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Infrastructure Delivery Plan

Stage 1 Draft Report

May 2019

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Eynsham Area Infrastructure Delivery Plan
Stage 1 Draft Report
May 2019

Prepared by AKU for West Oxfordshire District Council

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1.0 Introduction

1.1 Purpose of the Eynsham Area Infrastructure Delivery Plan

1.1.1 West Oxfordshire District Council (WODC) has commissioned A K Urbanism (AKU) to prepare a first draft Infrastructure Delivery Plan (IDP) for the Eynsham Area, which will be updated later this year following engagement with key stakeholders. The final version of the Eynsham Area IDP (the IDP) will support the Garden Village Area Action Plan (AAP) and the West Eynsham Supplementary Planning Document (SPD).

1.1.2 The IDP objectives are as follows.

- Supplement strategic infrastructure planning work and the West Oxfordshire Infrastructure Delivery Plan (IDP) - November 2016.
- Describe current infrastructure provision within the Study Area.
- Describe the infrastructure required to support the development proposed for the Study Area within the West Oxfordshire Local Plan 2031 - adopted September 2018.
- Provide a level of understanding of where and when that infrastructure is likely to be required.
- Set out WODC's proposals for coordinating and managing the future delivery of that infrastructure.
- Set out a funding and delivery strategy to supplement the implementation proposals within the final draft Garden Village Area Action Plan (AAP) and the final draft West Eynsham Supplementary Planning Document (SPD).
- Update the infrastructure planning context within which site-specific IDPs will be considered by WODC.

1.2 Structure of this report

1.2.1 This report sets out the findings from Stage 1 of the IDP work. Subsequent stages are described in Section 3.0 Methodology. The structure of this report is as follows.

- Sections 1.0 and 2.0 set out the rationale and context for the IDP.
- Section 3.0 sets out the methodology, defines the Study Area, and describes the proposed stages of production.
- Section 4.0 describes the proposed development strategy for the Study Area, as set out in the Local Plan, including existing commitments and planning obligations.
- Section 5.0 sets out an initial assessment of infrastructure needs by category, based on the development strategy.
- Section 6.0 outlines key issues in relation to delivery options, which will be examined during subsequent stages of production.
- Section 7.0 outlines potential funding arrangements.
- Section 8.0 provides a summary of next steps towards completion of the IDP.

2.0 Context for the IDP

2.1 National planning context

- 2.1.1 Infrastructure planning for the Eynsham Area must be undertaken in accordance with relevant aspects of applicable legislation, regulations and planning policy.

Community Infrastructure Levy Legislation and Regulations

- 2.1.2 The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their areas. It came into force on the 6th of April 2010 through the Community Infrastructure Levy Regulations 2010.
- 2.1.3 Council decisions with regard to CIL should be informed by infrastructure delivery planning. In particular, IDPs should form part of the evidence base supporting any CIL schedules. The Eynsham Area IDP methodology must comply with the relevant legislation and regulations, to ensure it can support future WODC work on CIL.
- 2.1.4 Section 216(2) of the Planning Act 2008 provided a definition of infrastructure, which was subsequently amended by Regulation 63 of the Community Infrastructure Levy Regulations 2010. The definition (as amended) refers to:
- a) roads and other transport facilities,
 - b) flood defences,
 - c) schools and other educational facilities,
 - d) medical facilities,
 - e) sporting and recreational facilities, and
 - f) open spaces.

National planning policy and guidance

National Planning Policy Framework

- 2.1.5 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which plans for housing and other development can be produced. The revised NPPF was updated on the 19th of February 2019.
- 2.1.6 The NPPF describes how the planning system's three overarching objectives (i.e. economic, social and environmental) are intended to achieve sustainable development. Identifying and coordinating the provision of infrastructure is integral to all three objectives (NPPF, par 8). Strategic policies should make sufficient provision for a wide variety of infrastructure including: transport; community facilities (e.g. health, education and culture); conservation and enhancement of the natural, built and historic environment (including landscapes and green infrastructure); measures to address adaption to and mitigation of the impacts of climate change; water supply; flood risk; the provision of minerals and energy (including heat); telecommunications; waste management; and security (NPPF, par 20). Moreover, plans should set out the contributions expected from development to provide the necessary infrastructure, albeit such policies should not undermine the deliverability of the plan (NPPF, par 34).

- 2.1.7 The critical role of community infrastructure in achieving sustainable development should not be underestimated. Section 8 of the NPPF describes how planning policies should aim to achieve healthy, inclusive and safe places. In this context, it highlights the importance of: strong neighbourhood centres; legible and safe pedestrian and cycle connections; high quality public space, including safe and accessible green infrastructure; sports facilities; local shops; allotments; local health needs; meeting places; cultural buildings; and places of worship.
- 2.1.8 Section 9 of the NPPF describes how Transport issues should also be considered from the earliest stages of plan-making, to ensure the potential impacts of development on transport networks can be addressed. Opportunities to promote walking, cycling and public transport should be identified and pursued.

Planning Practice Guidance

- 2.1.9 Planning Practice Guidance (PPG) supplements the NPPF. PPG includes guidance on plan-making, which sets out (among other things) the sorts of evidence that might be needed to plan for sustainable development. It describes how that evidence should then be used to set out the types of infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure) required to support development. It also reiterates the NPPF in cautioning that such policies should not undermine the deliverability of the plan. For example, policy requirements for developer contributions should be informed by proportionate evidence of infrastructure need and should be assessed for viability at the plan-making stage (Paragraph: 048 Reference ID: 61-048-20190315).
- 2.1.10 PPG also addresses CIL. It explains how charging authorities must identify the total cost of infrastructure they wish to fund wholly or partly by CIL. In doing so, they must consider what additional infrastructure is needed in their area to support development and what other sources of funding are available, based on appropriate evidence. Information on infrastructure needs should be drawn from the infrastructure assessment that was undertaken as part of preparing the relevant Plan (i.e. the Local Plan in England). In determining the size of any infrastructure funding gap, the charging authority should consider known and expected infrastructure costs and the other possible sources of funding to meet those costs. This process will help the charging authority to identify a CIL funding target (Paragraph: 016 Reference ID: 25-016-20190315).

2.2 Plan-making hierarchy

- 2.2.1 Infrastructure planning for the Eynsham Area is an integral part of a much wider hierarchy of plan-making work, which addresses future development proposals and associated infrastructure needs at a range of scales: i.e. sub-regional; County-wide; District-wide; Eynsham-Woodstock Sub-Area; Eynsham Parish; Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG); and West Eynsham Strategic Development Area (SDA).

Oxford-Cambridge Arc

- 2.2.2 The Chancellor of the Exchequer established the National Infrastructure Commission (NIC) in 2015 to produce a clear picture of the future infrastructure the country needs and provide expert, independent advice on infrastructure priorities. The commission operates as an Executive Agency of the Treasury.

- 2.2.3 In March 2016 the Chancellor asked the NIC to undertake a study on how infrastructure could unlock growth in the Oxford-Cambridge Arc. The NIC's final report 'Partnering for Prosperity: A new deal for the Cambridge-Milton Keynes-Oxford Arc' was published in November 2017. In October 2018 the Government published its full response to the NIC's recommendations, which confirmed continued support for the Oxford-Cambridge Arc programme.
- 2.2.4 As part of that programme the Government agreed a Housing and Growth Deal with Oxfordshire in November 2017, with further details published in March 2018.

Oxfordshire

The Oxfordshire Partnership

- 2.2.5 The Oxfordshire Partnership is the over-arching strategic partnership for the county and provides the forum for setting the strategic vision for the county and for capturing the vision in the Sustainable Community Strategy 2030.

Oxfordshire Local Enterprise Partnership

- 2.2.6 The Oxfordshire Local Enterprise Partnership (OxLEP) was created in 2011 with the responsibility of championing and developing the Oxfordshire economy. OxLEP has secured £142.5 million of investment through the Local Growth fund 1, 2 and 3, together with £55.5 million through the City Deal Fund.
- 2.2.7 OxLEP published a Strategic Economic Plan (SEP) for Oxfordshire in 2014, which was refreshed in 2016 in light of related strategies on skills, innovation, cultural and heritage, and natural resources and the environment.
- 2.2.8 OxLEP is also preparing the Oxfordshire Local Investment Strategy (LIS), which is intended to provide an ambitious, long-term vision for economic growth up to 2040.

Oxfordshire Growth Board

- 2.2.9 The Oxfordshire Partnership established the Oxfordshire Growth Board, which is a joint committee of the six councils of Oxfordshire together with key strategic partners, including OxLEP. The Growth Board has been established to facilitate and enable joint working, alongside OxLEP, on economic development, strategic planning and growth.

Oxfordshire Infrastructure Strategy

- 2.2.10 The Oxfordshire Infrastructure Strategy (OXIS) is a project commissioned by the Growth Board, with the purpose of establishing priorities for investment in strategic infrastructure, to support employment and housing growth in Oxfordshire. The Stage 1 Report, which examined a comprehensive range of infrastructure topics, was published in April 2017. Stage 2 of the project was undertaken between January and September 2017. The Stage 2 Report was published in November 2017 and will be reviewed alongside the production of the Oxfordshire Plan 2050 - see below.

Housing and Growth Deal

- 2.2.11 In 2018, the Growth Board signed the Oxfordshire Housing and Growth Deal with Government, which has secured £215 million of investment over the next five years towards affordable housing (£60 million) and infrastructure improvements (£150 million).

The infrastructure fund will help to unlock delivery of housing sites over the next five years, with decisions on priorities being made by the Growth Board. A Delivery Plan was published in March 2018.

Oxfordshire Plan 2050

- 2.2.12 As part of the Growth Deal, the Oxfordshire local authorities have committed to prepare the Oxfordshire Plan 2050, a Joint Statutory Spatial Plan (JSSP). The JSSP will set out strategic proposals for growth across Oxfordshire, following the adopted and emerging Local Plans and informing future Local Plan reviews.
- 2.2.13 The current timetable envisages the respective local authorities approving a Submission Draft JSSP for consultation and submission to the Secretary of State in September 2019, with adoption (subject to examination) in March 2021. As the JSSP progresses, OXIS will be reviewed and updated, to ensure priorities for infrastructure investment reflect the location and quantum of growth proposed.

Oxfordshire Local Transport Plan

- 2.2.14 Connecting Oxfordshire; Local Transport Plan 2015-2031 (LTP4) was updated in 2016. It sets out Oxfordshire County Council's policy and strategy for developing the transport system in Oxfordshire up to 2031.
- 2.2.15 Oxfordshire County Council (OCC) published a number of corridor strategies with LTP4, including the A40 Route Strategy. It described OCC's long-term plans for the A40, including increased road capacity combined with improved public transport services. OCC committed to investigate a package of measures including: a dual-carriageway from Witney to a proposed park and ride at Eynsham; bus lanes in both directions along the A40 from the proposed park and ride to the Duke's Cut canal bridge; and provision of high-quality cycleways along the length of the route.
- 2.2.16 Since then OCC has continued to develop its proposals and recently completed consultation on the detailed design of the proposed A40 Eynsham park and ride with bus lanes scheme. OCC is also undertaking work to identify other necessary transport improvements to support the Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG) and the West Eynsham Strategic Development Area (SDA).

West Oxfordshire

West Oxfordshire Local Plan 2031

- 2.2.17 The West Oxfordshire Local Plan 2031 was adopted in September 2018. It sets out a vision of the District in 2031 and provides an overarching framework to guide and deliver that vision. The Local Plan includes a series of core objectives, which are arranged under the following headings.
- Strong market towns and villages.
 - Meeting the specific housing needs of our communities.
 - Sustainable economic growth.
 - Sustainable communities with access to services and facilities.
 - Protecting and enhancing our environment and reducing the impact from climate change.

- 2.2.18 The implications of these core objectives, in terms of infrastructure planning, are considered in more detail in Section 3.0 Methodology.

Eynsham-Woodstock Sub-Area

- 2.2.19 The Local Plan sets out the local strategy for each of the District's five Sub-Areas. Eynsham-Woodstock is the third largest Sub-Area. It covers around 14,000 hectares and has a population of around 21,000. The three main settlements are Eynsham, Long Hanborough and Woodstock.
- 2.2.20 Eynsham is located just south of the A40, midway between Oxford and Witney and just beyond the western edge of the Oxford Green Belt. Eynsham is the fourth largest settlement in the District, with a population of around 5,000. It is an important local service centre, offering a wide range of facilities and employment. It has a particularly important role to play in the Local Plan strategy, due to its size and proximity to and connections to Oxford City. The Local Plan allocates a Strategic Location for Growth and a Strategic Development Area to the north and west of Eynsham respectively.
- 2.2.21 Long Hanborough developed as a linear village along what is now the A4095 and has a population of approximately 2,400. It has a small number of shops and a reasonable range of other services and facilities. Given existing commitments, together with the limited role of the settlement and its landscape setting, the Local Plan envisages only modest levels of further development.
- 2.2.22 The other larger settlements with the Sub-Area, which also fall within the IDP Study Area, are Freeland and Standlake. Freeland, which has lost some of its facilities in recent years, retains a primary school, two places of worship, a pub and playing fields. The parish population is just over 1,500. Standlake, to the south, has a population of approximately 1,300 and a range of local services and facilities, particularly recreational facilities.
- 2.2.23 The Local Plan includes a summary of the key issues for the Eynsham-Woodstock Sub-Area. They include the following issues, which have significant implications for infrastructure planning.
- There is severe traffic congestion on the A40 between Eynsham and Oxford at peak times and on other key routes including the A4095 and A44.
 - There is potential to develop Hanborough Station as a stronger transport interchange, with additional parking and improved access from the south.
 - There are also some good bus services available although less so in the southern part of the Sub-Area where access to key bus routes is less proximate and convenient.
 - There is an identified requirement for additional leisure provision in this area.
 - Availability of adequate school capacity to accommodate future development is an issue in some locations.
- 2.2.24 In accordance with the Local Plan overall strategy, additional housing development within the Eynsham-Woodstock Sub-Area will be delivered primarily at Eynsham, Woodstock, the Oxfordshire Cotswolds Garden Village and Long Hanborough, as designated rural service centres. Any additional development will be directed towards the larger villages.

Oxfordshire Cotswolds Garden Village

- 2.2.25 Local Plan Policy EW1 allocates land to the north of the A40, near Eynsham, for the Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG). A plan of the

SLG is included at Appendix 1. The SLG will accommodate a free-standing exemplar Garden Village of about 2,200 homes, with about 40 hectares of business land in the form of a 'campus-style' science park. The allocation also includes a new park and ride site (1,000 spaces), to be provided with associated bus priority measures on the A40. The comprehensive development of the SLG will be led by an Area Action Plan (see paragraph 2.2.33).

- 2.2.26 The SLG is of primary importance in terms of plan-making within the Study Area. The implications of Local Plan Policy EW1, in terms of infrastructure planning, are considered in more detail in Section 4.0 Development Strategy.

West Eynsham Strategic Development Area

- 2.2.27 Local Plan Policy EW2 allocates land to the west of Eynsham for the West Eynsham Strategic Development Area (SDA). A plan of the SDA is included at Appendix 2. The SDA will accommodate a sustainable integrated community of about 1,000 homes, that forms a positive addition to Eynsham. As with the SLG, the allocation also includes supporting infrastructure and facilities. The comprehensive development of the SDA will be led by a Supplementary Planning Document (see paragraph 2.3.34).
- 2.2.28 Two planning permissions have already been granted, for developments comprising 160 and 77 homes respectively, within the SDA. Further development of about 763 homes is anticipated within the SDA, in accordance with Policy EW2.
- 2.2.29 The SPD is also fundamental in terms of plan-making within the Study Area. The implications of Local Plan Policy EW2, in terms of infrastructure planning, are considered in more detail in Section 4.0 Development Strategy.

Revised Draft CIL Charging Schedule (January 2017)

- 2.2.30 There was some discussion of CIL as part of the Local Plan examination hearing sessions held in November 2015. WODC's original draft charging schedule was subsequently revised to take account of previous consultation responses, the CIL examiner's initial findings, updated evidence and national policy. The revised draft charging schedule, which has not yet been submitted for independent examination, was the subject of a six-week period of public consultation from the 27th of January 2017 until the 10th March 2017. A number of other supporting documents, including Infrastructure Funding Gap Analysis (January 2017), were also made available as part of that consultation. The District Council's aim is to progress a CIL charging schedule to submission during 2019.

West Oxfordshire Infrastructure Delivery Plan (IDP)

- 2.2.31 The West Oxfordshire IDP (November 2016 update) was prepared in support of the submission draft West Oxfordshire Local Plan. It identifies the infrastructure needed to support future growth in the District up to 2031.
- 2.2.32 The updated IDP took account of proposed Main Modifications to the Local Plan, which were published in November 2016, including the allocation of two strategic sites at Eynsham. It supersedes the previous draft IDP which was published in July 2015.

Oxfordshire Cotswold Garden Village Area Action Plan

- 2.2.33 WODC is preparing an Area Action Plan (AAP) for the Oxfordshire Cotswold Garden Village SLG. Once adopted the AAP will sit alongside the Local Plan and help to guide the future development of the site, including the determination of future planning applications.

An Issues Paper for the AAP was published for public consultation in June 2018. WODC has since reviewed responses to the Issues Paper and commissioned a range of supporting technical evidence with a view to further public consultation later this year.

West Eynsham Strategic Development Area Supplementary Planning Document

- 2.3.34 WODC is preparing a Supplementary Planning Document (SPD) in the form of a 'Development Framework' for the West Eynsham SDA. Once adopted the SPD will be a material consideration in the determination of any future planning applications for the site. An Issues Paper for the SPD was published for public consultation in July 2018. WODC has since reviewed responses to the Issues Paper and commissioned a range of supporting technical evidence with a view to further public consultation later this year.

Draft Eynsham Neighbourhood Plan

- 2.2.35 The Eynsham Neighbourhood Plan area, which is coterminous with the Eynsham Parish administrative boundary, was approved by WODC on the 2nd of December 2014. Eynsham Futures Steering Group (EFSG) has since produced the draft Eynsham Neighbourhood Plan 2031 on behalf of Eynsham Parish Council (EPC).
- 2.2.36 The draft Neighbourhood Plan was submitted for independent examination in 2017. In May 2018 the Independent Examiner recommended that the submitted version of the Plan should not proceed to referendum. The Parish Council subsequently reviewed and refined the Plan. Further consultation was undertaken in October and November 2018.
- 2.2.37 In December 2018 the Parish Council resolved to resubmit the draft Neighbourhood Plan to WODC. The revised Plan was then subjected to a six-week public consultation exercise, which concluded in February 2019. It has now been submitted for independent examination.

3.0 Methodology

3.1 Best practice guidance

3.1.1 The Planning Advisory Service (PAS) published 'A steps approach to infrastructure planning and delivery' in June 2009. The seven steps of infrastructure planning described in the PAS guidance are set out in summary below.

Step 1: Vision/Policy Context.

Step 2: Governance.

Step 3: Evidence Gathering.

Step 4: Use infrastructure standards to assess deficits and identify requirements.

Step 5: Prepare Infrastructure Delivery Plan.

Step 6: Validation and consultation.

Step 7: Implementation and monitoring

3.1.2 These steps offer one approach to partnership working to achieve local infrastructure planning. PAS explained how some of the steps can and should be carried out concurrently. Moreover, the process can be adapted where some of the work has already been undertaken. Evidence and the level of information gathered should be proportionate.

3.1.3 The methodology described below, including the proposed Stages of IDP work, draws on the PAS best practice guidance above, albeit modified to suit the particular circumstances of the Eynsham Area IDP.

3.2 Working in context

3.2.1 The final version of the Eynsham IDP is intended to form part of the evidence base for the plan-making hierarchy described in Section 2.0, as well as informing decision-making on subsequent planning applications.

3.2.2 The IDP Stages reflect the importance of working with WODC's development partners at the Oxfordshire Cotswolds Garden Village SLG and the West Eynsham SDA in particular, together with other key stakeholders, including Eynsham Parish Council. The Plan Period and the Study Area derive from the Local Plan. The assessment of infrastructure needs pays due regard to previous OXIS and WODC infrastructure planning work.

3.3 Summary of IDP stages

3.3.1 The IDP stages are set out in summary below.

Stage 1: Prepare Stage 1 Report IDP. Establish the context, scope and methodology for the IDP, together with an initial assessment of infrastructure needs based on previous work, identified standards and available evidence. Previous work includes WODC initial engagement with stakeholders in April and May 2018.

Stage 2: Engage with key stakeholders, including WODC's development partners, to test assumptions of need, confirm anticipated development trajectories,

and explore potential delivery solutions within the context of the emerging AAP and SPD in particular.

Stage 3: Prepare Draft IDP to support further public consultation on the Draft AAP and Draft SPD.

Stage 4: Review Draft IDP in light of consultation responses received by WODC. Produce Final IDP.

3.4 IDP period

3.4.1 The IDP seeks to identify the infrastructure needed to support planned growth within the Study Area up to 2031. Proposals for subsequent monitoring and review will be included in the Final IDP.

3.5 IDP Study Area

3.5.1 The Local Plan confirms that infrastructure capacity is an important issue within the Eynsham-Woodstock Sub-Area. It highlights transport, education and leisure as key areas for consideration. It explains how the West Oxfordshire IDP seeks to quantify the infrastructure improvements that will be needed to support the planned level and distribution of growth set out in the Local Plan.

3.5.2 WODC commissioned the Eynsham Area IDP primarily to support the Oxfordshire Cotswolds Garden Village AAP and West Eynsham SPD. The Study Area is the geographical extent of the IDP, which is illustrated on the plan at Appendix 3.

