

WOODSTOCK COMMUNITY INFRASTRUCTURE AND DELIVERY PLAN

Planning new housing sites and how to get new/ improved infrastructure

What is infrastructure?

By 'infrastructure' we mean essential services and facilities such as schools, roads, water, gas and electricity and open space.

How do developers contribute to new/ improved infrastructure?

When developers build new houses, the development has an impact on the local community. For example, the growth in the local population might lead to greater pressure on social or sports facilities; or an increase in traffic. Section 106 Agreements are negotiated between local councils and the developer and used by local councils to require developers to pay for projects to help manage the impact of developments.

Under the Government's National Policy Planning Framework (NPPF), which sets out the Government's planning policies and how they should be delivered, the council can only ask for funds for projects which meet the 'three tests': the project is necessary to make the development acceptable in Planning terms; it is directly related to the development; and it is fairly and reasonably related in scale and kind to the development.

What's included in S106 agreements?

The S106 agreement will vary depending on the nature of the development and based on the needs of the District and County. The most common obligations include:

- Public Open Space
- Affordable Housing
- Education
- Highways
- Town centre improvements
- Health
- Police
- Public art

The specific contributions are subject to detailed assessment and discussion between councils and the developer.

What about development in Woodstock?

S106 agreements have been agreed on Woodstock East. Summary documents setting out what and how much the developer must provide towards different items are available on the CFO website.

Hill Rise and North of Banbury Road are allocated in policies set out in the adopted WODC Local Plan. Woodstock SE has been allocated in the draft revision of the Cherwell Local Plan. These policies set out broadly what development of these sites should provide as regard things like affordable housing; education; transport etc.

These site allocation policies also state that development proposals should be consistent with: 'appropriate provision of and contributions towards supporting infrastructure'.

In Woodstock, the final package of S106 money allocations will be decided in negotiation with Oxfordshire County Council and the District Council/s, informed by the Community and Infrastructure Delivery Plan. There are always items that a developer must deliver (see above) but there are always items up for discussion too, such as larger infrastructure projects.

What are the levels of community support for large infrastructure projects/ items?

Throughout the Woodstock Plan consultation, we've been asking the community what major improvements/ additions to infrastructure that they'd like to see. We have a document that sets out levels of support for these ideas, taken from the interim community survey report.

How much is all of this infrastructure going to cost?

The document sets out some BROAD costs with regard to things the community wants.

Not all of this will be deliverable and that the cost of providing one or more items might mean a negotiated reduction in something else.

The total amount available to pay for these things from forthcoming development is extremely difficult to estimate at this stage. It will be heavily informed by whether or not Woodstock SE comes forward.

Developer Contributions – Long Hanborough case study

In Long Hanborough on a scheme of 169 houses a new surgery is being provided. In addition, significant contributions are being made to primary and secondary education, the library, local public transport, and to sport and recreational uses, the surgery costing just over 50% of the total S106 funding. This was agreed in the context of delivering 35% affordable housing to help offset the significant overall infrastructure costs (including the surgery).

What about planning applications on the Woodstock housing sites?

The S106 process is closely linked to the process of developing planning applications. There are some infrastructure requirements that can be directly designed into new developments (footpaths, recreation facilities, green corridors etc.).

Planning applications have NOT been worked up on Hill Rise or north of Banbury Road. However, Blenheim has appointed consultants to work with them on this (including Woodstock SE should the site be confirmed in the Cherwell Plan), and the ***community is invited to take part in this process.***

Community workshops will be held over the next few months as part of the process of working up planning applications. Residents will be invited to:

- 1- work with the planners to discuss a range of important issues. This might include, traffic mitigation and road safety options; location of recreational space; layout of paths; low carbon features etc.
- 2- discuss and inform discussions and different options with regard to achieving big ticket infrastructure ideas.

In order to achieve maximum contributions towards infrastructure, the aim is to combine contributions across all forthcoming sites into an interlinked S106 agreement.