#### South Oxfordshire and Vale of White Horse Joint Local Plan 2041

## **SUPPORTING DOCUMENT**

# INFRASTRUCTURE DELIVERY PLAN

### **Joint Local Plan**

**Pre-submission Publication Version** 

(Regulation 19)







October 2024

#### 1. Introduction

- 1.1. This Infrastructure Delivery Plan (IDP) accompanies the South Oxfordshire and Vale of White Horse Joint Local Plan 2041. It sets out what infrastructure we expect will need to be delivered or improved alongside the large-scale residential sites in the local plan.
- 1.2. We have prepared this IDP in partnership with key infrastructure operators and providers across our districts. It also draws on the latest evidence that supports our local plan, such as the Playing Pitch and Leisure Facilities Strategies, and Green Infrastructure and Open Space Studies for the districts.
- 1.3. Both councils also have an adopted Community Infrastructure Levy (CIL) charging schedule and spending strategy. The councils apply CIL to most development sites in our districts. This IDP only deals with the infrastructure needs generated by the large scale residential sites in the local plan. These sites are exempt from paying CIL and address their infrastructure impact through a legal agreement (such as a Section 106 or Section 278 agreement), or by directly delivering the infrastructure on the development. The sites in this IDP are:
  - a. Land at Berinsfield Garden Village (Policy AS1)
  - b. Land adjacent to Culham Campus (Policy AS2)
  - c. Land South of Grenoble Road, Edge of Oxford (Policy AS3)
  - d. Land at Northfield, Edge of Oxford (Policy AS4)
  - e. Land at Bayswater Brook, Edge of Oxford (Policy AS5)
  - f. Rich's Sidings and Broadway (Policy AS6)
  - g. Land at Didcot Gateway, Didcot (Policy AS7)
  - h. North West of Grove (Policy AS8)
  - i. North West of Valley Park (Policy AS9)
  - j. Land at Dalton Barracks (Policy AS10)
- 1.4. The IDP also contains a section on the infrastructure needs in and around Didcot. Didcot is a major growth point across the plan period, with several large scale sites already delivering housing in the area.

#### 2. Structure

- 2.1. The IDP includes the following sections:
  - National policy context: This section sets out the national policy context for infrastructure delivery and planning.
  - Infrastructure Types and Assumptions: This section gives an overview of the assumptions on which the IDP update is given.
  - Infrastructure Requirements: This section gives a summary of the infrastructure requirements for the large-scale residential allocations, and for the Didcot Garden Town area:
    - Land at Berinsfield Garden Village (Policy AS1)
    - Land adjacent to Culham Campus (Policy AS2)
    - Land South of Grenoble Road, Edge of Oxford (Policy AS3)
    - Land at Northfield, Edge of Oxford (Policy AS4)
    - Land at Bayswater Brook, Edge of Oxford (Policy AS5)
    - North West of Grove (Policy AS8)
    - North West of Valley Park (Policy AS9)
    - Land at Dalton Barracks (Policy AS10)
    - Infrastructure requirements for the Didcot Garden Town area
  - Funding and Delivery: This section gives an overview of the funding situation and opportunities related to delivering the infrastructure required to support the planned growth.
  - Conclusion: This section provides an overall conclusion and sets out the circumstances under which the findings of the IDP may change.

#### 3. Background and context

3.1. The following section summarises some of the extant policy documents and evidence base documents that frame infrastructure planning and delivery in South Oxfordshire and the Vale of White Horse

#### National Policy Context

#### National Planning Policy

- 3.2. The government updated the National Planning Policy Framework (NPPF) in December 2023. The NPPF emphasises the importance of developing a robust and evidence based local plan to deliver sustainable development. Planning for infrastructure is an integral part of this, with paragraph 16 and paragraph 25 stating the importance of early and appropriate engagement with infrastructure providers which includes county councils in development of the plan, and paragraph 26 recognising the importance on relevant joint working on determining "where additional infrastructure is necessary".
- 3.3. Paragraph 20 also makes it clear that local plan policies should make sufficient provision for "*infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management*" and "*community facilities (such as health, education and cultural infrastructure*". It continues that plans should make sufficient provision for "*conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*"
- 3.4. Paragraph 34 refers to development contributions and states that, "*plans should set out the contributions* expected *from development*" which includes setting out the levels and type of affordable housing and the required infrastructure and that this is likely to include education, health, transport, flood and water management, green and digital infrastructure.
- 3.5. Paragraphs 55 onwards relates to a section on planning conditions and obligations. Planning obligations are requirements that councils can place on developers to ensure they deliver infrastructure and mitigate the impact of their development (normally through legal agreements or conditions attached to the permission). Paragraph 57 states that councils can only apply these obligations where they meet all of the tests as set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010. This is that the planning obligation must be:
  - a) Necessary to make a development acceptable in planning terms;
  - b) directly related to the development; and
  - c) fairly and reasonably related in scale and kind to the development.

- 3.6. Paragraph 74 further states the potential for large scale development to be related to 'existing or planned investment in infrastructure,' however footnote 39 further states that, "The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated."
- 3.7. Section 8 of the Framework on 'promoting healthy and safe communities' and section 9 on 'promoting sustainable transport,' further emphasise the importance of providing for infrastructure needed to support sustainable development.
- 3.8. Paragraph 97 seeks for provision to be made to provide social, recreational and cultural facilities for the communities. Community facilities examples include local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship and other local services that enhance the sustainability of communities and residential environments.
- 3.9. There is a recognised requirement to guard against the unnecessary loss of valued facilities and services and a need to develop and modernise facilities whilst ensuring an integrated approach.
- 3.10. Paragraph 99 recognises the need to ensure that there is a sufficient choice of school places available to meet the needs of existing and new communities. Applicants are encouraged to undertake pre-application engagement with the Local Education Authority in order to obtain the current educational position in terms of existing and required education capacity.
- 3.11. Paragraphs 102 onward relate to open space and recreation and the need to ensure that developments have access to a network of high quality open spaces and opportunities for sport, recreation and physical activity.
- 3.12. Section 9 of the NPPF relates to the promotion of sustainable transport and paragraph 108 states that transport issues should be considered at the earliest stages of development proposals. Paragraphs 108 to 113 set out clearly the key considerations for transport.
- 3.13. Paragraph 114 sets out the considerations for development proposals which include the following:
  - a) Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
  - b) Safe and suitable access to the site can be achieved for all users;
  - c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
- 3.14. Paragraph 116 goes onto state that applications for development should:
  - a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second so far as possible to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
  - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
  - create places that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
  - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
  - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 3.15. Paragraph 117 clearly states that all developments that will generate significant amounts of movement will be required to provide a travel plan and a planning application will be required to be supported by a transport statement or transport assessment so that the impacts of the proposal can be assessed.
- 3.16. Section 10 of the framework sets out the requirements for high quality communications infrastructure. Paragraph 118 states "*Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution)."*
- 3.17. Section 14 relates to meeting the challenge of climate change, flooding and coastal change. Paragraph 157 makes it clear that the planning system should support the transition to a low carbon future in a changing climate. It should help to contribute to radical reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure.
- 3.18. Paragraph 159 encourages measures to minimise climate change including the provision of green infrastructure and consideration of design, orientation and design. Sustainability of buildings should reflect the Government's policy for

national technical standards. Paragraph 160 recognises the need to increase the use and supply of renewable and low carbon energy and heat including the provision of suitable areas for renewable and low carbon energy sources including supporting infrastructure

3.19. Annex 2 of the NPPF sets out a full detailed glossary on all of the relevant terminology set out above.

#### National Planning Guidance

3.20. The Government has published a range of planning practice guidance documentation that further emphasises the importance of engaging with key infrastructure providers including statutory providers as part of the plan development, and emphasises that local planning authorities, highways authorities and infrastructure providers can, 'work collaboratively to ensure that the infrastructure requirements are not beyond what could reasonably be considered to be achievable within the planned timescales.

#### 4. Infrastructure Types and Assumptions

- 4.1. The IDP is a 'living document' and outlines the need for infrastructure improvements at the particular time that we prepare the document. Infrastructure planning is complex, and infrastructure providers' plans can change due to wider considerations such as central government policy or plans, and funding or proposals for development in surrounding authorities.
- 4.2. When we seek planning contributions from developments to mitigate their impact on infrastructure, we subject these to the relevant indexation. We will detail this and apply it during the drafting of the relevant legal agreement for the development<sup>1</sup>. We have therefore documented the evidence base for each infrastructure type, and any assumptions used to calculate infrastructure costs.
- 4.3. The following summarises the position for this IDP update:

#### Education

- 4.4. Oxfordshire County Council is producing an Education Topic Paper to inform the Examination in Public of the Joint Local Plan. We will work with Oxfordshire County Council to update this topic paper as and when new information is available, and as sites progress through the development management process.
- 4.5. Oxfordshire County Council has estimated the requirements and costs for early years, primary, secondary, and special education for each site allocation. These are based on information currently available, for example on planned cross-district border growth, and the totals of all proposed allocations, and could be subject to change prior to any planning applications coming forward. For example, if particular sites are not allocated, or less development overall comes forward, this may have implications for education, particularly secondary schools.

#### Transport and Highways

4.6. Compared to previous IDPs, the transport infrastructure improvements in this IDP do not have assumed costs. This is because we and Oxfordshire County Council may know that there is a transport impact from a development, but do not know how this will be mitigated, nor the exact design, land take, and construction cost of such a project. This contrasts with some of the other infrastructure we have identified, where we have a clearer indication at the plan-making stage what the mitigation measures will be (for example school size and current construction costs).

<sup>&</sup>lt;sup>1</sup> The production of each legal agreement will be subject to the relevant council's legal fees which will be invoiced to the applicant or their legal representative. Each legal agreement will be subject to a management and monitoring fee which will be clearly detailed in the legal agreement

4.7. Oxfordshire County Council has provided estimated costs for the bus services they currently expect the residential sites to contribute to.

#### Leisure

- 4.8. The councils commissioned consultants Stuart Todd Associates to prepare a Playing Pitch Strategy (PPS) and Leisure Facilities Assessment and Strategy (LFAS). We prepared these strategies in accordance with guidance from Sport England, and in consultation with local sports club, facility operators, and national governing sport bodies. We ran a public consultation on these strategies in Spring 2024, and over the summer have been liaising with the consultants, Sport England, and national governing bodies to make any necessary changes. Each council will consider these final strategies for adoption at their cabinet meetings in November 2024. The PPS and LFAS that have informed this IDP and are published alongside the proposed submission consultation are the same strategies being considered by cabinets.
- 4.9. The LFAS and PPS identify the leisure and playing pitch needs of the large scale housing allocations in the JLP, as well as estimated costs for their delivery and commuted sums for their ongoing maintenance. They provide the starting point for identifying the leisure and playing pitch needs on these sites, but we will supplement these with a detailed, site specific sports needs assessment at planning application stage in collaboration with Sport England and the governing bodies. This subsequent needs assessment will take account of the exact number of homes, the mix of homes, and the capacity and needs of sports clubs near the site when the planning application is submitted.