3.5.3 The extent of the Study Area reflects the priorities highlighted above, including education and leisure. Education and leisure facilities are provided at various scales and serve different nominal catchment areas. In terms of education, secondary school catchment areas represent an important threshold for local provision. Given the Local Plan and West Oxfordshire IDP context, it is important for the Eynsham Area IDP to consider the full extent of likely demands on secondary school provision. The Study Area therefore comprises the southern part of the Eynsham-Woodstock Sub-Area, which falls within the catchment area for Bartholomew School in Eynsham. In terms of leisure, formal sports facilities (indoor and outdoor) represent a key component of local provision. Although the catchment areas for sports facilities vary, some local authorities include driving time when describing accessibility standards; e.g. 15 minutes driving time for sports halls and pitches in rural areas.¹ While the Study Area has not been designed to reflect a particular catchment area for formal sports provision, it can be noted that its extremes are within 15 minutes driving time of Eynsham. It is therefore considered that the Study Area represents a reasonable starting point for examining some of the key infrastructure issues arising from proposed development in the southern part of the Eynsham-Woodstock Sub-Area, including the Garden Village and West Eynsham allocations.

3.5.4 In addition to Eynsham, the Study Area also includes Long Hanborough, Freeland and Standlake, as described in Section 2.0. The inclusion of Long Hanborough reflects the potential, highlighted in the Local Plan, to strengthen Hanborough Station's role as a transport interchange, with additional parking and improved access from the south.

3.5.5 While the Study Area provides a reasonable starting point for examining the infrastructure improvements that will be needed to support planned growth in the vicinity of Eynsham, it cannot and should not be viewed in isolation. Planned growth at Eynsham is not only a key

¹ Spatial Planning for Sport and Active Recreation (Sport England 2009).

part of the Local Plan strategy, but will also make a significant contribution to the wider, strategic planning initiatives described in Section 2.0. Moreover, some of the infrastructure interventions required to support growth in the Eynsham Area will have implications beyond the Study Area (e.g. transport infrastructure).

3.6 Definition of infrastructure

3.6.1 For the purposes of the IDP, infrastructure includes all of the categories and facilities within Table 1 below. This definition reflects Section 216(2) of the Planning Act 2008 (as amended), relevant national planning policy and guidance, and the West Oxfordshire IDP.

Table 1. Definition of infrastructure			
	Categories		Facilities and components
1.0	Community and culture	1.1	Culture and the arts
		1.2	Community meeting space
		1.3	Community development facilities
		1.4	Library facilities
		1.5	Indoor sports and leisure facilities
2.0	Education	2.1	Early years/nursery
		2.2	Primary school
		2.3	Secondary school
		2.4	Specialist Educational Needs and Disability
		2.5	Further education
		2.6	Adult Learning
3.0	Emergency services	3.1	Police
		3.2	Fire and Rescue Service
		3.3	Ambulance Service
4.0	Green infrastructure	4.1	Formal parks and gardens
		4.2	Amenity green space
		4.3	Natural and semi-natural green space
		4.4	Allotments and community gardens
		4.5	Outdoor sports
		4.6	Children's playing space
5.0	Health and Social Care	5.1	Primary care
		5.2	Secondary care
		5.3	Extra care
6.0	Transport and movement	6.1	Accesses to strategic sites
		6.2	Highway network improvements
		6.3	Public transport services
		6.4	Parking
		6.5	Recharging facilities for electric vehicles
		6.6	Community transport
		6.7	Walking and cycling
		6.8	Public rights of way
7.0	Energy	7.1	Electricity (supply and generation)
		7.2	Gas supply
8.0	Water	8.1	Water supply
		8.2	Flood risk management
		8.3	Waste water
9.0	Telecommunications	9.1	Telecommunications
10.0	Waste	10.1	Recycling initiatives (off-site)
		10.2	Recycling initiatives (on-site)

Distinctions and clarifications

Affordable, custom and self-build housing

- 3.6.2 With regard to infrastructure capacity within the Eynsham-Woodstock Sub-Area, the Local Plan highlights the need for more affordable housing and housing for older people.
- 3.6.3 The IDP does not address affordable housing, which is covered by Policy H3 of the Local Plan. Policy H3 makes it clear that in order to address identified affordable housing needs, the Council will require 'qualifying' market housing schemes to make an appropriate contribution towards the provision of affordable housing within the District.
- 3.6.4 The Local Plan also makes it clear that particular support will be given to proposals for specialist housing for older people, including extra care housing (i.e. a complex or cluster of individual homes with immediate access to a range of on-site care options, which can respond flexibly to increasing individual needs). The IDP does raise the issue of extra care provision, within the context of health and social care provision.
- 3.6.5 The IDP does not address custom and self-build housing, which is covered by Policy H5 of the Local Plan. Policy H5 makes it clear that in order to address the need for custom and self-build housing, the Council will require all housing developments of 100 or more dwellings to include 5% of the residential plots to be serviced and made available for this purpose.

Development infrastructure

- 3.6.6 The IDP does not address all aspects of infrastructure delivery. The IDP is primarily concerned with infrastructure and facilities that may need to be coordinated and funded as per the arrangements described in Section 7.0. The IDP does not generally address infrastructure that will be provided as part and parcel of development schemes. Examples of the latter would be internal circulation roads, or utilities diversions and new connections within new developments (although delivery of broadband is considered).
- 3.6.7 In some cases a distinction is made between strategic and site-specific interventions. For example, the Strategic Flood Risk Assessment was undertaken by WODC to assess the impact that land use changes and development in the area will have on flood risk. However, the Local Plan also requires a site-specific Flood Risk Assessment to be undertaken by developers for all proposals of one hectare or more (e.g. the SLG and the SDA) and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas. The IDP does address flood risk management in the round. However, much of the infrastructure required to ensure that flood risk is not increased will be planned and delivered as development infrastructure. Wastewater is also considered, including the capacity of existing infrastructure.
- 3.6.8 The distinctions above reflect the fact that, as with plan-making, there is a hierarchy of infrastructure delivery planning. In addition to the Eynsham Area IDP, the Garden Village and West Eynsham proposals will be supported by site-specific infrastructure delivery plans, prepared on behalf of the respective applicants. These will provide further details on how impacts arising from the developments are to be mitigated. They will be considered by WODC and OCC as part of the development management process, but within the context of the wider hierarchy of infrastructure delivery planning.

Places of worship

- 3.6.9 The NPPF makes it clear that in order to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments (NPPF, par 92). While the IDP addresses the need for community meeting space, within the context of community development, it does not specifically address places of worship. However, it is recommended that subsequent consultation exercises include engagement with faith groups on the specific issue of availability of meeting space.

Burial facilities

- 3.6.10 This draft of the IDP does not address the issue of burial facilities. However, it is recommended that subsequent consultation exercises include engagement with OCC and Oxford City Council's Cemeteries Service. The submission draft Eynsham Neighbourhood Plan highlights a lack of burial space as a key local issue.

3.7 Assessment of infrastructure requirements

- 3.7.1 In each case, the assessment of infrastructure requirements in Section 5.0 includes a summary review of existing conditions. This involves an assessment of what is already being provided and whether it meets current and future needs. WODC undertook initial consultation with key stakeholders in April and May 2018. Where responses received from stakeholders have helped to inform the review of existing conditions, this is indicated in Section 5.0. Wherever possible, infrastructure standards are applied to identify any existing local deficits and requirements for proposed development.
- 3.7.2 The question of deficits is important in understanding whether existing provision includes any capacity that might meet some of the needs arising from proposed development. Where only limited or no existing capacity exists, the provision of new infrastructure may be required to make proposed developments acceptable. However, it is important to note that proposed developments should not be liable for rectifying existing deficits in provision. Section 7.0 considers potential funding arrangements for the provision of new infrastructure. One potential source of funding is developer contributions, secured by planning obligations. The NPPF makes it clear that planning obligations must only be sought where they meet all of the following tests:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 3.7.3 The vision for the Garden Village and West Eynsham sites is also highly relevant to any consideration of infrastructure requirements. The development strategy for the Study Area is outlined in Section 4.0, including the emerging vision.

4.0 Development Strategy

4.1 Baseline population within the Study Area

- 4.1.1 As described in Section 2.0, Eynsham is the fourth largest settlement in the District, with a population of around 5,000. It is an important local service centre, offering a wide range of facilities and employment. In addition to Eynsham, the Study Area also includes Long Hanborough, Freeland, Standlake, Cassington, Stanton Harcourt, Church Hanborough and Northmoor. As of mid-2017 the population of the Study Area was estimated to be 12,831.²

4.2 Anticipated housing delivery over the Local Plan period

- 4.2.1 The Local Plan sets out anticipated housing delivery within the Eynsham-Woodstock Sub-Area over the plan period (see Local Plan, Table 9.5b, page 222). WODC has provided the updated housing requirement as of the 1st of April 2018. That information has been disaggregated to clarify the position in relation to the Study Area. Table 2 provides a summary of the numbers outlined below.

Homes already completed 2011-2018

- 4.2.2 Some 380 homes were completed within the Study Area between 2011-2018. The implications for infrastructure provision are considered below.

Existing commitments

- 4.2.3 WODC defines existing small commitments as schemes of less than 10 dwellings, which already have planning permission. Within this category, there are some 70 dwellings with planning permission within the Study Area.
- 4.2.4 WODC defines existing large commitments as schemes of 10 or more dwellings, which already have planning permission. Within this category, there are some 705 dwellings with planning permission within the Study Area. Again, the implications for infrastructure provision are considered below.
- 4.2.5 The existing large commitments include a scheme for 77 dwellings at Eynsham Nursery and Plant Centre, and a scheme for 160 dwellings west of Thornbury Road Eynsham. Both of these schemes are counted within the West Eynsham Strategic Development Area (SDA).

Local Plan allocations

- 4.2.6 The Local Plan envisages a further 3,212 dwellings within the Study Area (i.e. over and above completions and existing commitments). This includes about 2,200 at the SLG and about 763 (the balance of 1,000) at the SDA. The SLG and SDA allocations alone account for some 73.3% of anticipated housing delivery within the Study Area over the Local Plan period. Both allocations are considered in more detail below.

² Office for National Statistics (ONS) Population estimates for England and Wales: mid-2017.

Windfalls

- 4.2.7 WODC anticipates a further 174 dwellings from windfall schemes within the Study Area over the remainder of the Local Plan period (i.e. some 65% of the anticipated windfalls for the Eynsham-Woodstock sub-Area).

Table 2. Anticipated housing delivery in the Study Area as of the 1st of April 2018	
Homes already completed 2011-2018	
Completions	380
Existing large commitments (defined by WODC as 10 or more dwellings)	
Eynsham Nursery and Plant Centre	77
West of Thornbury Road, Eynsham	160
Land adjacent to Newland Street, Eynsham	13
Land between Wychwood House and Malvern Villas, Witney Road, Freeland	41
Church Road, Long Hanborough	50
Land south of the A4095 to the west of Long Hanborough	169
South of Hanborough Station	120
Park Farm, Standlake Road, Northmoor	15
Manor Farm, Eynsham Road, Cassington	10
Former Stanton Harcourt Airfield, Main Road Stanton Harcourt	50
Existing small commitments (defined by WODC as less than 10 dwellings)	
Small commitments	70
Local Plan allocations	
EW1 Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG)	2,200
EW2 West Eynsham Strategic Development Area (SDA) (NB. less commitments above)	763
EW6 Myrtle Farm, Long Hanborough	50
EW7 Oliver's Garage, Long Hanborough	25
EW8 Former Stanton Harcourt Airfield, Main Road, Stanton Harcourt (NB. counted above).	-
Anticipated windfall (2018 - 2031)	
Windfalls	174
Total anticipated housing delivery	4,367

4.3 Strategic allocations

- 4.3.1 As described in Section 2.0, Local Plan Policy EW1 allocates land to the north of the A40, near Eynsham, for a free-standing exemplar Garden Village of about 2,200 homes, with about 40 hectares of business land in the form of a 'campus-style' science park. Local Plan Policy EW2 allocates land to the west of Eynsham for a sustainable integrated community of about 1,000 homes, that forms a positive addition to Eynsham. Both allocations include supporting infrastructure and facilities.

Oxfordshire Cotswolds Garden Village

Infrastructure requirements described in Policy EW1

- 4.3.2 Policy EW1 envisages the following infrastructure being provided to support the Garden Village SLG (NB. see Policy EW1 for the full list of requirements).
- A new park and ride site (1,000 spaces) with associated bus priority lane along the A40.
 - A40 improvements and access arrangements for the West Eynsham SDA.

- Appropriate contributions towards LTP4 transport schemes, such as the A40 Strategy.
- Other essential transport infrastructure, to be defined through the AAP process.
- Appropriate public transport infrastructure (and services).
- Comprehensive network of routes for pedestrians and cyclists, providing good connectivity to (among other locations) Hanborough Station, the park and ride facility, and Eynsham.
- Enhancements to Hanborough Station as a transport interchange.
- Up to two new primary schools (2 form entry, including nursery) on-site, within 2.22ha sites.
- Financial contributions towards secondary school capacity (see also AAP Issues Paper proposals below).
- Structural landscaping to mitigate the potential impact of the development and associated infrastructure.
- Green infrastructure network, in accordance with WODC's Green Infrastructure Plan (to be prepared).
- Biodiversity enhancements, including arrangements for future maintenance.
- Flood risk mitigation measures, including SuDS.
- Upgrades to mains sewerage network, as required.

4.3.3 The explanatory text to Policy EW1 elaborates on WODC's proposals for the Garden Village. It also includes the following additional objectives, in terms of infrastructure provision.

- Reflect the location of the site within the Wychwood Project area through landscape design and the creation of new woodlands.
- Ensure that necessary supporting infrastructure is delivered early in the implementation period and supports place-making.

Infrastructure issues raised in the emerging AAP

4.3.4 The Issues Paper for the AAP (June 2018) built on Policy EW1 and its explanatory text. It also sought views on the following proposals, which stemmed from Policy EW1 and its explanatory text, but also reflected further work on the Garden Village concept.

- Ensuring good links across the A40 (e.g. an iconic feature bridge as suggested in the Council's Garden Village expression of interest).
- Provision for a car club within the Garden Village (which may require supporting infrastructure).
- Making uses of emerging technologies (e.g. electric vehicle charging points).
- Exploring the feasibility of decentralized energy generation (i.e. building on Policy EW1).
- Provision of a neighbourhood centre to meet the day-to-day needs of the new community.
- Potential for a new secondary school facility (potentially a sixth form facility) to increase capacity at Bartholomew School.
- Ensure there is enough capacity available in terms of primary healthcare provision.

- Potential to deliver or contribute towards a range of other supporting community facilities; e.g. community space, libraries, cultural, arts, etc.
- Facilities to support long-term community development initiatives (e.g. establishment of a Community Management Trust, or similar body).

Infrastructure issues raised in the draft Eynsham Neighbourhood Plan

- 4.3.5 Policy ENP17 of the draft Neighbourhood Plan relates specifically to new settlements. In terms of infrastructure provision, Policy ENP17 and the Neighbourhood Plan in its entirety reiterates many of the issues raised above. In particular, Policies ENP3, ENP3a, ENP3b, ENP4 and ENP4a address the provision of community facilities, health care, infrastructure and utilities, green infrastructure and biodiversity respectively. This includes meeting needs arising from new developments. Policies ENP6 and ENP7 address education and sustainable transport respectively. Policy ENP8 addresses the integration of new developments, through the provision of routes to services for pedestrians, cyclists and people with mobility difficulties. Policy ENP9 addresses the need to provide adequate parking facilities within new developments, with a view to avoiding adverse impacts on existing parking facilities within Eynsham.
- 4.3.6 In addition to reiterating issues raised by the Local Plan and emerging AAP, the draft Neighbourhood Plan also raises and/or places emphasis on the following issues, in relation to infrastructure provision, which are relevant to the SLG and the SDA.
- Neither the Garden Village nor Eynsham should be dependent on the other for facilities. Any shared facilities should bring mutual benefit, without harm to either.
 - Congestion on the A40 and Toll Bridge.
 - Consideration to be given to potential realignment of the A40.
 - In terms of links across the A40, a preference is expressed for underpass solutions rather than at grade or bridge crossings.
 - Structural landscape buffer to be provided between the new and existing villages, reinforcing the separate identity of the two settlements and reducing the impact of the A40.
 - A new village burial ground is urgently needed.

West Eynsham Strategic Development Area

Infrastructure requirements described in Policy EW2

- 4.3.7 Policy EW2 envisages the following infrastructure being provided to support the West Eynsham SDA (NB. see Policy EW2 for the full list of requirements).
- Provision of a new spine road as an integral part of the development, linking the existing road network on the western side of the village.
 - Provision of a new on-site primary school (1.5 form entry), with a 2.22ha site to facilitate future expansion.
 - Appropriate contributions towards LTP4 transport schemes, such as the A40 Strategy.
 - Other supporting transport infrastructure, as appropriate.
 - Appropriate public transport infrastructure (and services).

- Comprehensive network of routes for pedestrians and cyclists, providing good connectivity to (among other locations) Hanborough Station, the park and ride facility, and Eynsham.
- Enhancements to Hanborough Station as a transport interchange.
- Structural landscaping to mitigate the potential impact of the development and associated infrastructure.
- Green infrastructure network, in accordance with WODC's Green Infrastructure Plan (to be prepared).
- Biodiversity enhancements, including arrangements for future maintenance.
- Flood risk mitigation measures, including SuDS. Important consideration as the Chil Brook crosses the site.
- Upgrades to mains sewerage network, as required.

4.3.8 The explanatory text to Policy EW2 elaborates on WODC's proposals for the SDA. With regard to community infrastructure, it also includes the following observation.

- Site is well related to existing facilities, including Bartholomew School, Eynsham Village Hall and Eynsham Medical Centre.

Infrastructure issues raised in the draft Eynsham Neighbourhood Plan

4.3.9 Again, the draft Eynsham Neighbourhood Plan reiterates many of the issues raised above. In terms of infrastructure provision at the SDA, it also raises and/or places emphasis on the following issues.

- Vehicular access through the village to the new development should be limited (in contrast to the position on links for pedestrians and cyclists).
- Structural landscaping to retain the rural setting of the village, particularly as viewed from public rights of way and significant distant landscape features such as Wytham Hill.
- Development should contribute to the wider community, as appropriate, by providing or enabling new facilities, which are currently lacking in the village.

4.4 Completed development and existing commitments

4.4.1 WODC has confirmed that some 380 dwellings were completed within the Study Area between 2011 and April 2018. In addition, existing commitments within the Study Area amount to another 775 dwellings. These figures represent 8.7% and 17.7% respectively of the anticipated housing delivery for the Study Area up to 2031. A further 3,212 dwellings (i.e. allocations and windfalls) are anticipated for the Study Area, which represents some 73.6% of the total figure for the Local Plan period.

4.4.2 Proposals for the completed dwellings were assessed through the development management process, including their likely impacts on infrastructure. This is also the case for existing commitments. Some of the larger commitments in particular required the provision of new infrastructure; e.g. school expansions, enhanced sports facilities, etc.

4.4.3 The contributions that the large existing commitments have made to the provision of necessary infrastructure within the Study Area are considered below. In each case this review focuses on the categories identified in the definition of infrastructure in Section 3.0.

Existing large commitments at the West Eynsham SDA

- 4.4.4 There are two existing large commitments within the West Eynsham SDA.
- 4.4.5 On the 25th of August 2015 WODC granted outline planning permission for residential development of up to 160 dwellings on land west of Thornbury Road Eynsham (WODC reference 15/03148/OUT). The site (some 6.94 hectares) is situated adjacent the western edge of the existing settlement, within the eastern boundary of the SDA. A summary of the associated planning obligations is set out in Table 3 below.

Table 3. Infrastructure for 160 dwellings west of Thornbury Road, Eynsham			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Provision of public art	-	£16,800
1.2	Improvements to Eynsham Library	-	£39,330
2.0	Education		
2.1	Expansion of Eynsham Primary School	-	£242,648
2.2	Expansion of Bartholomew School from 7 to 8 form entry	-	£694,844
3.0	Green Infrastructure		
3.1	Park	0.43 ha on-site	-
3.2	Amenity green space	1.41 ha on-site	-
3.3	Children's Playing Space	0.03 ha on-site	-
3.4	Management Company to maintain on-site green infrastructure	Yes	-
3.5	Improvements to existing playing fields at Oxford Road, Eynsham	-	£184,960
3.6	Improvements to existing playing space at Witney Road, Eynsham	-	£130,880
4.0	Transport and movement		
4.1	Vehicular access to site	Yes	-
4.2	Pedestrian and cyclist connections	Yes	-
4.3	Bus priority measures	-	£357,424
4.4	Speed limit contribution (vicinity of Bartholomew School)	-	£40,000
4.5	Travel Plan	Yes	
4.6	Travel Plan monitoring fee	-	£1,240

- 4.4.6 On the 23rd of June 2016 full planning permission was granted on appeal for 77 dwellings on land at Eynsham Nursery and Garden Centre (WODC reference 15/00761/FUL; Appeal reference APP/D3125/W/15/3136815). The site (some 2.6 hectares) is situated immediately to the south of the A40, within the northern boundary of the SDA. A summary of the associated planning obligations is set out in Table 4 below.

Table 4. Infrastructure for 77 dwellings at Eynsham Nursery and Garden Centre			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Improvements to Eynsham Library	-	£19,333
2.0	Education		
2.1	Expansion of Eynsham Primary School	-	£133,704
2.2	Expansion of Bartholomew School	-	£435,434
3.0	Green Infrastructure		
3.1	Park	0.27 ha on-site	-
3.2	Management Company to maintain on-site green infrastructure	Yes	-
3.3	Improvements to existing playing space at Witney Road, Eynsham	-	£75,000
3.4	Provision of a new cemetery for Eynsham	-	£110,000
4.0	Transport and movement		
4.1	Vehicular access	Yes	-
4.2	Pedestrian and cyclist connections	Yes	-
4.3	Bus priority measures	-	£51,012
4.4	Real time information for local bus services	-	£17,500
4.5	Traffic calming measures in Eynsham	-	£65,000
4.6	Travel Plan	Yes	
4.7	Travel Plan monitoring fee	-	£1,240

Existing large commitments at Long Hanborough

- 4.4.7 There are three existing large commitments at Long Hanborough.
- 4.4.8 On the 28th of July 2014 WODC granted outline planning permission for residential development of up to 50 dwellings on land east of Church Road, Long Hanborough (WODC reference 14/1102/P/OP). The site (some 4.85 hectares) is situated adjacent the southern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 5 below.

