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Infrastructure Delivery Plan

Updated Draft Report

July 2020

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Eynsham Area Infrastructure Delivery Plan
Updated Draft Report
July 2020

Prepared by AKU for West Oxfordshire District Council

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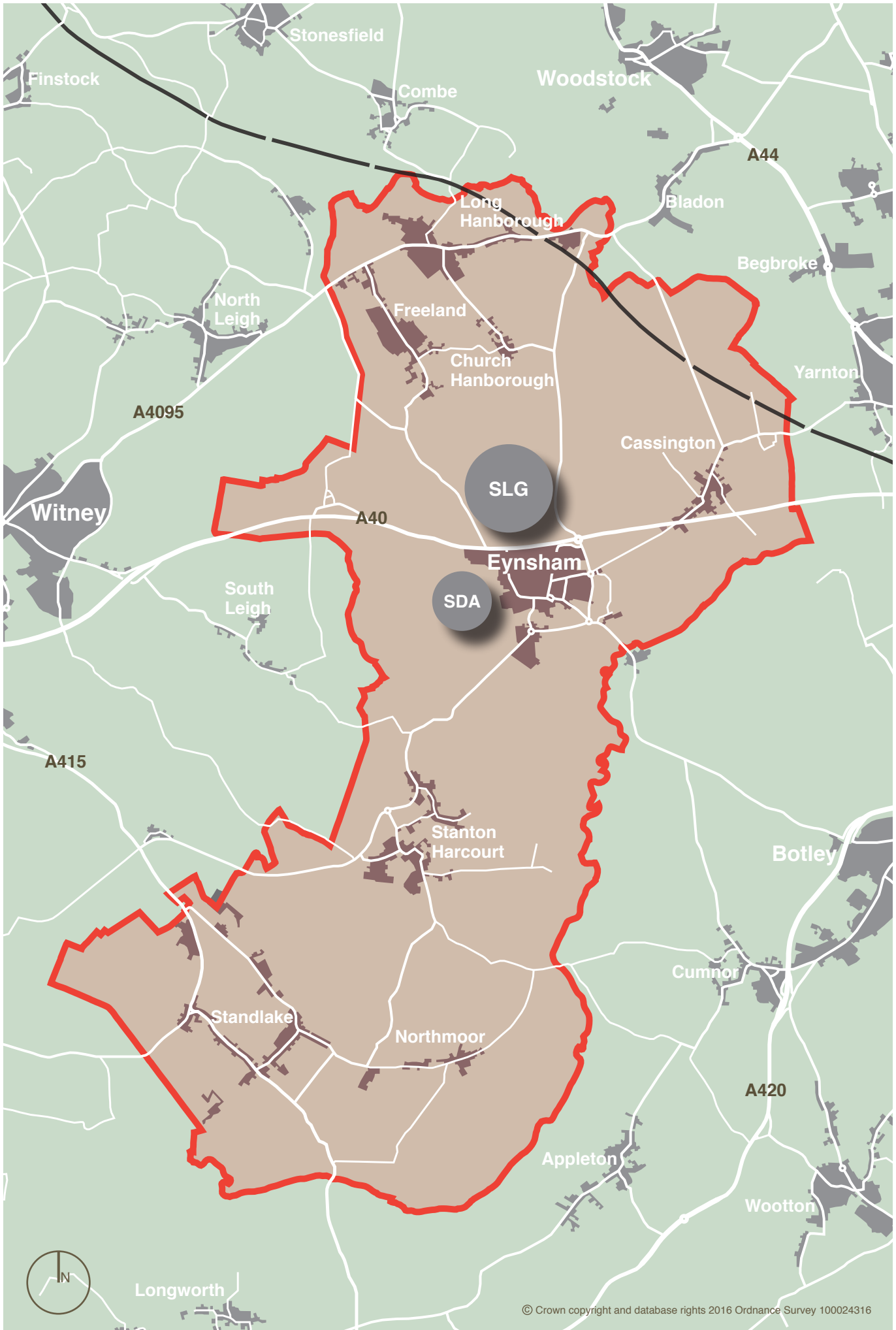
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Eynsham Area Infrastructure Delivery Plan - Study Area

1.0 Introduction

1.1 Purpose of this Infrastructure Delivery Plan

- 1.1.1 West Oxfordshire District Council (WODC) has commissioned A K Urbanism (AKU) to prepare an Infrastructure Delivery Plan (IDP) for the Eynsham Area. The Stage 1 Draft Report was produced in May 2019. This updated draft report records progress made by the Councils and their development partners since then. It will be updated again following public consultation on the emerging Garden Village Area Action Plan (AAP). The final version of the Eynsham Area IDP (hereinafter referred to as “the IDP”) will form part of the evidence base for the Garden Village AAP and the West Eynsham Supplementary Planning Document (SPD).
- 1.1.2 The IDP relates to the Study Area illustrated opposite, which comprises the southern part of the Eynsham-Woodstock Sub-Area identified within the Local Plan. The Study Area includes the Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG) and the West Eynsham Strategic Development Area (SDA).
- 1.1.3 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, by describing how the overall needs relate to the various components of the Local Plan development strategy for the Study Area.
 - Set out WODC’s proposals for coordinating and managing the future delivery of that infrastructure.
 - Update the infrastructure planning context within which site-specific IDPs will be considered by WODC.
 - Describe how the Councils and their development partners might work towards a funding and delivery strategy, to progress the implementation proposals within the Garden Village AAP and the West Eynsham SPD.

1.2 How this IDP should be used

- 1.2.1 Infrastructure delivery planning is an ongoing process. The IDP provides a point in time picture of infrastructure needs across the Study Area, which will be updated again following public consultation on WODC’s Pre-submission Draft AAP. It forms part of the evidence base for the decision-making process. The relationship between the IDP and WODC’s plan making and development management work is illustrated in Figure 1 overleaf.
- 1.2.2 Figure 1 illustrates the IDP’s place in the evidence base, alongside previous strategic infrastructure planning work and the West Oxfordshire Infrastructure Delivery Plan. It supplements that previous work by distilling infrastructure needs down to the Sub-Area scale. The IDP contributes to the infrastructure planning context for detailed discussions

between WODC, Oxfordshire County Council (OCC), and their development partners about individual development proposals within the Study Area.

1.2.3 WODC, OCC and their development partners should use the IDP as part of the context for their ongoing discussions about:

- site-specific IDPs for individual development proposals, including the Garden Village SLG and West Eynsham SDA;
- potential delivery solutions and costs, linked to specific development proposals; and
- appropriate planning obligations.

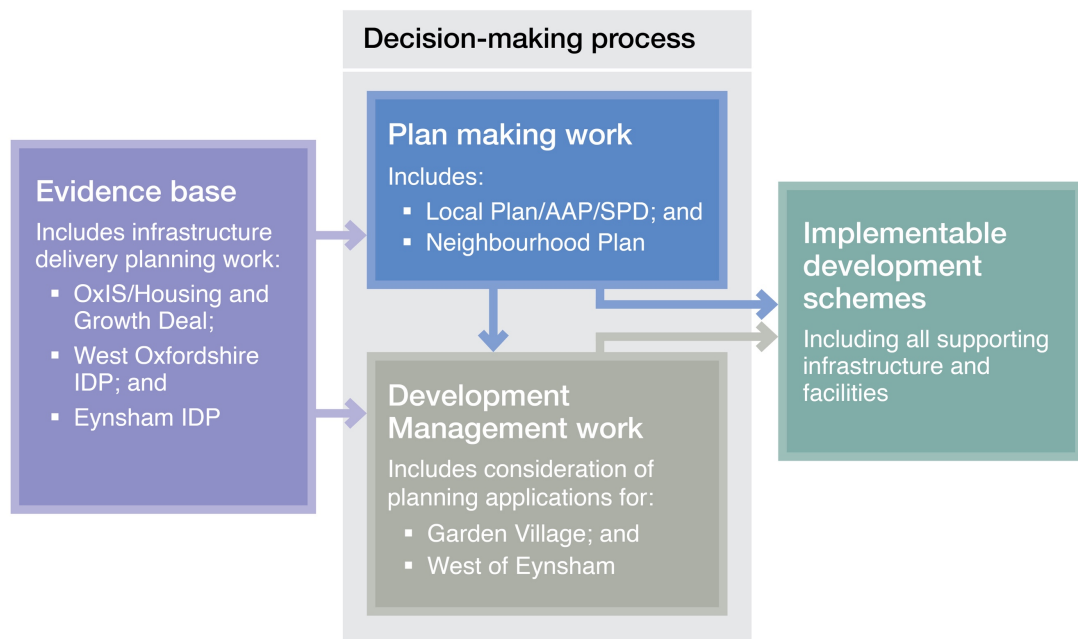


Figure 1. The IDP’s place in the evidence base

Delivery solutions

1.2.4 Delivery solutions means specific proposals to address identified infrastructure needs. For example, the IDP identifies how much community meeting space is likely to be required to meet the needs arising from the Local Plan development strategy. It also apportions those needs to the different components of the development strategy. Delivery solutions are then required, to clarify how those needs will be met by proposed developments: e.g. the number and types of community buildings that will be provided; where those buildings will be located; when they will be delivered ready for use; and who will assume responsibility for their long-term management and maintenance.

1.2.5 The same process applies to other themes addressed in section 5.0 of this report, including: schools; library provision; green and blue infrastructure; outdoor and indoor sports; and primary health care, etc. The IDP seeks to establish the overall needs arising from the Local Plan development strategy for the Study Area. The IDP thereby provides the context for negotiations on delivery solutions.

1.2.6 Delivery solutions will be negotiated between the councils and their development partners, including the Garden Village and West Eynsham promoters. Sometimes delivery solutions

can be successfully negotiated during the pre-application stage. Sometimes the issues involved are such, that negotiations continue during the formal planning application stage. In this case some of the issues are close to resolution, but negotiations between the councils and the Garden Village and West Eynsham promoters are still ongoing. It is therefore anticipated that delivery solutions to meet various infrastructure needs will emerge during the outline planning application stages for the Garden Village and West Eynsham developments. The IDP will assist the councils in deciding whether proposed solutions will satisfactorily meet assessed needs.

- 1.2.7 In proposing and assessing potential delivery solutions the councils will weigh various considerations. These are likely to include, but not be limited to, the following.
- Infrastructure needs, as described in the IDP.
 - Place-making considerations; e.g. how best to achieve key aspects of the vision.
 - Master planning considerations; e.g. the optimum scale and location for particular facilities.
 - Accessibility issues; e.g. ensuring that shared facilities will be easily accessible by sustainable modes of transport.
 - Relevant policy and other material considerations, including viability.

- 1.2.8 The IDP can only record those potential delivery solutions that have been discussed by the parties to date. The IDP does not determine delivery solutions.

1.3 Structure of this report

- 1.3.1 This report sets out the findings from stages 1 and 2 of the IDP work, as 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 and describes the 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 assessment of infrastructure needs by category, based on the development strategy.
 - Section 6.0 provides a brief overview of issues pertaining to delivery options.
 - Section 7.0 describes how the councils and their development partners might work towards funding and delivery strategies.
 - Section 8.0 provides a summary of next steps in the infrastructure planning process.

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 WODC's 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, paragraph 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 adaptation 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, paragraph 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, paragraph 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: 017 Reference ID: 25-017-20190901).

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 through 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's Delivery Plan (April 2019 to March 2020) describes how it has secured over £600 million of funding for Oxfordshire. This includes £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, culture and heritage, and natural resources and the environment.
- 2.2.8 In 2019 OxLEP published the Oxfordshire Local Industrial Strategy, which includes commitments to collaborate with the Department for Transport, Highways England, East West Rail Company and other stakeholders, to expand the economic benefits of planned strategic transport links and improvements to the Major Roads network across the Arc.

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 January 2022, with adoption (subject to examination) in late 2022. 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 OCC's policy and strategy for developing the transport system in Oxfordshire up to 2031. OCC is in the process of updating the LTP to address the climate emergency, air quality and healthy place-making issues.
- 2.2.15 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 a planning application has been submitted for 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 Garden Village SLG and the West Eynsham 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 Oxford City. The Garden Village SLG and the West Eynsham SDA are situated 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 within 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 sets out key issues for the Eynsham-Woodstock Sub-Area. They include the following, 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 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 SLG. A plan of the SLG is included at Appendix 1. It 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 the new park and ride site, which is 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 2.2.34).
- 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 SDA. A plan of the SDA is included at Appendix 2. It will accommodate a sustainable integrated community of about 1,000 homes, to form 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 2.2.35).
- 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 SDA 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 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.

Updated CIL Viability Report January 2020

- 2.2.31 WODC's viability evidence has been updated by independent consultants and a new draft CIL charging schedule has been agreed for public consultation by Cabinet and Council.

However, due to Coronavirus (COVID-19) the consultation has been postponed until a later date.

West Oxfordshire Infrastructure Delivery Plan (IDP)

- 2.2.32 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.
- 2.2.33 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

- 2.2.34 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, followed by Preferred Options in July 2019. In light of previous responses and further technical work, WODC has now produced the Pre-submission Draft AAP for public consultation.

West Eynsham Supplementary Planning Document

- 2.2.35 WODC is also 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 the responses and undertaken further technical work with a view to progressing the SPD later in 2020.

Eynsham Neighbourhood Plan

- 2.2.36 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) subsequently produced the draft Eynsham Neighbourhood Plan 2031 on behalf of Eynsham Parish Council (EPC).
- 2.2.37 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.
- 2.2.38 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. The Independent Examiner's Report was published in July 2019. Following further modifications, WODC confirmed in November 2019 that the Plan met the basic conditions required. The referendum, which was held in January 2020, resulted in a 95% yes vote. The Neighbourhood Plan was made in February 2020.

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 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 Garden Village SLG and the West Eynsham SDA in particular, together with other key stakeholders, including OCC and 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 Draft 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, explore anticipated development trajectories,

and record any potential delivery solutions, within the context of the emerging AAP and SPD in particular.

Stage 3: Update the Stage 1 Draft Report prior to further public consultation on the Pre-submission Draft AAP and Draft SPD.

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

3.3.2 Stage 1 was completed in May 2019. Stage 2 was completed during 2019 and the first half of 2020. This updated report completes Stage 3. Stage 4 will be undertaken following public consultation on WODC’s Pre-submission Draft AAP. Figure 2 below illustrates how the steps described by PAS have been followed during the IDP process to date.



Figure 2. The IDP process to date

3.3.3 Refinement of the IDP, following public consultation on the Pre-submission Draft AAP, will complete Stage 4. However, infrastructure delivery planning will be an ongoing process until the development strategy set out in the Local Plan has been fully implemented. The councils will continue to work with their delivery partners, including the Garden Village and West Eynsham promoters, to agree delivery solutions. It is anticipated that the outline planning applications will be supported by site-specific IDPs, informed by work to date. The site-specific IDPs will set out proposals to distil the Sub-Area infrastructure needs, identified herein, to the scale of individual developments. The councils and the promoters will negotiate delivery solutions during the pre-application and application stages. Appropriate planning conditions and obligations will be framed, to ensure the agreed delivery solutions are implemented in sync with future development.

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 monitoring and review, as infrastructure delivery planning progresses to the site-specific scale, 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 at the beginning of this report and on the plan included 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 part of the Local Plan strategy, but will also make a significant contribution to the 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 described 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.

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

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 facilitating the 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 proposals 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 IDPs, 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 (see also paragraph 3.3.3 above).

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, paragraph 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 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 allocations 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-2018 the population of the Study Area was estimated to be 12,874.²

4.2 Anticipated housing delivery over the Local Plan period

- 4.2.1 The Local Plan sets out anticipated housing delivery in 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 2019. 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 WODC advises that some 520 homes were completed within the Study Area between 2011 and 2019. 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 81 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 595 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 SDA.

Local Plan allocations

- 4.2.6 The Local Plan envisages a further 3,197 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 around 73% 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-2018.

Windfalls

- 4.2.7 WODC anticipates a further 159 dwellings from windfall schemes within the Study Area over the remainder of the Local Plan period. Overall, WODC anticipates some 65% of the anticipated windfalls for the Eynsham-Woodstock Sub-Area occurring within the IDP Study Area.