#### Green Infrastructure and open space

4.10. The councils commissioned Land Use Consultancy to prepare a Green Infrastructure Strategy and Open Space Study. This has identified the following standards for open space, children and teenager provision, and community food growing provision for new developments in our districts, which the IDP has used to identify site specific standards in appendix 2:

Open space type	Quantity per 1,000 population
Open space provision	3 hectares
Children and teenager provision	0.55 hectares
Community growing provision	0.4 hectares

#### Healthcare

4.11. The councils sought the views of the Integrated Care Board to establish the expected need for, and contributions toward healthcare. The ICB has given us estimated need for new GP Surgery provision from new development, based on the number of homes on each site. When the site promoters submit a planning application for the site, the ICB will provide up to date information on whether existing surgeries can accommodate this demand through expansion, or

whether a new facility is needed, having regard to the patient register at that time.

#### Utilities

4.12. The councils sought the views of utility operators in our districts to understand the impact of development on their infrastructure. Energy and gas network operators advised that this would be dealt with through the planning application process. Thames Water provided detailed comments on each of the development sites, which are shown in the site tables in appendix 2. We have also considered the impact of growth on the sewage network in the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) which again, Thames Water (and the Environment Agency) has provided input into. Proposals will need to have regard to the Water Cycle Study Scoping Report (September 2024) or any updates to this document.

#### Other costs

4.13. We have assessed costs for each strategic site for recycling and waste, street naming and numbering, high quality public realm (including public art) by engaging internal stakeholders to provide estimated costs per dwelling.

#### 5. Infrastructure Requirements for strategic sites in the Joint Local Plan

#### Land at Berinsfield Garden Village

- 5.1. The JLP continues the allocation of an area of greenfield land to the east of Berinsfield to deliver approximately 1,700 dwellings. We expect the development to deliver around 1,275 of these in the plan period to 2041, with the remaining 425 coming after 2041.
- 5.2. The new development at Berinsfield will assist in South Oxfordshire District Council's aspirations to address the socio-economic challenges of the village. It is important that the development delivers appropriate infrastructure, that will form an important element of delivering the masterplan in order to regenerate Berinsfield.
- 5.3. Key infrastructure requirements for Land at Berinsfield Garden Village include:
  - New social and community infrastructure to help regenerate the village, including a new premises for a family and children's centre, a new premises for the adult learning centre, a community hub and hall building, and library provision.
  - Either a new GP surgery, or expansion of the existing GP surgery in the village.
  - New and expanded education capacity including:
    - A 2.5 form entry primary school (including early years provision);
    - Contributions toward a new secondary school (likely to be on the land adjacent to Culham Science Campus allocation); and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes, including a connection between Berinsfield and Culham Science Campus;
    - Pump priming and funding of scheduled bus services, likely to be between Cowley, Berinsfield, Culham and Abingdon-on-Thames / Didcot;
    - Contributions towards Housing Infrastructure Fund (HIF) 1 infrastructure, including widening of the A4130, Great Western Railway bridge crossing at Didcot, Didcot to Culham river crossing, and the Clifton Hampden bypass; and
    - Direct delivery of, or financial contributions toward other highways improvements, such as new access between Fane

Drive and A4074, and improvements along the A4074 travel corridor.

- New green infrastructure and open space, amounting to around 11.32ha of open and green space, 1.5ha of community food growing space (such as allotments), and 2.07ha of child's play and space for teenagers.
- New sport and leisure provision amounting to:
  - New football pitches delivered on site;
  - A new sports hall;
  - Financial contributions towards improving swimming pool provision – likely to be at the Abbey Sports Centre, and indoor bowls; and
  - Financial contributions toward delivering off site cricket, rugby and hockey pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Culham Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.
- 5.4. The full infrastructure schedule with further detail for Berinsfield can be found in Appendix 2.1. Other mitigation measures may be required as identified through an agreed transport assessment.

#### Land adjacent Culham Science Campus

- 5.5. The JLP continues the allocation of an area of greenfield land at Culham Science Campus to deliver approximately 3,500 dwellings. We expect the development to deliver around 1,350 of these in the plan period to 2041, with the remaining 2,150 coming after 2041.
- 5.6. Key infrastructure requirements for Land at Culham Science Centre include:
  - A new community hall.
  - Either a new GP surgery, or expansion of existing GP surgeries in nearby villages / Abingdon-on-Thames.
  - New and expanded education capacity including:
    - Two, 2 form entry primary schools (including early years provision);
    - A new secondary school, with capacity to accommodate pupil demand generated by other developments (likely to be a 900 place school); and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - Improvements to Culham Railway Station (longer platforms, public realm improvements, and a new station building);
    - High quality on and off-site cycle and walking routes, including connections between Berinsfield, Culham Science Campus, and a new active travel bridge across the River Thames to Abingdon-on-Thames;
    - Pump priming and funding of scheduled bus services, likely to be between Abingdon-on-Thames and Berinsfield, and from Didcot to the Eastern Arc of Oxford;
    - Contributions towards Housing Infrastructure Fund (HIF) 1 infrastructure, including widening of the A4130, Great Western Railway bridge crossing at Didcot, Didcot to Culham river crossing, and the Clifton Hampden bypass; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 23.31ha of open and green space, 3.1ha of community food growing space (such as allotments), and 4.27ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:

- New football pitches delivered on site;
- A Multi Use Gaming Area (MUGA) on site;
- Tennis and netball courts on site;
- Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
- Financial contributions toward delivering off site cricket, rugby and hockey pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Culham Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### Land south of Grenoble Road, Edge of Oxford

- 5.7. The JLP continues the allocation of an area of greenfield land to the south of Grenoble Road on the edge of Oxford, to deliver approximately 3,000 dwellings. We expect the development to deliver around 1,275 of these in the plan period to 2041, with the remaining 1,725 coming after 2041.
- 5.8. Key infrastructure requirements for Land south of Grenoble Road include:
  - A new community hall.
  - Either a new GP surgery, or expansion of existing GP surgeries nearby in Oxford.
  - New and expanded education capacity including:
    - One, 3 form entry primary schools (including early years provision);
    - A new secondary school, with capacity to accommodate pupil demand generated by other developments on the edge of Oxford (likely to be a 600 place school); and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes, including connections into Oxford, and between Berinsfield and Culham Science Campus;
    - Pump priming and funding of scheduled bus services, likely to be between along the A4074 and B480 corridors to Oxford City, Oxford's eastern arc, Science Vale, and nearby villages;
    - Improvements to the A4074 Travel Corridor, including Golden Balls Roundabout and safeguarding of land for a new mobility hub on site; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 19.98ha of open and green space, 2.6ha of community food growing space (such as allotments), and 3.66ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:
    - New football pitches delivered on site;
    - New cricket pitches delivered on site;
    - A Multi Use Gaming Area (MUGA) on site;

- Tennis and netball courts on site;
- Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
- Financial contributions toward delivering off site rugby and hockey pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Oxford Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### Land at Northfield, Edge of Oxford

- 5.9. The JLP continues the allocation of an area of greenfield land at Northfield on the edge of Oxford, to deliver approximately 1,800 dwellings. We expect the development to deliver around 1,425 of these in the plan period to 2041, with the remaining 375 coming after 2041.
- 5.10. Key infrastructure requirements for Land at Northfield include:
  - A new community hall.
  - Either a new GP surgery, or expansion of existing GP surgeries nearby in Oxford.
  - New and expanded education capacity including:
    - One, 2 form entry primary schools (including early years provision);
    - Financial contributions towards a new secondary school on land south of Grenoble Road, with capacity to accommodate pupil demand generated by other developments on the edge of Oxford (likely to be a 600 place school); and
    - Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes;
    - Pump priming and funding of scheduled bus services, likely to be between along the A4074 and B480 corridors to Oxford City, Oxford's eastern arc, Science Vale, and nearby villages;
    - Upgrades to existing junctions on the Oxford Eastern Bypass (A4142), including improvements to Cowley Interchange Junction;
    - Improvements to the A4074 Travel Corridor, including Golden Balls Roundabout; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 11.98ha of open and green space, 1.59ha of community food growing space (such as allotments), and 2.19ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:
    - New football pitches delivered on site;

- A Multi Use Gaming Area (MUGA) on site, capable of supporting tennis and netball;
- Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
- Financial contributions toward delivering off site cricket, rugby and hockey pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Oxford Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### Land at Bayswater Brook, Edge of Oxford

- 5.11. The JLP continues the allocation of an area of greenfield land at Bayswater Brook on the edge of Oxford, to deliver approximately 1,100 dwellings. We expect the development to deliver all of these in the plan period to 2041.
- 5.12. Key infrastructure requirements for Land at Bayswater Brook include:
  - A new community hall.
  - Either a new GP surgery, or expansion of existing GP surgeries nearby in Oxford.
  - New and expanded education capacity including:
    - A new 1 form entry primary school (including early years provision);
    - Financial contributions towards a new secondary school on land south of Grenoble Road, with capacity to accommodate pupil demand generated by other developments on the edge of Oxford (likely to be a 600 place school); and
    - Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes;
    - Pump priming and funding of scheduled bus services, likely to be funding of additional service on current routes in the short term, then a dedicated route to the city centre and the John Radcliffe Hospital; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 7.32ha of open and green space, 0.97ha of community food growing space (such as allotments), and 1.34ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:
    - A Multi Use Gaming Area (MUGA) on site, capable of supporting tennis and netball;
    - Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
    - Financial contributions toward delivering off site football, cricket, rugby and hockey pitches.