Table 5. Infrastructure for 50 dwellings at Church Road, Long Hanborough			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Provision of Public Art	-	£6,720
1.2	Improvements to North Leigh Library	-	£14,465
2.0	Education		
2.1	Expansion of Hanborough Manor Primary School	-	£194,346
2.2	Free site (1.8 ha) option, to enable expansion of Primary School	On-site	-
2.3	New playgroup (78 sq m) to facilitate expansion of Primary School	On-site	-
2.4	Expansion of Bartholomew School up to 7 form entry	-	£222,951
3.0	Emergency services		
3.1	Police - equipment and ANPR (number plate recognition)	-	£11,350
4.0	Green Infrastructure		
4.1	Open space	0.3 ha on-site	-
4.2	Management Company to maintain on-site green infrastructure	Yes	-
4.3	Improvements to Long Hanborough Playing Fields	-	£96,392
5.0	Health and Social Care		
5.1	Improvements to local primary health care services	-	£25,000
6.0	Transport and movement		
6.1	Vehicular access	Yes	-
6.2	Pedestrian and cyclist connections	Yes	-
6.3	Improvements to local bus services	-	£50,000
6.4	Travel Plan	Yes	
6.5	Travel Plan monitoring fee	-	£1,240
7.0	Waste		
7.1	Waste management	-	£8,816.64

4.4.9 On the 4th of July 2016 outline planning permission was granted on appeal for up to 169 dwellings on land south of Witney Road Long Hanborough (WODC reference 14/1234/P/OP; Appeal reference APP/D3125/W/15/3129767). At the same time planning permission was granted on appeal for the creation of a playing field for Hanborough Manor Primary School (WODC reference 15/03341/FUL; Appeal reference APP/D3125/W/15/3139807). The site (some 7.9 hectares) is situated adjacent the western edge of the existing settlement. A summary of the associated planning obligations is set out in Table 6 below.

Table 6. Infrastructure for 169 dwellings south of Witney Road, Long Hanborough			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Improvements to North Leigh Library	-	£37,400
2.0	Education		
2.1	Expansion of Hanborough Manor Primary School	-	£625,428
2.2	Free site (1.16 ha) option, to enable expansion of Primary School	Separate site	-
2.3	Expansion of Bartholomew School	-	£721,235
4.0	Green Infrastructure		
4.1	Open space	2.4 ha on-site	-
4.2	Management Company to maintain on-site green infrastructure	Yes	-
4.3	Children's playing space (LEAP)	Yes	-
4.4	Maintenance of LEAP (if adopted by Parish Council)	-	£71,916
4.5	Improvements to Long Hanborough Playing Fields	-	£187,590
5.0	Health and Social Care		
5.1	New surgery (up to 740 sq m) - option for Eynsham Medical Group	Yes	-
6.0	Transport and movement		
6.1	Vehicular access	Yes	
6.2	Pedestrian and cyclist connections	Yes	
6.3	Improvements to local bus services	-	£169,000
6.4	New infrastructure for local bus services	-	£20,000
6.5	Travel Plan	Yes	
6.6	Travel Plan monitoring fee	-	£1,240

- 4.4.10 On the 13th of February 2017 outline planning permission was granted on appeal for up to 120 dwellings on land south of Hanborough Station (WODC reference 15/03797/OUT; Appeal reference APP/D3125/W/16/3148400). The site (some 5.18 hectares) is situated to the east of the existing settlement. A summary of the associated planning obligations is set out in Table 7 below.

Table 7. Infrastructure for 120 dwellings south of Hanborough Station			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Improvements to North Leigh Library	-	£6,000
2.0	Education		
2.1	Expansion of Hanborough Manor Primary School	-	£468,568
2.2	Expansion of Bartholomew School	-	£521,133
3.0	Green Infrastructure		
3.1	Open space	1.0 ha on-site	
3.2	Improvements to Long Hanborough Playing Fields	-	£133,200
3.3	Improvements to play and recreational facilities	-	£98,142
4.0	Health and Social Care		
4.1	Land safeguarded for Class D1 (e.g. surgery) up to 550 sq m	Yes	-
5.0	Transport and movement		
5.1	Vehicular access	Yes	
5.2	Pedestrian and cyclist connections	Yes	
5.3	Improvements to local bus services	-	£120,000
5.4	Land (1.14 ha) for additional parking at Hanborough Station	Adjacent site	-
5.5	Travel Plan	Yes	
5.6	Travel Plan monitoring fee	-	£2,480

Existing large commitment at Stanton Harcourt

- 4.4.11 On the 1st of April 2016 WODC granted outline planning permission for residential development of up to 50 dwellings and up to 450 square metres of office floor space on the former airfield at Stanton Harcourt (WODC reference 16/01054/OUT). The site (some 8.48 hectares) is situated towards the southern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 8 below.

Table 8. Infrastructure for 50 dwellings on the former airfield at Stanton Harcourt			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Provision of Public Art	-	£9,750
2.0	Education		
2.1	Expansion of Stanton Harcourt Primary School	-	£190,213
3.0	Green Infrastructure		
3.1	Natural green space	3.08 ha on-site	-
3.2	Amenity green space	2.48 ha on-site	-
3.3	Children's playing space (LEAP)	0.04 ha on-site	-
3.4	Management Company to maintain on-site green infrastructure	Yes	
3.5	Maintenance of LEAP (if adopted by Parish Council)	-	£71,916
3.6	Improvements to playing spaces in the area	Partly	£40,900
3.7	Improvements to sport and recreation in the area	-	£54,400
4.0	Transport and movement		
4.1	Vehicular access	Yes	
4.2	Pedestrian and cyclist connections	Yes	
4.3	Travel Plan	Yes	-
4.4	Travel Plan monitoring fee	-	£1,240

Existing large commitment at Freeland

- 4.4.12 On the 22nd of April 2016 WODC granted outline planning permission for residential development of up to 41 dwellings on land south of Witney Road, Freeland (WODC reference 16/01353/OUT). The site (some 2.9 hectares) is situated at the northern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 9 below.

Table 9. Infrastructure for 41 dwellings on land south of Witney Road, Freeland			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Community and culture		
1.1	Provision of Public Art	-	£4,410
2.0	Education		
2.1	Expansion of Hanborough Manor Primary School	-	£171,922
3.0	Green Infrastructure		
3.1	Open space	1.0 ha on-site	-
3.2	Improvements to playing spaces in the area	Partly	£33,538
3.3	Improvements to sport and recreation in the area	-	£44,608
4.0	Transport and movement		
4.1	Vehicular access	Yes	
4.2	Pedestrian and cyclist connections	Yes	
4.3	Improvements to local bus services	-	£1,000
4.4	Improvements to local bus stops	-	£9,000

Existing large commitment at Northmoor

- 4.4.13 On the 30th of January 2015 WODC granted full planning permission for 15 dwellings on land at Park Farm, Northmoor (WODC reference 15/00320/FUL). The site (some 1.8 hectares) is situated at the western edge of the existing settlement. A summary of the associated planning obligations is set out in Table 10 below.

Table 10. Infrastructure for 15 dwellings on land at Park Farm, Northmoor			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Green Infrastructure		
1.1	Improvements to playing spaces in the area	-	£24,200
1.2	Improvements to sports and recreation facilities in the area	-	£4,200

Existing large commitment at Newland Street, Eynsham

- 4.4.14 On the 6th of July 2016 full planning permission was granted on appeal for 13 dwellings on land adjacent to Newland Street, Eynsham (WODC reference 15/01184/FUL; Appeal reference APP/D3125/W/16/3143881). The site (some 0.4 hectares) is situated near the eastern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 11 below. It is worth noting that a financial contribution was also sought towards local facilities (e.g. sports, recreational and play facilities, and street furniture). In the absence of an assessment of existing provision, the Inspector concluded that it had not been demonstrated that the contribution was necessary to make the development acceptable in planning terms.

Table 11. Infrastructure for 13 dwellings on land adjacent to Newland Street, Eynsham			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Education		
1.1	Expansion of Eynsham Primary School	-	£22,581

Existing large commitment at Cassington

- 4.4.15 On the 28th of February 2017 WODC granted full planning permission for 10 dwellings on land at Manor Farm, Eynsham Road, Cassington (WODC reference 17/00609/FUL). The site (some 0.4 hectares) is situated on the south-western edge of the existing settlement. A summary of the associated planning obligations is set out in Table 12 below.

Table 12. Infrastructure for 10 dwellings on land at Manor Farm, Cassington			
	Obligations by infrastructure category	Delivery solution	
		Part of scheme	Financial contribution
1.0	Green infrastructure		
1.1	Improvements to sports and recreation facilities in the area	-	£11,560
1.2	Improvements to playing spaces in the area	-	£8,180

Summary

- 4.4.16 There are a number of conclusions that can be drawn from the provision of infrastructure to support the existing large commitments described above. The importance of Bartholomew School to secondary education provision within the Study Area is obvious. This reflects the fact that the Study Area is essentially coterminous with the catchment area for Bartholomew School. Travel distance from Long Hanborough to Bartholomew School is 4.5 miles, which is considerably less than the 6.7 miles average length of trips to secondary school for rural areas in England.³ WODC and OCC have ensured that primary school and playing spaces needs are met closer to home. On a general note, the dispersal of smaller scale developments poses a number of challenges for the provision of infrastructure to support anticipated growth across the Study Area. While financial contributions can be secured for off-site infrastructure (providing need can be demonstrated) delivery solutions may be limited by various factors; e.g. disposition of existing facilities, limited scope for expansion, etc. These factors need careful consideration in determining the optimum delivery solutions to secure the emerging vision.

4.5 The emerging vision

- 4.5.1 The SLG and the SDA combined account for some 73.3% of the anticipated housing delivery within the Study Area over the Local Plan period. The Local Plan established the development strategy and some key aspects of the vision for these sites. WODC is now refining the vision in consultation with the community through the AAP and SPD production processes. Both documents will also be mindful of the draft Eynsham Neighbourhood Plan. Although the visioning work will continue following public consultation on the Draft AAP and Draft SPD, some fundamental tenets are already established.
- 4.5.2 The Local Plan envisages the creation of a free-standing Garden Village at the SLG, consistent with the Town and County Planning Association's (TCPA) Garden City Principles

³ National Travel Survey 2014: Travel to school (Department for Transport 2014).

(as reiterated in the Local Plan). In recognition of the Local Plan, the draft Neighbourhood Plan envisages Eynsham and the Garden Village as discrete settlements, largely independent of each other. Both plans advocate good connectivity, particularly for pedestrian and cyclists. The concept is predicated on the development of a symbiotic relationship between Eynsham and the Garden Village. This suggests that the two settlements should eventually provide a mutually beneficial range of infrastructure and facilities.

- 4.5.3 The Local Plan envisages the creation of a sustainable, integrated community at the SDA, which forms a positive addition to Eynsham. The draft Neighbourhood Plan also envisages the SDA as a development of significant scale on the edge of the village. There is a recognition that a new development of this scale will benefit from the village's existing infrastructure, but will also require significant new supporting infrastructure.
- 4.5.4 The Study Area already has a polycentric settlement pattern. Eynsham and Long Hanborough, both Rural Service Centres, are at the top of the Study Area's settlement hierarchy. Eynsham, with its population of around 5,000 (as estimated in the Local Plan) already meets all but four of the Positive Indicators in WODC's Sustainability Matrix.⁴ Over the Local Plan period the development strategy should see the existing polycentric settlement pattern within the Study Area reinforced. The current SLG and SDA allocations have the potential, when completed, to increase the population in the immediate vicinity of Eynsham by around 7,900.⁵ The Study Area would then have a dual-centric core, with a combined population in excess of 12,900 (i.e. allowing for natural change). For scale comparison, this would make the dual-centric core akin to a small town.⁶
- 4.5.5 The envisaged 40 hectare science park gives the proposed dual-centric core strategic significance in the context of the Oxford-Cambridge Arc initiative highlighted in Section 2.0. The provision of appropriate transport infrastructure would be of critical importance in any case, but the science park component certainly confirms this.
- 4.5.6 The Garden Village concept as a whole is highly significant in terms of planning for infrastructure provision within the Study Area. While the Government has not to date imposed a particular set of development principles for garden communities, it does expect proposals to demonstrate how they will meet and embed the following key qualities.⁷
- a) Clear identity - a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.
 - b) Sustainable scale - built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day-to-day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.
 - c) Well-designed places - with vibrant mixed-use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.
 - d) Great homes - offer a wide range of high-quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.
 - e) Strong local vision and engagement - designed and executed with the engagement and involvement of the existing local community, and future residents and

⁴ West Oxfordshire Local Development Framework Settlement Sustainability Report (November 2016).

⁵ Based on OCC Pop Cal 10 forecasts.

⁶ Based on City and Towns Classification of Constituencies and Local Authorities - House of commons Library (June 2018).

⁷ Garden Communities - Ministry of Housing, Communities and Local Government (August 2018).

businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.

- f) Transport - integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.
- g) Healthy places - designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health and wellbeing priorities and strategies.
- h) Green space - generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.
- i) Legacy and stewardship arrangements - should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.
- j) Future proofed - designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change, including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.

4.5.7 The potential vision for the Garden Village, as outlined in the AAP Issues Paper (June 2018), highlights similar objectives. Whatever form the vision for the Garden Village eventually takes, meeting the Government's expectations above will require an approach to infrastructure provision that reflects the needs of the Study Area as a whole.

5.0 Infrastructure assessment by category

5.1 Community and culture

Culture and the arts

Overview

- 5.1.1 The West Oxfordshire IDP defines Community Art as a process of engaging artists' creative ideas in the public realm. It can take many forms, including sculpture and other public realm features or components. It can also include temporary events and activities. WODC seeks the provision of Community Art as part of major new developments. In the context of the Eynsham Area IDP Community Art is closely linked with other aspects of community development (see below).
- 5.1.2 Policy OS5 'Supporting infrastructure' and Policy EH4 'Public Realm and green infrastructure' provide WODC's policy basis for seeking contributions towards Community Art. The West Oxfordshire Design Guide (adopted April 2016) explains how WODC will require developers to support the provision of public art projects. In general terms, this will comprise either:
- the funding, management, development, implementation and maintenance of public art projects, which are part of developments located within Strategic Development Areas and major development sites; or
 - a financial contribution towards the provision of public art projects located outside Strategic Development Areas and major development sites and throughout the District.
- 5.1.3 Given the emerging vision described in Section 4.0, it may be appropriate to seek a long-term strategy for culture and the arts, which not only reflects the aspirations for garden communities, but also responds to OxLEP's ambitions for promoting creative and cultural activities.

Responsibility for delivery

- 5.1.4 Under normal circumstances WODC's Arts and Leisure Team and Planning Team will support developers in delivering Community Art, including:
- the appointment of external public art expertise (public art consultants/ curators) by developers to prepare public art plans for the areas and sites;
 - the submission and approval of public art plans as part of either outline or full planning applications for the areas and sites;
 - the appointment of artists by developers to develop and implement the public art projects identified within the public art plans for the areas and sites;
 - the Council's approval of the conceptual and material details of the public art projects identified within the public art plans; and
 - the agreement of planning obligations and planning conditions to secure the implementation and maintenance of the public art projects.
- 5.1.5 The AAP Issues Paper (June 2018) highlights the importance of establishing effective arrangements for the long-term management of community assets. This will also be an issue for the SDA. The Issues Paper explains the potential to establish some form of

community trust. Assuming this option is pursued, it may be appropriate for the trust to administer any developer contribution(s), together with other funding, and coordinate the delivery of any long-term strategy for culture and the arts.

Sector plans and strategies

- 5.1.6 OxLEP's Creative, Cultural, Heritage and Tourism Investment Plan (CCHTIP) (July 2016) is one of a series of investment plans, which sit under the Strategic Economic Plan (SEP) referred to in Section 2.0. One of the CCHTIP's key tenets relates to creative place-making, with a view to (among other things) the role of local cultural participation in giving places their unique identity.
- 5.1.7 The CCHTIP sets out the wider context, including a range of potential stakeholders (e.g. Oxfordshire Music Education Partnership) and related initiatives (e.g. Oxfordshire Arts Week), which could inform a long-term strategy for culture and the arts.
- 5.1.8 WODC has previously referred to the (now archived) 'Arts, museums and new development: A standard charge approach' (Museums, Libraries and Archives and Arts Council England 2010).

Existing conditions

- 5.1.9 Community groups within the Study Area are already making use of existing facilities. Eynsham Arts Group, which provides a forum for its members and coordinates exhibitions to display their artwork, holds its meetings at the Music Room and exhibits at the Bartholomew Room and the Swan Hotel. There are also regular art classes at Eynsham Pavilion and at Standlake Village Hall, for example. Freeland Art Club meets regularly at Freeland Hall. Existing community meeting spaces (considered below) provide spaces for a variety of cultural and artistic activities.

Standards

- 5.1.10 In terms of floor space for the arts, the Arts Council's has previously recommended a benchmark minimum standard of 45 square metres (sq m) per 1,000 population for local authorities. In terms of floor space for museums, the (former) Museums, Libraries and Archives (MLA) previously recommended a benchmark minimum standard of 28 sq m per 1,000 population for local authorities.⁸ It should be noted that both benchmarks were based on surveys of publicly owned and regularly funded facilities. The survey work did not reflect the full range of facilities available for culture and the arts across existing settlements.
- 5.1.11 The Town and Country Planning Association (TCPA) recommends use of these benchmark standards in establishing floor space requirements for culture and the arts within new garden communities. However, given the caveat above, the TCPA recommends that these benchmarks be regarded as bare minimums for the purpose of informing negotiations.⁹

Infrastructure needs

- 5.1.12 Table 13 below provides a summary of assessed existing and future needs for space for culture and the arts, based on a combined benchmark standard of 73 sq m per 1,000 population (i.e. 45 and 28 sq m per 1,000 population).

⁸ Arts, museums and new developments: A standard charge approach (MLA and Arts Council 2010).

⁹ Guide 6 - 'I'd love to live there!' Planning for culture and the arts (TCPA 2016).

Table 13. Assessed need for floor space for culture and the arts - based on 73 sq m per 1,000 population				
Item	Description	Source of population estimate	Population estimate	Need sq m (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	937
1.2	Eynsham	Local Plan estimate	5,000	365
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	136
2.2	Anticipated windfalls	174 x 2.4 ppd	418	30
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	385
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	134
2.5	Non-strategic allocations	75 x 2.4 ppd	180	13
2.6	Total (excluding completions)	3,987 x 2.4 ppd	9,569	698
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

5.1.13 Not surprisingly, existing need is being met, at least in part, by the community meeting spaces identified below. This highlights the importance of considering the provision of space for culture and the arts in parallel with the provision of community meeting space. However, that is not to say that the quantitative requirement for culture and the arts can simply be absorbed into the quantitative requirement for community meeting space.

5.1.14 Key things to consider in meeting infrastructure needs for culture and the arts are as follows.

- Ensure that quantitative provision for culture and the arts, based on the minimum benchmark standards above, is factored in to the wider requirement for new community meeting space (see below).
- Ensure that the quantitative requirement is met in buildings that provide flexible spaces, which can be put to multiple uses and are adaptable.
- Ensure that the provision of new floor space is appropriately phased over the implementation periods for the SLG and SDA in particular.
- Ensure that the arrangements for long-term stewardship include provisions for developing a long-term strategy for culture and the arts, with appropriate start-up funding.
- Ensure that the arrangements for long-term stewardship enable connections to be made between culture and the arts, wider community development, provision of green infrastructure, and development of the local economy.

Community meeting space

Overview

5.1.15 The provision of new community facilities as part of large-scale developments at West Eynsham and the Garden Village is one of the identified infrastructure delivery projects in the West Oxfordshire IDP. Policy OS5 'Supporting infrastructure' provides WODC's policy basis for seeking contributions towards the provision of community meeting space.

Responsibility for delivery

- 5.1.16 The West Oxfordshire IDP identifies a number of potential delivery partners: i.e. WODC; OCC; developers; the Parish Council; local churches; and the voluntary sector. In addition to delivery, the ongoing costs of management and maintenance will need to be factored in.

Existing conditions

- 5.1.17 Existing provision of community meeting space with the Study Area includes the following.
- The Pavilion, Long Hanborough.
 - Recreation Hall, Long Hanborough.
 - Freeland Hall, Freeland.
 - Cassington Village Hall, Cassington.
 - Eynsham Village Hall, Eynsham.
 - Bartholomew Room, Eynsham.
 - Eynsham Sports Pavilion, Eynsham (re-build project started January 2019).
 - Eynsham Cricket Pavilion, east of Eynsham.
 - Stanton Harcourt Village Hall, Stanton Harcourt.
 - Standlake Village Hall, Standlake.
 - Northmoor Village Hall, Northmoor.
- 5.1.18 These existing facilities provide space for a variety of community activities including: meetings; exhibitions; social events; children's play; amenity groups; community theatre; and, to some extent at least, indoor sports.

Standards

- 5.1.19 There is significant variation between local planning authorities on standards for community meeting space provision (i.e. where such standards are in place). South Cambridgeshire District Council (SCDC) appointed Strategic Leisure to provide advice on a quantitative standard for future provision. The report included a benchmarking exercise, which looked at quantitative standards from ten local planning authorities. The midpoint figure from that exercise was 218 sq m per 1,000 population.¹⁰
- 5.1.20 Wealden District Council (WDC) undertook a similar benchmarking exercise in 2018, which looked at quantitative standards from five local planning authorities, including four that were not considered in the SCDC work.¹¹ All the standards considered in the Wealden benchmarking exercise are reproduced in Table 14 below, including standards from South Somerset (also considered by SCDC).

¹⁰ Community Facilities Assessment: A Final Report (September 2009).

¹¹ Village and Community Hall Provision: Background Paper (Wealden District Council 2018).

