

HOUSING INFRASTRUCTURE FUND

West Oxfordshire

Part 1 – Housing Ambitions

HOUSING SITES									
Location	No of houses	Delivery dates (without HIF) (Local Plan trajectories)				Delivery dates (with HIF) (Betterment of Local Plan trajectory based on 15% earlier delivery)			
		Up to 2021	2021- 2026	2026- 2031	2031-2036	Up to 2021	2021- 2026	2026- 2031	2031-2036
West Oxfordshire – A40 Corridor	10,201	2995	4262	2944	0	3444	4611	2146	0
<i>Comprising:</i>									
<i>A – Oxfordshire Cotswold Garden Village</i>	2200	0	1100	1100	0	0	1265	935	0
<i>B – West Eynsham</i>	1000	150	525	325	0	173	604	224	0
<i>C – North Witney</i>	1400	0	525	875	0	0	604	796	0
<i>D – East Witney</i>	450	0	225	225	0	0	259	191	0
<i>E – Other Witney & Carterton</i>	5151	2845	1887	419	0	3272	1879	0	0
TOTAL	10201	2995	4262	2944	0	3444	4611	2146	0

Source: West Oxfordshire Local Plan 2031, SUBMISSION DRAFT INCLUDING PROPOSED MODIFICATIONS, November 2016

Allocated Site	Current status and Formal Planning Application ref		Pre-app references
West Oxfordshire – A40 Corridor			
<i>A – Eynsham Garden Village</i>	None		None
<i>B – West Eynsham</i>	None		None
<i>C – North Witney</i>	14/01671/Out –outline application for 200 units for a portion of the site. Status: Under consideration		None
<i>D – East Witney</i>	None		None
<i>E – Other Witney & Carterton</i>	<i>To date:</i>		
	11/1198/P/FP	Springfield Nursery, Curbridge Road Witney	Grant, subject to conditions
	12/1037/P/FP	Coral Springs (C2) Thorney Leys, Witney	Grant, subject to conditions
	11/1198/P/FP	Buttercross Works, Witney	Grant, subject to conditions
	05/2303/P/OP	Land at Northfield Farm, Woodstock Road, Witney	Grant, subject to conditions
	12/0084/P/OP	North Curbridge (West Witney)	Approve subject to Legal Agreement
	16/00758/OUT	Standlake Road, Ducklington	Approve subject to Legal Agreement
	14/1215/P/OP	Burford Road, Witney	Appeal Allowed
	15/03070/FUL	Dark Lane Witney	Approve
	15/00647/FUL	Land at Thorney Leys	Approve subject to Legal Agreement
	13/1465/P/OP	New Road, Bampton	Grant, subject to conditions
	10/1287/P/OP	Carterton Petrol Station, Upavon Way	Grant, subject to conditions
	13/0399/P/RM	REEMA North, Carterton	Grant, subject to conditions
	13/1494/P/OP	Saxel Close, Aston	Approve subject to Legal Agreement
	15/01550/OUT	Land north of Cote Road, Aston	Approve
13/0249/P/FP	63 Burford Road, Carterton	Grant, subject to conditions	

15/02407/OUT	Brooklands Nurseries, Shilton Road, Carterton	Awaiting decision	
14/0091/P/OP	Land east of Carterton	Awaiting decision	
14/1339/P/OP	Linden House, Kilkenny Lane, Carterton	Approve subject to Legal Agreement	
13/1752/P/FP	Swinbrook Road, Carterton	Grant, subject to conditions	

Grampian condition release (list permission numbers)		
Site	Permission number	Details of Grampian
None at present.		

Local Plan details		
Status	Implications without HIF	Implications with HIF
<p>West Oxfordshire Local Plan</p> <p>The 'Main Modifications' to the Local Plan were submitted to the Planning Inspectorate on 10 March 2017 in accordance with the planning regulations.</p> <p>West Oxfordshire District Council's Local Plan examination hearing sessions have now concluded.</p> <p>Planning Inspector Malcolm Rivett BA (Hons) MSc MRTPI closed the third stage of the hearings on July 20 having focused the session on specific sites as well as the Council's overall housing land supply. He will determine whether or not the plan is 'sound' in light of the representations received and national policy.</p> <p>Inspector's report is anticipated to be published late 2017/early 2018.</p>	<p>Housing trajectory as table 1: Delivery dates (without HIF) (Local Plan trajectories).</p>	<p>Housing trajectory as table 1: Delivery dates (with HIF) (Betterment of Local Plan trajectory based on 15% earlier delivery)</p>

Other Funding (received, submitted, unsuccessful)			
Funding Type	Status	Details	Level
No elements of the HIF Bid have had previous bids or funding secured or received.			

Local Housing Market	
Current status of local housing market (narrative)	<p>West Oxfordshire District Council commissioned a Partial Update of the Oxfordshire Strategic Housing Market Assessment in July 2016, in response to the Inspector's preliminary findings on the Examination of the West Oxfordshire Local Plan.</p> <p>The report is available on the Council's website - http://www.westoxon.gov.uk/media/1572209/HOU18-Oxfordshire-Strategic-Housing-Market-Assessment-Partial-Update-July-2016-.pdf.</p> <p>A second update was published in November 2016 http://www.westoxon.gov.uk/media/1572212/HOU19-Oxfordshire-Strategic-Housing-Market-Assessment-Second-Partial-Update-November-2016-.pdf</p> <p>These reports include an assessment of the local housing market.</p> <p>Three main pieces of evidence suggest that the pressure of demand against supply is relatively high in West Oxfordshire: high house prices, high market rents and poor affordability.</p> <p>In the first quarter of 2016, the mean house price in West Oxfordshire, at £343,190, was well above the England average of £284,826, but close to the South East average of £351,058.</p>