Table 2. Anticipated housing delivery in the Study Area as of the 1st of April 2019	
Homes already completed 2011 - 2018	
Completions	520
Existing large commitments (defined by WODC as 10 or more dwellings)	
Eynsham Nursery and Plant Centre	77
West of Thornbury Road, Eynsham	160
Land between Wychwood House and Malvern Villas, Witney Road, Freeland	41
Church Road, Long Hanborough	10
Land south of the A4095 to the west of Long Hanborough	130
South of Hanborough Station	101
Manor Farm, Eynsham Road, Cassington	10
Former Stanton Harcourt Airfield, Main Road Stanton Harcourt	66
Existing small commitments (defined by WODC as less than 10 dwellings)	
Small commitments	81
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	159
Total anticipated housing delivery	4,393

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, to form 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 with associated bus priority lanes 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 2.22 ha sites (see Section 5.2 for OCC's current assessment of primary sector needs).
- Financial contributions towards secondary school capacity (see also AAP proposals below).
- Structure landscaping to mitigate the potential impact of the development and associated infrastructure.
- Green infrastructure network, in accordance with WODC's green infrastructure requirements.
- 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 (June 2018) and Preferred Options (July 2019) for the AAP built on Policy EW1 and its explanatory text. They 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 charge points).
- Exploring the feasibility of decentralized energy generation (i.e. building on Policy EW1).
- Provision of neighbourhood centres 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, culture, 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 Eynsham Neighbourhood Plan

4.3.5 Policy ENP14(a) of the Neighbourhood Plan relates to the West Eynsham SDA and to the Garden Village SLG. In terms of infrastructure provision, Policy ENP14(a) and the Neighbourhood Plan in its entirety, reiterate many of the issues raised above. In particular, Policies ENP3, ENP3(a), ENP3(b), ENP4 and ENP4(a) address the provision of community facilities, health care, infrastructure and utilities, education, green infrastructure and biodiversity respectively. This includes meeting needs arising from new developments. Policies ENP3(c) 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 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.

- The importance of comprehensive master planning and early delivery of supporting infrastructure, including adequate community facilities.
- Avoid congestion in Eynsham by limiting vehicular access through the village to new developments.
- Provide accessible and safe connectivity between new development and Eynsham for all modes.
- Addressing congestion on the A40 and Toll Bridge.
- Consideration to be given to potential realignment of the A40.
- Consideration to be given to the impact of significant structures such as bridges on the village setting and on nearby properties.
- Careful consideration of development boundaries and structure landscape designs, to ensure that the rural setting of Eynsham is retained.
- 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) within a 2.22 ha 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.
- Structure landscaping to mitigate the potential impact of the development and associated infrastructure.
- Green infrastructure network, in accordance with WODC's green infrastructure requirements.
- 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.

4.4 Completed development and existing commitments

4.4.1 WODC has confirmed that some 520 dwellings were completed within the Study Area between 2011 and April 2019. In addition, existing commitments within the Study Area amount to another 676 dwellings. These figures represent around 11.8% and 15.4% respectively of the anticipated housing delivery for the Study Area up to 2031. A further 3,197 dwellings (i.e. allocations and windfalls) are anticipated for the Study Area, which represents some 72.8% 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. On the 25th of August 2015 WODC granted outline planning permission (OPP) 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 ha) 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.

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

- 4.4.5 On the 23rd of June 2016 full planning permission (FPP) 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 ha) 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.

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

- 4.4.6 There are three existing large commitments at Long Hanborough. On the 28th of July 2014 WODC granted OPP 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 ha) is situated adjacent the southern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 5.

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

- 4.4.7 On the 4th of July 2016 OPP 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 ha) is situated adjacent the western edge of the existing settlement. A summary of the associated planning obligations is set out in Table 6.

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

- 4.4.8 On the 13th of February 2017 OPP 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 ha) is situated to the east of the existing settlement. A summary of the associated planning obligations is set out in Table 7.

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

- 4.4.9 On the 1st of April 2016 WODC granted OPP 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 ha) is situated towards the southern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 8.

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

- 4.4.10 On the 22nd of April 2016 WODC granted OPP 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 ha) is situated at the northern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 9.

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

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

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

- 4.4.12 On the 6th of July 2016 FPP 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 ha) is situated near the eastern edge of the existing settlement. A summary of the associated planning obligations is set out in Table 11. 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

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

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

- 4.4.14 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.
- 4.4.15 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.

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

4.5 The emerging vision

- 4.5.1 The SLG and the SDA combined account for some 73% 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 continues to refine the vision through the AAP and SPD production processes. Both documents will also be mindful of the Eynsham Neighbourhood Plan. Although the visioning work will continue, following public consultation on the Pre-Submission 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 Country Planning Association's (TCPA) Garden City Principles (as reiterated in the Local Plan). It also envisages the creation of a sustainable, integrated community at the SDA, forming a positive addition to Eynsham. The Local Plan and the Neighbourhood Plan advocate good connectivity between the new developments and Eynsham, particularly for pedestrians and cyclists. The overall 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 Study Area already has a polycentric settlement pattern. Eynsham and Long Hanborough, which are 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
- 4.5.4 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 will be of critical importance in any case, but the science park component certainly confirms this.
- 4.5.5 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.

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).

- 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 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.

4.5.6 The potential vision for the Garden Village, as outlined in the Pre-submission Draft AAP, 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 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 for the Study Area, 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 Pre-submission Draft AAP 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 Preferred Options (July 2019) described 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 is 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 Prior to the introduction of social distancing restrictions, community groups within the Study Area were making use of existing facilities. Eynsham Arts Group, which provides a forum for its members and coordinates exhibitions to display their artwork, held its meetings at the Music Room and exhibited at the Bartholomew Room and the Swan Hotel. There were also regular art classes at Eynsham Pavilion and at Standlake Village Hall, for example. Freeland Art Club met regularly at Freeland Hall. Existing community meeting spaces (considered below) provided spaces for a variety of cultural and artistic activities. It is anticipated that these activities will gradually resume, as social distancing restrictions are eased over time.

Standards

- 5.1.10 In terms of floor space for the arts, the Arts Council 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

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).

Infrastructure needs

- 5.1.12 Table 13 provides a summary of assessed existing and future needs for floor 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).

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-2018 estimates	12,874	940
1.2	Eynsham	Local Plan estimate	5,000	365
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	679 x 2.45 ppd	1,664	122
2.2	Anticipated windfalls	159 x 2.45 ppd	390	29
2.3	Garden Village SLG	2,200 x 2.45 ppd	5,390	394
2.4	West Eynsham SDA	763 x 2.45 ppd	1,869	136
2.5	Non-strategic allocations	75 x 2.45 ppd	184	13
2.6	Total (excluding completions)	3,873 x 2.45 ppd	9,489	693
Notes:				
1. Average household size for South East Region in 2019 was 2.45 persons per dwelling (ppd). Source - Office for National Statistics (ONS) Labour Force Survey (LFS).				

- 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 Prior to the introduction of social distancing restrictions, these existing facilities provided 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

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

- 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, including standards from South Somerset (also considered by SCDC).

Table 14. Standards for provision of community meeting space			
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
Notes:			
1. 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 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.

Table 15. Assessed need for community meeting floor space - based on 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-2018 estimates	12,874	2,575
1.2	Eynsham	Local Plan estimate	5,000	1,000
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	679 x 2.45 ppd	1,664	333
2.2	Anticipated windfalls	159 x 2.45 ppd	390	78
2.3	Garden Village SLG	2,200 x 2.45 ppd	5,390	1,078
2.4	West Eynsham SDA	763 x 2.45 ppd	1,869	374
2.5	Non-strategic allocations	75 x 2.45 ppd	184	37
2.6	Totals (excluding completions)	3,873 x 2.45 ppd	9,489	1,898
Notes:				
1. Average household size for South East Region in 2019 was 2.45 persons per dwelling (ppd). Source - Office for National Statistics (ONS) Labour Force Survey (LFS).				

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

- 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, existing provision across the Study Area as a whole is probably approaching the standard applied above.
- 5.1.25 As indicated by Table 13 and Table 15, new community floor space will be required to meet infrastructure needs for culture, the arts, and meeting space. The councils and their development partners will negotiate appropriate delivery solutions, bearing in mind the considerations described in paragraph 1.2.7 of this report, together with those described below.
- 5.1.26 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 standards above (see Table 13 and Table 15), 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.
- 5.1.27 OCC recommends that delivery solutions be based on the provision of multifunctional community hubs, with flexible spaces to accommodate a range of community services, including: parent and toddler groups; employment support; education; community activities; childcare; library and heritage services; and health and wellbeing services.

Community development facilities

Overview

- 5.1.28 The AAP Issues Paper (June 2018) and Preferred Options (July 2019) 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.

- 5.1.29 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 and Preferred Options).

Responsibility for delivery

- 5.1.30 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

- 5.1.31 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

- 5.1.32 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.
- 5.1.33 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 and blue infrastructure. If the stakeholders decide to establish a community management trust, these topics will be intrinsically linked.

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

Library facilities

Overview

- 5.1.34 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

- 5.1.35 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. Local authorities are also required by the 1972 Act to make proper arrangements for any documents that belong to, or are in the custody of, the council.

Sector plans and strategies

- 5.1.36 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

- 5.1.37 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

- 5.1.38 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.
- 5.1.39 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.
- 5.1.40 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

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

- 5.1.41 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.

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-2018 estimates	12,874	464
1.2	Eynsham	Local Plan Estimate	5,000	180
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	679 x 2.45 ppd	1,664	60
2.2	Anticipated windfalls	159 x 2.45 ppd	390	14
2.3	Garden Village SLG	2,200 x 2.45 ppd	5,390	194
2.4	West Eynsham SDA	763 x 2.45 ppd	1,869	67
2.5	Non-strategic allocations	75 x 2.45 ppd	184	7
2.6	Totals (excluding completions)	3,873 x 2.45 ppd	9,489	342
Notes:				
1. Average household size for South East Region in 2019 was 2.45 persons per dwelling (ppd). Source - Office for National Statistics (ONS) Labour Force Survey (LFS).				

Infrastructure needs

- 5.1.42 OCC will advise on any potential to expand/enhance Eynsham Library. The other potential delivery solution involves provision of library facilities elsewhere within the dual-centric core. In March 2020 OCC advised that, whether additional library facilities are provided within an extension to Eynsham Library, or within a new community building elsewhere, OCC favours a solution that allows all future library service needs to be provided from one facility.
- 5.1.43 OCC also recommends that provision is made within any new community buildings to accommodate a selection of archaeological finds unearthed during developments within the Study Area. The intention being to enable and encourage future residents to explore the story of the medieval settlement of Tilgarsley.
- 5.1.44 Given the need to deposit and store an increasing volume of archaeological archives resulting from developer funded excavations, OCC will seek financial contributions towards increasing the capacity of the Museum Service's central storage and collections care facilities, which are currently at capacity.

Indoor sport and leisure facilities

Overview

- 5.1.45 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

- 5.1.46 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

- 5.1.47 WODC included Sport England in its initial consultation on the 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. Both studies have been commissioned, but their findings are not yet available.

Existing conditions

- 5.1.48 Bartholomew Sports Centre is a dual-use facility, shared with Bartholomew School. It includes a four-court sports hall and a fully equipped gym. Prior to social distancing restrictions, it facilitated a range of sports and classes, including: badminton; football; strength and conditioning; Pilates; and circuit training, etc. It also has an AstroTurf pitch, for football and hockey. Better provides a 'health wise' scheme at Bartholomew Sports Centre, to help rehabilitate individuals following illness or injury.
- 5.1.49 Eynsham Village Hall has very limited capacity to provide for indoor sports. The main hall is approximately 16 x 9 m, which is less than the area Sport England recommends for a one-court hall (i.e. 18 x 10 x 6.1 m). While there are male and female toilets, there are no changing rooms. Prior to social distancing restrictions the main hall was used for bowls, yoga, Zumba and dance classes.
- 5.1.50 The main space within Stanton Harcourt Village Hall is large enough, at 19.7 x 10.4 m, for a single badminton court. Prior to social distancing restrictions it was used for this purpose. Again, while there are male and female toilets, there are no changing rooms. The main hall was also used for children's play, Zumba and dance classes.
- 5.1.51 The main space within Standlake Village Hall is also large enough for a single badminton court. Prior to social distancing restrictions the hall was also used for circuit training, Pilates, Zumba, art classes and amateur dramatics.

Standards

- 5.1.52 The outputs from the built facilities strategy should enable WODC to establish appropriate standards for the Study Area.

Infrastructure needs

- 5.1.53 The outputs from the built facilities strategy should also enable WODC to establish infrastructure needs for the Study Area. WODC will then be in a position to work with its

development partners to formulate appropriate delivery solutions, based on the considerations described in paragraph 1.2.7 of this report.

5.2 Education

OCC's approach to determining future needs

- 5.2.1 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).
- 5.2.2 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 100 dwellings and above a POPCAL assessment will be generated.¹⁴ OCC considers that POPCAL better predicts the level of need that is likely to arise from larger developments as they are built out over a number of years. It also informs the timing for the provision of new facilities.
- 5.2.3 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.
- 5.2.4 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. The distance is 2 miles for children aged 8 or under (i.e. up to and including Year 3), and 3 miles for children over 8 years old. 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, together with the potential impact if future non-catchment children were displaced.
 - e) Any planned and funded changes to the school building which will affect the capacity.

¹⁴ POPCAL is a population forecasting tool used by OCC.

- 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 indicate a bulge, for a limited period, temporary class rooms may be required to cope with the peak.
- 5.2.5 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.
- 5.2.6 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.¹⁵

Early years/nursery

Overview

- 5.2.7 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

- 5.2.8 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

- 5.2.9 In January 2020 OCC published its Pupil Place Plan 2019 - 2023, which shows how OCC expects school provision to change over the plan period. OCC also publishes an annual Childcare Sufficiency Assessment, most recently in December 2019. The population forecast for 2019 estimated that the number of pre-school children (0-4 age group) in Oxfordshire has decreased from 42,983 (in 2018) to 40,793. The number of recorded childcare places has increased from 19,196 to 19,732. Overall, the availability of places increased slightly to a place for every 2.2 children.

¹⁵ The Oxfordshire County Council Developer Guide to Infrastructure Delivery and Contributions - Consultation Draft - January 2019 (OCC).

Existing conditions

- 5.2.10 OCC advises that, as of 2019, 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 to 2031.
- 5.2.11 OCC also advises that its most recent Childcare Sufficiency Assessment showed that existing need in Eynsham is met by a mix of providers, including: school early education providers (68%); day nursery (18%); pre-school/play groups (10%); and childminders (5%).¹⁶

Infrastructure needs

- 5.2.12 As described in Section 4.0, the development strategy for the Study Area anticipates a further 3,873 new dwellings over the Local Plan period (i.e. including 676 existing large and small commitments). OCC has already secured planning obligations in relation to education provision from the committed schemes. The remaining 3,197 (rounded to 3,200) 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 qualifying for funded early education provision. 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 paragraph 5.2.4) before confirming new infrastructure requirements; i.e. assessing existing and potential future capacity at existing schools and nurseries.
- 5.2.14 It is anticipated that nursery provision for pupils qualifying for funded early education provision would be included within the planned new primary schools (see below). However, there will be additional requirements for the children who do not qualify for funded early education provision, including the provision of wrap-around care. Suitable accommodation for pre-school and play groups should be included within community meeting space provision. There may also be opportunities for commercial day nurseries.

Primary school

Overview

- 5.2.15 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.

¹⁶ Oxfordshire Childcare Sufficiency Assessment - December 2019 (OCC).

- 5.2.16 Policy EW1 of the Local Plan requires up to two new primary schools within the Garden Village SLG. It describes how both schools may be 2 forms of entry (2 fe), including nursery facilities, with each provided on a 2.22 ha site. Policy EW2 requires the provision of a new primary school within the West Eynsham SDA. It describes how the school may initially be 1.5 fe, including a nursery, but may subsequently need to expand. Therefore it would also be provided on a 2.22 ha site. See also OCC's current advice on future needs below.