Item	Local Authority	Standard sq m per 1,000 population	Standard sq m per person
1.	South Somerset DC (urban/market towns)	85	0.85
2.	South Somerset DC (rural areas)	353	0.353
3.	Wycombe DC	140	0.14
4.	Taunton Deane BC	205	0.205
5.	Harrogate DC	310	0.31
6.	Colchester BC	317	0.317
	Midpoint	201	0.201
Source: Standards reproduced from Wealden District Council's Background Paper.			

- 5.1.21 There are a number of reasons why it may not be appropriate to apply some of the higher standards identified above, without further background work. Firstly, some of these standards are predicated on existing local conditions, which means they may not be readily transferable (e.g. Colchester's standard). Secondly, it is not always clear whether particular standards exclude indoor sports facilities (considered separately below). Finally, standards may be subject to revision over time, as local authorities revise their evidence bases and their approaches to delivery. Nevertheless, these benchmarking exercises demonstrate that the midpoint for established standards appears to be over 200 sq m per 1,000 population.

Infrastructure needs

- 5.1.22 Table 15 below provides a summary of assessed existing and future need for community meeting space, applying a (rounded midpoint) standard of 200 sq m per 1,000 population.

Item	Description	Source of population estimate	Population estimate	Need sq m (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	2,566
1.2	Eynsham	Local Plan estimate	5,000	1,000
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	372
2.2	Anticipated windfalls	174 x 2.4 ppd	418	84
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	1,056
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	366
2.5	Non-strategic allocations	75 x 2.4 ppd	180	36
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	1,914
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

- 5.1.23 Eynsham Village Hall, which is the primary community meeting space for the existing village, has a Gross Internal Area (GIA) of approximately 550 sq m. Even allowing for the Sports Pavilion and the Bartholomew Room, there appears to be an existing deficit in provision within Eynsham village. The Bartholomew Sports Centre is considered separately under indoor sports provision below.
- 5.1.24 Eynsham Village Hall is considerably larger than the other facilities listed above: e.g. Freeland Hall (approximately 285 sq m); Stanton Harcourt Village Hall (approximately 276 sq m); Cassington Village Hall (approximately 180 sq m); and Northmoor Village Hall (96 sq m). Nonetheless, provision across the Study Area as a whole is probably approaching the

standard applied above. It may be possible to obtain floor areas for all of the facilities through further consultation during Stage 2.

- 5.1.25 Key things to consider in meeting infrastructure needs for community meeting space are as follows.
- Ensure that quantitative provision for community meeting space, based on the benchmark standard above, factors in the various demands that will be placed on the new floor space over time (including culture and the arts).
 - Ensure that the quantitative requirement is met in buildings that provide flexible spaces, which can be put to multiple uses and are adaptable.
 - Ensure that the provision of new floor space is appropriately phased over the implementation periods for the SLG and SDA in particular.
 - Ensure that any new community building(s), intended to serve the dual-centric core in particular, complement existing facilities in Eynsham.
 - Ensure that the arrangements for long-term stewardship (considered separately below) include consideration of future management and maintenance liabilities, factoring in likely expenditure on and income from new community buildings.

Community development facilities

Overview

- 5.1.26 The AAP Issues Paper (June 2018) described how establishing effective arrangements for the long-term management or ‘stewardship’ of a new community is a vital ingredient of successful place-making. Drawing from TCPA guidance, it described a number of potential entities, which might play a part in long-term management, including community management trusts, energy service companies (ESCo) and Multi-utility service companies (MUSCo). The TCPA has documented a continuum of approaches to long-term stewardship, from models where a charitable trust retains the freehold of all or part of the site, to a body tasked with a specific purpose, such as looking after parks or community buildings.
- 5.1.27 The review of existing ‘large’ commitments in Section 4.0 showed that for a number of developments within the Study Area management companies have been established to maintain community facilities. Given the emerging vision, the management company approach may not be appropriate for the SLG or SDA. Some form of accountable body, tasked with a range of management, maintenance and community development roles, is likely to be more appropriate (as described in the AAP Issues Paper).

Responsibility for delivery

- 5.1.28 The responsibility for establishing long-term stewardship is likely to be shared between the councils, the landowners, the promoters, the developers, and the voluntary sector. Successful delivery will require careful consideration of the appropriate governance arrangements. Ideally the governance arrangements will be agreed at the outline planning permission stage, so that the approved body can be established as an entity before the first occupations. Successful delivery will also require the provision of appropriate facilities for the body, including operating premises.

Precedents

- 5.1.29 As mentioned above, the TCPA has documented a number of relevant case studies.¹² Other precedents for community management and development trusts include Chilmington Green, Chichester (Graylingwell Park), Chatham Maritime, and Chesterton (Cirencester). These precedents demonstrate various mechanisms, including planning obligations, for providing supporting infrastructure for community development.

Infrastructure needs

- 5.1.30 The infrastructure needs will depend on the nature of the body, its responsibilities, and any associated plans to transfer facilities and endowed assets. In the early stages of development, when the body is becoming established, it may simply require a small office for core staff. As the development progresses, and the body assumes responsibilities for maintaining various assets and promoting community development, it will require larger operating premises. Given the scale of development proposed at the SLG and SDA, there is potential for any such body to assume responsibility for a host of community development activities, in addition to managing and maintaining a wide range of community assets (including a large 'estate' of green infrastructure). As a consequence, the body may eventually have a sizeable team of permanent staff members, in addition to a group of volunteers.
- 5.1.31 The provision of infrastructure to support the establishment of long-term stewardship ought to be addressed in parallel with the provision of community meeting space and the provision of green infrastructure. If the stakeholders decide to establish a community management trust, these topics will be intrinsically linked.

Library facilities

Overview

- 5.1.32 There are 11 libraries in West Oxfordshire, which are the responsibility of OCC. The West Oxfordshire IDP describes how Eynsham Library, the only library within the Study Area, has been designated as a core library. The West Oxfordshire IDP indicates that Eynsham Library will be enhanced to meet needs arising from large-scale development.

Responsibility for delivery

- 5.1.33 OCC's remit includes social and community services, including libraries, museums and youth provision. Local authorities have a statutory duty under the Public Libraries and Museums Act 1964 'to provide a comprehensive and efficient library service for all persons' in the area that want to make use of it (section 7). Local authorities have the power to offer wider library services beyond the statutory service to other user groups, and the Act allows for joint working between library authorities. The 1964 Act and 1972 Local Government Act provide the powers for local authorities to provide museums.
- 5.1.34 Local authorities are also required by The Local Government Act 1972 to make proper arrangements for any documents that belong to or are in the custody of the council.

¹² Built today, treasured tomorrow: a good practice guide to long-term stewardship (TCPA 2014).

Sector plans and strategies

- 5.1.35 OCC's Corporate Plan 2019 to 2022 reaffirms its commitment to continue providing library, cultural, museum and music services. Funding and investment will be sought to provide new infrastructure. Planning obligations are identified as one source of funding.

Existing conditions

- 5.1.36 It should be noted that a number of the existing commitments have associated planning obligations to make financial contributions towards enhancements to North Leigh Library, which is outside the Study Area.

Standards

- 5.1.37 OCC advises that contributions may be collected towards a library or community hub (expansion or new provision) and will be considered on a case by case basis.
- 5.1.38 The (former) MLA previously recommended a figure of 30 square metres per 1,000 population as a benchmark for local authorities. The MLA's national survey of 149 planning and library authorities indicated that approved space standards tend to vary between 25 and 35 square metres per 1,000 population, leading to the recommendation for the 30 square metre national benchmark.
- 5.1.39 The MLA also recommended a standard benchmark of six square metres of new or refurbished archive space per 1,000 population. This was based on a survey of archive provisions (2006), which revealed that provision per 1,000 population ranged from 3.1 square metres in Kent to 9.5 square metres in the City of Hull. Oxfordshire was shown to have 5.1 square metres per 1000 population.¹³

Table 16. Assessed need for library and archive floor space based on former MLA recommended benchmarks - 36 sq m per 1,000 population				
Item	Description	Source of population estimate	Population estimate	Need sq m (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	462
1.2	Eynsham	Local Plan Estimate	5,000	180
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	67
2.2	Anticipated windfalls	174 x 2.4 ppd	418	15
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	190
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	66
2.5	Non-strategic allocations	75 x 2.4 ppd	180	6
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	344
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

- 5.1.40 Were the MLA's previous recommendations to be applied, there would appear to be no 'spare' capacity in existing library provision in Eynsham to serve needs arising from anticipated housing delivery.

¹³ Public Libraries, Archive and New Developments: A Standard Approach (MLA 2008).

Infrastructure needs

- 5.1.41 OCC is reviewing existing provision at Eynsham Library and will advise on any potential to expand/enhance the existing building, or to meet the assessed need by providing additional library facilities elsewhere within the dual-centric core.

Indoor sport and leisure facilities

Overview

- 5.1.42 The West Oxfordshire IDP describes how the main indoor sports and leisure facilities within the Study Area are located in Eynsham: i.e. Bartholomew Sports Centre and Eynsham Village Hall. It explains how WODC will need to work with EPC and others to determine the current and future needs for sport and leisure provision locally.

Responsibility for delivery

- 5.1.43 WODC provides a range of leisure facilities, which are managed on the Council's behalf by Better. It is anticipated that new and/or enhanced indoor leisure facilities, to serve the future needs of the dual-centric core in particular, will be provided in sync with proposed development. WODC and the respective landowners, promoters and developers will be responsible for delivery. Subsequent management and maintenance responsibilities might be assumed by: Better (on behalf of WODC or a community management trust); or by a community management trust (direct management of the facilities); or by a commercial leisure company (perhaps with concessions for local residents); or a combination of the above.

Sector plans and strategies

- 5.1.44 This is an area where WODC may wish to commission further specialist analysis of existing evidence and/or commission further work.

Existing conditions

- 5.1.45 Bartholomew Sports Centre has a four-court sports hall and a fitness suite. Further work will be undertaken during Stage 2 to establish the total floor area of the facility.
- 5.1.46 Eynsham Village Hall appears to have very limited capacity to provide for indoor sports. The main hall is approximately 16 x 9m, which is less than the area Sport England recommends for a one-court hall (i.e. 18 x 10 x 6.1m). Moreover, Eynsham Village Hall does not appear to have changing rooms (to be confirmed during Stage 2). The main hall is used for bowls, yoga, Zumba and dance classes.
- 5.1.47 The main hall of Stanton Harcourt Village Hall is large enough, at 19.7 x 10.4m, for a single badminton court. The hall is used for this purpose. While there are male and female toilets, there are no changing rooms. The hall is also used for children's play, Zumba and dance classes.
- 5.1.48 The main hall of Standlake Village Hall is also large enough for a single badminton court (dimensions to be confirmed during Stage 2). The hall is used for circuit training, Pilates, Zumba, art classes and amateur dramatics.

Standards

- 5.1.49 This is an area where WODC may wish to liaise with Sport England and commission further work, with a view to establishing robust local standards.

Infrastructure needs

- 5.1.50 Sport England should be able to assist WODC in establishing infrastructure needs, using their Facilities Planning Model.

5.2 Education

Early years/nursery

Overview

- 5.2.1 When the West Oxfordshire IDP was published in 2016 a shortage of early education places, especially for 2-year-olds, had been identified. Pressure on places was growing in Eynsham (among other places) and it was envisaged that the proposed strategic developments would increase demand. In response, the West Oxfordshire IDP proposed that, in addition to new schools, appropriate accommodation for use by early years providers should also be delivered through new community halls and similar facilities where possible.

Responsibility for delivery

- 5.2.2 Local authorities are expected to work with early years providers, including maintained schools, to ensure sufficient provision of places. In Oxfordshire early education and childcare provision is delivered by a mixed market of private and voluntary providers, including: pre-schools; day nurseries and childminders; and through schools, including academies and free schools.

Sector plans and strategies

- 5.2.3 In November 2018 OCC published its Pupil Place Plan 2018-2022, which shows how OCC expects school provision to change over the plan period. OCC also publishes an annual Childcare Sufficiency Assessment. The population forecast for 2018 estimated that the number of pre-school children (0-4 age group) in Oxfordshire has increased to 42,983 from 41,128 in 2017. The number of recorded childcare places has also increased from 18,820 to 19,196. Overall the availability of places remained static at a place for every 2.3 children.

Existing conditions

- 5.2.4 OCC advises that, as of 2018, early years provision across the Study Area meets current needs. However, additional capacity will be required to meet needs arising from anticipated housing delivery over the Local Plan period.
- 5.2.5 The most recent Childcare Sufficiency Assessment showed that existing need in Eynsham is met by a mix of providers including: day nursery (36%); pre-school/play groups (19%); childminders (11%); and school early education providers (34%).¹⁴

¹⁴ Oxfordshire Childcare Sufficiency Assessment: December 2018 (OCC).

Determining future needs

- 5.2.6 WODC works with OCC to establish likely future needs for education provision. The approach described below is the basis for determining needs for all types of provision: i.e. early years, primary, secondary, sixth form and special educational needs and disability (SEND).
- 5.2.7 A population assessment is carried out when a pre-application or planning application is submitted. This will estimate the number of children that the proposed housing development will generate (child yield). For developments of 400 dwellings and above a POPCAL assessment will be generated.¹⁵ OCC considers that POPCAL better predicts the level of need that is likely to arise as the development is built out over a number of years. It also informs the timing for the provision of new facilities.
- 5.2.8 The need for new education provision arises from both market and affordable housing. When assessing a development impact, the following categories of housing are expected to generate zero pupil place demands and are therefore discounted.
- a) One-bedroom dwellings.
 - b) Sheltered or elderly persons housing.
 - c) Student accommodation for single people.
 - d) Other specialist housing, where it can be demonstrated that the accommodation will not be occupied by children.
- 5.2.9 The need or otherwise for a contribution is then established by assessing the number of pupils generated by the development in relation to the following factors.
- a) The capacity of the catchment school and early years and childcare providers within a reasonable safe walk of the development proposal.
 - b) The net capacity of schools within the statutory walking distance calculated from the child's permanent home to school and for children aged 8 or under (i.e. up to and including Year 3) being 2 miles and for children over 8 years old, being 3 miles. Where appropriate, other schools within the statutory distance may also be considered.
 - c) The forecast number on roll for the catchment school, and in particular the forecast number going into Reception year.
 - d) Number of children in catchment school and schools within statutory walking distance that are from out of catchment.
 - e) Any planned and funded changes to the school building which will affect the capacity.
 - f) Any other housing developments with outline or full planning permission (not included in the forecasts) which are expected to generate the need for pupil places at the catchment school for the development.
 - g) The need to assume an operational capacity of unfilled primary and secondary school places. Temporary accommodation (e.g. mobile classrooms) is excluded when assessing the suitable capacity available at the school for meeting the needs of housing development. If pupil forecasts show a pressure or bulge for a limited, accepted period, then temporary class rooms may be required to cope with the peak.

¹⁵ POPCAL is a population forecasting tool used by OCC.

- 5.2.10 Having taken all the above factors into account, where it can be demonstrated that the number of pupils generated by a development is greater than the surplus capacity in the local schools, OCC will require planning obligations to ensure the provision of sufficient capacity to meet future needs. This may be in the form of a financial contribution, but it may also require the transfer of land or the direct delivery of infrastructure.
- 5.2.11 If forecasts indicate that surplus capacity/places will exist in the catchment school by the time the development can reasonably be expected to generate new demand for places, this will be considered when determining the need for additional places and funding.¹⁶

Infrastructure needs

- 5.2.12 As described in Section 4.0, the development strategy for the Study Area anticipates a further 3,987 new dwellings over the Local Plan period (including 775 existing commitments). OCC has already secured planning obligations in relation to education provision from the committed schemes. The remaining 3,200 (rounded) dwellings will generate additional need for places at nursery, primary, secondary and sixth form levels. OCC has undertaken an initial POPCAL exercise, which estimates the numbers of pupils associated with 3,200 new dwellings. The exercise assumed a housing mix based on the Strategic Housing Market Assessment (SHMA) conclusions for Oxfordshire as a whole.
- 5.2.13 This initial POPCAL exercise indicated that 3,200 additional dwellings would generate 154 nursery pupils. While this exercise provides an initial estimate of future need, a number of important caveats are set out below.
- The assumed mix affects the POPCAL outputs. Further work is needed to establish a consensus between the councils and the promoters on the mix (or mixes) that ought to be tested.
 - OCC will still need to go through the process described above (at 5.2.9) before confirming new infrastructure requirements; i.e. assessing existing and potential future capacity at existing schools and nurseries.

Primary school

Overview

- 5.2.14 The West Oxfordshire IDP described how, with some exceptions, primary schools throughout much of the District were under pressure in 2016, or forecast to fill as a consequence of growing pupil numbers. It described how new primary schools would be needed to support strategic developments, including those at Eynsham. Eynsham Primary School was described as having limited capacity to absorb further housing growth.
- 5.2.15 Policy EW1 of the Local Plan requires up to two new primary schools within the Garden Village SLG. The Policy indicates that both schools may be 2 form entry (2FE), including nursery facilities. Each would be provided on a 2.22ha site. Policy EW2 requires the provision of a new primary school within the West Eynsham SDA. The Policy indicates that the school may initially be 1.5FE, including nursery, but may subsequently need to expand. Therefore it would also be provided on a 2.22ha site.

¹⁶ The Oxfordshire County Council Developer Guide to Infrastructure Delivery and Contributions Consultation Draft January 2019 (OCC).

Responsibility for delivery

- 5.2.16 The Education Act 2006 requires OCC to secure sufficient places in its administrative area for every child of school age whose parents wish them to have one, OCC is a commissioner rather than a provider of school places. It is OCC's role as the Education Authority to assess the requirements for school provision as a consequence of development; to determine and plan, in consultation with schools how sufficient capacity will be provided; and to secure appropriate funding, including developer contributions where appropriate.

Sector plans and strategies

- 5.2.17 The Pupil Place Plan 2018-2022 provides information on the existing capacity of primary schools within the Study Area, together with summaries of any existing proposals for further expansion.

Existing conditions

- 5.2.18 There are six existing primary schools within the Study Area. All six belong to the Eynsham Partnership Academy Trust, along with Bartholomew School. A summary of provision as of May 2018 is provided in Table 17 below.

Item	Primary schools	Location	Capacity (at May 2018)	Pupil numbers (at May 2018)	Nursery places (for 2018/19)
1.	Eynsham Community Primary School	Eynsham	420	361	20
2.	Freeland CE Primary School *	Freeland	157	132	0
3.	Hanborough Manor CE School **	Long Hanborough	210	203	0
4.	St Peter's CE Primary School	Cassington	105	97	15
5.	Standlake CE Primary School	Standlake	168	132	26
6.	Stanton Harcourt CE Primary School ***	Stanton Harcourt	105	102	15

Notes:
 1) * Shares a constrained site with Freeland Pre-School.
 2) ** Feasibility on expansion to 1.5 form entry in September 2019 ongoing.
 3) *** Options have been assessed for limited expansion to serve local population growth.

Infrastructure needs

- 5.2.19 The initial POPCAL exercise described above indicated that 3,200 additional dwellings would generate 864 primary school pupils. The caveats described above (see par 5.2.13) apply equally here. Notwithstanding those caveats, this initial exercise indicates a requirement for the equivalent of four 1FE primary schools (i.e. 210 places each). Local Plan Policy EW1 requires the provision of up to two primary schools (both 2FE, 420 places) on the SLG site. Policy EW2 requires the provision of one new primary school (1.5FE, with scope for expansion to 2FE) on the SDA. Further work will be undertaken during Stage 2.

Secondary school

Overview

- 5.2.20 The West Oxfordshire IDP envisaged Bartholomew School in Eynsham experiencing rising demand in subsequent years. When the West Oxfordshire IDP was being prepared Bartholomew School was being expanding by one form entry. It was anticipated that additional capacity would be needed to meet demand resulting from the SLG and the SDA.

- 5.2.21 Policies EW1 and EW2 of the Local Plan require financial contributions towards the provision of additional secondary school capacity. Developer contributions towards further expansion have already been secured from a number of the existing commitments, as listed in Section 4.0.
- 5.2.22 The AAP Issues Paper (June 2018) and the SPD Issues Paper (July 2018) addressed the issue of additional secondary school provision. They described how the SLG could potentially provide an additional site for Bartholomew School; e.g. to accommodate a separate sixth form facility. However, they also identified potential challenges with this option, relating to the ability of pupils and staff to conveniently and safely access a separate facility, potentially some distance away. The SPD Issues Paper acknowledged the significant difference in area between the two allocations, but described how the provision of a separate secondary facility at West Eynsham would be closer to the main Bartholomew School site, which is only a short distance away.

Responsibility for delivery

- 5.2.23 Again, it is OCC's role as the Education Authority to assess the requirements for secondary school provision as a consequence of development; to determine and plan, in consultation with schools how sufficient capacity will be provided; and to secure appropriate funding, including developer contributions where appropriate.

Sector plans and strategies

- 5.2.24 The Pupil Place Plan 2018-2022 provides information on the existing capacity of Bartholomew School, which is the only secondary school within the Study Area. It also provides information on forecast demand up to 2022/23. However, the forecasts do not include housing growth proposed in the Local Plan, as it had not been adopted when background work on the Pupil Place Plan was being completed.

Existing conditions

- 5.2.25 As previously mentioned, Bartholomew School belongs to the Eynsham Partnership Academy Trust. The school caters for children between the ages of 11 and 18. Its total capacity was 1,300 (as at May 2018) following capital investment to add accommodation. In 2018 the school had a total of 1,252 pupils. The Pupil Place Plan confirms that Bartholomew School could not currently accommodate the scale of demand arising from the Local Plan proposals.

Infrastructure needs

- 5.2.26 The initial POPCAL exercise described above indicated that 3,200 additional dwellings would generate 598 secondary school pupils (aged 11 to 15) and 95 sixth form pupils (aged 16+). Again, the caveats described above (see par 5.2.13) apply equally here. Notwithstanding those caveats, this initial exercise indicates a requirement for secondary and sixth form provision broadly equivalent to a 4/5FE secondary school (i.e. 600 - 750 places). Further work will be undertaken during Stage 2.

