

HOUSING INFRASTRUCTURE FUND

North of Oxford Smart Corridor Improvements, Links and Bus Rapid Transit

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
Woodstock (- unmet need)	670	200	295	175	-	230	339	101	-
Northern Gateway	500	200	300	-	-	230	270	-	-
Oxford unmet need – Cherwell (Option A)	4400	-	1810	2590	-	-	2082	2318	-
TOTAL	5570	400	2405	2765	0	460	2691	2419	0

Allocated Site	Current status and Formal Planning Application ref	Pre-app references
Woodstock	West Oxfordshire Local Plan allocations at Woodstock that have recently been examined. 300 of the 670 is land east of Woodstock and is awaiting a decision on planning application reference: 16/01364/OUT	N/A
Northern Gateway	The site has been allocated for 500 dwellings and 90,000sqm of employment use as part of the Area Action Plan which forms part of the Oxford Core Strategy 2026. A planning application is expected in 2017/18.	
Cherwell (Option A)	Preferred allocations option currently being consulted on through the Cherwell Local Plan Part 1 Partial Review.	N/A

Grampian condition release (list permission numbers)		
Site	Permission number	Details of Grampian
N/A	N/A	N/A

Local Plan details			
Local Plan	Status	Implications without HIF	Implications with HIF
West Oxfordshire Local Plan 2031	<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>	See Housing Sites table above	See Housing Sites table above

Cherwell Part 1 Partial Review (Oxford's Unmet Need)	The Council has published a proposed Local Plan and supporting documents for inspection and submitting comments. The documents were available from Monday 17 July 2017 and comments should be received no later than 5pm on Tuesday 10 October 2017.		
Oxford	Oxford City Council is consulting on the Oxford Local Plan 2036 Preferred Options document. The consultation period runs from 30th June 2017 until the 25th August 2017.		

Other Funding (received, submitted, unsuccessful)				
Scheme	Funding Type	Status	Details	Level
North Oxford Relief Link	City Deal	Received	£7.3 of funding secured through the City Deal (2014) for the delivery of the A40-A44 link road.	

Local Housing Market	
Current status of local housing market (narrative)	
Affordable housing Market (narrative)	
Sales Values	

Part 2: Infrastructure requirements

Project	Cost (£m)	Bid (£m)	Completion date (OxIS)	With HIF – Potential Start date (earliest)	With HIF – Potential Completion date (earliest)
North Oxford Relief Link <i>(A40 – A44 Link Road)</i>	12	4.7	2021	2018	2021
Oxford Gateway Hub (Park and Ride) <i>(P&R A44 corridor)</i>	17	17	2031	2018	2021
North Oxford All Modes Corridor Improvements <i>Includes;</i> <i>(1) A44 corridor improvements</i> <i>(2) Woodstock Road</i> <i>(3) Banbury Road</i> <i>(4) A4260 Corridor Improvements</i> <i>(5) Langford Lane</i> <i>(6) A44 Peartree – Wolvercote Roundabout*</i> <i>(7) A44/A34 Peartree Interchange*</i>	68.9	68.9	2026	2018	2026 <i>By</i> <i>2020; 6, 7</i> <i>2021; 1, 5</i> <i>2023; 2</i> <i>2024; 4</i> <i>2026; 3</i>
Ped/cycle bridges over Oxford Canal & Railway	4.0	4.0	2026	2019	2020
Parkway Hub (Park and Ride) <i>(Water Eaton Park & Ride)</i>	14.5	14.5	2026	2018	2026
Oxford Gateway Pedestrian/Cycle Bridges <i>Includes;</i> <i>(8) Peartree Roundabout ped/cycle bridge</i> <i>(9) Wolvercote Roundabout Ped/cycle bridge</i> <i>(10) Northern Gateway – Oxford Parkway ped/cycle link and bridge</i> <i>(11) Kidlington Roundabout ped/cycle bridge</i>	46.0	46.0	Not Identified	2018	2024 <i>By</i> <i>2021; 8, 9</i> <i>2024; 10, 11</i>
Secondary Education Facility Feasibility Design	8.0	8.0	Not Identified	2018	2020
Transport Sub Total	170.9	163.6			

Project	Current Status	Next Steps (with dates)
North of Oxford Smart Corridor Improvements, Links and Bus Rapid Transit	Schemes have undergone options appraisal and transport modelling work, building on the Oxford Transport Strategy in Local Plan 4.	Final scheme selection and preliminary design. Dates will depend on HIF funding, as in table above.

Approach to delivery	
<i>Who is going to deliver Summarise delivery partners</i>	CDC, OCC, Highway's England, 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"> <input type="checkbox"/> Necessary to make the development acceptable in planning terms <input type="checkbox"/> Directly related to the development <input type="checkbox"/> Fairly and reasonably related in scale and kind to the development