- The delivery of new and improved high quality public realm.
- Improvements to Oxford Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### Land at Dalton Barracks Garden Village, Shippon

- 5.13. The JLP continues and expands the allocation of mixed brownfield and greenfield land at Dalton Barracks, Shippon to deliver approximately 2,750 dwellings. We expect the development to deliver around 912 dwellings in the plan period to 2041, with the remaining 1,838 coming forward after this date.
- 5.14. Key infrastructure requirements for Land at Dalton Barracks include:
  - Either a new GP surgery, or expansion of existing GP surgeries nearby in Abingdon-on-Thames.
  - New and expanded education capacity including:
    - 3 forms of primary school provision (including early years provision), which could be provided as either a new 1 form entry primary school and a new 2 form entry primary school, or a single 3 form entry primary school;
    - Either direct delivery of a new secondary school on site, or financial contributions towards a new secondary school on land adjacent to Culham Campus; and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes;
    - Pump priming and funding of scheduled bus services, likely to be routes to Abingdon-on-Thames, Oxford, and other key destinations, including major employment sites at Culham Campus, Harwell Campus, and Milton Park; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 52ha of natural / semi natural green space to mitigate the impact of the development on the nearby Cothill Fen Special Area of Conservation, 18.31ha of open and green space, 2.44ha of community food growing space (such as allotments), and 3.35ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:
    - New football pitches delivered on site;
    - New cricket pitches on site;
    - A Multi Use Gaming Area (MUGA) on site, capable of supporting tennis and netball;

- A new skatepark and BMX track on site;
- Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
- Financial contributions toward delivering off site rugby and hockey pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Abingdon Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### North West Valley Park, Didcot

- 5.15. The JLP continues the allocation of greenfield land at Northwest Valley Park, Didcot to deliver approximately 800 dwellings. We expect the development to deliver all 800 dwellings in the plan period to 2041.
- 5.16. Key infrastructure requirements for North West Valley Park include:
  - Either a new GP surgery, or expansion of existing GP surgeries nearby in Didcot.
  - New and expanded education capacity including:
    - Contributions toward primary school provision (including early years provision) on the neighbouring Valley Park development (which already has planning permission and is building out). However, Oxfordshire County Council has advised that if these schools do not have capacity, North West Valley Park will need to provide its own primary school, and hence the JLP safeguards land for a one form entry primary school;
    - Financial contributions towards the new secondary school on the Didcot Northeast development in South Oxfordshire; and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes;
    - Pump priming and funding of scheduled bus services, likely to be routes to Didcot Town Centre and Railway Station, and other key destinations, including major employment sites at Culham Campus, Harwell Campus, and Milton Park;
    - Contributions towards Housing Infrastructure Fund (HIF) 1 infrastructure, including widening of the A4130, Great Western Railway bridge crossing at Didcot, Didcot to Culham river crossing, and the Clifton Hampden bypass; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 5.32ha of open and green space, 0.71ha of community food growing space (such as allotments), and 0.97ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:
    - Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and

- Financial contributions toward delivering off site football, cricket, and rugby pitches.
- The delivery of new and improved high quality public realm.
- Improvements to Didcot Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### North West Grove

- 5.17. The JLP continues the allocation of greenfield land at North West Grove Didcot to deliver approximately 624 dwellings. We expect the development to deliver all these dwellings in the plan period to 2041.
- 5.18. Key infrastructure requirements for North West Grove include:
  - Either a new GP surgery, or expansion of existing GP surgeries nearby in Grove or Wantage.
  - New and expanded education capacity including:
    - Financial contributions toward primary school provision (including early years provision) in the area;
    - Financial contributions towards the new secondary school provision in the area; and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site cycle and walking routes (including to neighbouring Grove Airfield and Monks Farm developments);
    - Pump priming and funding of scheduled bus services, likely to be routes to Grove Airfield, Monks Farms, Abingdon-on-Thames, Oxford, Wantage, Harwell Campus, and Didcot; and
    - Direct delivery of, or financial contributions toward other highways improvements.
  - New green infrastructure and open space, amounting to around 4.15ha of open and green space, 0.55ha of community food growing space (such as allotments), and 0.76ha of child's play and space for teenagers.
  - New sport and leisure provision amounting to:
    - Financial contributions towards improving swimming pool, sports hall, and indoor bowls provision; and
    - Financial contributions toward delivering off site cricket, and rugby pitches.
  - The delivery of new and improved high quality public realm.

#### **Didcot Infrastructure Requirements**

- 5.19. In December 2015 the Government announced that Didcot would become a Garden Town delivering 15,050 homes and 20,000 high-tech jobs in the greater Didcot area. The JLP continues our previous support for the Garden Town and ensures that developments make a positive contribution to the achievement of the Didcot Garden Town Principles.
- 5.20. To achieve the goals of, and unlock development at, Didcot Garden Town, it is important that we and our partners develop and deliver key infrastructure. The district is working closely with the County Council and central government on these matters.
- 5.21. In March 2019, central government announced funding for the Didcot Garden Town Housing Infrastructure Fund (HIF1), with funding secured towards delivery of a new crossing of the River Thames between Culham and Didcot, a bypass of Clifton Hampden, capacity enhancements to the A4130, and a new 'Science Bridge' improving access to growing areas of Didcot. This funding will be complemented by developer funding secured from associated housing development in the area to enable these schemes to be delivered.
- 5.22. Key infrastructure requirements for development in the Didcot Garden Town area include:
  - The creation of new, or expansion to existing GP surgeries in town.
  - New and expanded education capacity including:
    - Direct delivery of, or financial contributions toward, primary school provision (including early years provision) in the area;
    - Direct delivery of, or financial contributions toward, secondary school provision in the area; and
    - o Contributions toward special educational needs capacity.
  - New transport infrastructure, including:
    - High quality on and off-site walking and cycling routes, and other active and sustainable transport; and
    - Contributions towards Housing Infrastructure Fund (HIF) 1 infrastructure, including widening of the A4130, Great Western Railway bridge crossing at Didcot, Didcot to Culham river crossing, and the Clifton Hampden bypass.
  - New green infrastructure and open space.
  - New sport and leisure provision in accordance with the councils' playing pitch and leisure facilities strategies.
  - The delivery of new and improved high quality public realm.

• Improvements to Didcot Sewage Treatment works, as well as improvements to the sewerage system network and water supply network.

#### 6. Funding and delivery

- 6.1. In line with policies in the JLP, we expect developers to contribute to, or deliver the infrastructure necessary, to support their sites and to mitigate the impact of their development. We have viability tested the policies in the JLP, with the Viability Assessment providing the outcomes of this process.
- 6.2. We expect that a significant element of the infrastructure costs associated with the strategic sites will be funded through Section 106 Agreements. These Section 106 Agreements will be subject to indexation, together with the associated legal, management and monitoring fees from the relevant Local Authorities which are likely to include the District and County Council.
- 6.3. When we are seeking funds from these sites through Section 106 Agreements, such agreements will need to be in line with regulation 122 of the Community Infrastructure Levy Regulations (2010) (as amended by the 2011 and 2019 Regulations), namely that any funds or improvements sought are:
  - necessary to make the development acceptable in planning terms
  - directly related to the development
  - fairly and reasonably related in scale and kind to the development
- 6.4. Paragraph 58 of the National Planning Policy Framework (2023) explains that where there are up-to-date policies in a Local Plan that have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. The responsibility is on the applicant to demonstrate whether particular circumstances justify the need for a viability assessment to be provided as part of their planning application submission which will be assessed during the formal planning application stage. The weight to be given to a viability assessment is a matter for the Local Authority, having regard to all the circumstances in the case, including whether the Local Plan and the Council's viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.
- 6.5. In other areas, such as where Neighbourhood Plans are developed (an adopted neighbourhood plan is termed as 'a Made' Neighbourhood Plan), and where smaller sites come forward, we expect that we will secure funds for infrastructure both through Section 106 agreements, and through the Councils' Community Infrastructure Levies, according to the latest Charging Schedules. This will be spent on infrastructure in line with the District Councils' spending strategies, with infrastructure providers given over funds in line with identified infrastructure priorities. Where a Town or Parish Council (or neighbourhood forum) has produced a Neighbourhood Plan for their area, we will transfer 25% of any funds to the local area to enable them to be spent on local priorities. We

expect this to be spent on the infrastructure to support the development in the relevant Neighbourhood Plans.

•

#### 7. Conclusion

- 7.1. An IDP is a 'live' evolving document. Infrastructure providers consist of public and private organisations and such organisations will continually produce and review their organisation and business plans. These infrastructure providers will respond to their own unique challenges, and the information that they provide to us will naturally date and alter over time, reflecting their changing needs. Furthermore, the values and costings we have collected will change over time, including; land values, material values, transportation costs and manual labour costs.
- 7.2. The infrastructure requirements we have identified in this IDP will also depend when site promoters submit a planning application for development, the capacity of existing infrastructure when that application is submitted, and the requirement for an extension or creation of new infrastructure.
- 7.3. The information contained within this IDP should therefore be viewed as indicative rather than prescriptive. Some pieces of infrastructure cannot be specifically costed. As such the requirements identified at the time of writing will naturally evolve, and we plan to periodically update the IDP to reflect changing circumstances.
- 7.4. Over time there may be a number of reasons why the findings of the IDP may change, for example:
  - New sources of data and information;
  - Changes in current service provision;
  - Updated related evidence base documents;
  - Capacity, design and safety of existing Infrastructure;
  - Estimated and design costs of infrastructure;
  - Maintenance costs of infrastructure;
  - Material and transportation costs;
  - Progression of infrastructure interventions, providing more certainty arounds costs and phasing;
  - New delivery partners;
  - Availability of funding sources;
  - Changes in line with national or local policy;
  - Changes in legislation;
  - Timing of submitting planning applications, planning appeals and decisions on planning applications and appeals and final signature of planning obligation documentation; and

• Economic circumstances

### **Appendix 1: Residential-led allocation trajectories**

Site Name	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	Total to 2041	Beyond 2041
Land at Berinsfield Garden Village (Policy AS1)												75	150	150	150	150	150	150	150	150	1,275	425
Land adjacent Culham Campus (Policy AS2)												150	150	150	150	150	150	150	150	150	1,350	2,150
Land South of Grenoble Road, Edge of Oxford (Policy AS3)												75	150	150	150	150	150	150	150	150	1,275	1,725
Land at Northfield, Edge of Oxford (Policy AS4)											75	150	150	150	150	150	150	150	150	150	1,425	375
Land at Bayswater Brook, Edge of Oxford (Policy AS5)							75	150	150	150	150	150	150	150	150	150	145				1,570	0
North West of Grove, Grove (Policy AS8)								57	114	114	114	114	111								624	0
North West of Valley Park, Didcot (Policy AS9)												57	114	114	114	114	114	114	59		800	0

### Appendix 1: Trajectories for the allocations in the Joint Local Plan

Land at Dalton															
Barracks Garden Village (Policy AS10)						114	114	114	114	114	114	114	114	912	1,838

**Appendix 2: Residential-led allocation infrastructure schedules** 

#### Appendix 2.1: Infrastructure requirements for Land at Berinsfield Garden Village (Policy AS1)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BER1	New premises for a Family and Children's Centre	Community facilities	Oxfordshire County Council / South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	To be det process / children's be throug contribution package t
BER2	New premises for the Adult Learning Centre	Community	Oxfordshire County Council / South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	To be def process / learning o through d contributi package
BER3	Community Hub' building - a flexible community space that enables the co- location of a range of different users and groups	Community	South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	To be det process / communit through d contribution package
BER4	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	To be det process / provision delivery o dependin Berinsfiel
BER5	Recycling and waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£360,400	£360,400	The Cour dwelling f in this IDF this figure agreemer

etermined through the planning application () Section 106 agreement. However, the ()'s centre contribution on this site could either () ugh direct delivery on site, or through financial () tions depending on the final regeneration () for Berinsfield.

etermined through the planning application / Section 106 agreement. However, the adult centre contribution on this site could either be direct delivery on site, or through financial tions depending on the final regeneration e for Berinsfield.

etermined through the planning application () Section 106 agreement. However, the nity hub contribution on this site could either be direct delivery on site, or through financial itions depending on the final regeneration e for Berinsfield.

etermined through the planning application a / Section 106 agreement. However, library n on this site could either be through direct on site, or through financial contributions ing on the final regeneration package for eld.