Specialist Educational Needs and Disability

Overview

- 5.2.27 Children with Education, Health and Care plans (previously known as Statements) comprise about 2.5% of overall primary and secondary pupils within Oxfordshire. Of the

2.5% about half (or over 1.2% of all pupils) are educated within special schools. The West Oxfordshire IDP anticipated demand for special school places growing broadly in line with the overall school population, but did not envisage a requirement for a new special educational needs school in West Oxfordshire.

Responsibility for delivery

- 5.2.28 Part 3 of the Children and Families Act 2014 places legal duties on local authorities to identify and assess the special educational needs and disabilities (SEND) of children and young people for whom they are responsible. As an education authority, OCC has a duty to consider the need to secure provision for children with SEND. This includes a duty to respond to parents' representations about school provision. These are referred to as the school place planning duties. OCC has a duty to arrange for the provision of suitable education at school (or otherwise) for each child of school age who for reasons of illness, exclusion or otherwise would not receive it unless such arrangements were made.

Sector plans and strategies

- 5.2.29 The SEND Sufficiency of Places Strategy was agreed by OCC's Cabinet in December 2018. It outlines how OCC plans to meet the increase and demand for places in Oxfordshire. OCC wants to develop good quality local provision, which meets the needs of children and young people with special educational needs and disability within Oxfordshire.
- 5.2.30 The Pupil Place Plan 2018-2022 shows the current spread of specialist provision across Oxfordshire, short-term planning, and gaps in local specialist provision. It identifies the potential for a resource base in the planned new primary schools at Eynsham.

Existing conditions

- 5.2.31 Springfield School in Witney, which has 103 funded places (2018/19) serves West Oxfordshire in particular. Primary provision is co-located with Madley Brook Community Primary School, including an integrated nursery. Secondary provision is co-located on the Wood Green School site.

Infrastructure needs

- 5.2.32 OCC will seek SEND contributions in relation to the 1.2% of pupils expected to be educated within special schools. Other SEND needs will be met within the mainstream schools, including in resource bases. The 1.2% of pupils described above are deducted from the pupil numbers used as the basis for calculating mainstream education contributions, to avoid double counting.
- 5.2.33 The level of contribution will be calculated based on the estimated cost per place of any expansion, based on feasibility work or otherwise on Department for Education (DfE) cost multipliers. The contributions sought will be for the SEND school infrastructure, not the costs of transporting children to schools.
- 5.2.34 Further work will also be undertaken with OCC and other relevant stakeholders during Stage 2 to identify any potential infrastructure requirements in relation to further education and/or adult learning.

5.3 Emergency services

Police

Overview

- 5.3.1 The NPPF makes it clear that planning policies and decisions should aim to achieve healthy, inclusive and safe places. One of the objectives is to ensure that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion. Policies for the layout and design of developments should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps, which can be taken to reduce vulnerability, increase resilience and ensure public safety and security (NPPF, pars 91 and 95).

Responsibility for delivery

- 5.3.2 Thames Valley Police (TVP) is responsible for policing the Thames Valley area, which includes West Oxfordshire. TVP is one of the largest territorial police forces in England, with responsibility for an area covering some 5,700 square kilometres and over two million people.
- 5.3.3 The Crime and Disorder Act 1998 introduced a wide range of measures for preventing crime and disorder. Section 17 (as amended by Schedule 9 of the Police and Justice Act 2006), imposes an obligation on every local authority and other specified bodies to consider crime and disorder reduction in the exercise of all their duties. This duty extends to spatial planning and by extension to the infrastructure planning required to secure sustainable development.

Sector plans and strategies

- 5.3.4 The Police and Crime Commissioner (PCC) has produced a Police and Crime Plan for the Thames Valley, which covers the period April 2017 to March 2021. TVP has produced a Strategic Plan, which covers the period 2019 to 2020. It sets out the priorities for TVP over the two-year plan period. TVP receives 62% of its funding from central Government and 38% from local taxation (through the Council Tax).

Existing conditions

- 5.3.5 The TVP force area is divided into fourteen Local Policing Areas (LPAs) of which West Oxfordshire is one. The LPAs are divided into neighbourhood areas. The IDP Study Area is covered by two neighbourhood areas, Eynsham and Woodstock. The Eynsham and Woodstock neighbourhood areas are served from Witney Police Station.
- 5.3.6 In the quarter ending September 2018, crime rates were up in West Oxfordshire in comparison with the same quarter in 2017. This reflected the trend across the TVP force area as a whole. Nonetheless, in the year ending September 2018, the crime rate in West Oxfordshire was lower than the average for the TVP area. It was also lower than the average and normal crime rates for similar areas.¹⁷

¹⁷ Crime in England and Wales: year ending September 2018 (ONS 2018).

Infrastructure needs

- 5.3.7 The West Oxfordshire IDP envisaged a potential need for a 'drop-in' neighbourhood policing facility within the strategic developments at Eynsham.
- 5.3.8 In response to an initial WODC consultation exercise in 2018, TVP set out a list of potential infrastructure requirements relating to proposed growth in West Oxfordshire. The list included staff equipment, vehicles, Automatic Number Plate Recognition (ANPR) cameras, and premises. TVP also indicated that some of its requirements could be met through the provision of an on-site facility; e.g. space within a community building, or a shared facility with other blue light partners.

Fire and Rescue Service

Overview

- 5.3.9 Oxfordshire Fire and Rescue Service (OFRS) is organised around three Fire Risk Areas covering the County. It operates eight fire stations in West Oxfordshire.

Responsibility for delivery

- 5.3.10 OCC, in its capacity as the Fire and Rescue Authority has a statutory duty to respond to emergencies, ensure that all development is provided with adequate water supplies for firefighting and additional responsibilities under the Fire and Rescue Services Act 2004.

Sector plans and strategies

- 5.3.11 The Home Office published the Fire and Rescue National Framework for England in May 2018. The framework is intended to provide strategic direction, but fire and rescue authorities and their services have considerable autonomy to operate in a way that enables the most efficient and effective delivery of their services.
- 5.3.12 The Oxfordshire Fire Authority's strategic Community Risk Management Plan (CRMP) 2017-2022 was approved by OCC's Cabinet in March 2017. The Authority has also published its proposed CRMP Action Plan for 2019/20. The CRMP contains a list of proposals and plans for Oxfordshire Fire and Rescue Service (OFRS) for April 2019 to March 2020, together with details of the strategic direction for future fire and rescue provision in the county.
- 5.3.13 In terms of assets, the CRMP highlights the variations in the condition of the service's building stock. Most of the buildings were erected between the 1950s and the 1970s and are now in need of refurbishment. Funding constraints mean the service does not have a formal programme in place to update all its buildings. The focus is on updating and refurbishing stations that do not meet modern legislative requirements.

Existing conditions

- 5.3.14 Three of West Oxfordshire's fire stations are within, or within the vicinity of, the Study Area; i.e. Eynsham, Woodstock and Witney fire stations. All three are on-call fire stations, which are not staffed twenty four hours a day. In terms of appliances: Eynsham Fire Station has one rescue engine and an incident support unit; Witney Fire Station has two rescue engines; and Woodstock Fire Station has one rescue engine and a control unit.

Infrastructure needs

- 5.3.15 Developer contributions towards new fire service infrastructure facilities may be requested where a specific need arising from a development is identified. Any contribution will be calculated to be proportionate to the development, given that contributions cannot be required to remedy existing deficiencies. Contributions may be by way of land provision and/or financial contributions towards new infrastructure.
- 5.3.16 The assessment of need for new infrastructure will factor in the location of facilities in relation to planned developments and response times to deal with emergencies. Alternatives to developer contributions can also be explored, for example the fitting of new buildings with sprinkler systems (where not a requirement of building regulations), smart meters in houses or other facilities.
- 5.3.17 New development may require the provision of fire hydrants and associated infrastructure. Where fire hydrants and associated infrastructure are required, then developers will need to agree a scheme with the Water Authority and County Fire Service and be responsible for funding this provision.
- 5.3.18 Further work will be undertaken with OCC and the Fire and Rescue Service during Stage 2, to establish any potential infrastructure requirements, including any issues in relation to Eynsham Fire Station.

Ambulance Service

Overview

- 5.3.19 West Oxfordshire is covered by the South Central Ambulance Service (SCAS) NHS Foundation Trust. Two Air Ambulance Charities also provide services for the South Central Region. The Thames Valley Air Ambulance (TVAA) is situated at RAF Benson.

Responsibility for delivery

- 5.3.20 SCAS is a foundation trust of the National Health Service (NHS). It is responsible for providing twenty-four-hour 999 emergency service across the four counties of the South Central Region, including Oxfordshire. SCAS also provides an emergency transport service for patients in life-threatening condition and a Non-Emergency Patient Transport Service (NEPTS). It has over 1,000 frontline staff and deals with more than 1,800 (on average) 999 emergency calls every day across its operating area.

Sector plans and strategies

- 5.3.21 SCAS's Commercial Business Strategy 2017-2022 was approved by its Board in June 2017.

Existing conditions

- 5.3.22 SCAS has ambulance standby points in Witney and Chipping Norton. Standby points are strategically placed locations that enable a rapid response to patients. Most of the Study Area falls within a 17-minute drive zone from the Witney standby. However, coverage depends on SCAS being able to deploy ambulances to the Witney standby. WODC members have previously raised concerns about the status of the Witney standby and the resulting level of cover.

Standards

- 5.3.23 Emergency calls for the ambulance service are divided into four categories. Category 1 calls are those involving life-threatening illnesses. Category 2 calls are those involving other emergencies. Ambulance trusts work to the following targets.
- Respond to Category 1 calls in 7 minutes on average, and respond to 90% of Category 1 calls in 15 minutes.
 - Respond to Category 2 calls in 18 minutes on average, and respond to 90% of Category 2 calls in 40 minutes.¹⁸

Infrastructure needs

- 5.3.24 In preparing the West Oxfordshire IDP WODC had discussions with SCAS about future infrastructure requirements over the Local Plan period. SCAS indicated a potential requirement for additional ambulance standby points across the District. As indicated above, TVP has also indicated that some of its requirements could be met through the provision of an on-site facility, shared with other blue light partners.

5.4 Green infrastructure

Overview

- 5.4.1 The NPPF defines green infrastructure as “A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.” (NPPF, page 67). PPG describes how green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls (Paragraph: 027 Reference ID: 8-027-2160211).
- 5.4.2 The Government’s expectations for new garden communities are also highly relevant here. The Government expects new garden communities to include generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital. It also expects new garden communities to be resilient places that allow for the impacts of climate change, including flood risk and water availability, with durable landscape design planned for generations to come. Moreover, it expects legacy and stewardship arrangements to be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.

Responsibility for delivery

- 5.4.3 Policy EH4 of the Local Plan requires new developments to (among other things) provide opportunities for improvements to the District’s multi-functional network of green infrastructure (including Conservation Target Areas) and open space, in accordance with relevant plans and programmes. Moreover, it requires applicants to demonstrate how the proposed new green infrastructure will be maintained in the long term. Policy EH5 makes it clear that, where appropriate, development will be expected to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land.

¹⁸ The Handbook to the NHS Constitution for England (January 2019).

Plans, strategies and guidance

West Oxfordshire and Eynsham

- 5.4.4 The 'West Oxfordshire Public Open Space Audit 2008' was undertaken to complement a PPG17 study produced by Strategic Leisure in 2006. The purpose of the audit was to identify areas of public open space (POS) within the five larger settlements of West Oxfordshire, including Eynsham.
- 5.4.5 The 'West Oxfordshire Open Space Study 2013 - 2029' was undertaken to evaluate the quantity, quality and accessibility of open space, sports and recreational provision in the three main towns in West Oxfordshire (Witney, Carterton and Chipping Norton) at that time. The study also sought to identify any deficits or surpluses (quantitative and qualitative) in provision. It set out recommended standards, which were to be further developed, to ensure that appropriate provision would be made to meet future needs.
- 5.4.6 WODC subsequently produced 'A Playing Pitch Strategy for the Principal West Oxfordshire Settlements (Witney, Carterton, Chipping Norton) 2014.' At that time Witney, Carterton and Chipping Norton were expected to experience significant change, as a result of planned new development. The strategy aimed to review the supply of and demand for playing pitches, in anticipation of development pressure. It was also intended to highlight other issues facing existing clubs and teams. The strategy sets out recommended standards for the provision of playing pitches. Policy EH5 makes it clear that the Open Space Study (2013) and Playing Pitch Strategy (2014) will be considered in decision-making.
- 5.4.7 WODC included Sport England in its initial consultation on the Eynsham Area IDP. Sport England suggested that two additional pieces of work would be beneficial to the evidence base for West Oxfordshire as a whole: i.e. a comprehensive playing pitch strategy; and a built facilities strategy.
- 5.4.8 WODC has also commissioned Land Use Consultants Ltd (LUC) to undertake a Green Infrastructure Study (currently in progress) to provide site-specific guidance on the implementation of relevant national and local policy.¹⁹ While that work is focused on the SLG and the SDA, it also looks at the wider area, to consider the context of existing and potential green infrastructure networks around Eynsham. This study will inform WODC's work on the Garden Village AAP and the West Eynsham SPD. It will also feed into WODC's planned Green Infrastructure SPD.
- 5.4.9 The draft Eynsham Neighbourhood Plan also includes policies on green infrastructure (ENP4) and enhancing biodiversity (ENP4a). Maintaining a green setting for the village, including existing and proposed development, is regarded as vital to preserving and enhancing the character and appearance of the village. The ongoing Green Infrastructure Study referred to above, considers how the policies and proposals set out in the draft Neighbourhood Plan could be applied to support the wider existing and potential green infrastructure networks around Eynsham.

National best practice

- 5.4.10 Fields in Trust has offered guidance for practitioners on open space provision and design, known as the Six Acre Standard (6AS), since the 1930s. Fields in Trust is the operating name of the National Playing Fields Association (NPFA). The Six Acre Standard was updated in 'Planning and Design for Outdoor Sport and Play' (PDOSP) in 2008. The

¹⁹ Green Infrastructure Study (currently in progress).

benchmark standards for provision set out within that guidance were widely used by local authorities and others in the development industry (including Sport England).

- 5.4.11 In response to changes in the planning system, Fields in Trust has produced 'Guidance for Outdoor Sport and Play; Beyond the Six Acre Standard' (2015). The 2015 guidance, informed by updated research, retains the benchmark standards for provision, but also highlights new recommendations for accessibility, the application of standards and the minimum dimensions of formal outdoor space. It also sets out benchmark guidelines for the provision of parks and gardens, amenity green space, and natural and semi-natural space. These are based on the findings of Fields in Trust's survey of local standards across England, which have developed in light of both local circumstances and national best practice guidance; e.g. Nature Nearby - Accessible Natural Greenspace Guidance (Natural England 2010). The survey also revealed median standards for the provision of other types of green infrastructure, including allotments, community gardens and urban farms.
- 5.4.12 National best practice, in terms of quantity and quality of green infrastructure provision, is considered to be of particular relevance, given the Government's expectations for new garden communities, and WODC's Local Plan policy requirements for the SLG, the SDA and the Eynsham-Woodstock Sub-Area.

Formal parks and community gardens

Existing conditions

- 5.4.13 The 2008 audit revealed a scarcity of public open space within Eynsham, with much of the existing provision situated around the perimeter of the village, especially to the south-east. The ongoing LUC work indicates that the total area of green space in Eynsham is 1.11%, compared to an average of 2.22% for England. The lack of available public open space is an issue highlighted in the draft Eynsham Neighbourhood Plan.

Standards

- 5.4.14 Fields in Trust recommend a benchmark guideline of 0.8 hectares of parks and gardens per 1,000 population. The 'West Oxfordshire Open Space Study 2013 - 2029' recommends a standard of 1.25 hectares of parks and recreation grounds per 1,000 population. There are a number of reasons why the Fields in Trust benchmark guideline may be a more appropriate starting point for considering future needs for parks and gardens with the Study Area. They can be summarized as follows.
- WODC indicated that the standards in the Open Space Study were to be developed. They were not specifically formulated to support the current Eynsham-Woodstock Sub-Area Local Plan proposals.
 - The Open Space Study did not focus on Eynsham or the IDP Study Area.
 - The Open Space Study standard does not differentiate between parks and gardens and outdoor sports provision (see below).

Infrastructure needs

- 5.4.15 Table 18 below provides a summary of assessed existing and future needs for parks and gardens, based on the Fields in Trust benchmark guideline of 0.8 hectares per 1,000 population.

Table 18. Assessed need for parks and gardens based on Fields in Trust benchmark guideline - 0.8 ha per 1,000 population				
Item	Description	Source of population estimate	Population estimate	Need ha (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	10.3
1.2	Eynsham	Local Plan Estimate	5,000	4.0
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	1.5
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.3
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	4.2
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	1.5
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.1
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	7.6
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

Amenity green space

Existing conditions

5.4.16 The 2008 audit revealed a scarcity of amenity green space within Eynsham.

Standards

5.4.17 Fields in Trust recommend a benchmark guideline of 0.6 hectares of amenity green space per 1,000 population. The 'Open Space Study recommends a standard of 0.7 hectares of amenity green space per 1,000 population, for assessing current and future provision. In terms of requirement for new development, the Open Space Study allowed for amenity green space to be considered with natural green space. The overall requirement is considered below.

Infrastructure needs

5.4.18 Table 19 below provides a summary of assessed existing and future needs for amenity green space, based on the Fields in Trust benchmark guideline of 0.6 hectares per 1,000 population. Natural and semi-natural green space is considered separately below.

Table 19. Assessed need for amenity green space based on Fields in Trust benchmark guideline - 0.6 ha per 1,000 population				
Item	Description	Source of population estimate	Population estimate	Need ha (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	7.7
1.2	Eynsham	Local Plan Estimate	5,000	3.0
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	1.1
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.2
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	3.2
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	1.1
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.1
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	5.7
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

Natural and semi-natural green space

Existing conditions

- 5.4.19 The 2008 audit revealed a scarcity of natural and semi-natural green space within Eynsham. The audit observed that although there are only small areas of ecological/semi-natural land within the village, it lies a relatively short distance from the River Thames. The LUC Green Infrastructure Study (currently in progress) will provide an up-to-date assessment of existing natural and semi-natural green infrastructure assets within the vicinity of the proposed dual-centric core.

Standards

- 5.4.20 Fields in Trust recommend a benchmark guideline of 1.8 hectares of natural and semi-natural green space per 1,000 population. The Open Space Study recommends a standard of 2.0 hectares of amenity green space per 1,000 population, for assessing current and future provision. However, the combined amenity green space and natural green space requirement for new development is 2.0 hectares per 1,000 population. In effect, the combined requirement in the Open Space Study drops below the equivalent median national standard (2.4 hectares) revealed by the Fields in Trust survey. Bearing in mind the vision for the Study Area, the Fields in Trust benchmark guidelines are considered to be a more appropriate starting point.

Infrastructure needs

- 5.4.21 Table 20 below provides a summary of assessed existing and future needs for natural and semi-natural green space, based on the Fields in Trust benchmark guideline of 1.8 hectares per 1,000 population.

Table 20. Assessed need for natural and semi-natural green space based on Fields in Trust benchmark guideline - 1.8 ha per 1,000 population				
Item	Description	Source of population estimate	Population estimate	Need ha (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	23.1
1.2	Eynsham	Local Plan Estimate	5,000	9.0
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	3.4
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.7
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	9.5
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	3.3
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.3
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	17.2
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

Allotments and community gardens

Existing conditions

- 5.4.22 As indicated above, the 2008 audit revealed a scarcity of natural and semi-natural green space within Eynsham. The LUC Green Infrastructure Study (currently in progress) will provide an up-to-date assessment of existing green infrastructure assets within the vicinity of the proposed dual-centric core.

Standards

- 5.4.23 The Fields in Trust survey revealed that the median level of provision for allotments, community gardens and urban farms is 0.3 hectares per 1,000 population. The Open Space Study recommends a standard of 0.25 hectares of allotments per 1,000 population. Bearing in mind the vision for the Study Area, the median level of provision identified by Fields in Trust is considered to be a more appropriate starting point.

Infrastructure needs

- 5.4.24 Table 21 below provides a summary of assessed existing and future needs for allotments and community gardens space, based on the median level of provision identified by Fields in Trust.

Table 21. Assessed need for allotments and community gardens space based on median level of provision revealed by Fields in Trust survey - 0.3 ha per 1,000 population				
Item	Description	Source of population estimate	Population estimate	Need ha (rounded)
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	3.8
1.2	Eynsham	Local Plan Estimate	5,000	1.5
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	0.6
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.1
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	1.6
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	0.6
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.0
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	2.9
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

Outdoor sports

Existing conditions

- 5.4.25 The Open Space Study (2013) and Playing Pitch Strategy (2014) focused on Witney, Carterton and Chipping Norton. Following engagement with relevant stakeholders, WODC will decide whether further work is necessary (including further analysis of existing information) to establish the baseline position in relation to outdoor sports provision across the Study Area.
- 5.4.26 The Playing Pitch Strategy noted that Bartholomew School has a 42 x 35m (2 x five-a-side) sand filled, floodlit Artificial Grass Pitch (AGP), which is available for community use under a dual use agreement. Eynsham Primary School also has a 34.25 x 19.5m (1 x five-a-side) sand filled, AGP, which is available for hire. Assuming both pitches are still serviceable and meet qualitative standards, this amounts to 2,138 sq m of existing AGP provision in Eynsham.

Standards

- 5.4.27 Fields in Trust recommend a benchmark guideline of 1.6 hectares of outdoor sports provision per 1,000 population, including 1.2 hectares of playing pitches. The WODC Playing Pitch Strategy (2014) recommends a minimum standard 1.6 hectares of dedicated, grass pitch sport space per 1,000 population, both as a basis for a contribution from new development and as a minimum target for provision across the District. It also recommends the provision of 1 full-size AGP (i.e. 6,426 sq m) per 15,659 population, or 410 sq m of provision per 1,000 population. This level of provision should be an appropriate balance of full and half-size pitches (the latter primarily for training). The minimum standard of 1.6 hectares does not cover provision of other outdoor sports spaces.

