred direction of growth – includes a local plan allocated mixed use site</p>
<p>Non-strategic sites throughout West Oxon (including windfalls)</p>	<p>2010 - 2026</p>	<p>Funding to assist delivery of approx 800 affordable housing - 40% of all dwellings with 70% rented at 50 homes per</p>	<p>Homes to meet needs in both urban and rural areas.</p>	<p>WODC</p>	<p>Sites not brought forward. Insufficient public funding to aid delivery.</p>	<p>Funding support</p>	<p>About 2,000 homes anticipated from as yet unidentified sites – some sites to be allocated through Site Allocations DPD.</p>

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		annum = £2.65m per annum					
Affordable housing rural schemes Rural exception sites	Ongoing	NAHP funding for affordable housing at 20 dwellings per annum = £1.2m per annum plus known rural exception sites 2010/11 and 2011/12	Annual target for at least 110 new affordable homes per annum of which 30% to be rural	WODC (Ffyona MacEwan)	Difficulties in securing sites due to planning constraints and hope value	Continue work of Oxon Rural Housing Partnership	
New Extra Care housing and remodelling of outdated sheltered housing	Scheme 1 (40 units) 2010/11, Scheme 2 (60 units) 2011/12 Scheme 3 (60 units) 2013/14	NAHP funding for extra care housing of approx 60 units per annum = £3.5m per annum	Provision to meet projected need for 553 extra care units by 2016	WODC/OCC (Nigel Holmes)	Planning consent still to be obtained Sites delayed due to lack of funding	OCC and RSLs to progress scheme development in close liaison with planning officers	Mixed tenure to reduce grant requirement

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

Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority / Agency	Issues / Risks	Actions Required	Notes
Current sites – under construction for which funding required							
None							
Short term – 2010 to 2015 for which funding required unless otherwise indicated							
Allocated market town and larger rural settlement sites							
North Carterton	2011 - 13	80 affordable units on quota site (£4.24m)	200 dwellings	West Oxfordshire DC	Economic viability issues		Planning discussions underway
Shilton Road Carterton	2010 -2011	19 affordable units on quota site (£1m)	63 dwellings	West Oxfordshire DC (A2D)			Planning application expected 2010
Chipping Norton East	2011 -2016	80 affordable units on quota site over 3 yrs (£4.24m)	200 dwellings	West Oxfordshire DC		To be progressed through Core strategy	LDF preferred direction of growth, mixed use
Eynsham East	2010 – 2012	50 affordable dwellings on quota site over 2 years £2.56m grant provisionally allocated	100 dwellings	West Oxfordshire DC (Sovereign)	Possibility of judicial review		Planning consent granted

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Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency	Issues / Risks	Actions Required	Notes
West Witney/North Curbridge	2012 - 2015	120 affordable dwellings on quota site over 2 years (£6.36m)	Approx 280 dwellings	West Oxfordshire DC	Junction with A40 required Significant other developer contributions		Major strategic site
Marriotts Close Witney	2011 -12	15 affordable on quota site (£0.81m)	50 dwellings	West Oxfordshire DC			Outline consent granted
Marlborough School Woodstock	2010 - 2012	28 affordable dwellings on quota site (£0.895m)	63 dwellings	West Oxfordshire DC (Soha)			Planning consent granted
Rural							
Myrtle farm Long Hanborough	2010 -2011	24 affordable on rural exception site (£1.4m)	24 dwellings	West Oxfordshire DC (Sovereign)			Resolution to grant planning consent Dec 2009
Giernalls Road Hailey	2010 -2011	13 affordable on rural exception site (£0.765m)	13 dwellings	West Oxfordshire DC (Sovereign)			Planning application Jan 2010
Quarry Road Chadlington	2010 -2011	12 affordable on rural exception site (£0.78m)	12 dwellings	West Oxfordshire DC (Cottsway)			Resolution to grant planning consent Dec 09
Marriotts Close Wootton	2010-2011	8 affordable on rural exception site (£0.52m)	8 dwellings	West Oxfordshire DC (Cottsway)			