uncil will seek a financial contribution per of for recycling and waste. The figure provided DP is £212 per dwelling (as of May 2024), but re will need to be revisited when signing a legal ent for this site to take account of inflation.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BER6	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£27,870	£27,870	The Cour dwelling f based on 2024), bu signing a of inflation
BER7	High quality public realm (including public art)	Community	South Oxfordshire District Council / Developer	Developer contributions	£527,000	£527,000	The Cour dwelling f The figure of May 20 when sign account o
BER8	Community Hall	Community	South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	To be det process / communit through d contributio package f
BER9	New GP facility for an expanded, existing GP facility and / or offsite contribution toward expanding / reconfiguring the existing GP facility	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£5,580,000	tbc	The estim list size in homes ar health cer internal a of £6,000 will be de including build cost premises
BER10	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The deve impact of health inf planning ICB (or th hospital a secondar

uncil will seek a financial contribution per g for street naming and numbering. This is on a contribution of £26.80 per dwelling (June out this figure will need to be revisited when a legal agreement for this site to take account ion.

uncil will seek a financial contribution per g for public realm improvements and public art. ure provided in this IDP is £310 per dwelling (as 2024), but this figure will need to be revisited gning a legal agreement for this site to take t of inflation.

etermined through the planning application s / Section 106 agreement. However, nity hall provision on this site could either be direct delivery on site, or through financial utions depending on the final regeneration e for Berinsfield.

imated cost is based on the combined patient including new population from 1,700 new and the existing patient list size of the existing centre. A minimum of 833 square metres gross area of a premises is required. The build cost 00 per square metre. The actual cost derived determined in consultation with BOB-ICB, g the commissioning of a pre-project study, ost and the rent arrangement of any new es during the planning application process.

veloper will be expected to mitigate any further of the proposed development on other local infrastructure, which is to be determined at g application stage in consultation with BOBtheir equivalent). This could include dentistry, and accident & emergency, and other ary services.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BER11	Parks and gardens, natural and semi- natural green space, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£154,971	The Greer Study ider Based on 11.32 ha o The estim only the ca councils w maintenar applicatior
BER12	Allotments and community growing space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£4,170	The Green Study ider Based on 1.5ha of c costs are capital cos also seek which will
BER13	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£485,229	The Green Study ider Based on 2.07ha of The estim only the ca councils w maintenar application

een Infrastructure Strategy and Open Space lentified a need of 3ha per 1,000 population. on this standard, the site would need to deliver a of open space.

imated costs are derived from the study but are capital costs for this infrastructure. The will also seek a commuted sum toward their ance, which will be agreed at planning ion stage.

een Infrastructure Strategy and Open Space entified a need of 0.4ha per 1,000 population. in this standard, the site would need to deliver community growing space. The estimated e derived from the study but are only the costs for this infrastructure. The councils will ek a commuted sum toward their maintenance, ill be agreed at planning application stage. en Infrastructure Strategy and Open Space lentified a need of 0.55ha per 1,000 population. n this standard, the site would need to deliver of children's play space and teenager provision. imated costs are derived from the study but are capital costs for this infrastructure. The will also seek a commuted sum toward their ance, which will be agreed at planning ion stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							The devel
							playing pi
							the develo
							be approp
							Village. T
							Oxfordshi
							document
							England /
						Total costs: £5,378,192	Football p
						Onsite delivery of football	1 no. 11 v
						provision:	2 no. 9 v 9
						0	1 no. 7 v 7
						Capital costs: £1,495,005 Contribution toward lifecycle	1 no. 5 v 5 0.5 no. full
						costs: £1,782,000	0.5 110. 101
							Playing pi
						Financial contributions	facilities p
						toward offsite provision:	
						Cricket provision:	The develo
						onexet provision.	estimated
						Capital costs: £365,286	Calculator
						Contribution toward lifecycle	
						costs: £860,425	The devel
							financial c
						Rugby provision:	provision i
						Capital costs: £190,393	England's financial c
						Contribution toward lifecycle	year perio
						costs: £303,200	2024).
				Developer		Hockey provision:	The Sport
			South Oxfordshire	contributions and /		Capital costs: £248,208	the time of
		Sports and	District Council /	or direct delivery on		Contribution toward lifecycle	the costs t
BER14	Playing pitches	Leisure	Developer	site		costs: £133,675	costs liste

reloper will be expected to directly deliver pitch provision on site to mitigate the impact of elopment, although financial contributions may opriate if agreed with the council and it tes to the regeneration of Berinsfield Garden

This should take account of the South hire Playing Pitch Strategy (or its replacement nt), and informed by discussions with Sport I / equivalent body. This is likely to be:

provision:

v 11 grass pitch v 9 grass pitches v 7 grass pitch v 5 grass pitches full size sports-lit 3G pitch

pitches will also need to have changing provided.

eloper will also need to make a financial tion toward the lifecycle cost of the pitches, ed to be £404,195 from Sport England's or for a 25 year period (May 2024).

reloper will also be expected to make a I contribution toward cricket, hockey, and rugby n in the area, in accordance with Sport I's contributions calculator. This will include a I contribution toward lifecycle costs for a 25 riod from Sport England's Calculation (May

ort England Calculator will need to be re-run at of a planning application / when determining s through the Section106 agreement, so the ted here are only estimates as of May 2024.

Deference		Infrastructure	Delivery nertreers	Funding courses	Estimated total cost of infrastructure	Estimated pro rata cost for	Notoo
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes
							The devel leisure fac developme appropriat to the rege should tak
						Total costs: £1,899,806	Facilities
							'
						Onsite delivery of sports hall:	New activ
						Capital costs: £877,911	considere new facilit
						Plus a contribution toward	the recrea
						lifecycle costs	The devel
						Financial contributions	contributio
						toward offsite provision:	swimming in Berinsfi
						Swimming pool provision:	indoor boy
						Capital costs: £975,325	For all fac
						Plus a contribution toward	financial c
						lifecycle costs	proposed application
						Indoor bowls provision:	application
				Developer			The Sport
	Local leisure	Sports and	South Oxfordshire District Council /	contributions and / or direct delivery on		Capital costs: £35,820 Contribution toward lifecycle	the time of the costs f
BER15	facilities	Leisure	Developer	site		costs: £10,750	costs liste
							Oxfordshi
							pupil gene
							site to be The curre
							school is £
				Doveloper			
				Developer contributions and /			The devel freehold b
	Primary school,		Oxfordshire	or direct delivery on			fully reme
	including early		County Council /	site / Oxfordshire	£15,974,000 (BCIS		primary so
BER16	years education	Education	Developer	County Council	TPI = 390)	£15,974,000 (BCIS TPI = 390)	specificati

reloper will be expected to directly deliver acilities on site to mitigate the impact of the ment, although financial contributions may be iate if agreed with the council and it contributes egeneration of Berinsfield Garden Village. This ake account of the South Oxfordshire Leisure s Strategy (or its replacement document), and d by discussions with Sport England / ent body. This is likely to be:

ivity hall (at least 1-court in size) should be red further to meet high future demand. The ilities should be able to provide for all sports at eational level and for club development.

eloper will also be expected to make financial tions towards off-site leisure facilities including ng pool improvements at Abbey Sports Centre sfield, as well as off-site contribution towards owls provision.

acilities, the developer will need to make a I contribution toward lifecycle costs through a I d management plan submitted at planning ion stage.

ort England Calculator will need to be re-run at of a planning application / when determining s through the Section106 agreement, so the ted here are only estimates as of May 2024. hire County Council has estimated that the neration at preapplication advice stage for this e equivalent to 2.5 form entry primary school. rent estimated cost of a 2.5 form entry primary s £15,974,000 @ BCIS TPI 390

elopment will also need to provide, on a basis and at no cost to the county council, a nediated and serviced 3.01ha site for the school, to the Oxfordshire County Council's ations.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							Total cost Land adja (@TPI=32 share on £10.5m. make a co
BER17	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£39,542,800 (BCIS TPI = 390)	£14,536,800 plus land contribution approx. £800k (BCIS TPI = 390)	towards la from a 60
BER18	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£1,300,000 (BCIS TPI = 390)	£1,300,000 (BCIS TPI = 390)	All sites a of specia pupil. The in the reg
BER19	Strategic water supply upgrades	Utilities	Thames Water / Developer	To be funded by Thames Water through the successful adoption of the Thames Water business plan through the PR24 price review for AMP 8 2025-30.	Costs to be determined through the individual scheme design process.	N/A	To be fun forward. ( commence developm infrastruct engage w draw up v developm Proposals and Vale Report (S document
BER20	Sewage Treatment upgrades, including to the Culham Sewage Treatment Works	Utilities	Thames Water	To be funded by Thames Water through the successful adoption of the Thames Water business plan through the PR24 price review for AMP 8 2025-30.	Costs to be determined through the individual scheme design process.	N/A	Thames N Sewage T to treat th need for u scheme, v commence agreemen Capacity commence developm infrastruct engage w draw up v developm Proposals

ost of 900-place school on the allocated site, djacent to Culham Science Centre: £32,042,000 :327). This site would pay a proportionate n a per pupil basis, estimated to equate to . The developers of this site would also need to contribution towards land costs.

purposes of the IDP the cost of a 900-place ary school has been proportioned between and Berinsfield on a 60/40 basis based on the cent pupil generation calculation, to provide an ive cost. The site is also required to pay a land at the Culham site to take the site area up <u>600-place school to a 900 place school</u> are required to contribute towards expansion cial school capacity, at a rate of £107,306 per he expected contribution from this site would be egion of £1.3m at BCIS TPI = 390

unded and provided as development comes . Capacity to be in place before development nces. In some instances phasing of oment may be used to enable the relevant acture to be put in place. The developer is to with Thames Water / their equivalent body to o water and drainage strategies outlining the oments water and waste water infrastructure. als should have regard to the South Oxfordshire e of White Horse Water Cycle Study Scoping (September 2024) or any updates to this ent.