Responsibility for delivery

- 5.2.17 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 a place. 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. Any new schools would be expected to be academies. OCC will also be responsible for running a competitive process to identify suitable academy sponsors to run the new schools.

Sector plans and strategies

- 5.2.18 The Pupil Place Plan 2019 - 2023 provides information on the existing capacity of primary schools within the Study Area, together with summaries of any existing proposals for further expansion. OCC advises that it has also produced an Education Sufficiency Strategy for Eynsham, to provide more detail.

Existing conditions

- 5.2.19 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 the 2019/2020 academic year is provided in Table 17.

Table 17. Summary of existing primary school provision within the Study Area					
Item	Primary schools	Location	Capacity	Pupil numbers	Nursery places (Part-time equivalent)
			2019/2020	September 2019	2019/2020
1.	Eynsham Community Primary School	Eynsham	420	311	20
2.	Freeland CE Primary School *	Freeland	157	144	0
3.	Hanborough Manor CE School **	Long Hanborough	210	201	0
4.	St Peter's CE Primary School	Cassington	105	86	15
5.	Standlake CE Primary School	Standlake	168	142	26
6.	Stanton Harcourt CE Primary School ***	Stanton Harcourt	105	105	15

Notes:

- * Shares a constrained site with Freeland Pre-School.
- ** Approved to expand to 1.5 form entry; expected to be implemented from 2021.
- *** Approved to expand to a capacity of 140, expected to be implemented from 2021.

Infrastructure needs

- 5.2.20 The initial POPCAL exercise described above indicated that 3,200 additional dwellings would generate 864 primary school pupils. The caveats described above (see paragraph

5.2.13) apply equally here. Notwithstanding those caveats, this initial exercise indicates a requirement for the equivalent of four 1 fe primary schools (i.e. 210 places each).

- 5.2.21 In light of the POPCAL exercise and associated work on future needs, OCC now considers that the Policy EW1 and Policy EW2 requirements should be met as follows. The provision of two new primary schools will be required, together providing 4 fe. A 2.22 ha site will be required within the West Eynsham SDA and a 3.01 ha site will be required within the Garden Village SLG. This will ensure that the required 4 fe can be provided across the two sites: i.e. within a 1 fe primary school and a 3 fe primary school; or within two 2 fe primary schools.

Secondary school

Overview

- 5.2.22 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 expanded by one form of entry. It was anticipated that additional capacity would be needed to meet demand resulting from the SLG and the SDA.
- 5.2.23 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.

Responsibility for delivery

- 5.2.24 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

- 5.2.25 The Pupil Place Plan 2019 - 2023 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. OCC advises that its Education Sufficiency Strategy for Eynsham provides more detail on options related to proposed growth.

Existing conditions

- 5.2.26 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 2019/20 the school had a total of 1,270 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

- 5.2.27 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 paragraph 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 4/5 fe secondary school (i.e. 600 - 750 places).
- 5.2.28 OCC advises how its Education Sufficiency Strategy for Eynsham concluded that the required additional capacity ought to be delivered by expansion of Bartholomew School, rather than as a separate new school. However, this preferred delivery solution is subject to the approval of the regional Schools Commissioner. Assuming that approval is given, OCC and the Eynsham Partnership Academy Trust will work together to deliver the additional capacity.
- 5.2.29 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. OCC advises that these issues were explored through the development of its Education Sufficiency Strategy for Eynsham. OCC concluded that the SLG is the viable location for additional secondary school provision.
- 5.2.30 In summary, OCC advises that a 4.88 ha site within the Garden Village SLG will be required for the proposed expansion of Bartholomew School. As this preferred solution is intended to meet future secondary school needs across the IDP Study Area, all of the anticipated developments will be required to make proportionate contributions towards the overall delivery costs: i.e. provision of the site and the capital costs of building the necessary accommodation.

Specialist Educational Needs and Disability

Overview

- 5.2.31 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

- 5.2.32 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

- 5.2.33 The SEND Sufficiency of Places Strategy was agreed by OCC's Cabinet in December 2018. It outlines how OCC plans to meet the increase in 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.
- 5.2.34 The Pupil Place Plan 2019 - 2023 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

- 5.2.35 Springfield School in Witney, which has 110 funded places (2019/20) 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

- 5.2.36 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.
- 5.2.37 The level of contribution will be calculated based on the estimated cost per place of any expansion, based on feasibility work, or otherwise in line with Government guidance on securing developer contributions for education. The contributions sought will be for the SEND school infrastructure, not the costs of transporting children to schools.

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, paragraphs 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 - 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 Between the year ending September 2018 and year ending September 2019, police recorded crime in West Oxfordshire rose by 15.8%, which was the highest rate of increase for Oxfordshire.¹⁷ Nonetheless, West Oxfordshire remains a relatively low crime rate area. For the year ending June 2019, West Oxfordshire was ranked 14th within its group of 15 most similar areas (with 1st being the highest crime rate area).¹⁸

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 the Study Area. 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.

¹⁷ Crime in England and Wales: year ending September 2019 (ONS 2019).

¹⁸ Safer Oxfordshire Partnership Strategic Intelligence Assessment (April 2020).

Fire and Rescue Service

Overview

- 5.3.9 Oxfordshire Fire and Rescue Service (OFRS) is organized 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 five-year strategic plan sets out the Authority's analysis of risks facing the county's community, together with its proposals for managing those risks over the plan period to 2022. In April 2020 the Authority published its CRMP Action Plan for 2020/21, which addresses implementation of the strategic plan.
- 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 assume responsibility for funding this provision.
- 5.3.18 Further work was undertaken with OCC and the Fire and Rescue Service during Stage 2, with the aim of clarifying infrastructure needs, including any requirements relating to Eynsham Fire Station. The Fire and Rescue Service deferred its response, as the Authority was developing its property strategy. In March 2020, OCC had anticipated that the property strategy would be completed by June 2020. However, that timetable predated the COVID-19 crisis. Once completed, the property strategy is intended to cover the whole of Oxfordshire. It will be subject to constant review.
- 5.3.19 In the meantime, the Fire and Rescue Service advised WODC and its development partners that planning obligations may be proposed prior to determination of outline planning applications for developments within the Study Area. OCC encourages developers to put forward innovative proposals for multi-functional community hubs, which will help to sustain long-term provision of community infrastructure.

Ambulance Service

Overview

- 5.3.20 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

- 5.3.21 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

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

Existing conditions

- 5.3.23 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

- 5.3.24 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.¹⁹

Infrastructure needs

- 5.3.25 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.
- 5.3.26 Further work was undertaken with OCC during Stage 2, with the aim of clarifying SCAS infrastructure needs. It is anticipated that the emerging property strategy will enable WODC and OCC to identify potential delivery solutions, which may involve provision of a shared facility for the three 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: 004 Reference ID: 8-004-20190721). The Local Plan describes how green infrastructure includes open space, allotments, woodland and other types and networks of green space (paragraph 4.39, page 37).
- 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.

¹⁹ The Handbook to the NHS Constitution for England (January 2019).

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.

Plans, strategies and guidance

- 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. Both studies have been commissioned, but their findings are not yet available.
- 5.4.8 WODC commissioned Land Use Consultants Ltd (LUC) to undertake a Green Infrastructure Study to provide site-specific guidance on the implementation of relevant national and local policy.²⁰ That study focused on the SLG and the SDA, but also considered the wider context of existing and potential green infrastructure networks around Eynsham. It has informed WODC's work on the Garden Village AAP. It will also inform work on relevant SPDs.
- 5.4.9 WODC also commissioned JBA Consulting to undertake a Level 2 Flood Risk Assessment for the SLG and the SDA.²¹ It identified, among other things, opportunities to provide flood betterment alongside sustainable development. JBA also produced a sustainable urban

²⁰ Oxfordshire Cotswolds Garden Village West Eynsham Strategic Development Area Green Infrastructure Study - Final Report - LUC August 2019.

²¹ Level 2 Strategic Flood Risk Assessment - Land North and West of Eynsham - Final Report - JBA May 2019.

drainage strategy for the SLG, which identified opportunities and constraints for sustainable drainage and blue-green infrastructure.²² It recommended that natural drainage paths and storage areas be incorporated into the master plan at an early stage, thereby allowing SuDS infrastructure to be combined with public open space and blue-green infrastructure provision. This would ensure that SuDS infrastructure is distributed across the site, contributing to amenity and biodiversity net gain, while optimizing the use of land.

- 5.4.10 The Eynsham Neighbourhood Plan also includes policies on green infrastructure (ENP4) and enhancing biodiversity (ENP4(a)). 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 Green Infrastructure Study, referred to above, considered how the policies and proposals set out in the Neighbourhood Plan could be applied to support the wider existing and potential green infrastructure networks around Eynsham.

Existing conditions

- 5.4.11 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 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 audit also revealed a scarcity of natural and semi-natural green space within Eynsham. It observed that there are only small areas of ecological/semi-natural land within the village, although it lies a relatively short distance from the River Thames. The lack of available public open space is highlighted in the Eynsham Neighbourhood Plan.
- 5.4.12 The Open Space Study (2013) and Playing Pitch Strategy (2014) focused on Witney, Carterton and Chipping Norton. However, it is anticipated that ongoing work on the playing pitch strategy (PPS) will establish the baseline position in relation to outdoor sports provision across the Study Area. Work on the related Local Football Facility Plan (LFFP) has highlighted the potential to address gaps in provision in the east of the district around Woodstock, where there is strong affiliated team demand. The proposed strategic developments within the Study Area present opportunities to address these gaps in provision.
- 5.4.13 The Playing Pitch Strategy (2014) noted that Bartholomew School has a 42 x 35 m (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 19.5 m (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.
- 5.4.14 No recent studies into play area provision have been undertaken. However, bearing in mind the locations and scale of the two strategic allocations, both will require comprehensive strategies for the provision of children's playing space.

WODC's overall approach to green infrastructure provision

- 5.4.15 WODC's overall approach to green infrastructure provision is landscape and design-led. Development proposals must respond positively to proportionate assessment of the existing characteristics of the site in question. Public realm and publicly accessible green infrastructure network considerations should be integral to the planning of new

²² Oxfordshire Cotswolds Garden Village Strategic Sustainable Drainage Strategy - Final Report - JBA June 2019.

development. Local Plan policies EH3 and EH4 set out WODC's requirements in relation to the provision of new green infrastructure and biodiversity net gain.

- 5.4.16 As described in Section 4.0, 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 or standards for garden communities, it does expect proposals to demonstrate how they will meet and embed a number of key qualities.²³ One of those qualities relates specifically to green infrastructure provision:

"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."

- 5.4.17 The Government clearly expects green infrastructure proposals for new garden communities to be assessed in relation to:
- the quantum of provision, which must be generous;
 - the level of accessibility; and
 - the quality of the various components.
- 5.4.18 The Government's requirements are reflected in WODC's overall approach, as described above. WODC proposes to use a range of tools and techniques in assessing green infrastructure proposals, including the following:
- application of Building with Nature, to assess the overall quality of proposals;
 - using Biodiversity Metric 2.0, to quantify changes in the ecological value of sites;
 - weighing qualitative evidence and specialist advice alongside scores derived from specified metrics and methodologies;
 - minimum quantitative standards, for specified green infrastructure components; and
 - accessibility standards.
- 5.4.19 The Government's requirements are also reflected in the emerging AAP, which requires proposals for the Garden Village to be underpinned by a comprehensive approach to the provision and long-term management of a high-quality network of green and blue infrastructure. WODC is adopting the same approach in relation to West Eynsham.
- 5.4.20 The emerging AAP sets out WODC's requirements in relation to the application of Building with Nature, and securing biodiversity net gain. It also includes a framework plan, which incorporates key recommendations from the sustainable drainage strategy (JBA 2019). The framework plan illustrates, among other things, WODC's preferred approach to the distribution of green and blue infrastructure across the allocated site. A wide range of green and blue infrastructure will be provided to fulfil various functions at different scales, including: private gardens; green roofs; raingardens; doorstep play areas; street trees and verges; natural SuDS features; nearby amenity spaces within development parcels; areas for growing food; larger parks and recreation areas; and natural and semi-natural areas.

²³ Ministry of Housing, Communities and Local Government (August 2018) - Garden Communities.

Role and scope of standards

- 5.4.21 WODC's minimum quantitative and accessibility standards, for specified green infrastructure components, will support the overall approach described above. Meeting these minimum standards will not, in itself, make proposals acceptable. Even where the minimum standards appear to be met, WODC will also expect proposals to support its overall landscape and design-led approach to the provision of green and blue infrastructure. That includes simultaneously meeting all three of the tests described under paragraph 5.4.17 above.
- 5.4.22 WODC anticipates the submission of outline planning applications for the Garden Village SLG and the West Eynsham SDA. Other sites within the Study Area may also be the subjects of outline planning applications. Outline planning applications seek to establish a framework for the subsequent submission of reserved matters applications. In the cases of strategic sites, the initial framework is normally based on a number of parameter plans, which are tested through Environmental Impact Assessment (EIA) prior to determination of the application. The parameter plans establish the overall amounts and proposed disposition of various uses, including some green and blue infrastructure components. Detailed designs for the various phases of such developments evolve later in the process, as reserved matters applications are formulated.
- 5.4.23 This presents a number of challenges for a landscape and design-led approach to the provision of green infrastructure. For example, outline planning applications require decisions to be made about the minimum amounts of some green infrastructure components, before the full extent of the proposed green and blue infrastructure network is confirmed. Such decisions are necessary to enable appropriate planning obligations to be drafted, as part of the master planning framework. Local planning authorities therefore need to establish minimum standards for those components that are likely to be quantified at the outline planning application stage. This ensures that outline proposals for green infrastructure can be objectively assessed, even though the full extent of provision will only be confirmed through subsequent reserved matters applications.
- 5.4.24 Table 18 lists out typical green infrastructure assets for strategic sites. It identifies assets that are likely to be quantified (in whole or in part) at the outline planning application stage, and assets that will only be quantified through subsequent reserved matters applications. The list of typical green infrastructure assets is not intended to be prescriptive or exhaustive. It merely serves to illustrate that the minimum standards described in subsequent paragraphs only relate to parts of the green infrastructure networks that WODC will expect to see provided across the Garden Village and West Eynsham.
- 5.4.25 As can be seen from Table 18, minimum quantitative standards primarily focus on those green infrastructure components that are normally excluded from development parcels at the outline planning application stage. They are not applicable to private gardens, on-plot landscape designs, street trees and verges, etc. The implications of this for the overall quantum of green infrastructure provision are examined in the following paragraphs.

Table 18. Scope of WODC's minimum quantitative standards for green infrastructure assets			
Typical green infrastructure assets within strategic sites	Minimum quantitative requirements		
	Outline planning application stage		
	Included	Partly included	Not included
Allotments	■		
Amenity green space - strategic (i.e. Primary areas of useable green space excluded from development parcels)	■		
Amenity green space - other (e.g. Useable green spaces within residential parcels)		■	
Areas excluded from development parcels because of their ecological value	■		
Burial grounds			■
Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)	■		
Formal parks and gardens - strategic (i.e. Primary areas of parks and gardens, excluded from development parcels)	■		
Green roofs and walls			■
Hedgerows		■	
Institutional open spaces (e.g. Open spaces within areas of commercial development)			■
Natural and semi-natural green space		■	
On-plot landscaping within commercial developments			■
Outdoor sports (e.g. Playing pitches and courts)	■		
Play areas - equipped/designated (e.g. LAPs, LEAPs and NEAPs)		■	
Play areas - other (e.g. MUGAs, skateboard parks, or extreme sports)	■		
Plazas (e.g. Squares and other civic spaces at key locations)			■
Pocket parks (e.g. Smaller parks and gardens within development parcels)			■
Ponds and streams		■	
Private gardens			■
Public rights of way		■	
School grounds			■
Street trees			■
Street verges			■
Structure landscaping		■	
SuDS infrastructure - strategic (e.g. Larger SuDS features serving multiple parcels of development, within primary green areas)	■		
SuDS infrastructure - other (e.g. Smaller SuDS features, within development parcels)			■
Trees - existing		■	
Woodlands - existing	■		
Notes: <ol style="list-style-type: none"> 1. Included - assets that are likely to be quantified at the outline planning application stage, not least to enable related planning obligations to be drafted. 2. Partly included - assets that are likely to be quantified to some extent at the outline planning application stage, but where the overall amount of provision is likely to rise following the determination of reserved matters applications: e.g. semi-natural green spaces; retained trees and hedgerows; amenity green space; and doorstep areas for play, etc. 3. Not included - assets that will only be quantified during the post-outline stages: e.g. street trees and verges; on-plot landscape designs; and private gardens, etc. This category also covers assets that will be assigned to other uses on the outline planning application parameter plans: e.g. primary and secondary school grounds; and burial grounds. 			