Infrastructure needs

- 5.4.28 Table 22 below provides a summary of assessed existing and future needs for outdoor sports provision, based on the Playing Pitch Strategy minimum standards.

Table 22. Assessed need for outdoor sports provision based on Playing Pitch Strategy (2014) minimum standards - a) 1.6 ha (grass pitches) and b) 410 sq m (AGP) per 1,000 population					
Item	Description	Source of population estimate	Population estimate	Need a) ha (rounded)	Need b) sq m (rounded)
1.0	Baselines (existing need)				
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	20.5	5,261
1.2	Eynsham	Local Plan Estimate	5,000	8.0	2,050
2.0	Anticipated housing delivery (future need)				
2.1	Existing commitments	775 x 2.4 ppd	1,860	3.0	762
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.7	171
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	8.4	2,165
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	2.9	751
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.3	74
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	15.3	3,923
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).					

Children's playing space

Existing conditions

- 5.4.29 The Open Space Study (2013) focused on Witney, Carterton and Chipping Norton. Following engagement with relevant stakeholders, WODC will decide whether further work is necessary (including further analysis of existing information) to establish the baseline position in relation to children's playing space provision across the Study Area. However, given the benchmark accessibility standards recommended by Fields in Trust, the strategic allocations will require comprehensive strategies for the provision of children's playing space in any case.

Standards

- 5.4.30 Fields in Trust recommend a benchmark guideline of 0.25 hectares of equipped/designated play areas (e.g. NEAPs, LEAPs and LAPs), together with 0.3 hectares for other outdoor provision (e.g. MUGAs and skateparks) per 1,000 population. The Open Space Study recommends standards of 0.05 hectares for playing spaces (for children), together with 0.02 hectares for playing spaces (for youth) per 1,000 population.

Infrastructure needs

- 5.4.31 Table 23 below provides a summary of assessed existing and future needs for children's playing spaces, based on the Fields in Trust benchmark guidelines.

Public rights of way

- 5.4.32 The NPPF describes how public access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. In this context the NPPF states that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks, including National Trails. WODC and OCC will address this infrastructure requirement through their consideration of green infrastructure and transport proposals (see also 'Health and social care' and 'Transport and movement' below).

Table 23. Assessed need for children's playing spaces based on Fields in Trust benchmark guidelines - a) 0.25 ha (equipped play) and b) 0.3 ha (other outdoor provision) per 1,000 population					
Item	Description	Source of population estimate	Population estimate	Need a) ha (rounded)	Need b) ha (rounded)
1.0	Baselines (existing need)				
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	3.21	3.85
1.2	Eynsham	Local Plan Estimate	5,000	1.25	1.50
2.0	Anticipated housing delivery (future need)				
2.1	Existing commitments	775 x 2.4 ppd	1,860	0.46	0.56
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.10	0.13
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	1.32	1.58
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	0.46	0.55
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.05	0.05
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	2.39	2.87
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).					

5.5 Health and social care

Primary care

Overview

- 5.5.1 The West Oxfordshire IDP anticipated that existing primary care provision would not have capacity to meet needs arising from the SLG and the SDA. It envisaged resolution of this issue through the master planning processes associated with the AAP and the SPD.

Responsibility for delivery

- 5.5.2 Primary care services provide the first point of contact in the healthcare system, acting as the 'front door' of the NHS. Primary care includes general practice, community pharmacy, dental, and optometry (eye health) services. In England, primary care is administered by Clinical Commissioning Groups (CCGs), which replaced Primary Care Trusts (PCTs) in April 2013, or in some cases by NHS England.
- 5.5.3 Oxfordshire Clinical Commissioning Group (OCCG) plans, procures and oversees health services for more than 700,000 people living in Oxfordshire. OCCG works with local General Practitioners (GPs), hospital clinicians, local authorities, the voluntary sector, and the wider community.

Sector plans and strategies

- 5.5.4 OCCG is working on a series of locality plans, which are intended to build resilient, primary care for the future. The plans are intended to support a vision for provision of health services in Oxfordshire, where patients will receive more care closer to home and be supported out of hospital as much as possible. A period of public engagement was undertaken in November and December 2017.
- 5.5.5 The 'Locality Place Based Primary Care Plan: West Oxfordshire Locality' (2018) sets out proposals for changes to the service. A summary of ongoing priorities is due to be published in April 2019, as the plan develops. In addition to its proposals in relation to improving physical infrastructure and services, the plan highlights the importance of

improving prevention. It draws attention to evidence that social isolation impacts on people's health and also uses up a huge amount of scarce GP time.

- 5.5.6 Relevant sector programmes and strategies highlight the links between place-making and health, not least the opportunities to improve prevention. NHS England established Healthy New Towns, a three year programme, to look at how health and wellbeing can be planned and designed into new places. The programme brought together partners in house building, local government, healthcare and local communities to demonstrate how to create places that offer people improved choices and chances for a healthier life.²⁰ Locally, Bicester and Barton are among the ten Healthy New Towns demonstrator sites. In 2012 the TCPA published a report, examining how planning and public health practitioners could work together to implement the then newly introduced health and planning reforms in England.²¹ That report initiated the TCPA's ongoing programme of activities to reunite health with planning.²² These programmes are of particular significance here, given the Government's expectations for garden communities. Provision and maintenance of community buildings (including meeting spaces) and green infrastructure (including formal sports, walking and cycling routes) are intrinsically linked with offering people improved choices and chances for a healthier life.

Existing conditions

- 5.5.7 The Eynsham Medical Group (EMG) provides a range of primary care services from its premises at the Eynsham Medical Centre and Long Hanborough Surgery. The EMG's practice boundary covers the Study Area. The EMG's website indicates that the practice has seven partners and three salaried GPs, with over 14,000 registered patients. WODC will liaise with the EMG during subsequent stages, to ensure the final IDP reflects the number of Full/Whole Time Equivalent (F/WTE) GPs within the practice at that point in time.
- 5.5.8 The Eynsham Medical Centre is situated within the village on a relatively constrained site of some 0.12 hectares, with 8 on-plot parking spaces. However, the site is immediately adjacent a public car park. Planning permission was granted in 2010 for a scheme involving extension and alteration of the premises. That scheme provides for a resulting Gross Internal Area (GIA) of circa 565 sq m, with another 55 sq m on a mezzanine floor. Work on further internal alterations has recently been undertaken. A new surgery is due to be constructed at Long Hanborough later this year, pursuant to a planning obligation on the existing large commitment south of Witney Road. The new surgery will replace the EMG's previous surgery in Long Hanborough (WODC reference: 17/01786/RES). It will occupy a site of some 0.22 hectares, with 27 on-plot parking spaces. It will have a GIA of 732 sq m.

Infrastructure needs

- 5.5.9 WODC included the OCCG in its initial consultation on the Eynsham Area IDP. OCCG advised that the Eynsham Medical Centre is almost close to capacity. Moreover, OCCG considers that at least 916 square metres of additional floorspace is likely to be required to meet additional needs arising from proposed development across the Eynsham-Woodstock Sub-Area.

²⁰ Putting Health into Place: Introducing NHS England's Healthy New Towns Programme (Version 4) (NHS England et al December 2018).

²¹ Reuniting Health with Planning: Healthier Homes, Healthier Communities. How Planning and Public Health Practitioners Can Work together to Implement Health and Planning Reforms in England (TCPA July 2012).

²² The State of the Union: Reuniting Health with Planning in Promoting Healthy Communities (TCPA January 2019).

- 5.5.10 There is no recommended number of F/WTE GPs per 1,000 patients per practice. However, it can be noted for comparison that the average number of F/WTE GPs per 1,000 patients per practice in England is 0.58.²³ The average patient list size per GP is approximately 1,600.²⁴

Table 24. Assessed need for F/WTE GPs based on average of 0.58 GPs per 1,000 potential patients				
Item	Description	Source of population estimate	Population estimate	F/WTE GPs
1.0	Baselines (existing need)			
1.1	IDP Study Area mid-2017	ONS mid-2017 estimates	12,831	7.4
1.2	Eynsham	Local Plan Estimate	5,000	2.9
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	775 x 2.4 ppd	1,860	1.1
2.2	Anticipated windfalls	174 x 2.4 ppd	418	0.2
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	3.1
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	1.1
2.5	Non-strategic allocations	75 x 2.4 ppd	180	0.1
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	5.6
Notes: 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).				

- 5.5.11 Table 24 above provides a summary of assessed existing and future needs for F/WTE GPs, based on maintaining a level of cover equivalent to the average for England. The estimated population for anticipated development within the Study Area over the remainder of the Local Plan period is 9,569, which suggests a need for around six F/WTE GPs. PPG describes how a health impact assessment may be a useful tool to use where there are expected to be significant impacts arising from proposed development (Paragraph: 004 Reference ID: 53-004-20140306). A health impact assessment, which considers the overall development strategy for the Study Area, may be a useful tool to inform subsequent discussions with relevant stakeholders about all aspects of health care provision.
- 5.5.12 In any case, delivering the necessary additional primary care services will involve discussions with OCCG, EMG and other stakeholders. However, it is possible to illustrate the scale of infrastructure required to support the anticipated development, assuming no capacity within existing service provision. Table 25 below provides a summary of best practice when assessing size requirements for primary care premises. These figures provide an indication of the overall amount of floor space that may be required when planning the development of new, or refurbishment of existing, primary community and social care premises.

Table 25. Indicative floor space requirements for primary care premises						
Number of patients	8,000	10,000	12,000	14,000	16,000	18,000
Type of premises *	B	B	B	B	B	B
Gross Internal Area (GIA) sq m	667	833	916	1,000	1,083	1,167
Notes: Source - NHS Property Services, guidelines for feasibility studies. * Type B assumes two-storey premises with one stair case and one lift.						

- 5.5.13 Providing primary care services for up to 10,000 patients is likely to require premises with a GIA of 833 sq m. This floor space requirement can be apportioned to the components of anticipated growth, as per Table 26 below.

²³ NHS Digital.

²⁴ Safe Working in General Practice (British Medical Association 2016).

Table 26. Primary care floor space requirement apportioned to the components of growth					
Item	Description	Source of population estimate	Population estimate	% of total floor space requirement	Floor space required sq m (rounded)
2.1	Existing commitments	775 x 2.4 ppd	1,860	19.4%	161
2.2	Anticipated windfalls	174 x 2.4 ppd	418	4.4%	37
2.3	Garden Village SLG	2,200 x 2.4 ppd	5,280	55.2%	460
2.4	West Eynsham SDA	763 x 2.4 ppd	1,831	19.1%	159
2.5	Non-strategic allocations	75 x 2.4 ppd	180	1.9%	16
2.6	Totals (excluding completions)	3,987 x 2.4 ppd	9,569	100%	833
Total floor space requirement for anticipated growth					833
Notes:					
1) 2.4 persons per dwelling (ppd) - based on national average household size: 'Overview of the UK population - November 2018' Office for National Statistics (ONS).					
2) Total floor space requirement based on primary care premises with GIA of 833 sq m, to serve up to 10,000 patients.					

Secondary care

Overview

- 5.5.14 Secondary care refers to services provided by health professionals who generally do not have the first contact with a patient. Secondary care services are usually based in a hospital or clinic, though some services may be community based. They may include planned operations, specialist clinics, or rehabilitation services (e.g. physiotherapy).
- 5.5.15 The West Oxfordshire IDP highlighted NHS policy to increase the commissioning of care types, which have traditionally been provided in acute hospitals, in GP surgeries and other community settings, to improve access for patients.

Infrastructure needs

- 5.5.16 The West Oxfordshire IDP indicated that no specific future requirements for secondary care provision had been identified to support the level of growth proposed in the Local Plan. However, it is important to note that OXIS modelled forecasts indicate a gross requirement for the equivalent of 523 additional hospital beds across Oxfordshire between 2016 and 2040. Once development trajectories for the SLG and SDA in particular are more certain, further consultation with OCCG, Eynsham Medical Group and other stakeholders will clarify any infrastructure requirements relating to the provision of secondary care.

Extra care

Overview

- 5.5.17 Extra care housing is a term used to describe housing where adults have immediate access to care and support. The IDP does not address specialist housing requirements (see Policy H4 of the Local Plan), but discussions with OCCG and other stakeholders on the provision of infrastructure to support the delivery of primary and secondary care services should include consideration of likely extra care housing provision.

Responsibility for delivery

- 5.5.18 OCC works closely with District Councils, OCCG and developers in securing and delivering the provision of extra care and specialist housing.

5.6 Transport and movement

Overview

- 5.6.1 The West Oxfordshire IDP described how the quantum of new development proposed over the Local Plan period will inevitably increase the number of vehicular trips on the highway network. It highlighted a number of key proposals and issues associated with strategic development proposals around Eynsham.
- 5.6.2 In terms of new road infrastructure, it was anticipated that the Garden Village would include some form of northern 'spine' road; e.g. to connect the A40 through Cuckoo Lane and onto Lower Road. As part of the West Eynsham proposals, a western link road was envisaged, connecting the A40 with the B4449 to the south of Eynsham. It is anticipated that these roads would be delivered and funded by the developments.
- 5.6.3 In terms of public transport, the West Oxfordshire IDP described how the Local Transport Plan (LTP4) incorporates a rail strategy, which includes support for further capacity and service enhancements on the North Cotswold Line, as a general strategic priority. It also highlighted the strategic aspiration to develop Hanborough Station as a transport hub, in parallel with redoubling the Cotswold Oxford-Worcester line. The provision of effective pedestrian, cycle and public transport links between Hanborough Station and the proposed Garden Village was identified as an infrastructure priority.
- 5.6.4 These themes were subsequently developed through the AAP Issues Paper (June 2018) and the SPD Issues Paper (July 2018). Through the former WODC sought views on (among other things) the concept of a new 'spine' road running through the Garden Village, connecting Cuckoo Lane with Lower Road. In the latter WODC highlighted Neighbourhood Plan concerns that the proposed spine road through the SDA would result in the loss of a significant area of green space close to the village. However, it also described how OCC would not support the initial Neighbourhood Plan proposals to restrict development to the land north of Chilbridge Road, with a single point of access onto the A40. Responses to the 2018 consultation, including those relating to transport issues, will feed into WODC's ongoing work on the AAP and SPD, and a further round of consultation is planned for later this year.

Responsibility for delivery

- 5.6.5 OCC has responsibilities as the Local Highway Authority and Local Transport Authority. WODC works closely with OCC to identify key transport issues of relevance to the District as well as the programme of future infrastructure improvements that are likely to be needed to support planned growth. A number of other partners are involved in the delivery of transport services, which are highly relevant to the Study Area.

Rail infrastructure and services

- 5.6.6 Network Rail is responsible for the maintenance and enhancement of rail infrastructure. The OXIS Stage 1 Report highlighted a number of projects to enhance the rail network, including redoubling the Cotswold Oxford-Worcester line, including Hanborough Station. Hanborough Station is operated by Great Western Railway (GWR). GWR is introducing a new fleet of Intercity Express Trains. WODC has commissioned a study on Hanborough Station, to support its work on the AAP and SPD.

Bus services

- 5.6.7 OCC is responsible for collecting financial contributions from developments (i.e. planning obligations) to procure bus services, which are additional to the background commercial network. It is also responsible for administering concessionary fares and supporting community transport initiatives. OCC has developed a Bus and Rapid Transit Strategy which complements and implements elements of the Local Transport Plan (LTP4). This Strategy seeks to enhance the role of the bus as a key component of the overall public transport network in the County. The Bus Strategy describes how OCC, working with the bus operators, seeks to take advantage of travel demand from proposed future development, with the aim of increasing the frequency of existing bus routes and introducing new routes where appropriate. Stagecoach is a key provider of local bus services in West Oxfordshire, but there are also other operators.

Sector plans and strategies

- 5.6.8 Connecting Oxfordshire; Local Transport Plan 2015-2031 (LTP4) was updated in 2016. It sets out OCC's policy and strategy for developing the transport system in Oxfordshire up to 2031. OCC published a number of corridor strategies with LTP4, including the A40 Route Strategy. It described OCC's long-term plans for the A40, including increased road capacity combined with improved public transport services. OCC committed to investigate a package of measures including: a dual-carriageway from Witney to a proposed park and ride at Eynsham; bus lanes in both directions along the A40 from the proposed park and ride to the Duke's Cut canal bridge; and provision of high-quality cycleways along the length of the route.
- 5.6.9 In setting out its transport proposals OCC also factors in relevant plans and strategies prepared by key partners, including Stagecoach, Network Rail and GWR; e.g. progress on dualling of the Cotswold Line between Oxford and Worcester.

Existing conditions

- 5.6.10 The West Oxfordshire IDP described how traffic volumes are highest on the A40 between Witney and Oxford and the A44 south of Woodstock to Oxford. The A40 and B4449 at Eynsham suffer from severe congestion during peak hours due to the limited capacity of the nearby Swinford Toll Bridge. It also described how within the Eynsham-Woodstock Sub-Area, walking and cycling opportunities are reasonably good for recreational journeys, but relatively limited for commuting.
- 5.6.11 Wood Group have been commissioned to provide support to OCC and WODC in developing the transport evidence base for the Garden Village SLG and the West Eynsham SDA, to inform the AAP and the SPD. The baseline report of the current situation on the transport network is due for completion in May 2019. Developing the transport evidence base will address the following.
- Confirm the current situation on the transport network in and around Eynsham and the wider area.
 - Set out the potential quantum of future travel demands in Eynsham and the surrounding area brought about by development in the Eynsham area and by wider housing and employment growth planned in West Oxfordshire and surrounding districts.
 - Identify solutions to address future pressures on the transport network. In addition to informing the AAP and SPD, outputs will also enable OCC to assess the impact of development in the Eynsham area.

- Establish a phasing plan for infrastructure including identification of trigger points for requiring specific transport improvements and infrastructure to be in place.
- Identify the key transport policies that need to be included within the AAP and the SPD.

Infrastructure requirements

Current proposals

5.6.12 In parallel with the work described above, OCC is also progressing a number of related projects and initiatives, including the following.

- A40 Science Transit Scheme (A40 Strategy - Phase 1) seeking funding via the Department for Transport Local Growth Fund.
- A40 Smart Corridor (A40 Strategy - Phase 2) seeking funding via MHCLG Housing Infrastructure Fund (HIF).
- B4044 Community Path.

A40 Science Transit Scheme Update (A40 Strategy - Phase 1)

5.6.13 OCC has allocated Local Growth Funding for the proposed A40 Science Transit Scheme. The scheme comprises the following.

- A park and ride for up to 1000 cars to the north of the A40, located to the west of the A40/Cuckoo Lane junction at Eynsham.
- An eastbound bus lane between Eynsham Park and Ride and the Duke's Cut canal bridge near Wolvercote.
- Sections of westbound bus priority on the approaches to Cassington traffic signals and Eynsham roundabout.
- A 3m wide footway and cycle shared path located on the northern side of the A40, providing a cycle route from Witney to Oxford.
- Retention of the existing path on the southern side of the A40 providing a route from Eynsham to Oxford.

5.6.14 The proposed park and ride and bus lanes provides opportunity to improve the reliability and variety of destinations in Oxford served by public transport. The £36.2m scheme is to be funded largely from the Local Growth Fund administered by the Department for Transport.

5.6.15 A public consultation took place, in conjunction with the A40 Strategy, from the 30th of November 2018 to the 6th of January 2019. Four public exhibition events were held in Witney, Cassington and Eynsham, with over 500 people attending in total. Responses to the consultation are being reviewed and a consultation report will be published by spring 2019. Comments received will feed into the final design of the A40 Science Transit scheme.

5.6.16 OCC advises that a planning application for the scheme will be submitted in mid-May 2019. The outline business case, to the Department for Transport, will be submitted beforehand, with the final business case to follow toward the end of 2019, once all planning issues have been considered. Construction on the scheme is programmed for end of 2019 through to March 2021.

A40 Smart Corridor Housing Infrastructure Fund bid

- 5.6.17 The Ministry of Housing Communities and Local Government (MHCLG) is seeking to support infrastructure schemes that assist in bringing forward housing development sites through the Housing Infrastructure Fund (HIF). OCC submitted a business case for the A40 Smart Corridor to HIF on 22nd of March 2019, to address strategic transport infrastructure for the A40 between Witney and Oxford. The HIF strategic transport infrastructure package included the following.
- Extension the A40 Dual carriageway from Witney to Eynsham park and ride to increase capacity for all modes along the most heavily trafficked part of the route.
 - Further sections of A40 westbound bus lane to provide quicker return journeys to Eynsham park and ride and destinations served by the local bus network.
 - Provision of continuous eastbound bus route over the A40 Dukes Cut canal and railway bridge on the approach to Wolvercote. Resolution of this pinch point would allow a continuous eastbound bus route from Carterton, Witney, and Eynsham Park and ride into Wolvercote roundabout, and high quality 3m wide shared cycle path separated from the general traffic lanes.
 - A cycle link joining the A40 cycle route to National Cycle Network route 5 along the Oxford Canal at the Duke's Cut.
- 5.6.18 In the final stages of preparing the business case, OCC took the difficult decision to remove the B4044 Community Path element (see below). OCC expects to hear the outcome of the funding bid by late summer 2019.

B4044 Community Path

- 5.6.19 OCC's original proposals included the B4044 Community Path (running from Eynsham to Botley) within the HIF business case. Through the process of developing the bid, OCC needed to provide evidence that all of the scheme elements would meet the funding criteria. In the circumstances OCC reached the conclusion that, if challenged, it would not be able to adequately demonstrate that the community path is critical to the delivery of housing at Witney and Eynsham (or elsewhere in Vale of White Horse). For this reason, the scheme would not meet the HIF criteria.
- 5.6.20 However, OCC proposes to identify internal revenue funding to continue to develop the scheme design along the same timeline as proposed. The design will therefore continue to evolve during 2019/20. Progressing the design will ensure that a scheme for the B4044 Community Path is ready to submit to future funding opportunities as they arise, where the scheme meets the criteria.