Water has planned an upgrade for Culham Treatment Works. This will improve its ability the volumes of incoming sewage, reducing the r untreated discharges in wet weather. The e, which is still being designed, is due to nce in AMP 8 (2025 - 2030), based upon ent of Thames Water's 2025-30 Business Plan. y is to be in place before development nces. In some instances phasing of oment may be used to enable the relevant acture to be put in place. The developer is to with Thames Water / their equivalent body to o water and drainage strategies outlining the oment's water and waste water infrastructure. als should have regard to the South Oxfordshire

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							and Vale Report (S documen
BER21	Sewerage System Network upgrades	Utilities	Thames Water / Developer	To be funded by Thames Water and developers	Costs to be determined through the individual scheme design process.		To be fun forward. ( commence developm infrastruct with Than water and developm Proposals and Vale Report (S document
BER22	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off- site system reinforcement	Utilities	Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)	tbc	tbc	Costs for apportion Distributio current S with the in
BER23	All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off- site system reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	Further m required t may be n

e of White Horse Water Cycle Study Scoping (September 2024) or any updates to this ent.

unded and provided as development comes . Capacity is to be in place before development nces. In some instances phasing of oment may be used to enable the relevant ucture to be put in place. Developers to engage ames Water / their equivalent body to draw up nd drainage strategies outlining the oment's water and waste water infrastructure. als should have regard to the South Oxfordshire e of White Horse Water Cycle Study Scoping (September 2024) or any updates to this ent.

or any necessary improvement to be oned between the developer and the tion Network Operator in accordance with the Statement of Charging Methodology agreed industry regulator

modelling and consultation with SGN will be to determine the scale of improvements that needed.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Kelerence		type	Derivery partners	Tunung sources	provision		Based on price £250 including
	Bus service		Oxfordshire County Council and Bus	Developer			public trai including between on-Thame
BER24	contribution	Transport	Operators	contributions	£4,500,000	£4,500,000	connectin
	New access(es)		Oxfordshire County Council	Direct delivery by			A new vel Dependin
BER25	onto the A4074	Transport	and developer	developer	tbc	tbc	bus only a
BER26	Junction Upgrades at A4074 / A415 (H Café)	Transport	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	Extent of Assessme
DED27	Didcot Garden Town Housing Infrastructure Fund (HIF) 1 infrastructure package: - Widening of the A4130 - Great Western Railway bridge crossing at Didcot "Science Bridge" - Didcot to Culham River Crossing - Clifton Hampden	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County	the	the	
BER27	Bypass Improvements to	Transport	and developer	Council Direct Delivery /	tbc	tbc	
BER28	the A4074 Travel Corridor, including Golden Balls Roundabout	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be work and Council a
	Cycle and walking route improvements - Berinsfield to Culham Science Centre, Culham Railway Station, and the proposed new secondary		Oxfordshire County Council	Direct Delivery / Developer contributions / Oxfordshire County			Off site ward delivered Berinsfield Centre, C new seco Science C the site pr Centre to
BER29	school on land	Transport	and developer	Council	tbc	tbc	in that site

on updated cost of £1,125,000 per bus (starting 250,000 per year, pro-rata over 8 years, g evening and Sunday) - provision for excellent ransport facilities g pump priming scheduled bus services,

n Cowley, Berinsfield, Culham and Abingdonmes / Didcot and provision of access ting the A4074 to Fane Drive

vehicular access onto the A4074 is required. ling on the bus routing strategy, an additional y access onto the A4074 may also be required.

of upgrade to be determined upon a Transport ment.

be confirmed following further more detailed ad in discussion with Oxfordshire County and South Oxfordshire District Council walking and cycle route improvements to be ad / improved, including between Land at eld Garden Village and Culham Science Culham Railway Station, and the proposed condary school on land adjacent Culham e Centre. This should be planned jointly with promoters of Land Adjacent Culham Science to ensure the route connects with cycle routes site.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
	adjacent Culham Science Centre.						
BER30	Additional off site cycle routes	Transport	Oxfordshire County Council and developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	tbc	tbc	Off site cy including and Oxfo site prom Within Be cycling ro
BER31	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / / Oxfordshire County Council	tbc	tbc	Any addit enhancer and cyclir This shou for the are Infrastruc produced
BER32	Bus stops	Transport	Oxfordshire County Council	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to
BER33	Travel plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to
BER34	Improvements to Public Rights of Way	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	The deve contributi the vicinit improven boundary
BER35	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The deve contributi be at the

cycle routes are to be delivered / improved, ng between land at Berinsfield Garden Village ford. This should be planned jointly with the pmoters of Land South of Grenoble Road. Berinsfield. Improvements to walking and routes will also need to be improved.

ditional sustainable transport upgrades / eements (including for public transport, walking cling) required to bring forward the development. ould reference any relevant transport strategy area, such as Local Cycle and Walking ucture Plan (LCWIP) and Area Travel Plans ed by Oxfordshire County Council.

# be determined at planning application stage

o be determined at planning application stage veloper will be expected to make a financial ution toward improving Public Rights of Way in nity of the site (as well as directly delivering ements to those that fall within the site ary)

veloper will be expected to make a financial ution toward Adult Day Care services, likely to ne Wallingford Community Support Service.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BER36	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The devel extra care
BER37	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£178,228 (BCIS = TPI 390)	£178,228 (BCIS = TPI 390)	Household dwelling B
BER38	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£286,620 (BCIS = TPI 390)	£286,620 (BCIS = TPI 390)	OCC is cu the Museu capacity w the site ar however a be require comes for works will
BER39	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The devel contribution
BER40	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further we provision i detailed c the develo determinir Improvem quality.
BER41	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further we provision i detailed c the develo determinir Improvem quality.
BER42	Cemetery / burial provision	Cemetery	Developer, South Oxfordshire District Council, and Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	The devel financial c on site, of provision stage, and Oxfordshin Council.
BER43	Police contribution / infrastructure	Emergency services	Thames Valley Police	Developer contributions	tbc	tbc	The devel contribution developm

reloper will be expected to deliver an element of re housing support on site

old Waste & Recycling Centres - £104.84 per BCIS TPI 390

currently seeking contributions to reconfigure seums Resource Centre to provide additional which would require a contribution based on area of £168.60 per ha (BCIS TPI 390). It is r anticipated that expansion of the building will ired and if this is the case at the time the site forward a contribution based on the cost of the will be required.

reloper will be expected to make a financial tion toward fire and rescue services work is needed to determine the specific n required. This will be done through more discussion with the statutory provider during elopment management process when hing a future planning application ments to mitigate impacts on groundwater

work is needed to determine the specific n required. This will be done through more discussion with the statutory provider during relopment management process when ning a future planning application ements to mitigate impacts on groundwater

eloper will be expected to make either a I contribution toward, or facilitate direct delivery of cemetery provision. The detail of this n will be determined at planning application nd will involve discussions with South hire District Council and Berinsfield Parish

eloper will be expected to make a financial tion to mitigate the impact of the new ment on police services

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	This is to be directly confirmed services t
CUL2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The detail through th likely to in the develo process C needed of financial c
CUL3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£742,000	£742,000	The Count for recycline £212 per need to be this site to
CUL4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£93,800	£93,800	The Coun for street contributio figure will agreemer
CUL5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£1,085,000	£1,085,000	The Coun for public provided i 2024), but signing a inflation.
CUL6	Community Hall	Community facilities	South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£4,844,701	£4,844,701	Cost from inflation fr

to include a police "touchdown" facility on site, to stly delivered by the developer. Details are to be ed following further review with emergency s through the planning application process.

ails of library provision are to be confirmed the planning application process, however this is include onsite delivery of a new library facility by eloper. If, through the planning application Oxfordshire County Council confirms that is not on site, the developer will be expected to make a I contribution to library provision in the area.

uncil will seek a financial contribution per dwelling cling and waste. The figure provided in this IDP is er dwelling (as of May 2024), but this figure will be revisited when signing a legal agreement for to take account of inflation.

uncil will seek a financial contribution per dwelling et naming and numbering. This is based on a ition of £26.80 per dwelling (June 2024), but this ill need to be revisited when signing a legal ent for this site to take account of inflation.

uncil will seek a financial contribution per dwelling ic realm improvements and public art. The figure d in this IDP is £310 per dwelling (as of May but this figure will need to be revisited when a legal agreement for this site to take account of .

Cost from previous IDP of £3,946,852 adjusted for£4,844,701inflation from 2020 to April 2024

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL7	New GP facility for an expanded existing GP facility and/or offsite contribution towards expanding / reconfiguring the existing GP facility	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£4,998,000.00	tbc	The estim 3,500 new gross inter cost of £6 include the Centre at be determ the comm the rent ar planning a
CUL8	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The develor impact of the infrastruct application equivalent accident 8
	Parks, gardens, and			Developer contributions and / or direct delivery on			The Greer identified a this standa open spac study but The counc maintenar
CUL9 CUL10	amenity green space	Open space	Developer	site Developer contributions and / or direct delivery on site	n/a n/a	£319,114 £8,618	stage. The Greer identified a on this sta community derived fro this infrast commuted
CUL11	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£1,000,931	agreed at The Greer identified a on this sta children's estimated the capital also seek which will

mate cost is based on the new population from ew homes. A minimum of 833 square metres ternal area of a premise is required. The build 26,000 per square metres. The cost does not the proposed expansion of the existing Health at Clifton Hampden. The actual cost derived will mined in consultation with BOB-ICB, including missioning of a pre-project study, build cost and arrangement of any new premises during the g application process.

veloper will be expected to mitigate any further of the proposed development on other local health acture, which is to be determined at planning ion stage in consultation with BOB-ICB (or their ent). This could include dentistry, hospital and <u>t & emergency</u>, and other secondary services. een Infrastructure Strategy and Open Space Study d a need of 3ha per 1,000 population. Based on hdard, the site would need to deliver 23.31ha of pace. The estimated costs are derived from the ut are only the capital costs for this infrastructure. uncils will also seek a commuted sum toward their hance, which will be agreed at planning application

en Infrastructure Strategy and Open Space Study d a need of 0.4ha per 1,000 population. Based standard, the site would need to deliver 3.1ha of nity growing space. The estimated costs are from the study but are only the capital costs for astructure. The councils will also seek a ed sum toward their maintenance, which will be at planning application stage.

en Infrastructure Strategy and Open Space Study d a need of 0.55ha per 1,000 population. Based standard, the site would need to deliver 4.27ha of 's play space and teenager provision. The ed costs are derived from the study but are only tal costs for this infrastructure. The councils will ek a commuted sum toward their maintenance, vill be agreed at planning application stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
		lypo	Bolivery paranere		providion		The devel
							pitch prov
							developm
							Oxfordshi
							document
						Total contes 014 072 052	England /
						Total costs: £11,073,852	
						Onaite delivery of feetbell	Football p
						Onsite delivery of football provision:	2 no. 11 v
							4 no. 9 v 9
						Capital costs: £3,077,950	2 no. 7 v 7
						Contribution toward lifecycle	2 no. 5 v 5
						costs: £3,668,850	1 no. full s
						Onsite delivery of cricket	Cricket pro
						provision:	
						0 11 1 0750 070	1 no. adul
						Capital costs: £752,070	
						Contribution toward lifecycle costs: £1,771,475	Playing pit provided.
						Financial contributions	The devel
						toward offsite provision:	contributio
							The devel
						Rugby provision:	contributio
							area, in ad
						Capital costs: £391,992	calculator.
						Contribution toward lifecycle	lifecycle c
						costs: £625,275	Calculatio
				Developer		Hockey provision:	The Sport
			South Oxfordshire	contributions and /		Capital costs: £511,015	time of a p
		Sports and	District Council /	or direct delivery on		Contribution toward lifecycle	through th
CUL12	Playing pitches	Leisure	Developer	site		costs: £275,225	here are o

veloper will be expected to directly deliver playing ovision on site to mitigate the imapct of the ment. This should take account of the South hire Playing Pitch Strategy (or its replacement nt), and informed by discussions with Sport I / equivalent body. This is likely to be:

provision on site:

v 11 grass pitch v 9 grass pitches v 7 grass pitch v 5 grass pitches I size sports-lit 3G pitch

provision on site:

lult cricket ground

pitches will also need to have changing facilities

eloper will also need to make a financial tion toward the lifecycle cost of the pitches

eloper will also be expected to make a financial tion toward hockey and rugby provision in the accordance with Sport England's contributions or. This will include a financial contribution toward costs for a 25 year period from Sport England's ion (May 2024).

ort England Calculator will need to be re-run at the a planning application / when determing the costs the Section106 agreement, so the costs listed e only estimates as of May 2024.