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Blackditch Stanton Harcourt	2010-2011	16 affordable on rural exceptions site (£0.88m)	16 dwellings	West Oxfordshire DC (Cottsway)			Planning consent Jan 2009
The Elms Langford	2010 – 11	8 affordable dwellings n rural exception site (£0.52m)	8 dwellings	West Oxfordshire DC (Cottsway)			Planning consent granted
Riely Close Long Hanborough	2011-12	24 affordable on rural exception site (£1.4m)	24 dwellings	West Oxfordshire DC (Cottsway)			
Other rural exception sites	2012 – 2015	60 affordable units over 3 yrs (£3.6m)	45 dwellings	West Oxfordshire DC (Ffyona MacEwan)			
Extra care							
The Wychwoods	2010/11	40 unit mixed tenure (£2.1m)	Complete scheme	West Oxfordshire DC (Ffyona MacEwan)/OCC (Nigel Holmes)	Access, mass and scale issues to be resolved	Planning application Feb 2010	OCC owned site
Rock hill Farm Chipping Norton	2011/12	60 unit mixed tenure (£3.5m)	Complete scheme	West Oxfordshire DC (Ffyona MacEwan)/OCC (Nigel Holmes)			OCC owned site, on mixed use strategic site
Burford/Witney /Carterton	2013/14	60 unit mixed tenure (£3.5m)	Complete scheme	West Oxfordshire DC (Ffyona MacEwan)/OCC (Nigel Holmes)			3 potential sites being progressed
Redevelopment sites							
Manor Close Enstone	2010 -2011	5 affordable dwellings	5 dwellings	West Oxfordshire DC (Cottsway)			Planning consent granted

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		((£0.325m)					
Buttercross Works, Witney	2012-2013	17 affordable dwellings (£0.9m)	56 dwellings	West Oxfordshire DC	New access required, mixed use site,		possibility of link with The Pines site for extra care scheme

Project	Timeline	Funding Requirement	Target / Success Measure	Lead Responsibility - Authority /Agency (Identified Contact)	Issues / Risks	Actions Required	Notes
Medium term – 2016 to 2020							
Strategic sites							
West Witney/North Curbridge	2015 – 2020	300 affordable dwellings over 5 years (£15.9m)	Approx 700 dwellings	West Oxfordshire DC	Junction with A40 required Significant other developer contributions		Major strategic site
Witney/Carterton – to be determined	2016 – 2020	Between 200 and 400 affordable units (assume 40 per annum) (£2.12m per annum)	Between 500 to 1,000 dwellings	West Oxfordshire DC (Martin Brookes)		Several possible sites submitted for consideration	
Non strategic sites including windfalls							
Market town and larger settlements	2015 – 2020	50 affordable homes per annum over 5 years (£13.25m)		West Oxfordshire DC (Martin Brookes)			
Rural	2015 – 2020	20 affordable homes per annum (£6m)		West Oxfordshire DC (Ffyona MacEwan)			

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Extra care	2015 – 2020	2 extra care schemes (£7m)		West Oxfordshire DC (Ffyona MacEwan)/OCC (Nigel Holmes)			
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Longer term – 2021 to 2030 for which funding required

Strategic sites							
Witney/Carterton – to be determined	2021 – 2026	Between 200 and 400 affordable units (assume 40 per annum) (£2.12m per annum)	Between 500 to 1,000 dwellings	West Oxfordshire DC (Martin Brookes)		Several possible sites submitted for consideration	

Non strategic sites including windfalls

Market town and larger settlements	2021 – 2026	50 affordable homes per annum over 6 yrs (£15.9m)		West Oxfordshire DC (Martin Brookes)			
Rural	2021 - 2020	20 affordable homes per annum over 10 yrs (£12m)		West Oxfordshire DC (Ffyona MacEwan)			
Extra care	2015 - 2020	2 extra care schemes (£7m)		West Oxfordshire DC (Ffyona MacEwan)/OCC (Nigel Holmes)			

3. Full contact details (alphabetical):

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