Evolving proposals

Accesses to the strategic sites

- 5.6.21 Options for providing access to the strategic sites are being considered in parallel with design work on the A40 Strategy. The SPD Issues Paper (July 2018) indicated that one option, for West Eynsham, would involve connecting the northern end of the proposed link road to the A40 through a new roundabout, which could also enable access into the garden village to the north. The proposed park and ride access roundabout could potentially access the garden village and West Eynsham, subject to further testing. See also paragraphs 5.6.24 to 5.6.26 below.

Pedestrian and cycle strategy

- 5.6.22 Developing the transport evidence base will (among other things) enable the formulation of a pedestrian and cycle strategy. This will include consideration of existing routes for pedestrians and cyclists, assessing demand for access to key destinations (including Hanborough Station), and establishing where connections are needed. OCC's recent consultation exercise illustrated locations for the following.
- A new signal controlled crossing west of the Cuckoo Lane junction, to allow safe pedestrian and cycle movements between western Eynsham and the new park and ride site.
 - New uncontrolled crossing facilities adjacent to the two public footpaths that cross the A40 to the east of Eynsham.
 - The existing footway facility along the south of the A40 will be retained, providing a link between the public footpaths and Eynsham.
 - Two new signal controlled crossings where existing bridleways cross the A40, accommodating movements of pedestrians, cyclists and horses.
- 5.6.23 Master planning and related assessment work for the SLG and SDA will inform the development of a comprehensive pedestrian and cycle strategy. In support of this strategy, OCC and WODC will seek to protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

Other key emerging proposals

- 5.6.24 Developing the transport evidence base, master planning and related assessment work, and further consultation, will also inform OCC and WODC's consideration of the following.
- Guiding principles for the strategic sites; e.g. sustainable transport options, demand management, parking management, etc.
 - Access and circulation arrangements, including the locations of key facilities (e.g. secondary school provision).
 - Public transport strategy, including a review of existing public transport routes and provision.
 - Car parking strategy.
 - Reducing the need to travel.
 - Encouraging sustainable deliveries.
 - Neighbourhood design and street layout.
- 5.6.25 Infrastructure requirements identified through development of the transport evidence base will be included in subsequent versions of the IDP.
- 5.6.26 It is important to note that the paragraphs above are intended to provide a 'point in time' summary of transport work. They do not purport to set out a comprehensive picture of the transport infrastructure requirements for the strategic sites, or for the Study Area as a whole.

5.7 Energy

Electricity

Overview

- 5.7.1 Scottish and Southern Energy Power Distribution (SSEN) is the Regional Distribution Network Operator. OXIS noted that SSE's draft feasibility study concludes that the growth of housing as suggested by the Local Plans and the anticipated increase in employment cannot be supplied by the existing distribution network without reinforcement.

Existing conditions

- 5.7.2 WODC consulted SSE when producing the West Oxfordshire IDP. At that time SSE advised that there may be sufficient capacity available to supply the proposed Garden Village from their Eynsham primary substation and the existing distribution network, subject to off-site reinforcement works to the distribution network.
- 5.7.3 In response to initial consultation on the Eynsham Area IDP, and the strategic sites, SSE advise that any connections would have to wait until completion of the Bicester North Grid. That project is intended to reinforce the network to provide additional capacity, enhance network capability and increase the security of supply. SSE anticipated completion of the project by March 2019.

Infrastructure requirements

Supply

- 5.7.4 SSE estimates the total load for the strategic sites (all uses) at around 9,000 Kilo-volt-amperes (kVA). At 33,000 volts (i.e. the local supply part of the distribution network) there would be no requirement for any reinforcement in order to connect 9,000 kVA at Eynsham. At 132,000 volts (i.e. further upstream in the network) the full load of 9,000 kVA would trigger a reinforcement of 2.1 km of 132 kV cable from Headington Grid towards Yarnton Grid. However, this reinforcement would only be required as the developments progressed towards the trigger point. It is likely to be funded by SSEN.

Generation

- 5.7.5 WODC is keen to explore any potential opportunities for further renewable and low carbon energy development. WODC commissioned a report on renewable energy generation in 2016, which concluded that the potential for large and medium-scale wind power is very limited and limited, respectively.²⁵ However, the potential for small scale wind power is significant. The report also concludes that there is significant potential for further solar farm development in the District, subject to careful consideration of individual development proposals. Small scale renewables (e.g. photovoltaics, solar hot water, ground and air sourced heat pumps) could also play a useful role in increasing the generation of renewable energy in the District. Policies EW1 and EW2 include a requirement to demonstrate the use of renewable energy. Moreover, WODC is keen to explore the feasibility of decentralized energy generation, as described in the APP Issues Paper (June 2018).

²⁵ Renewable Energy and Low Carbon Energy Assessment and Strategy for West Oxfordshire (LDA October 2016).

Gas

Overview

- 5.7.6 Scotia Gas Networks (SGN) is the Gas Distribution Network Operator for Oxfordshire. The West Oxfordshire IDP described how reinforcements and developments of the local distribution network are generally as a result of overall demand growth in a region rather than site specific developments.

Existing conditions

- 5.7.7 OXIS noted a forecast reduction in demand for gas, which will result in an expected surplus. Nonetheless, SGN is required to invest in major projects to meet the demand of existing and new customers to ensure safe and high quality of supply. OXIS also noted that during its ten-year planning period (2016 - 2026), SGN is seeking to invest in major projects on the local transmission system and the below 7Bar distribution system, as well as supporting a full roll-out of smart meters planned by 2020.

Infrastructure requirements

- 5.7.8 SGN anticipates the need for system pressure upgrading reinforcement in 2018/2019 within Oxfordshire. Medium Pressure main laying reinforcement will also be required in 2021, in line with the proposed phasing schedules for the Bicester area. WODC and the promoters will continue to liaise with SGN through subsequent stages of the IDP work. Any implications arising from subsequent consultation on the Government's proposed Future Homes Standard will also be considered (e.g. proposed changes to space heating).

5.8 Water

Water supply

Overview

- 5.8.1 Thames Water is the provider of potable water for Oxfordshire. West Oxfordshire falls within the SWOX Water Resource Zone (WRZ) of Thames Water's Supply Area. Thames Water has a duty to maintain the security of water supplies and to produce a Water Resources Management Plan (WRMP). In July 2014 the Department for Environment, Food and Rural Affairs (Defra) approved the publication of Thames Water's WRMP covering the twenty-five-year period from 2015 to 2040 (WRMP14).

Existing conditions

- 5.8.2 Thames Water is required to prepare an annual review of its WRMP to report on progress, performance data, and also on any changes it may have made to the plan. In July 2018 Thames Water submitted its annual review covering the period 2017 to 2018 to the Secretary of State. The review was prepared in line with Environment Agency (EA) guidance. The review includes supply/demand balances by Water Resource Zone (WRZ). The SWOX WRZ was in surplus for the review period.
- 5.8.3 The West Oxfordshire IDP described how water supply is in balance in the short-term with continuing demand management proposed to maintain a small surplus until 2020. Demand management measures comprise leakage reduction, a targeted metering programme and enhanced water efficiency. While the West Oxfordshire IDP assessment is consistent with

short-term supply/demand forecasts in Thames Water's July 2018 review, longer-term forecasts suggest a potential deficit after 2022.

Infrastructure requirements

- 5.8.4 Thames Water's Revised Draft Water Resources Management Plan 2019 sets out the preferred plan for addressing the deficits indicated by longer-term forecasting. The preferred plan, which addresses the short, medium and long-term, is described in summary below.

Short term (2020/21-2024/25) - demand management

- Roll out of progressive metering policy (PMP), with the intention of achieving total SWOX household meter penetration of 94% by 2035.
- By the end of AMP7 (2025) deliver circa 8.8 Ml/d benefits through the water efficiency campaign.

Medium-term plan (2024-2040) - demand management and water resource development

- Incentive based financial tariff across the WRZ, commencing in 2035.
- South East Strategic Reservoir Option (SESRO) will be available from 2037 to provide raw water benefits for SWOX.
- SESRO also creates an opportunity to reduce abstraction at Farmoor. Saved water can be abstracted downstream through the reservoir intakes, stored, and then transferred back to Farmoor to be put into supply during periods of low flow.

Long-term plan (2040 to 2099) water resource management

- An inter-zonal raw water transfer from SWOX to Slough/Wycombe/Aylesbury (SWA) WRZ via the River Thames and a new surface water intake at Medmenham will reduce available water resources in SWOX by up to a maximum of 24 Ml/d and will help SWA to mitigate its long-term deficit from 2066 onwards.

- 5.8.5 As the District falls within an area of demonstrable 'water stress' the Environment Agency, in their response to the then emerging draft Local Plan, commented that the plan should include a policy requirement for new homes to meet the Building Regulations optional requirement of 110 litres/person/day (i.e. a more stringent requirement than the standard Building Regulations requirement of 125 litres/person/day, which applies to all dwellings). This has subsequently been incorporated into the adopted Local Plan through Policy OS3 - Prudent Use of Natural Resources.

Flood risk management

Overview

- 5.8.6 New development should not increase flood risk and should take the opportunity to reduce flood risk to the existing site and surrounding area. OCC is the Lead Local Flood Authority (LLFA) and has a duty to develop and maintain a strategy for the management of local flood risk in Oxfordshire. OCC works closely with WODC and other key stakeholders, including the Environment Agency and Thames Water.
- 5.8.7 A Level 1 Strategic Flood Risk Assessment (SFRA) was undertaken in 2009. The West Oxfordshire Level 1 Updated SFRA was undertaken in 2016, to inform the preparation of

the Local Plan and inform WODC's decision-making, in accordance with the NPPF and supporting guidance. WODC has also commissioned a Level 2 SFRA for the SLG and the SDA.

Existing conditions

Garden Village

- 5.8.8 The AAP Issues Paper (June 2018) provided a summary of the existing conditions on the SLG. The vast majority of the site is classed as Flood Zone 1 (low risk). There are a couple of small areas of Flood Zone 2 (medium risk) in the south-east corner of the site, and areas of Flood Zone 2 (medium risk) and Flood Zone 3 (high risk) along the northern edge of the site, associated with watercourses that form the site boundary.

West Eynsham

- 5.8.9 The SPD Issues Paper (July 2018) provided a summary of the existing conditions on the SDA. The Environment Agency maps indicate risks from river flooding, primarily focused in the north-western boundary of the SDA and through the centre of the site, with areas of Flood Zone 2 (medium risk) and Flood Zone 3 (high risk). Although most of the area is classified as Flood Zone 1 (low risk), risk from surface water flooding arising from the underlying geology is an important consideration.

Infrastructure requirements

- 5.8.10 Development proposals for the SLG and SDA will need to be supported by site-specific Flood Risk Assessments (FRAs), as well as setting out proposals for the phased provision of on-site drainage infrastructure, including appropriate sustainable drainage systems (SuDS).
- 5.8.11 Local Plan Policies EW1 and EW2 require appropriate measures to mitigate flood risk, including the use of SuDS, to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. Moreover, the SuDS should be designed to also provide a biodiversity enhancement, wherever this is practicable. Any relevant updates from the Level 2 SFRA will be included during Stage 2.

Waste water

Overview

- 5.8.12 Thames Water is the statutory sewerage undertaker. It owns and operates wastewater treatment and collection infrastructure within West Oxfordshire.
- 5.8.13 The West Oxfordshire IDP anticipated that the proposed strategic developments at the SLG and SDA might necessitate new or upgraded waste water treatment infrastructure. It envisaged this issue being resolved through the master planning processes for the SLG and SDA.

Existing conditions

- 5.8.14 WODC commissioned the West Oxfordshire Water Cycle Study: Phase 1 scoping study (November 2016). The study included an initial analysis of capacity across the twenty-seven wastewater treatment works (WwTWs) that serve West Oxfordshire. That initial analysis showed that current projections for development over the Local Plan period can be

accommodated within existing permits at all WWTWs with the exception of Cassington. The study also noted that recent periods of significant flooding in West Oxfordshire, particularly 2007 and 2014, have highlighted constraints in parts of the existing sewer system, including Eynsham.

Infrastructure requirements

- 5.8.15 Initial consultation with the Environment Agency and Thames Water suggests that further discussions will be necessary in the next stage of IDP work, including joint consideration of the likely development trajectories for the SLG and SDA. This will enable WODC, the promoters, the Environment Agency and Thames Water to establish what sewer upgrades might be required and when they can be implemented.
- 5.8.16 WODC is aware of the need to ensure that there is adequate wastewater infrastructure to serve all proposed new developments within the Study Area. To this end WODC will discuss proposed phasing arrangements with all relevant stakeholders in progressing the AAP and SPD.

5.9 Telecommunications

Overview

- 5.9.1 The West Oxfordshire IDP highlighted the importance of facilitating the rollout of superfast broadband, given its importance to economic and social development. It described how future development (both commercial and residential) in the District will be required to include infrastructure for future-proof access to superfast broadband as a standard utility.
- 5.9.2 OXIS described how the strategic convergence of mobile and fixed data networks is expected to develop commercially over the next five to ten years, as 5G mobile data standards are confirmed. This very high speed mobile data capability depends on widespread fibre access. It will be increasingly important in developing the IoT (Internet of Things) products and services, as well as facilitating more efficient highway management and environmental management. The Government wants 15 million premises to be connected to full fibre by 2025, with nationwide coverage by 2033.
- 5.9.3 Local Plan Policy OS2 requires all development to be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband.

Responsibility for delivery

- 5.9.4 WODC and OCC will work with promoters and developers to secure provision of the necessary ducting and chambers throughout their developments, to facilitate the provision of full fibre to each property. This will enable fibre infrastructure providers to deliver full connectivity (see below).

Existing conditions

- 5.9.5 There is strong competition in the retail broadband market. BT holds a 37% market share, followed by Sky (24%), Virgin Media (20%), TalkTalk (12%) and other providers making up the rest of the market. BT agreed to the legal separation of Openreach (responsible for operating the 'last mile' of BT's access networks) in 2017. Openreach is required to provide regulated access to its network to retail communications providers such as Sky, TalkTalk, and BT's own retail division, on fair, reasonable and non-discriminatory terms. In

recent years alternative fibre providers have emerged; e.g. CityFibre, Gigaclear (already has connectivity in the Study Area), and Hyperoptic.²⁶

- 5.9.6 OXIS noted that the Oxfordshire programme for improving broadband infrastructure achieved its December 2017 target (i.e. 95% of premises having access to superfast broadband) and is on target to reach 97% coverage by 2019.

Infrastructure requirements

- 5.9.7 At street scale fibre broadband can be delivered in two ways.
- Fibre to the cabinet (FTTC) uses fibre-optic cables throughout the network to the street cabinet. It then uses copper wires to connect the cabinet to homes and businesses. It provides wholesale download speeds of up to 80Mbps and upload speeds up to 20Mbps.
 - Fibre to the premise (FTTP) means fibre-optic cables run right to the door of each house or business. It provides wholesale download speeds up to 330Mbps and upload speeds up to 30Mbps.
- 5.9.8 WODC and OCC will work with promoters and developers to secure the provision of the necessary ducting and chambers throughout their developments, to facilitate the provision of full fibre to each property. In its role as the local planning authority, WODC will be able to consider whether appropriate planning conditions or obligations will be necessary to secure comprehensive provision of appropriately sized ducting and chambers, etc. This will enable fibre infrastructure providers to deliver FTTP, ensuring full connectivity.

5.10 Waste

Overview

- 5.10.1 The Waste (England and Wales) Regulations 2011 requires local authorities to manage waste according to the waste hierarchy (Reduce, Reuse, Recycle, Recover and Dispose).

Responsibility for delivery

- 5.10.2 WODC is responsible for the collection of waste and recycling from domestic properties as the waste collection authority (WCA) and for the management of 24 recycling 'bring sites' throughout the District. WODC also provides all street cleansing services, including the provision of litter and fido bins.
- 5.10.3 OCC is the Waste Disposal Authority (WDA) and is responsible for disposing of the waste that is collected by the District Councils, as well as having a duty to provide facilities for residents to deposit their household waste. OCC also determines planning applications for waste developments.

Plans and strategies

- 5.10.4 Oxfordshire's Joint Municipal Waste Management Strategy 2018-2023 (JMWMS) sets out the vision for managing waste across the County. During 2019 it will be adopted by all the Oxfordshire Districts. In accordance with the JMWMS, developments should be provided with efficient, convenient and accessible waste management services, which encourage

²⁶ Department for Digital, Culture, Media and Sport (July 2018).

reducing, reusing and recycling as much as possible. This includes access to the network of Household Waste and Recycling Centres (HWRC's).

Existing conditions

- 5.10.5 The energy recovery facility (ERF) at Ardley, which opened in 2014, has significantly reduced the percentage of the County's municipal waste that is sent to landfill. The plant, which generates electricity for around 53,000 homes, also treats commercial and industrial waste.
- 5.10.6 There is an existing network of seven HWRCs across Oxfordshire. The Dix Pit facility, at Linch Hill, Stanton Harcourt, is within the Study Area. There is an Anaerobic Digestion (AD) facility at Cassington, which processes commercial food wastes, including packaged goods. The facility processes over 50,000 tonnes of solid and liquid wastes a year, generating 2.4 megawatts (MW) of electricity and producing bio-fertiliser. There is also a recycling facility for collected recyclable household waste in Witney.
- 5.10.7 OCC considers that the existing network of HWRC's is not capable of meeting future needs. In 2015 OCC decided to pursue a programme of restructuring, based on fewer, larger sites, located close to centres of population. OCC's waste management team is working to identify three or four new sites, which may be allocated in the Oxfordshire Minerals and Waste Local Plan Part 2 - Site Allocations Plan.

Infrastructure requirements

Off-site

- 5.10.8 OCC's Consultation Draft Developer Guide (January 2019) indicates that, where appropriate, OCC will require developers to mitigate the impact of their developments by making financial contributions towards the cost of providing necessary HWRC infrastructure. In each case the level of contribution will be based on the pro rata cost of increasing HWRC capacity to meet needs arising from the development in question (i.e. network acreage, building and hard infrastructure).

On-site

- 5.10.9 WODC and OCC will work with promoters and developers through the master planning and detailed designs stages to ensure that new developments make appropriate provision for all aspects of the waste hierarchy; e.g. from the household scale (including both home composting and space to segregate and store waste), to the provision of recyclables banks at appropriate on-site public realm locations.

6.0 Infrastructure delivery options

6.1 The process to date

- 6.1.1 The preceding section set out the initial assessment of infrastructure needs, based on identified standards and available evidence. The assessment of needs will be refined through further engagement with key stakeholders during Stage 2, prior to public consultation on the Draft AAP and Draft SPD later this year. Engagement with key stakeholders will also involve further consideration of delivery options.
- 6.1.2 The process of identifying credible delivery options started with production of the Local Plan and continued through consultation on the AAP Issues Paper (June 2018) and the SPD Issues Paper (July 2018). This involved, for example, exploring potential primary school site options, etc. This process will continue through a planned design workshop for the Garden Village in mid-May and through the next round of public consultation on the Draft AAP and Draft SPD later in the year.

6.2 Issues to consider

- 6.2.1 Establishing the likely needs and requirements helps to inform the process and bring focus to discussions about particular categories and components of infrastructure. The following issues are considered relevant to subsequent discussions with key stakeholders in relation to delivery options. They are also relevant to subsequent public consultation on the Draft AAP and Draft SPD.

Scale and nature of provision

- 6.2.2 It is important to understand why new infrastructure is required and the resulting benefits from delivery. This involves consideration of the scale and nature of provision. For example, the assessment of need indicates that a new secondary school facility of some description will be required to support planned growth. The provision of that facility is a large-scale project in its own right. Not only is it likely to involve a considerable site area and significant building, but it also has significant implications for traffic movement. However, scale is not the only determinant of significance in terms of resulting benefits. The assessment of need also indicates that additional primary care provision will be required to support planned growth. The delivery solution for that component may involve a relatively small scale project, in the context of planned development, but delivery would have benefits across the Study Area and allow planned development to proceed.

Funding of provision

- 6.2.3 Credible delivery options will obviously require adequate funding. Potential funding arrangements are examined in Section 7.0. Establishing the right funding solution will depend on a range of factors including planning tests for developer contributions (as described in Section 3.0), the status of CIL, the scale and nature of provision, and viability considerations.
- 6.2.4 Reaching a consensus on the necessary scale and nature of provision (i.e. site-specific and shared infrastructure) should enable the councils and the promoters to agree the likely costs. This in turn should inform discussions about apportioning costs for shared infrastructure, as well as establishing a consistent basis for any viability discussions.

Phasing of provision

- 6.2.5 Developing credible delivery options will also require careful consideration of phasing. The proposed development trajectories for the SLG and SDA will be of central importance here. Supporting infrastructure should be provided in sync with development. By definition that will mean phased provision of infrastructure. This may require a number of delivery solutions for individual components of infrastructure, including temporary/staged provision. This in turn will have implications for the costs of provision.
- 6.2.6 The next stages of IDP work will involve consideration of the likely development trajectories, with a view to establishing appropriate headline triggers for the delivery of key supporting infrastructure and facilities. The headline triggers can then be included within the implementation sections of the AAP and SPD, wherever possible.
- 6.2.7 However, it is important to note that the process of establishing appropriate triggers for provision of all supporting infrastructure and facilities will continue during the pre-application and outline planning application stages. Ultimately the triggers will be given force through inclusion within section 106 agreements, or in some cases planning conditions.

Place-making considerations

- 6.2.8 The design workshop in May and subsequent master planning work in response to the AAP and SPD should create the right conditions for a creative approach to delivering infrastructure, based on the premise that achieving high-quality design and commercial success can be complementary objectives. Again, this requires careful consideration of phasing, but also of the opportunities to bring together components of infrastructure, within a master planning framework, in ways that support place-making and community development (e.g. new secondary school provision combined with new outdoor/indoor sports provision).