Reference	Infrastructure item	Infrastructure type	Delive <u>ry partners</u>	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
						<b>Total Costs: £3,911,357</b> (excluding costs for onsite delivery and lifecycle costs of MUGA, netball and tennis courts)	
						Onsite delivery of MUGA, netball and tennis courts	
						Capital costs and contribution to lifecycle costs to be determined at planning application stage.	
						Financial contibution toward offsite provision:	The deve facilities of
						Swimming pool provision:	although agreed w
						Capital costs: £2,008,022 Plus a contribution toward lifecycle costs	South Ox replacem with Spor
						Sports hall provision	- A Multi
						Capital costs:£1,807,463 Plus a contribution toward lifecycle costs	- Tennis a
						Indoor bowls provision:	improven
CUL13	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		Capital costs: £73,747 Contribution toward lifecycle costs: £22,125	For all faction financial for a financial for
							Oxfordsh generatic entry prin form entr 390.
CUL15	Primary schools, including early years education	Education	Oxfordshire County Council / Developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	£26,524,000 (BCIS TPI = 390)	£26,524,000(BCIS TPI = 390)	The deve basis and remediate school, to specificat

veloper will be expected to directly deliver leisure s on site to mitigate the imapct of the development, in financial contributions may be appropriate if with the council. This should take account of the Oxfordshire Leisure Facilities Strategy (or its ement document), and informed by discussions ort England / equivalent body. This is likely to be:

Iti Use Games Area (MUGA) on site

s and netball courts on site

e contributions towards swimming pool ements at Abbey Sports Centre in Berinsfield

facilities, the developer will need to make a al contribution toward lifecycle costs through a ed management plan submitted at planning tion stage.

shire County Council has estimated that the pupil tion for this site to be equivalent to two no. 2 form rimary schools. The current estimated cost of a 2 ntry primary school is £13,262,000 @ BCIS TPI =

velopment will also need to provide, on a freehold nd at no cost to the county council, a fully ated and serviced 2.2 ha site for each primary to the Oxfordshire County Council's cations.

Deferment	I.a.f.u.a	Infrastructure	Delineur	Funding courses	Estimated total cost of infrastructure	Estimated pro rata cost for	Notoo
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes
							In isolation
							of £25,006
							required.
							However,
							developme
							sufficient l
							school to b
							provides fl
							housing de
							When eac
							contributio
							would eith above, or
							based on a
							pupils eac
							on housing
							For the pu
				Developer			secondary
			Oxfordshire	contributions /			Culham ar
			County Council /	Oxfordshire County	£39,542,800 (BCIS		most recei
CUL16	Secondary school	Education	Developer	Council	TPI = 390)	£25,006,000 (BCIS TPI = 390)	illustrative
							All sites ar
				Developer			special scl
	Created Educational		Oxfordshire	contributions /	C2 250 000 (DCIC		Expected
CUL17	Special Educational Needs (SEND)	Education	County Council / Developer	Oxfordshire County Council	£2,250,000 (BCIS TPI = 390)	£2,250,000 (BCIS TPI = 390)	Science C
COLIT	Neeus (SEND)	Euucation	Developei	Council	171 - 390)	£2,230,000 (BCI3 TFT = 390)	in the region To be fund
							forward. C
				To be funded by			commence
				Thames Water			may be us
				through the			put in plac
				successful adoption			Water / the
				of the Thames	Costs to be		drainage s
				Water business plan			waste wat
			<b></b>	through the PR24	the individual		to the Sou
	Strategic water	1 14:1:4:	Thames Water /	price review for	scheme design		Cycle Stud
CUL18	supply upgrades	Utilities	Developer	AMP 8 2025-30.	process.	N/A	updates to

ion, to serve the needs of this development a 600econdary school would be required at a total cost 006,000 @BCIS TPI=390. A 4.88ha site would be I.

er, to be able to also meet the needs of other ments, the school is expected to be larger, and at land is required to be protected to allow for the o be up to 1,500 places (10.55ha). This then is flexibility to respond to different scenarios of delivery.

ach development application is submitted, a s106 tion would be required calculated in light of the tances at that time. From this development that ither be the full cost of a 600--place school as or (if other developments have also progressed) n a per-pupil basis and the estimated number of ach development will generate, which will depend ing mix and delivery trajectory.

purposes of the IDP the cost of a 900-place ary school has been proportioned between and Berinsfield on a 60/40 basis based on the cent pupil generation calculation, to provide an we cost.

are required to contribute towards expansion of school capacity, at a rate of £107,306 per pupil. d contribution from Land Adjacent Culham Centre (based on Local Plan allocation) would be

gion of £2.25m @ BCIS TPI = 390

Inded and provided as development comes Capacity to be in place before development nces. In some instances phasing of development used to enable the relevant infrastructure to be ace. The developer is to engage with Thames their equivalent body to draw up water and e strategies outlining the developments water and rater infrastructure. Proposals should have regard outh Oxfordshire and Vale of White Horse Water tudy Scoping Report (September 2024) or any to this document.

		Infrastructure			Estimated total cost of infrastructure	Estimated pro rata cost for	
Reference	Infrastructure item		Delivery partners	Funding sources	provision	this site	Notes
Reference	Sewage Treatment upgrades, including	type	Delivery partners	To be funded by Thames Water through the successful adoption of the Thames Water business plan	Costs to be determined through		Thames V Sewage T treat the v for untrea which is s 8 (2025 - Water's 2 regard to Water Cyc any updat Capacity i commenc may be us put in place
	to the Culham Sewage Treatment			through the PR24 price review for	the individual scheme design		Water / th drainage
CUL19	Works	Utilities	Thames Water	AMP 8 2025-30.	process.	N/A	waste wa
	Sewerage System		Thames Water /	To be funded by Thames Water and	Costs to be determined through the individual scheme design		To be fun forward. C commence may be us put in place their equiv strategies water infra South Oxi Study Sco
CUL20	Network upgrades Didcot Garden Town Housing Infrastructure Fund (HIF) 1 infrastructure package: - Widening of the A4130 - Great Western Railway bridge crossing at Didcot "Science Bridge" - Didcot to Culham River Crossing	Utilities	Developer Oxfordshire	Developer contributions /	process.	N/A	to this doo
	- Clifton Hampden	Transport	County Council	Oxfordshire County	tbc	the	
CUL21	Bypass	Transport	and developer	Council		tbc	

Water has planned an upgrade for Culham

Treatment Works. This will improve its ability to volumes of incoming sewage, reducing the need eated discharges in wet weather. The scheme, still being designed, is due to commence in AMP

- 2030), based upon agreement of Thames 2025-30 Business Plan. Proposals should have o the South Oxfordshire and Vale of White Horse cycle Study Scoping Report (September 2024) or ates to this document.

y is to be in place before development

nces. In some instances phasing of development used to enable the relevant infrastructure to be ace. The developer is to engage with Thames their equivalent body to draw up water and e strategies outlining the development's water and rater infrastructure.

Inded and provided as development comes Capacity is to be in place before development nces. In some instances phasing of development used to enable the relevant infrastructure to be ace. Developers to engage with Thames Water / uivalent body to draw up water and drainage es outlining the development's water and waste frastructure. Proposals should have regard to the Dxfordshire and Vale of White Horse Water Cycle coping Report (September 2024) or any updates ocument.

Reference	Infrastructure item	Infrastructure	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Reference	initastructure item	type	Delivery partners	Funding sources	provision		This will in
							improvem
				Developer			and new s
	Culham Railway		DfT/ Network Rail	Contributions /			from OXIS
CUL22	Station Development	Transport	/ Developer	Grant Funding	£16,787,211.00		April 2024
	Culham-Abingdon active travel bridge and connecting routes to the north		Oxfordshire County Council /				
CUL23	and sourth	Transport	Developer	Direct Delivery	tbc	tbc	Cost to be
			Oxfordshire County Council				Costings i Railway S
	Bus service		and Bus	Developer			routes - A
CUL24	provision	Transport	Operators	contributions	£4,500,000	£4,500,000	Eastern A
	Increased rail service frequency at		DfT/ Network Rail				
CUL25	Culham	Transport	/ Rail Operators	DfT / Network Rail	tbc	tbc	Cost to be
CUL26	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any additi enhancen cycling) re should ref area, sucl Plan (LCV Oxfordshi
CUL27	Bus stops	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be
CUL28	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to b
CUL29	Off site cycle routes	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Off site cy between I to Culhan planned jo Grenoble

I include contributions to Culham station ments including longer platforms, public realm v station building; and potentially car parking. Cost (IS 2017 (£13,000,000), adjusted for inflation to 24

be confirmed following further more detailed work s include improvements to access to Culham Station for buses, as well as the provision of Abingdon to Berinsfield (two buses), Didcot to Arc (two buses)

# be confirmed following further more detailed work

ditional sustainable transport upgrades / ements (including for public transport, walking and required to bring forward the development. This reference any relevant transport strategy for the uch as Local Cycle and Walking Infrastructure CWIP) and Area Travel Plans produced by shire County Council.