Standards for the Garden Village and West Eynsham

Minimum quantitative standards

- 5.4.26 In determining appropriate standards for the quantum of provision across the strategic sites, WODC has considered relevant national policy and best practice guidance, together with historic and contemporary precedents.
- 5.4.27 The eco-towns Planning Policy Statement was cancelled for all areas in 2015, with the exception of north-west Bicester.²⁴ It states that forty per cent of an eco-town's total area should be allocated to green space. At least half of the green space should be public, consisting of a network of well-managed, high-quality green/open spaces, which are linked to the wider countryside. While the eco-towns supplement was the policy of a previous administration, it provides a useful benchmark for what "generous" provision might mean, in the context of exemplar new settlements.
- 5.4.28 The TCPA proposes that, as a general rule, 50% of the land total in a new Garden City should be green infrastructure, including private gardens and green roofs. It advocates for this standard to be clearly stated in local planning policy.²⁵ By way of comparison, it points to London's aim to make more than 50% of its area green by 2050.²⁶
- 5.4.29 To put London's 50% target in a wider context, the total area of urban green space in Europe's core cities accounts for almost 40% of their total surface area. For the purposes of this statistic, urban green space includes forests, grasslands, and other urban green spaces. This indicator varies spatially across Europe. Some Scandinavian cities, and some compact cities on the Mediterranean Sea, already exceed London's target for 2050. However, if only publicly accessible green space (public parks in cities) is considered, the share decreases dramatically to around 2.45%.²⁷ Hence, the definition of green infrastructure is all important in considering appropriate standards.
- 5.4.30 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' in 2008. The benchmark standards for provision set out therein were widely used by local authorities and others in the development industry.
- 5.4.31 In 2015 Fields in Trust produced 'Guidance for Outdoor Sport and Play; Beyond the Six Acre Standard.' It reflects the findings of a survey of local standards across England. The survey examined how standards have developed in response to local circumstances and national best practice guidance; e.g. Nature Nearby - Accessible Natural Greenspace Guidance (Natural England 2010). The 2015 guidance includes updated quantitative benchmark standards, guidelines for accessibility, and advice on application of the standards. The updated benchmarks include parks and gardens, amenity green space, and natural and semi-natural space. The survey also revealed median standards for the provision of other types of green infrastructure, including allotments, community gardens and urban farms.
- 5.4.32 Fields in Trust stresses that its quantitative standards should not be interpreted as either maximum or minimum levels of provision. Rather, they are intended as benchmarks, which

²⁴ Planning Policy Statement: eco-towns - A supplement to Planning Policy Statement 1.

²⁵ TCPA 2018 - Guide 7: Planning for Green and Prosperous Places.

²⁶ London Environment Strategy - May 2018.

²⁷ JRC 2019 - Enhancing Resilience of Urban Ecosystems through Green Infrastructure.

ought to be adjusted in light of local circumstances. In this case it is important to factor in the vision for the Study Area, Government expectations for new garden communities, and the scarcity of existing provision in the Eynsham area.

- 5.4.33 Given the vision for the Study Area, Letchworth Garden City and Welwyn Garden City are relevant historic precedents. Table 19 provides a summary of open space provision at Letchworth Garden City. Actual provision is compared with the level of provision suggested by the Fields in Trust benchmarks.

Table 19. Open space provision at Letchworth Garden City						
Green infrastructure assets	Actual provision			Fields in Trust (FiT) benchmarks		
	Ha/1,000p	Ha	% of City area	Ha/1,000p	Ha	% of City area
Allotments	0.28	9.16	0.46%	0.30	9.98	0.50%
Amenity green space	0.66	21.94	1.09%	0.60	19.95	0.99%
Cemeteries and churchyards	0.25	8.40	0.42%	-	-	-
Green corridors	0.46	15.44	0.77%	*	*	*
Natural and semi-natural	1.15	38.23	1.90%	1.80	59.85	2.93%
Outdoor sports	3.33	110.84	5.51%	1.60	53.20	2.65%
Parks and gardens	0.13	4.27	0.21%	0.80	26.60	1.32%
Play areas	0.07	2.28	0.11%	0.55	18.29	0.91%
Total	6.33	210.56	10.47%	5.65	187.87	9.30%
Notes:						
1. Actual provision figures derived from North Hertfordshire Open Space Review and Standards 2016.						
2. Open space provision across Letchworth Garden City exceeds the FiT cumulative benchmark standard by around 12%.						
3. The figures above do not include private gardens, on-plot landscaping, or incidental areas of open space within development parcels.						

- 5.4.34 As can be seen from Table 19, the quantum of actual provision at Letchworth (some 211 hectares) is significantly greater than the total suggested by applying the Fields in Trust benchmarks. It is also worth noting, that despite its Garden City conception, Letchworth has the lowest level of provision (6.33 ha per 1,000 people) in North Hertfordshire. However, this rate of provision still exceeds the Fields in Trust cumulative benchmark rate by around 12%.
- 5.4.35 Table 20 provides a summary of open space provision at Welwyn Garden City. Again, actual provision is compared with the level of provision suggested by the Fields in Trust benchmarks. As can be seen from Table 20, the quantum of actual provision at Welwyn (some 317 ha) far exceeds the total suggested by applying the Fields in Trust benchmarks. The rate of provision (7.27 ha per 1,000 people) exceeds the Fields in Trust cumulative benchmark rate by around 30%.
- 5.4.36 In Letchworth, which has the lowest rate of provision in North Hertfordshire, the green open spaces listed in Table 19 account for over 10% of the city's area. In Welwyn Garden City, the green open spaces listed in Table 20 account for 19% of the city's area. The Welwyn Hatfield study excluded two categories, which were included in the Letchworth study: i.e. cemeteries and churchyards; and green corridors.

Table 20. Open space provision at Welwyn Garden City						
Green infrastructure assets	Actual provision			Fields in Trust (FiT) benchmarks		
	Ha/1,000p	Ha	% of City area	Ha/1,000p	Ha	% of City area
Allotments	0.12	6.87	0.40%	0.30	12.99	0.77%
Amenity green space	1.67	72.52	4.27%	0.60	25.99	1.53%
Natural and semi-natural	2.85	123.61	7.28%	1.80	77.96	4.59%
Outdoor sports	2.02	87.58	5.16%	1.60	69.30	4.08%
Parks and gardens	0.55	24.03	1.42%	0.80	34.65	2.04%
Play areas	0.06	2.55	0.15%	0.55	23.82	1.40%
Total	7.27	317.16	18.68%	5.65	244.71	14.41%
Notes:						
1. Actual provision figures derived from An Assessment of Welwyn Hatfield's Open Space, Outdoor Sport and Recreation - June 2009.						
2. Open space provision across Welwyn Garden City exceeds the FiT cumulative benchmark standard by around 30%.						
3. The figures above do not include private gardens, on-plot landscaping, or incidental areas of open space within development parcels.						

5.4.37 Contemporary precedents are also informative in reaching a view on the appropriateness of the Fields in Trust benchmarks. Table 21 provides a summary of actual open space commitments at five strategic schemes included within the Government's Garden Communities programme. All five schemes have secured outline planning permission (OPP). The actual level of provision secured at the OPP stage is compared with the level of provision suggested by the Fields in Trust benchmarks. As can be seen from table 21, all five schemes have committed to provide more open space than the total amount suggested by the Fields in Trust cumulative benchmark. In three of the five cases, the amounts confirmed at the OPP stage greatly exceed the amounts suggested by the Fields in Trust cumulative benchmark.

Table 21. Open space provision confirmed at the outline planning permission (OPP) stage across several comparator schemes						
Scheme names	No. of new dwellings	Gross site area (ha)	Amount of open space confirmed at OPP stage (ha)	% of gross site area	Minimum amount of open space to meet the FiT cumulative benchmark	% of gross site area
Schemes of comparable scale within the Garden Communities programme (With OPP)						
South Seaham	1,500	77.53	37.95	48.94%	20.34	26.24%
Biggleswade	1,500	92.20	40.00	43.38%	20.34	22.06%
Dunsfold Park	1,800	249.00	134.15	53.88%	24.41	9.80%
Langarth	1,935	88.35	28.33	32.06%	26.24	29.70%
Spitalgate Heath	3,700	223.47	57.68	25.81%	50.17	22.45%
Schemes of comparable scale within neighbouring local authority areas (With OPP)						
The Steadings	2,350	120.40	40.90	33.97%	31.87	26.47%
Tadpole Garden Village	1,695	143.00	45.90	32.10%	22.98	16.07%
Notes:						
1. Dunsfold Park, Spitalgate Heath and The Steadings also include significant areas of employment land: i.e. circa 25, 26 and 9 ha respectively.						
2. Langarth is covered by more than one OPP.						

5.4.38 Table 21 also includes two comparable schemes from neighbouring planning authority areas, which are not included within the Government's Garden Communities programme. Again, both schemes have committed to provide more open space than the total amount suggested by the Fields in Trust cumulative benchmark.

- 5.4.39 The rate of provision across these seven examples ranges from 6.1 ha per 1,000 people (at Langarth) to 31.5 ha per 1,000 people (at Dunsfold Park). However, there are at least three reasons to exercise caution in applying these figures to the Study Area. Firstly, WODC's approach is landscape and design-led. Therefore, rates of provision that may be appropriate for other sites may not necessarily be appropriate for the SLG or SDA. Secondly, it can be difficult to draw meaningful conclusions from comparisons of strategic developments without first allowing for respective site circumstances and constraints. For example, the green infrastructure proposals for Dunsfold Park, which appear extremely generous, were formulated to allow for a number of potential future growth scenarios. Thirdly, the first five projects listed in Table 21 represent a relatively small sample of the Garden Communities programme.
- 5.4.40 WODC proposes to undertake further work, to form a more comprehensive picture of how other local planning authorities involved in the Garden Communities programme are approaching issues relating to green infrastructure provision.
- 5.4.41 Whilst acknowledging the caveats above, these contemporary precedents also suggest that the Fields in Trust cumulative benchmark is too low to secure the generous provision that the Government expects of new garden communities. This is perhaps not surprising, given that the Fields in Trust benchmarks are based on the median responses to its 2014 survey of local authorities.
- 5.4.42 Another issue to consider is the way in which the Fields in Trust benchmarks (or similar standards) tend to be applied at the outline planning application (OPA) stage. The gross to net ratio on strategic sites often allows the relevant open space standards to be met, or exceeded, by the green areas excluded from development parcels (as in the Table 21 examples). While development parcels will inevitably include additional green infrastructure, the minimum threshold is no longer applicable, having been exceeded on the OPP parameter plans. It is therefore considered reasonable to include a discrete minimum standard for nearby amenity green space provision within residential development parcels.
- 5.4.43 Table 22 sets out WODC's minimum quantitative requirements for specified green infrastructure types at the Garden Village and West Eynsham at the OPA stage. Given the circumstances of the Study Area, a minimum cumulative requirement of 7.4 ha per 1,000 people is considered reasonable. This represents a 31% increase on the Fields in Trust cumulative benchmark. As described above, this would better reflect the actual rate of comparable open space provision across Welwyn Garden City.
- 5.4.44 The standards include a discrete minimum requirement for the provision of nearby amenity green space within residential development parcels. The minimum quantitative requirement for outdoor sports reflects the relevant Fields in Trust benchmark and existing WODC standards, pending completion of the updated PPS.
- 5.4.45 Experience from elsewhere indicates that, as the SLG and SDA developments progress and mature, the quantum of their green infrastructure networks will greatly exceed the minimum requirements described in Table 22. This stands to reason, as the minimum requirements only relate to some of the green infrastructure components. For example, although the main green spaces within Hampstead Garden Suburb account for around 20% of its land area, the Trust estimates that when all green spaces are included, this figure rises to around 62%.²⁸ At Tadpole Garden Village, some 32% of the site area was given over to green infrastructure at the OPP stage. Crest figures indicate that, post-outline permission, community open space accounts for some 62% of the site area.²⁹

²⁸ TCPA 2008 - The Essential Role of Green Infrastructure.

²⁹ Crest 2014 - Tadpole Garden Village.

Nonetheless, the minimum quantitative requirements will assist WODC in objectively assessing OPA parameter plans; i.e. within the context of its overall approach to green and blue infrastructure provision.

Table 22. Minimum quantitative requirements for specified green infrastructure types at the outline planning application (OPA) stage Applicable to Local Plan allocations EW1 (SLG) and EW2 (SDA)			
Green infrastructure types	Quantity guidelines Ha/1,000p	Minimum requirements Ha/1,000p	Commentary
Types provided outside development parcels			
Formal parks and gardens	-	1.0	
Amenity green space	0.60	3.26	Minimum requirement to be met from a combination of the two types opposite.
Natural and semi-natural	2.66		
Outdoor sports	-	1.6	See also WODC's requirement in relation to artificial grass pitches.
Allotments	0.30	0.39	Minimum requirement to be met from a combination of the two types opposite.
Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)	0.09		
Types provided within residential development parcels			
Nearby amenity green space (e.g. Communal green spaces within residential parcels)	-	0.60	Minimum quantum of provision to be confirmed at the OPA stage.
Types provided outside and/or inside residential development parcels			
Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)	0.25	0.55	Minimum requirement to be met from a combination of the two types opposite.
Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)	0.30		
Total minimum requirement for all green infrastructure types listed above	-	7.40	Total minimum provision to be confirmed at the OPA stage.
Notes:			
<ol style="list-style-type: none"> 1. These minimum requirements do not cover all green infrastructure types: e.g. street trees; SuDS infrastructure within development parcels; private gardens; on-plot landscape designs, etc. Therefore, the total provision of green infrastructure will be much greater than indicated above. 2. OPA parameter plans will confirm the quantities and distribution of all types to be provided outside development parcels. 3. OPA parameter plans will also confirm the minimum cumulative amounts of all types to be provided inside development parcels. The distribution of these types will be confirmed at subsequent stages in the approval process. 4. Should the Playing Pitch Strategy (PPS) indicate a lower requirement for outdoor sports provision, the amount of other green infrastructure types will be increased accordingly, to support core development objectives; e.g. biodiversity and/or environmental net gain. 			

- 5.4.46 WODC's review of how other local planning authorities involved in the Garden Communities programme are approaching these issues will help to inform subsequent discussions about appropriate levels of provision within development parcels. Again, that work will help to support WODC's overall approach to green and blue infrastructure provision, as described above.

Accessibility and quality standards

- 5.4.47 Table 23 sets out WODC's accessibility and quality standards for specified green infrastructure types at the Garden village and West Eynsham at the OPA stage. These requirements are modelled on Fields in Trust guidelines, but include additional accessibility

requirements for nearby amenity green space. They also include WODC's requirements relating to the application of Building with Nature, as set out in the emerging AAP.