	<p>Average market rents for all types of property, at £870 per month, are also well above national levels of £810 per month.</p> <p>In terms of affordability, the latest information available is for 2015 and this gives an affordability ratio of 11.0, compared with 6.0 in England.</p> <p>In this respect, West Oxfordshire is similar to the other authorities in Oxfordshire which are typified by poor housing affordability.</p>
Affordable housing Market (narrative)	<p>There is a stock of around 1,400 affordable homes in West Oxfordshire. While West Oxfordshire District Council has successfully negotiated affordable housing contributions to add to this stock, this has resulted in just 103 additional affordable housing completions in 2014-15 (representing 26% of the total) and a further 75 (37%) in 2015-16.</p> <p>Excluding existing affordable units that are already in the development pipeline, the total net need for affordable housing is 275 per annum. There is a need for all dwelling sizes, with the greatest requirement being for one and four-bedroom affordable housing.</p> <p>The Local Plan recognises that the proportion of affordable housing required will vary according to location and identifies three affordable housing zones - a high value zone where a 50% contribution from new housing development will be required, a medium value zone where a 40% contribution will be required and a low value zone where the contribution will reduce to 35%.</p> <p>The West Oxfordshire – A40 Corridor bid has the potential to deliver an additional 4,140 affordable homes up to 2031. Completions of affordable housing by location (subject to viability) would be as follows:</p>

West Oxfordshire – A40 Corridor	Affordable housing contribution
A – Oxfordshire Cotswold Garden Village	1,100
B – West Eynsham	500
C – North Witney	560
D – East Witney	180
E – Other Witney & Carterton	1,800
TOTAL	4,140

Sales Values

As part of the evidence to support modifications to the West Oxfordshire Local Plan November 2016 and to inform the Local Plan examination sessions in summer 2017, West Oxfordshire District Council commissioned a second update of its Local Plan and CIL Viability Assessment. This was published in December 2016 and is available on the council's website – <http://www.westoxon.gov.uk/media/1572245/viab6-local-plan-and-cil-viability-assessment-with-appendices-%E2%80%93-second-update-december-2016-.pdf>

The report included a detailed analysis of Land Registry new build achieved values over the previous twelve months for various types and sizes of new homes. This was used to derive updated Market Housing Values for each of the District's three value zones – see Table 1 below.

Table 1 – Updated Market Housing Sales Value Assumptions (Aspinall Verdi reference 161021_v2)

Area	1 bed	2 bed	3 bed	4 bed	5 bed
Carterton (Low Value)	£175,000	£265,000	£300,000	£400,000	£500,000
Witney and other Rural (Medium Value)	£210,000	£295,000	£375,000	£475,000	£575,000
Cotswolds Belt and Oxford Belt (High value)	£245,000	£340,000	£440,000	£550,000	£720,000

Part 2: Infrastructure requirements

Project	Cost (£m)	Bid (£m)	Completion date (OxIS)	With HIF – Potential Start date (earliest)	With HIF – Potential Completion date (earliest)
<p>A40 All Mode Smart Corridor</p> <p><i>Includes:</i></p> <p>(1) A40 westbound bus lane from Wolvercote to Eynsham Park and Ride - £12m</p> <p>(2) A40 Duke's Cut road bridge widening over the canals and railway to accommodate cyclists and bus lane - £62.5m</p> <p>(3) A40 Dukes cut – Wolvercote Roundabout - £4.9m</p> <p>(4) A40 Witney – Eynsham dual carriageway to Eynsham Park and ride - £54m</p> <p>(5) Cycle Link between A40 cycleway and NCN Route 5 canal towpath- £2m</p>	135.4	135.4	2031	2018	<p>2026</p> <p>By</p> <p>(1) 2023;</p> <p>(2) 2026;</p> <p>(3) 2025;</p> <p>(4) 2026.</p> <p>(5) 2021</p>
Transport Sub Total	135.4	135.4			

Project	Current Status	Next Steps (with dates)
<p>A40 All Mode Smart Corridor Includes;</p> <ul style="list-style-type: none"> (1) A40 westbound bus lane from Wolvercote to Eynsham Park and Ride* - £12m (2) A40 Duke's Cut road bridge widening over the canals and railway to accommodate cyclists and bus lane - £62.5m (3) A40 Dukes cut – Wolvercote Roundabout**- £4.9m (4) A40 Witney – Eynsham dual carriageway to Eynsham Park and ride - £54m (5) Cycle Link between A40 cycleway and NCN Route 5 canal towpath*** 	<p>Options Appraisal completed.</p> <p><i>* Subject to feasibility</i></p> <p><i>**Duke's Cut – Wolvercote may be delivered through Northern Gateway developments</i></p> <p><i>*** Cycle link identified in A40 ST2 public consultation</i></p>	<p>Feasibility design 2018/19</p>

Approach to delivery	
<i>Who is going to deliver Summarise delivery partners</i>	OCC, West Oxfordshire District Council, Developers with the support of various other key stakeholders.
<i>What is the current rate of delivery</i>	See Housing Sites table and Infrastructure Requirements table above.
<i>What is potential rate of delivery through HIF</i>	See Housing Sites table and Infrastructure Requirements table above.
<i>How can we demonstrate that we have been commercial with our negotiation with developers</i>	<p>Negotiations take place to reduce impact as much as possible or if possible provide betterment. S122(2) of the CIL regulations 2010 introduced into law three tests for planning obligations, which should be:-</p> <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms • Directly related to the development • Fairly and reasonably related in scale and kind to the development