# be confirmed following further more detailed work

b be determined at planning application stage cycle routes are to be delivered / improved in land at Berinsfield Garden Village, land adjacent am Science Centre, and Oxford. This should be l jointly with the site promoters of Land at le Road and Land at Berinsfield Garden Village.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL30	Improvements to Public Rights of Way	Transport	Oxfordshire County Council and developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	tbc	tbc	Off site cy including (jointly wir Culham S Abingdon bridge to
CUL31	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The devel
CUL32	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The deve extra care
CUL33	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£366,940 (BCIS = TPI 390)	£366,940 (BCIS = TPI 390)	Househol dwelling E
CUL34	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£590,100 (BCIS = TPI 390)		OCC is cu Museums which wo of £168.6 anticipate and if this contribution required.
		Emergency	Oxfordshire County Council	Developer			The deve
CUL35	Fire and Rescue	services	and developer	contributions	tbc	tbc	contributio
CUL36	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further w required. discussion developm future pla impacts o
CUL37	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further w required. discussio developm

cycle routes are to be delivered / improved g between land at Berinsfield Garden Village with the promotor of that site), land adjacent to Science Centre, Abingdon via the A415, within on, and Abingdon/Oxford via the new active travel o the north.

veloper will be expected to make a financial ition toward Adult Day Care services

veloper will be expected to deliver an element of are housing support on site

old Waste & Recycling Centres - £104.84 per g BCIS TPI 390

currently seeking contributions to reconfigure the ns Resource Centre to provide additional capacity yould require a contribution based on the site area .60 per ha (BCIS TPI 390). It is however ted that expansion of the building will be required his is the case at the time the site comes forward a ution based on the cost of the works will be d.

veloper will be expected to make a financial <u>ation toward fire and rescue services</u> work is needed to determine the specific provision d. This will be done through more detailed ion with the statutory provider during the ment management process when determining a lanning application Improvements to mitigate on groundwater quality.

work is needed to determine the specific provision d. This will be done through more detailed ion with the statutory provider during the ment management process when determining a

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							future pla impacts o
	Cemetery / burial	Cometant	Developer, South Oxfordshire District Council, and Parish	Developer contributions and / or direct delivery on			The deve contribution cemetery determined discussion
CUL38	provision All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off- site system	Cemetery	Council(s) Developer / Scottish and Southern Electricity	site Developer / Scottish and Southern Electricity Networks	tbc	tbc	Culham F
CUL39	reinforcement All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off-	Utilities	Networks (SSEN)	(SSEN)	tbc	tbc	<u>Charging</u> Further m
CUL40	site system reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	required t be neede

blanning application Improvements to mitigate s on groundwater quality.

veloper will be expected to make either a financial ution toward, or facilitate direct delivery on site, of ery provision. The detail of this provision will be ined at planning application stage, and will involve sions with South Oxfordshire District Council and n Parish Council.

for any necessary improvement to be apportioned on the developer and the Distribution Network for in accordance with the current Statement of ng Methodology agreed with the industry regulator

<sup>-</sup> modelling and consultation with SGN will be d to determine the scale of improvements that may ded.

Deference	Infractivisture item	Infrastructure	Delivery pertnere	Funding courses	Estimated total cost of infrastructure	Estimated pro rata cost for	Natao
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes
GR1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	The develo contributior developme
GR2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details through the include ons developer. Oxfordshire on site, the contribution
GR3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£636,000	£636,000	The Counc for recycling £212 per do need to be this site to t
GR4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£80,400	£80,400	The Counc for street na contributior figure will n agreement
GR5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£930,000	£930,000	The Counc for public re provided in 2024), but t signing a le inflation.
GR6	Community Hall	Community facilities	South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£4,152,600	£4,152,600	Cost from p inflation fro

eloper will be expected to make a financial ion to mitigate the impact of the new nent on police services

ils of library provision are to be confirmed he planning application process, this could nsite delivery of a new library facility by the r. If, through the planning application process ire County Council confirms that is not needed ne developer will be expected to make a financial on to library provision in the area.

ncil will seek a financial contribution per dwelling ling and waste. The figure provided in this IDP is dwelling (as of May 2024), but this figure will be revisited when signing a legal agreement for o take account of inflation.

ncil will seek a financial contribution per dwelling naming and numbering. This is based on a ion of £26.80 per dwelling (June 2024), but this I need to be revisited when signing a legal nt for this site to take account of inflation.

ncil will seek a financial contribution per dwelling realm improvements and public art. The figure in this IDP is £310 per dwelling (as of May it this figure will need to be revisited when legal agreement for this site to take account of

n previous IDP of £3,383,016 adjusted for rom 2020 to April 2024

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR7	New GP facility for an expanded existing GP facility and/or offsite contribution towards expanding / reconfiguring existing GP facilities	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£4,002,000	tbc	The estima 3,000 new gross intern cost of £6,0 derived will including th cost and th during the
GR8	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The develo impact of the infrastructure application equivalent accident &
GR8	Parks, gardens, and amenity green			Developer contributions and / or direct delivery on		£273,526	The Green identified a this standa open space study but a The counci maintenan
GR9	Allotments	Open space	Developer Developer	Site Developer contributions and / or direct delivery on site	n/a n/a	£273,520 £7,228	stage. The Green identified a on this star community derived fro this infrastr commuted agreed at p
GR10	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£857,941	The Green identified a on this star children's p estimated the capital also seek a which will b

nate cost is based on the new population from w homes. A minimum of 667 square metres ernal area of a premise is required. The build 5,000 per square metres. The actual cost vill be determined in consultation with BOB-ICB, the commissioning of a pre-project study, build the rent arrangement of any new premises e planning application process.

eloper will be expected to mitigate any further the proposed development on other local health eture, which is to be determined at planning on stage in consultation with BOB-ICB (or their nt). This could include dentistry, hospital and & emergency, and other secondary services. en Infrastructure Strategy and Open Space Study a need of 3ha per 1,000 population. Based on dard, the site would need to deliver 19.98ha of ice. The estimated costs are derived from the are only the capital costs for this infrastructure. icils will also seek a commuted sum toward their ince, which will be agreed at planning application

In Infrastructure Strategy and Open Space Study a need of 0.4ha per 1,000 population. Based andard, the site would need to deliver 2.6ha of ty growing space. The estimated costs are om the study but are only the capital costs for structure. The councils will also seek a d sum toward their maintenance, which will be a planning application stage.

In Infrastructure Strategy and Open Space Study a need of 0.55ha per 1,000 population. Based andard, the site would need to deliver 3.66ha of play space and teenager provision. The costs are derived from the study but are only al costs for this infrastructure. The councils will a commuted sum toward their maintenance, be agreed at planning application stage.

Reference	Infrastructure item	Infrastructure	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Reference	innastructure item	type	Denvery partners	Funding sources	provision	Total costs: £14,273,850	The develo pitch provis developme Oxfordshire document)
						Onsite delivery of football provision:	England / e
						Capital costs: £2,638,280 Contribution toward lifecycle costs: £3,144,750	2 no. 11 v 4 no. 9 v 9 2 no. 7 v 7
						Onsite delivery of cricket provision:	1 no. 5 v 5 1 no. full si
						Capital costs: £1,481,575 Contribution toward lifecycle costs: £3,188,149	Cricket pro 2 no. adult
						Financial contributions toward offsite provision:	Playing pite provided. The develo
						Rugby provision:	contribution
						Capital costs: £1,281,156 Contribution toward lifecycle costs: £1,753,700	The develo contribution area, in acc calculator.
		Sports and	South Oxfordshire District Council /	Developer contributions and / or direct delivery on		Hockey provision: Capital costs: £511,015 Contribution toward lifecycle	The Sport time of a p through the
GR11	Playing pitches	Leisure	Developer	site		costs: £275,225	here a

eloper will be expected to directly deliver playing vision on site to mitigate the impact of the nent. This should take account of the South ire Playing Pitch Strategy (or its replacement it), and informed by discussions with Sport / equivalent body. This is likely to be:

provision on site:

v 11 grass pitch 9 grass pitches 7 grass pitch 5 grass pitches size sports-lit 3G pitch

rovision on site:

It cricket ground

itches will also need to have changing facilities

loper will also need to make a financial on toward the lifecycle cost of the pitches

eloper will also be expected to make a financial ion toward hockey and rugby provision in the accordance with Sport England's contributions r.

t England Calculator will need to be re-run at the planning application / when determine the costs ne Section106 agreement, so the costs listed only estimates as of May 2024.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Kelerence		type		T unung sources		<b>Total Costs: £3,911,357</b> (excluding costs for onsite delivery and lifecycle costs of MUGA, netball and tennis courts)	Notes
						Onsite delivery of MUGA, netball and tennis courts	
						Capital costs and contribution to lifecycle costs to be determined at planning application stage.	
						Financial contribution toward offsite provision:	The devel facilities o
						Swimming pool provision:	although f agreed wi South Oxf
						Capital costs: £2,008,022 Plus a contribution toward lifecycle costs	replaceme with Sport
						Sports hall provision	A Multi Us
						Capital costs:£1,807,463 Plus a contribution toward lifecycle costs	Offsite cor improvem
				Developer		Indoor bowls provision:	For all fac
GR12	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	contributions and / or direct delivery on site		Capital costs: £73,747 Contribution toward lifecycle costs: £22,125	financial c proposed application
							Oxfordshin generation entry prim form entry 327.
GR14	Primary schools including early education	Education	Oxfordshire County Council / Developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	£17,924,000 (BCIS TPI = 327)	£17,924,000 (BCIS TPI = 327)	The developsis and remediate school, to specification

veloper will be expected to directly deliver leisure s on site to mitigate the impact of the development, h financial contributions may be appropriate if with the council. This should take account of the Dxfordshire Leisure Facilities Strategy (or its ment document), and informed by discussions ort England / equivalent body. This is likely to be:

Use Games Area (MUGA) on site

and netball courts on site

contributions towards swimming pool ments at Abbey Sports Centre in Berinsfield

acilities, the developer will need to make a I contribution toward lifecycle costs through a ed management plan submitted at planning ion stage.

hire County Council has estimated that the pupil ion for this site to be equivalent to one no. 3 form imary school. The current estimated cost of a 3 try primary school is £15,719,000 @ BCIS TPI =

velopment will also need to provide, on a freehold nd at no cost to the county council, a fully ated and serviced 3.01 ha site for the primary to the Oxfordshire County Council's ations.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							Oxfordshire 600 place s site, Northf costs for th
							Bayswater allocations allowance r be surplus reduces Gr
			Oxfordshire	Developer contributions /			allocation, s £11,865,60 payback of Bayswater 6.77ha land
GR15	Secondary school	Education	County Council / Developer	Oxfordshire County Council	£19,942,000 (BCIS TPI = 327)	£11,856,609 (BCIS TPI = 327)	
	Special Educational		Oxfordshire County Council /	Developer contributions / Oxfordshire County			All sites are special sch Expected c Local Plan
GR16	Needs (SEND)	Education	Developer	Council	£1,819,469	£1,819,469	BCIS TPI =
				To be funded by Thames Water through the			To be funde forward. Ca commences may be use put in place
	Strategic water		Thames Water /	successful adoption of the Thames Water business plan through the PR24 price review for	Costs to be determined through the individual scheme design		Water / the drainage st waste wate to the South Cycle Study
GR17	supply upgrades	Utilities	Developer	AMP 8 2025-30.	process.	N/A	updates to
				To be funded by			Thames Wa Oxford Sew significant i
				To be funded by Thames Water through the successful adoption			tanks and a river. Than completion South Oxfo
	Sewage Treatment upgrades, including to the Oxford			of the Thames Water business plan through the PR24	the individual		Study Scop to this docu Capacity is
GR18	Sewage Treatment Works	Utilities	Thames Water	price review for AMP 8 2025-30.	scheme design process.	N/A	commence may be use

ire County Council has forecast the need for a secondary school to mitigate the impact of this hfield, and Bayswater Brook. The estimated this is £19,942,000 excluding land.

er Brook, Grenoble Road and Northfield is are to contribute on a per pupil basis, with an e made for existing school places which would s in the absence of housing development. This Grenoble's expected contribution (based on LP i, subject to details of planning application) to 609 @ BCIS TPI = 327. There would be a of land contribution from Northfield and er Brook.

nd required.

are required to contribute towards expansion of chool capacity, at a rate of £89,741 per pupil. contribution from Grenoble Road(based on n allocation) would be in the region of £1.8m @ = 327

ded and provided as development comes Capacity to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the developments water and ter infrastructure. Proposals should have regard uth Oxfordshire and Vale of White Horse Water idy Scoping Report (September 2024) or any o this document.