Table 23. Accessibility and quality standards for specified green infrastructure types at the outline planning application (OPA) stage		
Applicable to Local Plan allocations EW1 (SLG) and EW2 (SDA)		
Green infrastructure types	Accessibility standards Maximum walking distance from dwellings (metres)	Quality standards
Types provided outside development parcels		
Formal parks and gardens	710*	<ul style="list-style-type: none"> ▪ Meet WODC's requirements relating to the application of Building with Nature, and any other third-party schemes specified in the emerging AAP (e.g. Green Flag Awards). ▪ Also meet Fields in Trust quality guidelines.
Amenity green space	480*	
Natural and semi-natural	720*	
Outdoor sports	1,200*	
Allotments	800**	
Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)	800**	
Types provided within residential development parcels		
Nearby amenity green space (e.g. Communal green spaces within residential parcels)	300***	<ul style="list-style-type: none"> ▪ As above.
Types provided outside and/or within residential development parcels		
Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)	LAPs - 100* LEAPs - 400* NEAPs - 1,000*	<ul style="list-style-type: none"> ▪ As above.
Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)	700*	
Notes:		
<ol style="list-style-type: none"> 1. * As per Fields in Trust walking guidelines (consistent with WODC Open Space Study walk times). 2. ** Modelled on WODC Open Space Study 10 minutes' walk time for allotments. 3. *** Modelled on the most demanding distance threshold from the Accessible Natural Green Space standard (ANGSt). 		
Indicative walking times:		
<ul style="list-style-type: none"> ▪ 400 m = 5 minutes' walk ▪ 800 m = 10 minutes' walk ▪ 1,200 m = 15 minutes' walk ▪ 1,600 m = 20 minutes' walk 		

Infrastructure needs for the Garden Village and West Eynsham

- 5.4.48 Table 24 and Table 25 set out WODC's minimum quantitative requirements for specified green infrastructure types at the Garden Village SLG and at the West Eynsham SDA respectively. As described above, these types only represent parts of the required green infrastructure networks for the SLG and SDA. WODC will expect the distribution of the specified green infrastructure types at the Garden Village SLG to accord with the framework plan included within the emerging AAP.
- 5.4.49 Meeting these minimum standards will not, in itself, make outline planning application green infrastructure proposals acceptable. WODC will also expect proposals to be consistent with its overall landscape and design-led approach to the provision of green and blue infrastructure.

Table 24. Minimum quantitative requirements for specified green infrastructure types at the Garden Village (SLG) at the outline planning application (OPA) stage			
Green infrastructure types	Quantity guidelines Ha/1,000p	Minimum requirements Ha/1,000p	Amount for 2,200 dwellings Ha
Types provided outside development parcels			
Formal parks and gardens	-	1.00	5.39
Amenity green space	0.60	3.26	17.57
Natural and semi-natural	2.66		
Outdoor sports	-	1.60	8.62
Allotments	0.30	0.39	2.10
Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)	0.09		
Types provided within residential development parcels			
Nearby amenity green space (e.g. Communal green spaces within residential parcels)	-	0.60	3.23
Types provided outside and/or inside residential development parcels			
Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)	0.25	0.55	2.96
Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)	0.30		
Total minimum requirement for all green infrastructure types listed above	-	7.40	39.89
Notes:			
1. Anticipated population based on 2.45 persons per dwelling - 5,390.			

Table 25. Minimum quantitative requirements for specified green infrastructure types at West Eynsham (SDA) at the outline planning application (OPA) stage			
Green infrastructure types	Quantity guidelines Ha/1,000p	Minimum requirements Ha/1,000p	Amount for 763 dwellings Ha
Types provided outside development parcels			
Formal parks and gardens	-	1.00	1.87
Amenity green space	0.60	3.26	6.09
Natural and semi-natural	2.66		
Outdoor sports	-	1.60	2.99
Allotments	0.30	0.39	0.73
Community orchards (e.g. Includes land for community-based farming/growing, other than allotments)	0.09		
Types provided within residential development parcels			
Nearby amenity green space (e.g. Communal green spaces within residential parcels)	-	0.60	1.12
Types provided outside and/or inside residential development parcels			
Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)	0.25	0.55	1.03
Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)	0.30		
Total minimum requirement for all green infrastructure types listed above	-	7.40	13.83
Notes:			
1. Anticipated population based on 2.45 persons per dwelling - 1,869.			

Standards for other parts of the Study Area

5.4.50 Table 26 sets out WODC's minimum requirements for specified green infrastructure types across the remainder of the Study Area at the OPA stage. This two-tier approach to minimum requirements reflects the difference in scale between the strategic allocations and other allocations within the Study Area.

Table 26. Minimum requirements for specified green infrastructure types at the outline planning application (OPA) stage Applicable across the Study Area; i.e. excluding the Garden Village (SLG) and West Eynsham (SDA)			
Green infrastructure types	Minimum requirements Ha/1,000p	Accessibility standards Maximum walking distance from dwellings (metres)	Quality standards
Formal parks and gardens	0.80	710*	<ul style="list-style-type: none"> Meet WODC's requirements relating to the application of Building with Nature, and any other third-party schemes specified in the emerging AAP (e.g. Green Flag Awards). Also meet Fields in Trust quality guidelines.
Amenity green space	0.60	480*	
Natural and semi-natural	1.80	720*	
Outdoor sports	1.60	1,200*	
Allotments (e.g. Includes land for community-based farming/growing, other than allotments)	0.30	800**	
Equipped/designated play areas (e.g. LAPs, LEAPs and NEAPs)	0.25	LAPs - 100* LEAPs - 400* NEAPs - 1,000*	
Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)	0.30	700*	
Total minimum requirement for all green infrastructure types listed above	5.65		
Notes: 1. * As per Fields in Trust walking guidelines (consistent with WODC Open Space Study walk times). 2. ** Modelled on WODC Open Space Study 10 minutes' walk time for allotments.			

Table 27. Application of WODC's minimum requirements for specified green infrastructure types at the outline planning application (OPA) stage Modelled on a combination of WODC Open Space Study and Fields in Trust guidelines					
Green infrastructure types		5 - 10 dwellings	11 - 50 dwellings	51 - 200 dwellings	201 - 500 dwellings
Formal parks and gardens		CON	CON	CON	OSP
Amenity green space		CON	OSP	OSP	OSP
Natural and semi-natural		CON	OSP/CON	OSP/CON	OSP
Outdoor sports		CON	CON	OSP	OSP
Allotments (e.g. Includes land for community-based farming/growing, other than allotments)		CON	CON	OSP	OSP
Equipped/designated play areas	LAPs	OSP	OSP	OSP	OSP
	LEAPs	CON	OSP/CON	OSP	OSP
	NEAPs	CON	CON	CON	CON
Other outdoor provision (e.g. MUGAs, skateboard parks, or extreme sports)		CON	CON	CON	OSP
Notes: OSP - On-site provision normally required. CON - Financial contribution towards off-site provision normally required. OSP/CON - Some on-site provision may be required, together with a financial contribution towards off-site provision.					

- 5.4.51 Table 27 provides a summary of how WODC will normally apply the above requirements to other non-strategic developments within the Study Area. As with the SLG and SDA, WODC's minimum standards will be used to support its overall landscape and design-led approach to green and blue infrastructure provision.
- 5.4.52 The minimum quantitative requirements set out in Table 26, exceed those set out in the West Oxfordshire Open Space Study 2013 - 2029. This reflects the vision for the Study Area, which is predicated on the garden community concept. The West Oxfordshire Open Space Study predates the Government's expectations for new garden communities.

Existing green infrastructure assets

- 5.4.53 The LUC report identified existing green infrastructure assets within and around the SLG and SDA. It highlighted how green infrastructure-led development could complement these assets, significantly increasing the ecosystem services provided by the two sites. WODC also commissioned TACP to undertake a habitat survey and preliminary ecological impact assessment for the SLG and SDA. The TACP report, which provides an ecological overview of the sites, includes proposals for mitigation and enhancement measures, based on the information available at the time. WODC's landscape and design-led approach involves protecting and enhancing existing assets where appropriate, successfully incorporating them within the green and blue infrastructure networks.

Public rights of way

- 5.4.54 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 the 'Health and social care' and 'Transport and movement' sections).

Potential delivery partners

- 5.4.55 Promoters of developments will be expected to work with other potential delivery partners in strengthening the provision of green and blue infrastructure across the Study Area. For example, WODC and OCC have identified the Lower Windrush Valley Project and the Wychwood Project as potential delivery partners in the provision of green infrastructure. Local Plan Policy EH2 describes how special attention and protection will be given to the landscape and biodiversity of these project areas.

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.
- 5.5.4 Primary Care Networks (PCNs) are groups of GPs working together with a range of local providers to offer coordinated health and social care to their local populations. Networks are typically local communities serving populations of 30,000 to 50,000 people. In Oxfordshire 20 PCNs have now been formally agreed covering the whole Oxfordshire population.

Sector plans and strategies

- 5.5.5 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.
- 5.5.6 The ‘Locality Place Based Primary Care Plan: West Oxfordshire Locality’ (2018) sets out proposals for changes to the service. 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.
- 5.5.7 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.³⁰ Locally, Bicester and Barton are among the ten Healthy New Towns demonstrator sites.
- 5.5.8 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.³¹ That report initiated the TCPA’s ongoing programme of activities to reunite health with planning.³² 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

³⁰ Putting Health into Place: Introducing NHS England’s Healthy New Towns Programme (Version 4) (NHS England et al December 2018).

³¹ 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).

³² The State of the Union: Reuniting Health with Planning in Promoting Healthy Communities (TCPA January 2019).

(including formal sports, walking and cycling routes) are intrinsically linked with offering people improved choices and chances for a healthier life.

Existing conditions

- 5.5.9 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 practice team, which includes seven partners and three salaried GPs, provides a range of services for over 14,000 registered patients. The EMG is also a training practice, which means that young doctors who are fully qualified and have some hospital experience, come to work with the practice for periods of up to a year to gain experience. The EMG is part of the WestMed group, which is made up of eight GP practices in the West of Oxfordshire.
- 5.5.10 The Eynsham Medical Centre is situated within the village on a relatively constrained site of some 0.12 ha, 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. OCCG advises that Eynsham Medical Centre has some 536 sq m of usable floor space in total. OCCG also advises that in June 2019, around 8,759 patients were using the Eynsham Medical Centre.
- 5.5.11 A new surgery at Long Hanborough is due to open in summer 2020, pursuant to a planning obligation on the existing large commitment south of Witney Road (WODC reference: 17/01786/RES). The new surgery will replace the EMG's previous surgery in Long Hanborough. 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

- 5.5.12 There is no recommended number of full-time (or whole-time) equivalent (FWTE) GPs per 1,000 patients per practice. However, it can be noted for comparison that the average number of FWTE GPs per 1,000 patients per practice in England is 0.58.³³ The average patient list size per GP is approximately 1,600.³⁴

Table 28. 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-2018 estimates	12,874	7.5
1.2	Eynsham	Local Plan Estimate	5,000	2.9
2.0	Anticipated housing delivery (future need)			
2.1	Existing commitments	679 x 2.45 ppd	1,664	1.0
2.2	Anticipated windfalls	159 x 2.45 ppd	390	0.2
2.3	Garden Village SLG	2,200 x 2.45 ppd	5,390	3.1
2.4	West Eynsham SDA	763 x 2.45 ppd	1,869	1.1
2.5	Non-strategic allocations	75 x 2.45 ppd	184	0.1
2.6	Totals (excluding completions)	3,873 x 2.45 ppd	9,489	5.5
Notes:				
1. Average household size for South East Region in 2019 was 2.45 persons per dwelling (ppd). Source - Office for National Statistics (ONS) Labour Force Survey (LFS).				

³³ NHS Digital.

³⁴ Safe Working in General Practice (British Medical Association 2016).

- 5.5.13 Table 28 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 9,489, which suggests a need for around 5.5 F/WTE GPs.
- 5.5.14 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: 005 Reference ID:53-005-20190722). A health impact assessment (HIA), 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.
- 5.5.15 In any case, delivering the necessary additional primary care services will involve further 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.
- 5.5.16 Table 29 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 the refurbishment of existing) primary care premises.

Table 29. 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 staircase and one lift.						

- 5.5.17 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 30.

Table 30. Primary care floor space requirement apportioned to the components of growth					
Item	Description	Source of population estimate	Population estimate	% of total floor space (rounded)	Floor space required sq m (rounded)
1.1	Existing commitments	679 x 2.45 ppd	1,664	17%	142
1.2	Anticipated windfalls	159 x 2.45 ppd	390	4%	33
1.3	Garden Village SLG	2,200 x 2.45 ppd	5,390	57%	475
1.4	West Eynsham SDA	763 x 2.45 ppd	1,869	20%	166
1.5	Non-strategic allocations	75 x 2.45 ppd	184	2%	17
1.6	Totals (excluding completions)	3,873 x 2.45 ppd	9,489	100%	833
Total floor space requirement for anticipated growth					833
Notes: 1. Average household size for South East Region in 2019 was 2.45 persons per dwelling (ppd). Source - Office for National Statistics (ONS) Labour Force Survey (LFS). 2. Total floor space requirement based on primary care premises with GIA of 833 sq m, to serve up to 10,000 patients.					

- 5.5.18 Once the new surgery in Long Hanborough is fully operational, the EMG will have a total of 1,268 sq m of floor space, at two locations. Applying the NHS Property Services Demand Assessment Tool, this combined amount of floor space is commensurate with around 20,000 patients. However, as the EMG already provides services to around 14,300

registered patients, OCCG advises that this combined floor space would not be sufficient to meet future needs across the study area.³⁵

- 5.5.19 OCCG has considered a scenario where the needs arising from the Garden Village SLG and West Eynsham SDA would be met primarily from the EMG's premises in Eynsham. In that scenario, OCCG considers that the EMG's premises in Eynsham would need to have 1,083 sq m of floor space; i.e. sufficient to cater for more than 16,000 patients (see Table 29).
- 5.5.20 In terms of potential delivery solutions, two options have emerged from discussions with OCCG to date: i.e.
- expansion of the existing Eynsham Medical Centre at its existing location; or
 - relocation of the Eynsham Medical Centre to another site, with additional floor space to meet future needs arising from the Local Plan development strategy.
- 5.5.21 From a master planning perspective, it should be possible to accommodate a new GP surgery within either the Garden Village SLG or within the West Eynsham SDA, unless a more appropriate location is identified elsewhere in Eynsham. As a new surgery would be intended to meet future needs across the IDP Study Area, all of the anticipated developments will be required to make proportionate contributions towards its delivery. The Table 30 approach indicates how developer contributions towards delivery could reasonably be apportioned, subject to the size of surgery proposed.

Secondary care

Overview

- 5.5.22 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).
- 5.5.23 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

- 5.5.24 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, EMG and other stakeholders will help to clarify any infrastructure requirements relating to the provision of secondary care.

³⁵ NHS figures from 2012, which may well require updating.

Extra care

Overview

- 5.5.25 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

- 5.5.26 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, 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 was 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, cyclist 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, have informed WODC's work on the emerging AAP and SPD.

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, and on the programme of future infrastructure improvements to support planned growth. A number of other partners are also 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.

Bus services

- 5.6.7 OCC is responsible for collecting financial contributions from developments (i.e. planning obligations) to pump-prime new bus services whilst their patronage increases and they become viable commercial bus services. OCC is also responsible for administering concessionary fares and supporting community transport initiatives. Stagecoach is a key provider of local bus services in West Oxfordshire, but there are also other operators.

Sector plans and strategies

Local Transport Plan 2015 - 2031

- 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.

North Cotswolds Line Transformation

- 5.6.9 In setting out its transport proposals OCC also factors in relevant plans and strategies prepared by key partners, including Network Rail, GWR, and the North Cotswold Line Task Force.
- 5.6.10 The OXIS Stage 1 Report highlighted a number of projects to enhance the rail network, including redoubling the Cotswold Oxford-Worcester line, which includes Hanborough Station.³⁶ Hanborough Station is managed by Great Western Railway (GWR).
- 5.6.11 WODC commissioned a study on Hanborough Station, to support its work on the AAP and SPD.³⁷ The study establishes a vision for Hanborough Station, which is that by the end of the Local Plan period in 2031, it will be a modern and efficient transport and mobility hub for West Oxfordshire that is safe and accessible for all, with early delivery of dedicated walking and cycling connections and frequent, integrated and reliable bus services, making walking, cycling and local bus services the natural choices for existing residents and tourists accessing the station. In support of the vision, the study identifies a series of potential short

³⁶ <https://www.oxfordshiregrowthboard.org/projects/oxis-stage-1/>

³⁷ <https://www.westoxon.gov.uk/planning-and-building/planning-policy/oxfordshire-cotswolds-garden-village/>

and longer-term improvements to station facilities and surrounding infrastructure. The intention is for these recommendations to be taken forward through the development of a Station Master Plan.