Involvement of third parties

- 6.2.9 In some instances, credible delivery solutions will depend on third parties, and on planning and consenting processes that are not directly controlled by the councils or by the promoters and developers (e.g. upgrading off-site infrastructure owned by utility companies). The requirements (e.g. feasibility, planning, design and implementation) and likely timeframes for any such processes will need to be factored in to assumptions about delivery solutions.

Management and maintenance considerations

- 6.2.10 The future management and maintenance of infrastructure is clearly as important as initial delivery. The implications of any preferred proposals for long-term stewardship will also need to be factored in to delivery solutions. For example, the AAP Issues Paper (June 2018) raises the possibility of establishing some form of community management trust to assume responsibility for long-term stewardship. This in turn may have implications for the planning, design and delivery of various community assets: e.g. community meeting space(s); neighbourhood centre buildings; green and blue infrastructure, etc.

7.0 Funding arrangements

7.1 Establishing costs

- 7.1.1 Subsequent public consultation on the emerging AAP and SPD, together with associated assessment and master planning work, should enable the key stakeholders (including WODC, OCC, EPC and the promoters of the SLG and SDA respectively) to reach a consensus about the preferred delivery solutions for key items of infrastructure. That in turn should make it possible to produce some form of costs plan/tracker for the most significant infrastructure components, particularly those required to support more than one proposed development (e.g. secondary school provision and transport schemes). Establishing and tracking costs will inform discussions about viability and about the most appropriate funding arrangements.
- 7.1.2 Infrastructure funding is very often required during the early years of implementation, when critical infrastructure needs to be completed in order for development to proceed. This can be problematic in cash flow terms, given that returns on investment are not likely to be secured until much later in the development process. Moreover, successful place-making is dependent on infrastructure and facilities being provided in sync with development, so that new communities are not left without facilities for years on end. Successfully resolving these tensions will require consideration of all available funding options.

7.2 Public sector funding

Housing and Growth Deal

- 7.2.1 The Oxfordshire Housing and Growth Deal secured £215 million of investment over the next five years towards affordable housing (£60 million) and infrastructure improvements (£150 million). As described in Section 2.0, the infrastructure fund will help to unlock delivery of housing sites over the next five years, with decisions on priorities being made by the Growth Board.
- 7.2.2 The Delivery Plan (published in March 2018) describes how recommendations to the Growth Board on funding decisions will come from officer programme groups, via the Executive Officer and Chief Executive. The Growth Board will be empowered to allocate funding from the Deal to the body responsible for delivery of projects.
- 7.2.3 OXIS was commissioned by the Growth Board, with the purpose of establishing priorities for investment in strategic infrastructure, to support employment and housing growth in Oxfordshire. Major investment projects outlined through the OXIS strategy include rapid bus routes linking key locations, and a long-term strategy to address congestion on the A40.

OxLEP

- 7.2.4 OxLEP has secured £142.5 million of investment through the Local Growth fund 1, 2 and 3, together with £55.5 million through the City Deal Fund. As described in Section 2.0, OxLEP is preparing the Oxfordshire Local Investment Strategy (LIS), which is intended to provide an ambitious, long-term vision for economic growth up to 2040.

Transport funding

Housing Infrastructure Fund

- 7.2.5 The Government's £5.5 billion Housing Infrastructure Fund (HIF) is available to local authorities for infrastructure to unlock housing. It is intended to help unlock up to 650,000 new homes by helping to fund infrastructure in areas of greatest housing need.
- 7.2.6 OCC, working in partnership with WODC, has submitted a bid for £102 million to HIF for improvements to the A40, as part of OCC's A40 Transport Strategy. If successful the bid will deliver the following.
- Extension of the A40 dual carriageway from Witney to the proposed Eynsham park and ride, including improving cycling facilities along the route.
 - Extension of A40 westbound bus lane from west of Duke's Cut Canal and railway bridges to the proposed Eynsham park and ride.
 - A40 capacity and connectivity improvements at Duke's Cut Canal and railway bridges.
- 7.2.7 The proposals seek to increase A40 highway capacity for all users of the route between Witney and Eynsham, while providing a high-quality, congestion-free public transport alternative for travel between Eynsham and Oxford.

Eynsham park and ride

- 7.2.8 The proposed A40 Eynsham park and ride with bus lanes has been provisionally allocated £35 million from the Department for Transport through the Local Growth Fund. In addition, £1.2 million of local funding from developer contributions will also be included in the scheme budget of £36.2 million.
- 7.2.9 To release the main Local Growth Fund funding, OCC will complete a series of central government business cases for approval by the Department for Transport. The Outline Business Case, submitted earlier this year, will be followed by the Full Business Case, which will be submitted once all planning approvals and final implementation costs are known. It is currently anticipated that the Full Business Case will be submitted in July 2019. The funding announcement from Government is therefore expected by October 2019.

New Homes Bonus

- 7.2.10 The New Homes Bonus was introduced in 2011 to provide an incentive for local authorities to encourage housing growth in their areas. Over £7 billion has been allocated to local authorities through the scheme to reward additional housing supply. In December 2016, following consultation, the Government announced reforms, which effectively reduced payments to local authorities. The Government also retained the option of revising the scheme in future years, to reflect significant additional housing growth and to remain within spending limits set at Spending Review 2015.
- 7.2.11 The 2019 to 2020 financial year represents the final year of funding agreed through the Spending Review 2015. Provisional plans for the local government finance settlement for 2019 to 2020 were published in December 2018. In February 2019 the Government confirmed an additional £18 million for the New Homes Bonus scheme.
- 7.2.12 To put the potential role of New Homes Bonus into perspective, WODC's total allocation from the scheme for the 2018 to 2019 financial year was £1.59 million.

7.3 Developer contributions

Planning obligations

- 7.3.1 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and County Planning Act 1990 by a person with an interest in the land and the local planning authority, or via a unilateral undertaking entered into by a person with an interest in the land without the local planning authority. Planning obligations run with the land, are legally binding and enforceable. A unilateral undertaking cannot bind the local planning authority because they are not party to it.
- 7.3.2 Planning obligations can be used to secure the delivery of necessary infrastructure. In some cases the obligations will require the landowner(s) and/or developer(s) to deliver the infrastructure as part of the proposed development. In other cases the obligations may involve the payment of financial contributions to enable others to deliver necessary infrastructure. It is worth noting that the Government intends to remove the pooling restrictions on planning obligations.

Planning obligations associated with existing commitments

- 7.3.3 Planning obligations, relating to the provision of infrastructure, associated with existing 'large' commitments within the Study Area are listed out in Section 4.0, together with any developer contributions involved. These contributions will help to fund the delivery of necessary infrastructure.

Planning obligations associated with allocations and windfalls

- 7.3.4 Subsequent planning permissions for development at the SLG, the SDA and elsewhere within the Study Area will also be subject to planning obligations where appropriate. Those obligations will also help to secure the direct or indirect delivery of necessary infrastructure.

Community Infrastructure Levy

- 7.3.5 The Community Infrastructure Levy (CIL) is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. CIL may be payable on development which creates net additional floor space, where the gross internal area of new build is 100 square metres or more. That limit does not apply to new houses or flats, and a charge can be levied on a single house or flat of any size (subject to some exclusions).
- 7.3.6 WODC's revised draft charging schedule was the subject of a six-week period of public consultation from the 27th of January 2017 until the 10th March 2017. A number of other supporting documents, including Infrastructure Funding Gap Analysis (January 2017), were also made available as part of that consultation. It is anticipated that CIL will provide some of the funding for infrastructure provision across the Study Area within the Local Plan period. The Council intends to progress a CIL charging schedule to submission during 2019.

7.4 Utilities funding

- 7.4.1 Funding for utilities at a strategic level is usually provided by the respective utilities company through their Asset Management Plans (AMPs). Utility providers are obliged to

submit AMPs to their regulator. Each AMP identifies the capital investment, which the undertaker has committed to make over the next five or ten years. The investments are funded from the company's revenue, and cover expansion or enhancement of the strategic utility network bearing in mind projected growth in demand. Each AMP is reviewed and approved by the regulating authorities that protect the interests of the customers. Utility providers can use revenue from customer charges to fund the provision of strategic infrastructure. In some cases utility providers may refuse to cover all the costs associated with some strategic infrastructure, if they are deemed to be excessive. In these cases developer contributions may be necessary.

- 7.4.2 Connection of developments to the non-strategic mains is not included in AMPs. Individual development proposals will provide the funding required to bring new utility services from a point of connection to the relevant site boundary, together with the delivery of on-site supplies.

8.0 Recommended next steps

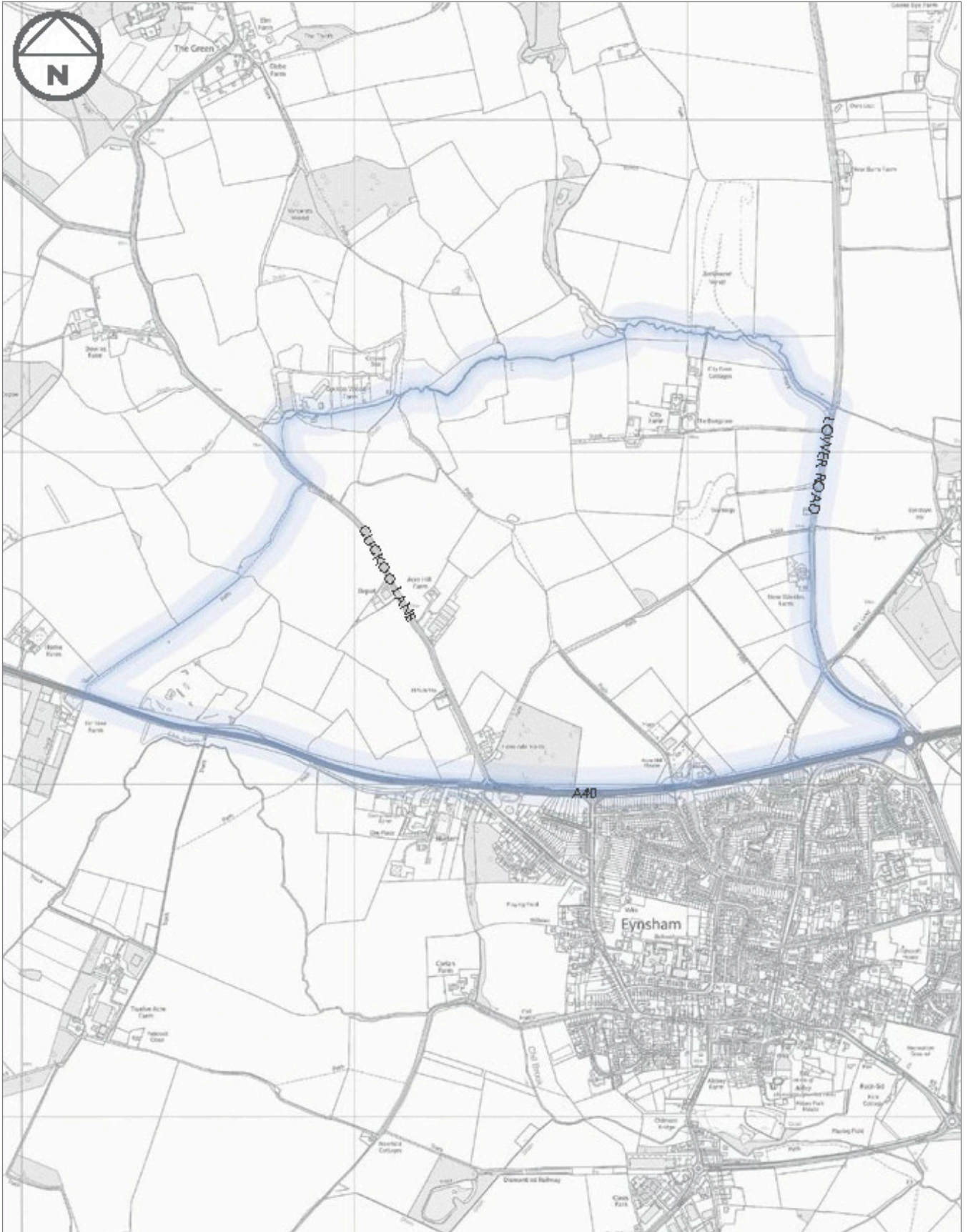
8.1 Stages 2 to 4

8.1.1 The recommended next steps for progressing through Stages 2 to 4 (as described in Section 3.0) are set out below.

- 1) Further engagement with the promoters for the SLG and the SDA on their anticipated development trajectories and current assumptions about site-specific infrastructure delivery planning.
- 2) Further engagement with key stakeholders, including the promoters for the SLG and the SDA, on transport and education to meet Study Area needs.
- 3) Further engagement with key stakeholders, including the Environment Agency and Thames Water, on necessary upgrading of sewerage infrastructure to meet Study Area needs.
- 4) Engagement with key stakeholders, including Eynsham Medical Group and Oxfordshire Clinical Commissioning Group, on the provision of health care infrastructure necessary to meet Study Area needs.
- 5) Respond to any IDP related issues arising from the design workshop in mid-May.
- 6) Initiate topic-specific infrastructure discussions with key stakeholders, where further work is required to translate assessed need into delivery strategies (e.g. outdoor sports and playing space provision).
- 7) Review outputs from the employment-related work, with a view to establishing any additional infrastructure requirements associated with the potential science park proposals.
- 8) Engage with all key stakeholders to initiate a shared cost plan/tracker for the most significant infrastructure components.
- 9) Align the IDP work with the implementation sections of the Draft AAP and Draft SPD; e.g. any proposals relating to apportioning and/or headline triggers, etc.
- 10) Update this Stage 1 Report in a Draft IDP in June/July (as required), to support further public consultation on the Draft AAP and Draft SPD.
- 11) Establish necessary arrangements for subsequent monitoring and review of IDP work.
- 12) Review the Draft IDP later in the year, in light of responses to further public consultation on the Draft AAP and Draft SPD in the summer.
- 13) Produce Final IDP, including any proposals for subsequent monitoring and review.

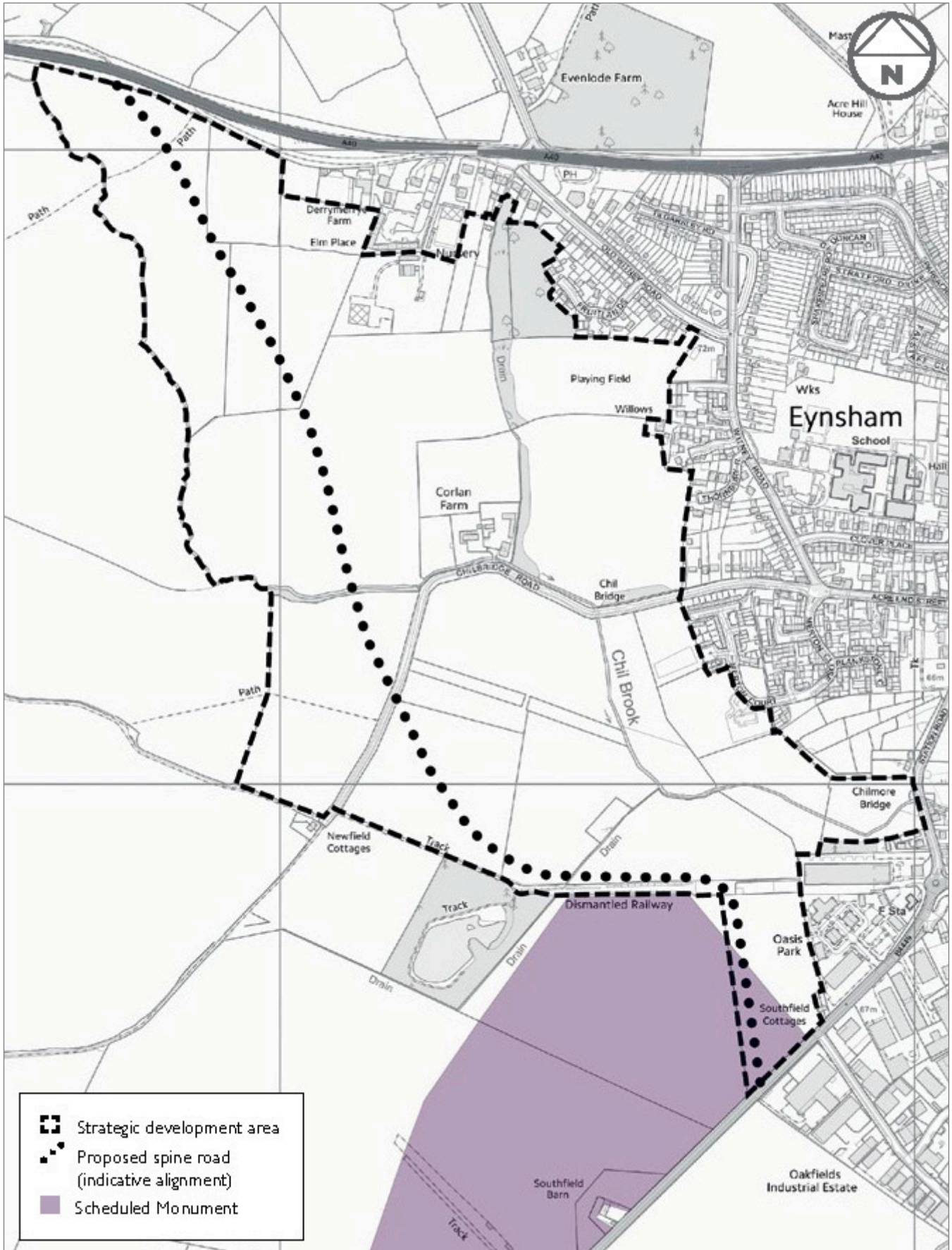
Appendices

Appendix 1 - Oxfordshire Garden Village SLG



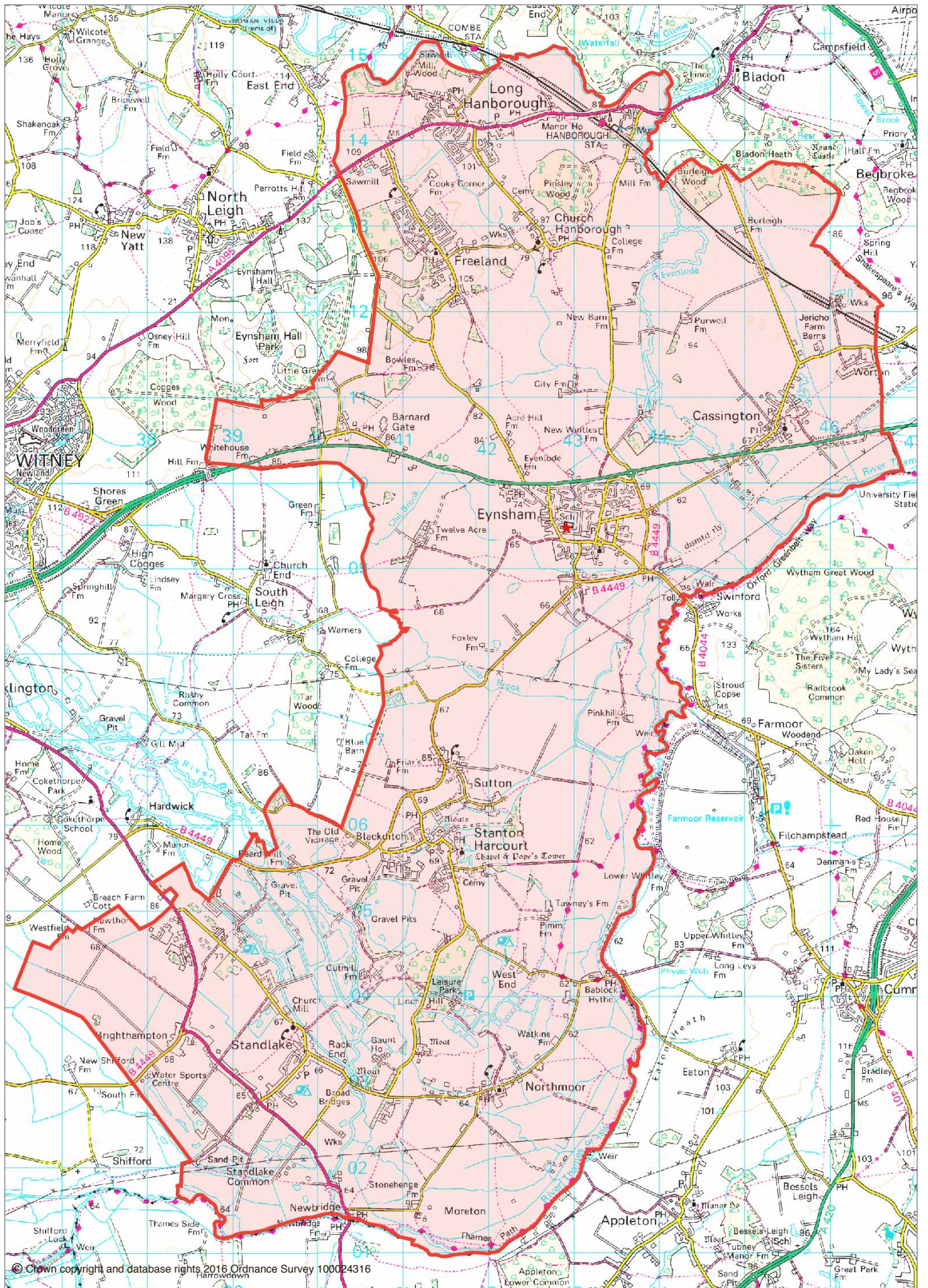
Garden Village SLG site - from West Oxfordshire Local Plan

Appendix 2 - West Eynsham SDA



West Eynsham SDA site - from West Oxfordshire Local Plan

Appendix 3 - IDP Study Area



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Eynsham Area Infrastructure Delivery Plan Study Area