- 5.6.12 The North Cotswold Line Task Force brings together the five county councils and Local Enterprise Partnerships covering the 86-mile route between Hereford, Worcester and Oxford, together with the Cotswold Line Promotion Group, and is attended by Network Rail and the Great Western Railway.
- 5.6.13 In January 2020, the Task Force submitted its case to government for a doubled, two trains per hour, North Cotswold Line service between Worcestershire, Oxford and London, which is now being assessed by the Department for Transport and Network Rail.³⁸ In parallel, the Task Force set out its aspirations for additional local trains as a metro-style service between Hanborough and Oxford to support West Oxfordshire housing growth, the visitor economy and to encourage a shift from road to rail for journeys to Oxford or London. A Sub-Group of the Task Force has been set up to develop the case for these local services, plans for expanded passenger facilities at Hanborough Station, and to engage with local stakeholders and communities.

Bus services

- 5.6.14 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.

Existing conditions

- 5.6.15 The A40 is a primary road that serves both a local function for trips to Oxford and West Oxfordshire, and a wider strategic function for longer distance trips to London, the Cotswolds, Cheltenham, Gloucester and beyond. The section of the A40 in the vicinity of Eynsham is a single carriageway road and experiences high traffic flows that often exceed the road's capacity, causing congestion for much of the day. The A40 converges with the A44 at the Wolvercote roundabout which itself creates a pinch-point, with access to the A34 within close proximity via Pear Tree roundabout.
- 5.6.16 For many drivers, the whole distance between Witney to the west and the Wolvercote roundabout to the east currently represents a slow and congested journey. Bus passengers also suffer from extended delays to their journeys, and there is no bus priority along the corridor. Congestion on the A40 puts pressure on roads in the wider area including the B4449 and A4095, which provide alternative route options to the A40. These roads carry high volumes of traffic, particularly during the morning and evening peaks.
- 5.6.17 There are additional concerns about rat-running, including along Cuckoo Lane and through the village of Freeland, as drivers seek to avoid congested routes and instead use unsuitable alternatives. Swinford Toll Bridge on the B4044 also presents a significant bottleneck on the road network.

³⁸ North Cotswold Line Transformation; Strategic Outline Business Case - North Cotswold Line Task Force - December 2019.

- 5.6.18 The package of schemes being delivered through the A40 Corridor Strategy will encourage greater use of sustainable and active modes of transport for trips, by providing routes for buses and cyclists that will take these users out of the general congestion, thereby reducing their journey times and improving journey time reliability.

Transport evidence base

- 5.6.19 Wood Group was 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 work on the AAP and SPD. In developing the transport evidence base, OCC has sought to 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 also enabled an assessment of 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 needed to be included within the AAP and the SPD.
- 5.6.20 A baseline report was produced in May 2019.³⁹ OCC advises that key additional transport work and outputs, since May 2019, includes the following.
- Traffic modelling work and options testing - Wood. Outputs include a Local Model Validation Report and 2031 Forecast Year Report. Additional modelling work was also undertaken by Capita, focussing on the Wolvercote and Pear Tree area.
 - Garden Village Transport Strategy development - Wood/OCC.
 - A40 Crossing Options for Non-Motorised Users Report - Motts and Knights Architects.
 - Hanborough Station Study Report - Integrated Transport Planning (ITP).
 - North Cotswold Line Transformation - ongoing work.
 - Ongoing development of A40 Corridor proposals including: additional traffic modelling; cycle strategy work; further design work to integrate the A40 underpass at Cuckoo Lane with the Housing Infrastructure Fund proposals; and submission of the park and ride and eastbound bus lanes planning application.
 - West Eynsham SDA Access Options Study - ongoing work - White Young Green (WYG).

Context

- 5.6.21 The A40 Corridor Strategy improvements will help support and mitigate the impact of significant growth along the A40 Corridor and directly unlock the delivery of around 4,800

³⁹ Cotswolds Garden Village AAP and West Eynsham SPD: Developing the Transport Evidence Base - May 2019.

homes at four strategic development areas allocated in the Local Plan (i.e. OCGV, West Eynsham SDA, East Witney SDA and North Witney SDA). The improvements will also support the delivery of employment land at OCGV and help unlock economic growth along the A40 corridor. In addition to the A40 Corridor Strategy infrastructure, other infrastructure will also need to be delivered by the Local Plan allocated sites, specifically to support movement and connectivity associated with each of the developments, and to mitigate their respective impacts.

Infrastructure needs

- 5.6.22 OCC has provided the following advice in relation to transport infrastructure needs. Given the context above, OCC's advice relates primarily to strategic developments along the A40 corridor, including the Garden Village SLG and West Eynsham SDA. This advice does not purport to cover all required transport infrastructure for all developments across the Study Area. OCC will provide further, site-specific advice on transport infrastructure requirements for developments in other parts of the Study Area, as appropriate.

Infrastructure improvements: A40 Corridor Strategy

- 5.6.23 A total of £137 million of public funding has been allocated by the Department for Transport (DfT) and Homes England (HE) to enable delivery of the A40 corridor improvements. The DfT has allocated £35 million from its Local Growth Fund (LGF) and HE has allocated £102 million from its Housing Infrastructure Fund (HIF).
- 5.6.24 The HIF funding was secured to facilitate delivery of these infrastructure schemes in advance of necessary developer contributions. OCC advises that planning obligations will be required to secure financial contributions towards the A40 Corridor Strategy infrastructure schemes, and towards the required repayment of the HIF funding. Developer contributions will be required from sites along the A40 corridor, including the Garden Village SLG and West Eynsham SDA.
- 5.6.25 The DfT's LGF funding will largely support delivery of Phase 1 of the improvements (the A40 park and ride and eastbound bus lane). To release the LGF funding an Outline Business Case was submitted in June 2019. The Full Business Case is to be submitted once planning approvals and final implementation costs are known.
- 5.6.26 HE's HIF funding will support delivery of both Phase 1 and Phase 2 of the improvements: i.e. westbound bus lanes; Duke's Cut Bridge works; and the A40 dualling - Witney to Eynsham. Land will be safeguarded along the southern boundary of the Garden Village SLG to support widening of the A40 to accommodate the bus lanes and shared foot/cycle paths.
- 5.6.27 Further detail about the A40 corridor improvement schemes are outlined below.

Phase 1 - Delivery anticipated by Spring 2023

A40 park and ride (Eynsham)

- 5.6.28 The park and ride will be located to the north of the A40 and west of the A40/Cuckoo Lane junction at Eynsham. It will include provision of the following.
- 850 car parking spaces, including Blue Badge parking spaces, spaces for electric vehicle (EV) charging, and motorcycles. Whilst the planning application for the park

and ride includes 850 spaces, the Local Plan allows for 1,000 spaces. Consideration should therefore be given to accommodating means for future expansion of the site.

- An area for short-stay parking for drop-off/pick-up.
- Four bus stops and three bus stands, with passengers able to board buses for destinations towards Witney and Carterton in the west, and Oxford in the east.
- Sheltered passenger waiting facilities and an associated public realm area.
- Secure, covered cycle parking dispersed across the site to enable good access to the alternative cycle routes into the site. Space has been allocated for the potential future increase in cycle parking as the Local Plan development sites come forward.

5.6.29 Two access points are proposed at the park and ride site, as follows.

- A40 park and ride access junction: the proposed primary access junction will be to the west of Cuckoo Lane. On egress, buses heading west will use this junction, while those heading east will be provided with a dedicated lane which ties directly into the eastbound bus lane proposed along the A40, thereby minimizing delay.
- Cuckoo Lane: in order to provide enhanced access from the villages to the north of the site, such as Freeland and Long Hanborough, a secondary access (entry only) will be provided from Cuckoo Lane in the form of a priority T-junction. This secondary access will also function as an emergency access. It is likely that this access will be needed for vehicular traffic only until the Garden Village spine road is implemented.

5.6.30 Future provision for a bus only connection to be incorporated from the park and ride site into the Garden Village has been made in the site designs.

A40 bus lanes and footway/cycleway improvements (Eynsham to Duke's Cut Bridges)

5.6.31 New eastbound and westbound bus lane and footway/cycleway improvements are proposed, extending along the A40 from the park and ride site to Duke's Cut bridges near Wolvercote. There will be periodical gaps in the bus lanes on junction approaches. It is proposed that the carriageway is widened (generally within the highway boundary) in order to allow the segregation of the bus lane from general traffic. The bus lanes will necessitate adjustments to the junctions and the provision of bus gates to give priority to buses joining the general traffic lane.

5.6.32 Upgraded, shared-use footways and cycleways will run over the same extents as the bus lanes, thereby ensuring that a continuous 3 m wide shared-use route is retained between Witney, Eynsham Park and Ride, and Oxford.

Improved A40 bus stop provision

5.6.33 Two new sets of bus stops will be provided on the A40 at Eynsham for local people to access the improved bus services. These will be supported by the provision of improved pedestrian crossings. The bus stops will be located:

- a) east of Witney Road and west of the Esso Petrol Station; and
- b) west of 'Eynsham Roundabout.'

5.6.34 The existing bus stop on the A40 (south), by The Evenlode, will be retained. However, the bus stop on the A40 (north) will not be retained at this location, given the proximity of the park and ride site.

Improved A40 pedestrian and cycle crossings

- 5.6.35 New and upgraded pedestrian and cycle crossings are proposed along the A40 corridor to provide safe and good quality routes to: the park and ride site; bus stops; and to services and facilities within Eynsham Village, the Garden Village and West Eynsham. Crossings are proposed at the following locations.
- A40/Cuckoo Lane: an underpass will be provided (to be funded by the Garden Village and West Eynsham developments) to provide a safe, segregated crossing between Eynsham Village and the Garden Village and the park and ride site. Integration of the underpass into the HIF proposals is currently being investigated as part of the ongoing HIF work.
 - A40/ Witney Road: signalized junction.
 - Crossing near Spareacre Lane: new signalized crossing.
 - Crossing near Hanborough Road: new signalized crossing.

A40 Junction reconfiguration/improvements

- 5.6.36 To accommodate these highway scheme proposals, and to ensure safety and to improve provision for pedestrians and cyclists, some junction reconfiguration and improvements will be required at the following locations.
- A40/Cuckoo Lane.
 - A40/Witney Road.
 - Esso petrol station entry/egress.
 - Eynsham Roundabout.
 - A40/Cassington signals.
 - Horsemere Lane: closure to traffic with access maintained for equestrians, pedestrians and cyclists.

A40 improvements (Oxford North)

- 5.6.37 Required A40 improvements will include: a further section of eastbound bus lane from Duke's Cut Bridges; a new signalized junction; and a new signalized at-grade crossing facility linked with the new junction. The improvements are being funded/delivered by the developers of the Oxford North site.

Phase 2 - Delivery anticipated by Spring 2024

A40 Duke's Cut Bridge works - eastbound bus lane and footway/cycleway improvements

- 5.6.38 Widening and strengthening of the existing A40 bridge structures over the railway and canals and the provision of a new footway/cycleway bridge adjacent to the existing structures are proposed. There are four existing bridge and culvert structures in the Duke's Cut area, as follows.
- Duke's Cut Canal Bridge.
 - Earl's Culvert.
 - Wolvercote Railway Bridge.

- Wolvercote Canal Bridge.

5.6.39 The scheme will widen and/or strengthen these structures to create space for a new eastbound bus lane along this section of the A40. Resolution of this pinch point would provide a continuous eastbound bus route from Eynsham Park and Ride into Wolvercote roundabout. It will also allow improved walking and cycling connectivity over these structures. The scheme will also deliver a new foot/cycle path from the A40 to the canal tow path in the vicinity of the structures.

A40 dual carriageway extension (Witney to Eynsham)

5.6.40 This will involve widening of the existing single carriageway to dual carriageway along the A40 from just east of Witney to Eynsham, including an improved footway/cycleway. This scheme will increase highway capacity for all modes of transport and provide improved journey times and reliability along the A40 between Witney and Eynsham Park and Ride. The existing junction at Barnard's Gate will be reconfigured to provide local access to improve safety. Upgraded, shared-use footways and cycleways will run along the northern side of the new carriageway, ensuring that a continuous 3 m wide shared-use route is retained between Witney, Eynsham Park and Ride, and Oxford.

A40: laybys and speed limit

5.6.41 There are two existing laybys located on the A40, just to the west of Eynsham; one on the north side and one on the south side of the carriageway. The A40 corridor improvement schemes will necessitate some re-configuration, re-provision, and/or potentially the removal of these laybys. In developing the A40 scheme proposals the existing usage and function of these laybys will be reviewed, and potential future options developed and assessed.

5.6.42 The speed limit along the A40, in the vicinity of Eynsham, will be reduced from the National Speed Limit to a maximum of 50 mph.

B4044 Cycle Path

5.6.43 Planning obligations will be required to secure financial contributions towards the B4044 cycle route. The B4044 cycle path to support cycling and walking between Eynsham and Oxford originally comprised an element of the A40 Smart Corridor HIF bid. However, in the final stages of preparing the business case OCC took the difficult decision to remove the cycle path from the business case. The B4044 cycle path is still a part of the Strategy for the A40, and OCC continues to progress the cycle path to ensure that a scheme is ready to submit to future funding opportunities as they arise, where the scheme meets the criteria. OCC advises that having a 'shovel ready' scheme will ensure that appropriate funding opportunities can be pursued, even where short time frames are specified.

Infrastructure to be delivered by the Eynsham development sites

5.6.44 In addition to contributions towards the infrastructure proposals detailed above, infrastructure to support movement and connectivity will also be delivered by the proposed developments.

Walking and cycling

5.6.45 Multiple suitable access points for walking and cycling into the Garden Village SLG and West Eynsham SDA will have to be provided. They will have to connect into a coherent

internal (and external) pedestrian and cycle network, including the proposed improvements to walking and cycling routes along the A40.

- 5.6.46 Existing public rights of way and cycle routes must be retained and enhanced to improve accessibility for all, both within and in the vicinity of the Garden Village SLG and West Eynsham SDA. New roads crossing existing rights of way shall be minimized, but where they prove necessary, appropriate crossings must be provided. In the case of the Garden Village SLG, the existing routes to be upgrade include the following.
- The route heading north-west from Spareacre Lane towards Freeland (the ‘Salt Way’).
 - The route from Cuckoo Lane to Lower Road, converging north of the Millennium Woods.
 - The public rights of way through Church Hanborough.
- 5.6.47 New routes must be created both within and in the vicinity of the development sites to provide safe and convenient connections to key services and facilities including schools. This will include a segregated cycle and pedestrian route via Lower Road to Hanborough Station, to be provided by the Garden Village development.
- 5.6.48 A grade-separated crossing (underpass) must be provided between Old Witney Road and Cuckoo Lane, which will need to be designed to be safe and attractive for all users. It will also need to be integrated with the design and delivery of the A40 Corridor proposals, to minimize disruption to traffic during construction. The Garden Village and West Eynsham developments will be expected to cover the design and construction costs of the underpass, with costs reasonably apportioned. The alignments of pedestrian and cycle routes within the Garden Village must facilitate and encourage use of the formal A40 crossings, and in particular the proposed underpass.
- 5.6.49 To support pedestrian and cycle movements via the underpass, Cuckoo Lane should be prioritized for active and healthy travel. This will involve restricting vehicular access at its southern end, whilst ensuring existing properties are still accessible. Through-access on Cuckoo Lane should be restricted to pedestrians and cyclists once the internal road network of the Garden Village is in place. Pedestrians and cyclists will still be able to access the proposed schools and the park and ride via Cuckoo Lane.
- 5.6.50 Evidence of safe routes to school must be provided, and shall include: crossing points on routes to school; school signage; barriers; zig zag ‘keep clear’ markings at crucial crossing points outside the school; appropriate roads/pavement/verge design; and appropriate highway parking provision.
- 5.6.51 Ample cycle parking must be provided at appropriate points around the development, including provision for electric bikes, and bike/electric bike hire. Facilities must also be provided within the employment area to support sustainable travel, including appropriate provision of lockers, showers and changing facilities.
- 5.6.52 Financial contributions will be required towards off-site cycle parking provision at: Hanborough Station; Eynsham Park and Ride; Eynsham Village Centre; and Oxford City Centre.

Public Transport

- 5.6.53 An integrated and innovative approach must be taken to the provision of public transport services, to facilitate high bus and rail patronage. The park and ride, and supporting A40

infrastructure, must be integrated within the overall Garden Village SLG and West Eynsham SDA master plans. The proposals should ensure pedestrian and cyclist connectivity to the park and ride, whilst restricting private vehicular access from the Garden Village.

Bus services

- 5.6.54 Financial contributions will be required from the Garden Village SLG and West Eynsham SDA towards the provision of improved bus services between Carterton, Witney, Oxford and the Eastern Arc. This will include a bus service (3 buses per hour) through the Garden Village, and a bus service routing into the West Eynsham SDA.
- 5.6.55 Development must ensure the provision of high quality, comfortable and fully accessible bus stops. If bus stops are located more than 400 metres from dwellings, due to a higher frequency service being provided, appropriate provisions must be in place that enable the elderly and less mobile to still reach a bus stop easily. Bus stops must be safe, easily accessible and clearly signposted. They must provide real time information, shelters, secure cycle parking (if appropriate), and be well maintained.
- 5.6.56 Connections to Hanborough Station must be significantly improved and take account of the Master Plan being developed for the station. Consideration must be given to a new entrance from Lower Road south of the railway, with a focus on bus, pedestrian and cyclist accessibility.

Rail improvements

- 5.6.57 Financial contributions towards the North Cotswold Line Transformation will be required from the Garden Village and West Eynsham developments, and from other strategic developments proposed along the A40 corridor that will benefit from improved rail accessibility in West Oxfordshire.
- 5.6.58 Specifically, there will be a focus on the development of Hanborough as a transport hub, as part of the wider infrastructure and service upgrade proposed for the North Cotswold Line. Details regarding the enhancement of Hanborough Station will be set out in a Station Master Plan, but are likely to include: a station building; provision of a second platform; an accessible footbridge with lifts; new seating and waiting facilities; a secure cycle hub; new bus stops and waiting shelters; high quality real-time bus and train service information; and additional car parking.

Principal vehicular access points

- 5.6.59 The principal vehicular access points for the Garden Village will comprise the following.
- A new junction (the 'Western Development Roundabout'), located on the A40 to the west of the proposed park and ride junction.
 - A new junction with Lower Road will form the eastern access point for the spine road through the Garden Village.
- 5.6.60 Additional junctions on the A40 will not be permitted, as this would impact on traffic flow and would undermine the benefits of the A40 corridor improvements.
- 5.6.61 OCC has commissioned work on the Access Strategy for the West Eynsham SDA, which is still ongoing.

- 5.6.62 Any impacts on existing laybys from proposed access arrangements must be mitigated. The costs of any necessary mitigation measures will be met by the Garden Village SLG and the West Eynsham SDA developments, as appropriate.

Additional highway infrastructure

- 5.6.63 Additional highway infrastructure to be provided will include the following.
- A spine road through the Garden Village site, accessed from the proposed Western Development Roundabout on the A40, west of the park and ride junction. The spine road should be a through road, at least during the early phases of development. However, the movement network within the Garden Village should be future-proofed, making provision for the spine road to be bisected in future years, if traffic conditions on the external road network allow. In that scenario, priority would be given to pedestrians, cyclists and public transport. All new infrastructure should be connected in real-time to traffic management.
 - Traffic calming measures and a 20 mph speed limit across the whole Garden Village site should be introduced. It is important to ensure that the spine road does not lead to severance, and adequate crossing points for pedestrians and cyclists must be provided.
 - Signalization of the A4095/Lower Road junction.
 - Measures to deter through traffic from travelling between the A40 and A4095 via Cuckoo Lane and Freeland village. These should include a change in priority on Cuckoo Lane.

Car parking

- 5.6.64 OCC considers that the physical provision of car parking is a key tool for influencing travel behaviour and reducing dependency on the private car. Planning applications for development must therefore be supported by a Spatial Car Parking Management Plan. These will, among other things, clarify how land used for car parking could cost-effectively be converted to other uses (e.g. additional open space) as demand reduces due to changes in travel behaviour and new technologies. Further detail will be provided in the AAP and SPD.

Electric vehicle charging

- 5.6.65 The Councils will expect development infrastructure proposals to include the provision of EV charge points. The minimum requirements include the following.
- Dwellings where allocated parking is provided - at least one space per dwelling with an EV charge point.
 - Non-allocated parking spaces - at least 50% with EV charge points.
 - Non-residential parking spaces - at least 25% with EV charge points.
- 5.6.66 EV charge points in non-allocated spaces must be located conveniently for residents; i.e. no more than a 5 minute walk from properties without allocated parking to their nearest EV charge point. To future-proof developments and reduce retrofit costs, all non-allocated parking areas should include appropriate cable provision, in anticipation of future increases in demand.

- 5.6.67 Future increases in energy demand must be anticipated and measures delivered to ensure sufficient electrical capacity for the long term, including potential implications for: street lighting; the Alternative Fuels Infrastructure Regulations 2017; and the Open Charge Point Protocol (OCPP) or agreed alternative standard. EV charger units for non-allocated parking should be managed by a professional contractor with demonstrable experience. There should be an appropriate maintenance regime, to ensure that EV chargers remain functional.

Travel demand management

- 5.6.68 The Councils will require the implementation of various travel demand management (TDM) measures with further detail to be provided in the AAP and SPD. Some of these measures will require the provision of development infrastructure; e.g. car and cycle parking facilities at accessible locations, to support the establishment of car clubs and bike hire schemes.

Reducing the need to travel: improved digital connectivity

- 5.6.69 Digital connectivity will help in reducing the need to travel. Developments must therefore address full fibre broadband and 5G infrastructure provision from the outset (see also section 5.9 Telecommunications).

Monitoring and maintenance issues

- 5.6.70 An effective monitoring approach utilizing smart technologies will be required, which should be set out in an Innovation Plan and linked into the Framework Travel Plan. Monitoring data will need to be provided to the Council directly via an Application Programming Interface (API) to enable live, integrated monitoring of travel patterns and Travel Plan targets.
- 5.6.71 Provision of infrastructure to enable the smart, real-time monitoring of the take-up of sustainable transport modes and car use must be provided within the Garden Village and on roads in the vicinity of the site.
- 5.6.72 Precise digital mapping of utilities infrastructure to support long-term maintenance must also be provided within the Garden Village and West Eynsham SDA.

5.7 Energy

Electricity

Overview

- 5.7.1 Scottish and Southern Energy Power Distribution (SSEN) is the Regional Distribution Network Operator. OXIS noted that SSEN'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.

Sector plans and strategies

- 5.7.2 The Oxfordshire Energy Strategy was published in November 2019.⁴⁰ The Strategy, which was developed by OxLEP and partners, is aligned to the Government's Industrial Strategy and the Clean Growth Strategy. It is intended to feed into OxLEP's emerging Local Industrial Strategy (LIS) and help inform Oxfordshire's growth ambitions up to 2031, as outlined in the Housing and Growth Deal. The Strategy is supported by a Delivery Plan, which maps out priorities, related work streams and projects.
- 5.7.3 The Delivery Plan highlights the role of Project LEO, an InnovateUK partnership project led by SSEN. Project LEO aims to pioneer the Distribution System Operator approach, to facilitate the planning and implementation of an integrated local energy system in Oxfordshire. In particular, it aims to:
- create a local energy marketplace, to maximize flexibility and balancing to unlock grid constraints;
 - unlock significant expansion of community low carbon energy; and
 - deliver nationally and internationally significant learning on local energy system implementation and management.
- 5.7.4 Unlocking grid constraints is intended to reduce the need for additional and costly network upgrades to support increasing demand. Within this context, OCC is preparing an Energy Plan for the Garden Village SLG, on behalf of WODC. The emerging Energy Plan is being produced in collaboration with EDF Energy Research and Development UK, and the Energy and Power Group (University of Oxford). It is intended to form part of the evidence base for the emerging AAP.
- 5.7.5 In June 2019, WODC declared a climate emergency. As part of WODC's response, Bioregional was commissioned to undertake a review of evidence and policy options for the Garden Village SLG.⁴¹ WODC has also commissioned Elementa to assess the implications of setting zero carbon targets for new buildings at the Garden Village SLG.⁴²

Existing conditions

- 5.7.6 WODC consulted SSEN when producing the West Oxfordshire IDP. At that time SSEN 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.
- 5.7.7 In response to initial consultation on the Eynsham Area IDP, and the strategic sites, SSEN advised 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. SSEN anticipated completion of the project in 2019.

⁴⁰ Oxfordshire Energy Strategy - OxLEP 2019.

⁴¹ Creating a climate-smart garden village for Oxfordshire Cotswolds - Review of evidence and preferred policy options - Bioregional November 2019.

⁴² Assessing the trajectory for net-zero buildings for the Oxfordshire Cotswolds Garden Village - Elementa May 2020.

Infrastructure requirements

Supply

Consultation with SSEN

- 5.7.8 SSEN has previously estimated 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.

Advice from OCC

- 5.7.9 OCC advises that the modelling work undertaken for the Garden Village SLG indicates that the network may have sufficient capacity, under a 'business as usual' scenario, following upgrades upstream. However, it also indicates that further assessment of the network should be undertaken, given anticipated increases in the demand for electricity resulting from:
- the emerging Energy Plan's recommendations for electrification of heat (i.e. in line with Government indications that no new homes will be connected to the gas grid from 2025); and
 - the anticipated uptake of EVs at the Garden Village, and elsewhere in the Study Area.
- 5.7.10 The impacts from further developments and changing electricity demand in the wider area will also need to be considered. OCC advises that Project LEO will be undertaking further modelling work in 2020, focussed on Eynsham Park and Ride, but potentially also covering the wider emerging Energy Plan area.

Generation

- 5.7.11 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.⁴³ However, the potential for small scale wind power is significant. The report also concluded 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 source 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).
- 5.7.12 The reports from Bioregional and Elementa highlight (among other things) the potential role of on-site renewable energy generation, as part of a comprehensive energy strategy. They propose further work with the promoters to explore how relatively large areas of open land could be used for on-site renewable energy generation, given the probability of an increased amount of sunlight hours expected as a consequence of climate change. Through Project LEO, OCC is developing a county-wide assessment of renewable energy

⁴³ Renewable Energy and Low Carbon Energy Assessment and Strategy for West Oxfordshire - LDA October 2016.

generation capacity. The emerging Energy Plan recommends maximizing on-site (and near-by) renewable energy generation, to meet electricity demands from the Garden Village.

- 5.7.13 It is anticipated that discussions about the energy strategy, including the role of on-site renewable energy generation, will continue during the formal outline planning application stage.

Gas

Overview

- 5.7.14 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

- 5.7.15 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

- 5.7.16 SGN anticipated 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 site-specific 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, as referred to above).

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). Thames Water's current WRMP (2020 - 2100) sets out the actions it will take to provide a secure and sustainable supply of water for customers in London and the Thames Valley over the next 80 years.

Existing conditions

- 5.8.2 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 annual reviews, longer-term forecasts suggest a potential deficit after 2022.

Infrastructure requirements

- 5.8.3 Thames Water's current WRMP 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 92% by 2030.
- By the end of Asset Management Plan 7 (2025) deliver circa 8.8 MI/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 2037/2038 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 - 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 MI/d and will help SWA to mitigate its long-term deficit from 2066 onwards.

- 5.8.4 The WRMP proposals will ensure adequate clean water supply for the SWOX WRZ. The plan only addresses specific developments, such as the Garden Village SLG and West Eynsham SDA at a regional level. Thames Water therefore recommends that WODC and its development partners continue to liaise with Thames Water on proposed phasing plans for the developments. The phasing plans should reflect any capacity limitations, to ensure development does not outpace delivery of essential network upgrades in the catchment.
- 5.8.5 Thames Water is responsible for providing and financing any off-site infrastructure in order to ensure adequate clean water supply for the proposed strategic developments at the Garden Village SLG and West Eynsham SDA. Thames Water is financed through 5-year Asset Management Plan (AMP) periods. The capital spending plans for the timeframe 2024 - 2031 are not yet defined. They will be developed over time and are determined, in part, through consultation with Ofwat. Thames Water will undertake modelling work in liaison with the Garden Village and West Eynsham promoters, to identify any necessary

upgrades, or off-site reinforcement. Where required, Thames Water will design any proposed solutions and implement the necessary improvements.

Demand management

- 5.8.6 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 no more than 110 litres/person/day (i.e. a more stringent requirement than the standard Building Regulations requirement of no more than 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.
- 5.8.7 The Bioregional report proposes that WODC and its development partners explore the opportunities to further reduce the consumption of potable water, by pursuing a more demanding requirement of no more than 95 litres/person/day.

Flood risk management

Overview

- 5.8.8 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.
- 5.8.9 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 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

- 5.8.10 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 and Flood Zone 3 (high risk) along the northern edge of the site, associated with watercourses that form the site boundary.

West Eynsham

- 5.8.11 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 and Flood Zone 3. Although most of the area is classified as Flood Zone 1, risk from surface water flooding arising from the underlying geology is an important consideration.

Infrastructure requirements

- 5.8.12 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).
- 5.8.13 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.

Waste water

Overview

- 5.8.14 Thames Water is the statutory sewerage undertaker. It owns and operates wastewater treatment and collection infrastructure within West Oxfordshire.
- 5.8.15 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

- 5.8.16 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 in 2007 and 2014, have highlighted constraints in parts of the existing sewer system, including Eynsham.

Infrastructure requirements

- 5.8.17 Initial consultation with the Environment Agency and Thames Water suggests that further discussions will be necessary in the next stages of site-specific 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.
- 5.8.18 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 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. In 2018, BT had 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.⁴⁴
- 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 was 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 80 Mbps and upload speeds up to 20 Mbps.

⁴⁴ Department for Digital, Culture, Media and Sport (July 2018).

- 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 330 Mbps and upload speeds up to 30 Mbps.

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. The design of ducting should be future-proofed, with additional connectivity in mind.

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

5.10.5 In June 2020 WODC published a research paper assessing the financial and environmental benefits of using advanced waste collection technologies (underground refuse systems) within the Oxfordshire Cotswolds Garden Village. The paper highlights how the development of new approaches for the management of municipal waste is becoming a mandatory requirement for modern urban and sub-urban developments. Innovative systems are expected to dominate the field of municipal waste collection in the forthcoming years, especially in cases of densely populated urban areas or in urban expansion projects where the appropriate infrastructure can be developed at the outset.

Existing conditions

- 5.10.6 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.
- 5.10.7 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.
- 5.10.8 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

- 5.10.9 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

- 5.10.10 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. These discussions will cover the issues raised in WODC's June 2020 research paper on the role of underground refuge systems.
- 5.10.11 WODC and OCC will also work with promoters and developers to ensure that appropriate Waste Audits are in place for the construction stages.

6.0 Infrastructure delivery solutions

6.1 The process to date

- 6.1.1 The Eynsham Area IDP Stage 1 Draft Report set out an initial assessment of infrastructure needs for the Study Area as of May 2019. That initial assessment has since been refined through further engagement with key stakeholders during Stage 2. The preceding section of this updated draft report sets out the assessment of infrastructure needs for the Study Area as of July 2020, based on identified standards and available evidence. It follows on from previous strategic and district-wide infrastructure delivery planning work, and provides a point in time context for further, site-specific infrastructure delivery planning work.
- 6.1.2 The process of identifying credible delivery solutions started with production of the Local Plan and continued through consultation on the AAP Issues Paper (June 2018), the SPD Issues Paper (July 2018), and the AAP Preferred Options (July 2019). Discussions continued prior to and after the master planning workshop for the Garden Village in May 2019. The ongoing process has involved (among other things) consideration of the following:
- options in relation to connectivity and movement, including across the A40;
 - potential locations for additional secondary school provision;
 - potential primary school site options at the SLG and SDA;
 - potential locations for new neighbourhood centres, and thus for local services; and
 - appropriate long-term stewardship models.
- 6.1.3 This process will continue through further public consultation on the Pre-submission Draft AAP and Draft SPD, and through the formal outline application stages for the Garden Village and West Eynsham developments.
- 6.1.4 As described in Section 1.0 of this report, delivery solutions will be negotiated between the councils and their development partners, including the Garden Village and West Eynsham promoters. While some of the issues are close to resolution, negotiations between the councils and the Garden Village and West Eynsham promoters are still ongoing. It is therefore anticipated that delivery solutions to meet various infrastructure needs will emerge during the outline planning application stages for the Garden Village and West Eynsham developments. The IDP will assist the councils in deciding whether proposed solutions will satisfactorily meet assessed needs.

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 ongoing discussions between the councils and key stakeholders about delivery solutions. They are also relevant to further public consultation on the Pre-submission 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 will be required to support planned growth. The provision of that facility is a large-scale project in its own right. Not only will it involve a large site area and substantial new buildings, but it also has significant implications for traffic movement.

- 6.2.3 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. Nonetheless, successful delivery would have benefits across the Study Area, not least in supporting the Local Plan development strategy.

Funding of provision

- 6.2.4 Credible delivery solutions will obviously require adequate funding. Potential funding arrangements are examined in Section 7.0. Establishing the right funding arrangements 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.
- 6.2.5 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

- 6.2.6 Developing credible delivery solutions 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.
- 6.2.7 The next stages of infrastructure delivery planning 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. Wherever possible, the headline triggers can then be included within the implementation sections of the final AAP and SPD.
- 6.2.8 However, it is important to note that the process of establishing appropriate triggers for the phased provision of supporting infrastructure and facilities normally continues 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. In this case, the councils and their development partners are still in the process of assembling the information required to establish appropriate triggers for all supporting infrastructure and facilities.

Place-making considerations

- 6.2.9 The master planning workshop for the Garden Village in May 2019, and ongoing master planning work in response to the emerging AAP and SPD will inform 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 sports provision).

Involvement of third parties

- 6.2.10 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

- 6.2.11 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 proposed delivery solutions. For example, the AAP Issues Paper (June 2018) and Preferred Options (July 2019) raised the possibility of establishing some form of community management trust to assume responsibility for long-term stewardship. Related discussions between the councils and the promoters are still ongoing. The outcomes from those discussions will have implications for the planning, design and delivery of various community assets: e.g. community meeting space(s); neighbourhood centre buildings; and green and blue infrastructure, etc.

7.0 Funding arrangements

7.1 Establishing costs

- 7.1.1 The Eynsham Area IDP Stage 1 Draft Report described how 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. While some of the issues are now close to resolution, negotiations between the councils and the Garden Village and West Eynsham promoters are still ongoing. It is therefore anticipated that delivery solutions will emerge during the outline planning application stages for the Garden Village and West Eynsham developments.
- 7.1.2 While work on likely costs is also ongoing, the councils and their development partners have not yet agreed a schedule of anticipated costs linked to proposed delivery solutions. Some of the available background information on costs is included as Appendix 4 to this report, but this does not reflect the full extent of work to date. For example, OCC has undertaken work on various components of transport infrastructure, not least to support bids for HIF funding, and the planning application for the park and ride, etc.
- 7.1.3 It is anticipated that the outcomes from ongoing discussions about delivery solutions will enable the councils and the promoters of the SLG and SDA to distil background information on costs into a shared cost plan/tracker for the strategic developments during the outline applications stage. The parties are acutely aware that an agreed schedule of anticipated costs would be particularly useful for the most significant infrastructure components, which are required to support more than one proposed development; e.g. transport schemes, secondary school provision, and sports facilities, etc. Establishing and tracking costs will inform discussions about viability and about the most appropriate funding arrangements.
- 7.1.4 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 (first 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 has published the Oxfordshire Local Industrial Strategy (LIS), which is conceived as 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 submitted a business case for the A40 Smart Corridor to HIF on the 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 of 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 to Wolvercote roundabout, and the provision of shared footway/cycleways, separated from 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.
- 7.2.7 The Government announced £102m of HIF funding for the A40 Smart Corridor on the 1st of November 2019.
- 7.2.8 OCC advises that financial contributions will be required towards the A40 Corridor infrastructure schemes and the required repayment of the HIF funding, which was secured to facilitate the delivery of these schemes ahead of the receipt of developer contributions. Financial contributions will be required from development sites along the A40 corridor, including the Garden Village SLG and West Eynsham SDA.

Eynsham Park and Ride

- 7.2.9 The 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.
- 7.2.10 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.

New Homes Bonus

- 7.2.11 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.
- 7.2.12 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.
- 7.2.13 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 has removed 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).

Updated CIL Viability Report January 2020

- 7.3.6 As described in Section 2.0, WODC's viability evidence has been updated by independent consultants and a new draft CIL charging schedule has been agreed for public consultation by Cabinet and Council. However, due to Coronavirus (COVID-19) the consultation has been postponed until a later date.

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 Stage 4 and future work

8.1.1 The recommended next steps to Stage 4 (as described in Section 3.0) and for progressing future infrastructure delivery planning work are set out below.

Stage 4

- 1) Review the updated draft IDP following public consultation on the Pre-submission Draft AAP.
- 2) Produce final IDP report, including any proposals for subsequent monitoring and review.

Future work

8.1.2 As indicated in Section 1.0, infrastructure delivery planning is an ongoing process. The IDP provides a point in time picture of infrastructure needs across the Study Area. Further work will be undertaken during the outline application stage, to formulate appropriate delivery solutions and associated planning obligations. It is recommended that future work includes the following.

- 1) Continued engagement with the promoters for the Garden Village SLG and the West Eynsham SDA on their anticipated development trajectories and working assumptions about site-specific infrastructure delivery planning.
- 2) Continued topic-specific infrastructure discussions with key stakeholders, wherever further work is required to translate assessed need into delivery solutions.
- 3) Establish a shared cost plan/tracker for the most significant infrastructure components, to inform viability discussions and future planning obligations.
- 4) Continued engagement with key stakeholders, including the promoters for the SLG and the SDA, on the apportionment of costs associated with meeting the Study Area's infrastructure needs.
- 5) Further engagement with key stakeholders, including the Environment Agency and Thames Water, on necessary upgrading of sewerage infrastructure to meet Study Area needs.
- 6) Further engagement with key stakeholders (in the context of Project LEO) to establish future energy needs and any associated infrastructure requirements.
- 7) Review outputs from the employment related work, with a view to establishing any additional infrastructure requirements associated with the science park proposals.
- 8) Establish appropriate triggers for the delivery of supporting infrastructure and facilities, to inform future work on planning obligations.

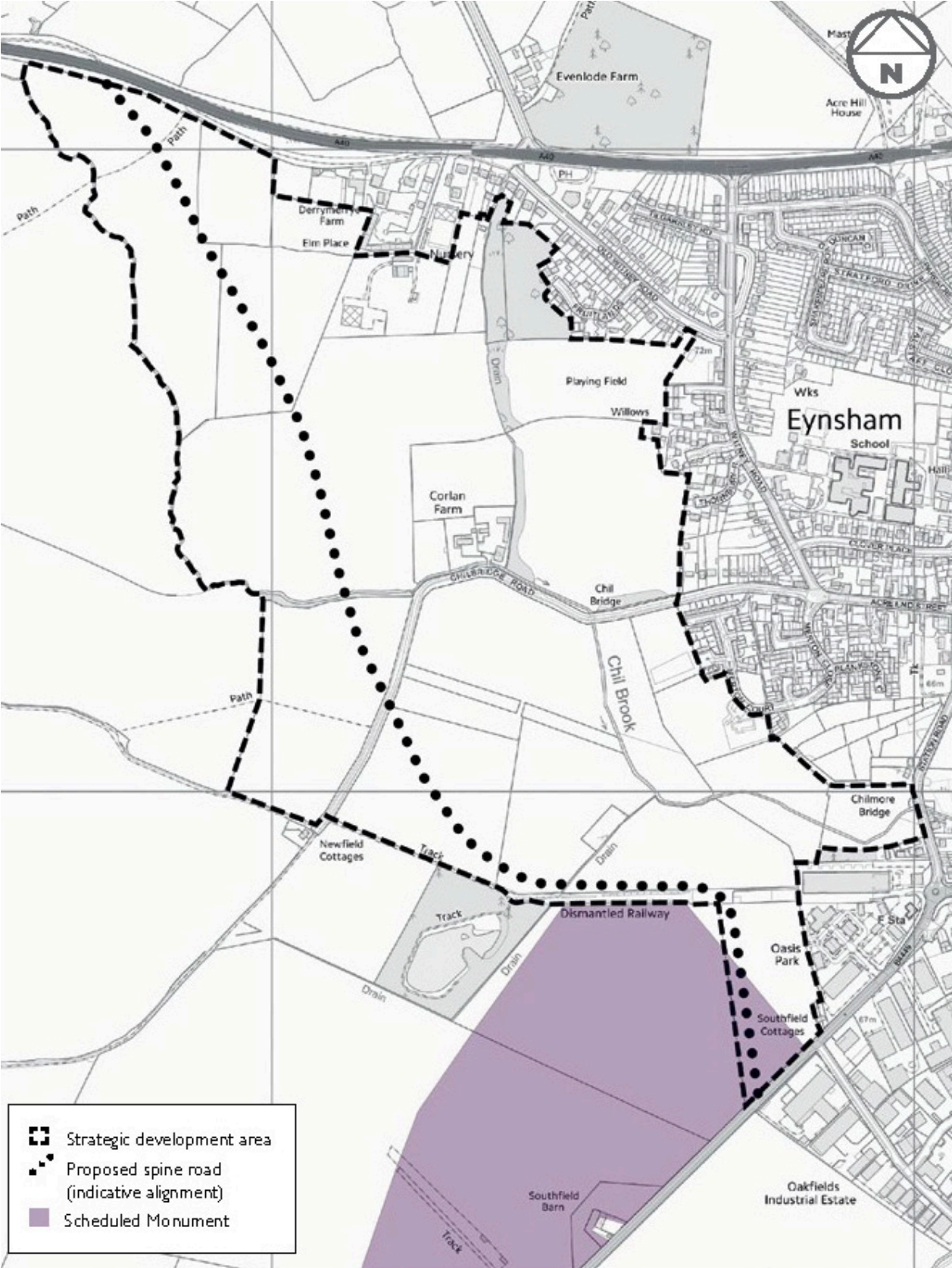
Appendices

Appendix 1 - Oxfordshire Cotswolds Garden Village SLG



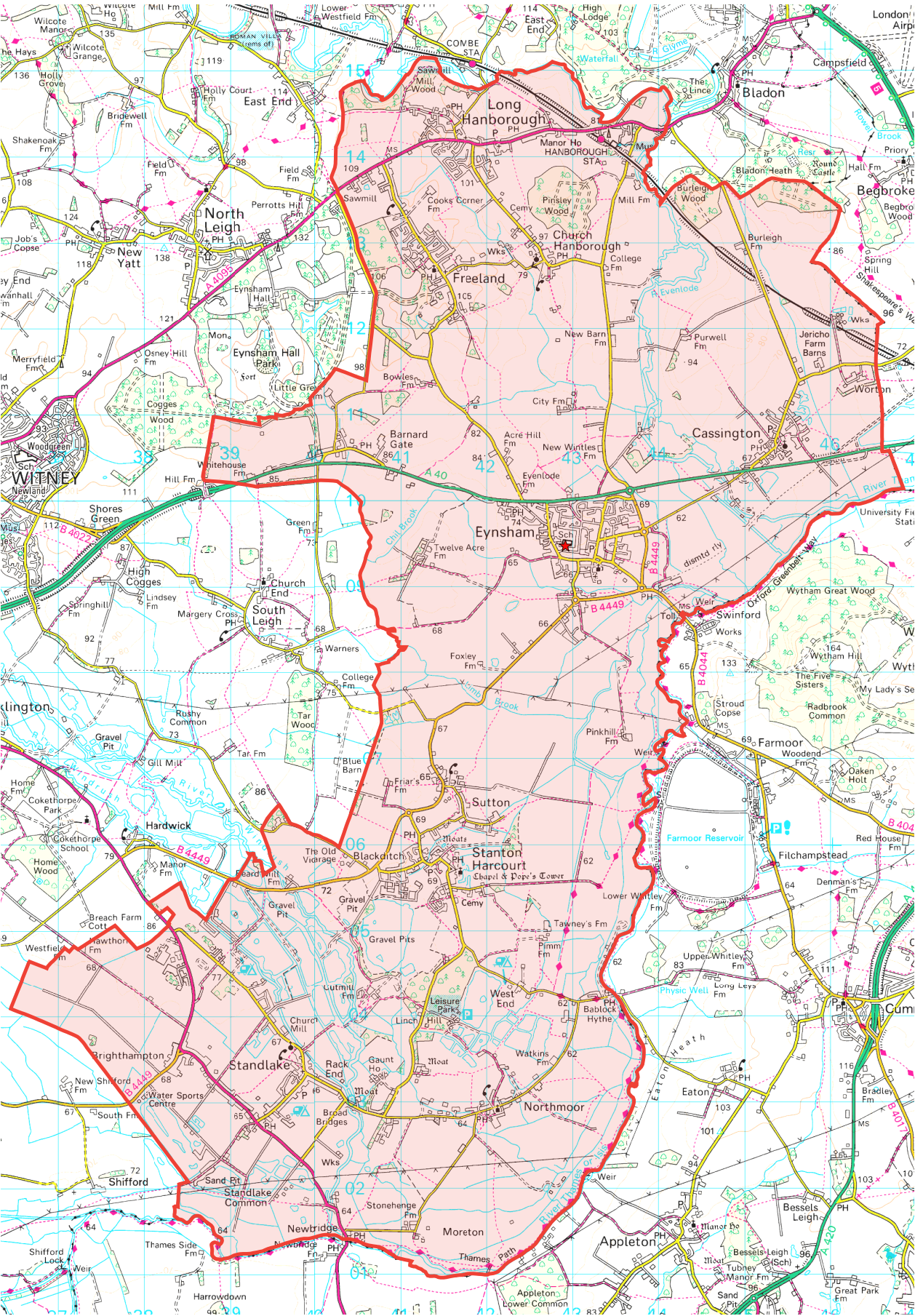
Oxfordshire Cotswolds Garden Village (SLG) allocation - as illustrated in the Local Plan

Appendix 2 - West Eynsham SDA



West Eynsham (SDA) allocation - as illustrated in the Local Plan

Appendix 3 - IDP Study Area



Appendix 4 - Background information on potential costs

Indicative costs for key components of infrastructure and supporting facilities As at July 2020				
Item No.	Description	Cost	Source	Status
1.0	Education provision			
1.1	Primary school - 1 fe (210 pupils)	£7,706,132	OCC	Indicative cost to inform discussions
1.2	Primary school - 1.5 fe (315 pupils)	£9,560,686	OCC	Indicative cost to inform discussions
1.3	Primary school - 2 fe (420 pupils)	£11,260,523	OCC	Indicative cost to inform discussions
1.4	Primary school - 3 fe (630 pupils)	£15,393,822	OCC	Indicative cost to inform discussions
1.5	Secondary school (600 pupils)	£20,394,969	OCC	Indicative cost to inform discussions
Notes: 1. The items above do not reflect the full extent of background work undertaken to date on likely costs. 2. The IDP recommends that the councils and the promoters of the strategic sites establish a complete schedule of costs for all proposed delivery solutions.				

AMENITY GREEN SPACE

SCHOOLS

COMMUNITY CENTRE

PARKS AND GARDENS

HEALTH CARE

SPORTS PITCHES

ALLOTMENTS

CYCLEWAYS

CULTURE AND THE ARTS

COMMUNITY ORCHARDS

LIBRARY

SUPERFAST BROADBAND