Water is finalising plans for a major upgrade of ewage Treatment Works. This will provide a it increase to treatment capacity, larger storm d a higher quality of treated effluent going to the ames Water cannot currently confirm a on date. Proposals should have regard to the fordshire and Vale of White Horse Water Cycle oping Report (September 2024) or any updates cument.

is to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be

		Infrastructure			Estimated total cost of infrastructure	Estimated pro rata cost for	
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes put in place Water / the drainage si waste wate
 GR19	Sewerage System Network upgrades	Utilities	Thames Water / Developer	To be funded by Thames Water and developers	Costs to be determined through the individual scheme design process.	N/A	Thames W Oxford Sev significant tanks and a river. Than completion South Oxfo Study Scop to this docu Capacity is commence may be use put in place Water / the drainage st waste wate
GR20	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,500,000	£4,500,000	to schedule site and ale City, Easte associated extension of buses) plus buses). Th Council (Ju on a service buses on s services an change).
GR21	Improvements to the A4074 Travel Corridor, including Golden Balls Roundabout and safeguarding of land for a new mobility hub on site		Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be in discussion Oxfordshire provision of the land or Grenoble F

ce. The developer is to engage with Thames neir equivalent body to draw up water and strategies outlining the development's water and iter infrastructure.

Water is finalising plans for a major upgrade of ewage Treatment Works. This will provide a it increase to treatment capacity, larger storm d a higher quality of treated effluent going to the ames Water cannot currently confirm a on date. Proposals should have regard to the fordshire and Vale of White Horse Water Cycle oping Report (September 2024) or any updates cument.

is to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the development's water and ter infrastructure.

lopment will need to contribute to improvements iled bus services and infrastructure within the along the A4074 and B480 corridors to Oxford tern Arc, Science Vale, and nearby villages and id infrastructure. This is likely to be the of existing services to the site from Oxford (two us a contribution to Science Vale service (two The estimated cost is from Oxfordshire County June 2024), based on pump priming three buses ice Science Vale – Oxford Eastern Arc; and two service from the site to Oxford (these possible and the £720,000 per bus are subject to

e confirmed following further detailed work and sion with Oxfordshire County Council and South ire District Council. This could include the of a new mobility hub (or potentially provision of only, subject to the transport assessment for Road) on this site.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR22	B480 improvements for buses, pedestrians, and cyclists	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be in discussio Oxfordshire
			Oxfordshire County Council	Direct Delivery / Developer contributions / Oxfordshire County			Off site cyc between la to Culham planned joi Culham Sc Village. Furthermon new, and e on and off Oxford City
GR23	Off site cycle routes	Transport	and developer	Council Developer contributions and /	tbc	tbc	and approp Any additio enhanceme cycling) red should refe area, such Plan (LCW Oxfordshire Oxford, the
GR24	Any additional transport measures	Transport	Oxfordshire County Council and developer Oxfordshire	or direct delivery on site / Oxfordshire County Council Direct Delivery / Developer contributions /	tbc	tbc	Controlled   County Co enforceme Cost to be
GR25	Bus stops	Transport	County Council and developer	Oxfordshire County Council Direct Delivery /	tbc	tbc	in discussion Oxfordshire
GR26	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be

e confirmed following further detailed work and sion with Oxfordshire County Council and South hire District Council.

cycle routes are to be delivered / improved land at Berinsfield Garden Village, land adjacent m Science Centre, and Oxford. This should be jointly with the site promoters of Land adjacent to Science Centre and Land at Berinsfield Garden

ore, the development should make provision for enhancement to existing cycling infrastructure ff site ensuring the site is well connected to ity, nearby secondary schools, mobility hubs, opriate surrounding villages.

itional sustainable transport upgrades / ments (including for public transport, walking and required to bring forward the development. This eference any relevant transport strategy for the ch as Local Cycle and Walking Infrastructure WIP) and Area Travel Plans produced by hire County Council. As this site is on the edge of the developer should include provision for d parking zones, and work with Oxfordshire Council to ensure their ongoing operation and nent after the completion of the development.

e confirmed following further detailed work and sion with Oxfordshire County Council and South ire District Council.

be determined at planning application stage

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR27	Improvements to Public Rights of Way	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	The develo contribution vicinity of th improveme This will ind existing, wa way networ connected mobility hu
GR28	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The develo
GR29	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The develo extra care
GR30	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£314,520 (BCIS = TPI 390)	£314,520 (BCIS = TPI 390)	Household dwelling B0
GR31	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£505,800 (BCIS = TPI 390)	£505,800 (BCIS = TPI 390)	OCC is cur Museums F which woul of £168.60 anticipated and if this is contribution required.
GR32	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The develo
GR33	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further wo required. T discussion developme future plant impacts on

eloper will be expected to make a financial on toward improving Public Rights of Way in the f the site (as well as directly delivering nents to those that fall within the site boundary). nclude provision of new, and enhancement to walking infrastructure and the public rights of ork on and off site ensuring the site is well d to Oxford City, nearby secondary schools, nubs, and appropriate surrounding villages.

loper will be expected to make a financial on toward Adult Day Care services

loper will be expected to deliver an element of e housing support on site

d Waste & Recycling Centres - £104.84 per 3CIS TPI 390

urrently seeking contributions to reconfigure the s Resource Centre to provide additional capacity ould require a contribution based on the site area so per ha (BCIS TPI 390). It is however ed that expansion of the building will be required s is the case at the time the site comes forward a on based on the cost of the works will be

eloper will be expected to make a financial on toward fire and rescue services vork is needed to determine the specific provision This will be done through more detailed on with the statutory provider during the nent management process when determining a anning application Improvements to mitigate on groundwater quality.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR34	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further wo required. T discussion developme future plan impacts on
GR35	Cemetery / burial provision	Cemetery	Developer, South Oxfordshire District Council, Oxford City Council, and Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	The develop contribution cemetery p determined discussion Oxford City
GR36	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off- site system reinforcement	Utilities	Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)		tbc	Costs for a between th Operator ir Charging N
	All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off- site system						Further mo
GR37	reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	be needed

work is needed to determine the specific provision . This will be done through more detailed on with the statutory provider during the ment management process when determining a anning application Improvements to mitigate on groundwater quality.

eloper will be expected to make either a financial tion toward, or facilitate direct delivery on site, of y provision. The detail of this provision will be ned at planning application stage, and will involve ons with South Oxfordshire District Council, City Council, and nearby Parish Councils.

r any necessary improvement to be apportioned the developer and the Distribution Network in accordance with the current Statement of g Methodology agreed with the industry regulator

modelling and consultation with SGN will be to determine the scale of improvements that may ed.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Nelefence	innastructure item	type	Derivery partners	T unuing sources	provision		NOLES
NOF1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	The develo contributior developme
NOF2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details through the include ons developer.
NOF3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£381,600	£381,600	The Counc dwelling for this IDP is f figure will n agreement
NOF4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£48,240	£48,240	The Counc dwelling for on a contrib this figure v agreement
NOF5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£558,000	£558,000	The Counc dwelling for The figure p of May 202 when signin account of
NOF6	Community Hall	Community facilities	South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£2,491,559	£2,491,559	Cost from p

eloper will be expected to make a financial ion to mitigate the impact of the new nent on police services

ils of library provision are to be confirmed he planning application process, this could nsite delivery of a new library facility by the r. Oxfordshire County Council; wo

ncil will seek a financial contribution per for recycling and waste. The figure provided in s £212 per dwelling (as of May 2024), but this I need to be revisited when signing a legal nt for this site to take account of inflation.

ncil will seek a financial contribution per for street naming and numbering. This is based tribution of £26.80 per dwelling (June 2024), but e will need to be revisited when signing a legal nt for this site to take account of inflation.

ncil will seek a financial contribution per for public realm improvements and public art. e provided in this IDP is £310 per dwelling (as 024), but this figure will need to be revisited ning a legal agreement for this site to take of inflation.

n previous IDP of £2,029,809 adjusted for from 2020 to April 2024

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF7	New GP facility for an expanded existing GP facility and/or offsite contribution towards expanding / reconfiguring existing GP facilities	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£3,000,000	£3,000,000	The estimat 1,800 new I gross intern cost of £6,0 derived will including th cost and the during the p
NOF8	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The develop impact of th health infras planning ap (or their equ hospital and secondary s
NOF9	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£164,006	The Green Study ident Based on th 11.98ha of from the stu infrastructur sum toward planning ap
NOF10	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£4,420	The Green Study ident Based on th 1.59ha of co costs are de costs for thi a commute be agreed a
NOF11	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£513,358	The Green Study ident Based on th 2.19ha of cl The estimat only the cap councils wil maintenanc application

hate cost is based on the new population from w homes. A minimum of 667 square metres ernal area of a premise is required. The build 5,000 per square metres. The actual cost vill be determined in consultation with BOB-ICB, the commissioning of a pre-project study, build the rent arrangement of any new premises e planning application process.

loper will be expected to mitigate any further the proposed development on other local rastructure, which is to be determined at application stage in consultation with BOB-ICB equivalent). This could include dentistry, and accident & emergency, and other y services.

en Infrastructure Strategy and Open Space entified a need of 3ha per 1,000 population. In this standard, the site would need to deliver of open space. The estimated costs are derived study but are only the capital costs for this eture. The councils will also seek a commuted and their maintenance, which will be agreed at application stage.

Infrastructure Strategy and Open Space entified a need of 0.4ha per 1,000 population. In this standard, the site would need to deliver f community growing space. The estimated derived from the study but are only the capital this infrastructure. The councils will also seek ted sum toward their maintenance, which will d at planning application stage.

en Infrastructure Strategy and Open Space entified a need of 0.55ha per 1,000 population. In this standard, the site would need to deliver of children's play space and teenager provision. In the costs are derived from the study but are capital costs for this infrastructure. The will also seek a commuted sum toward their ince, which will be agreed at planning on stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this siteTotal costs: £8,496,870Onsite delivery of football provision:Capital costs: £1,582,950Contribution toward lifecycle costs: £1,886,825Financial contributions toward offsite provision:Cricket Capital costs: £888,948 Contribution toward lifecycle costs: £1,912,895	Notes The develop pitch provis developme Oxfordshire document), England / e Football pro 1 no. 11 v 7 3 no. 9 v 9 1 no. 7 v 7 1 no. 5 v 5 Playing pito
						<ul> <li>3G Pitch Capital Costs: £395,472</li> <li>Rugby provision:</li> <li>Capital costs: £768,688 Contribution toward lifecycle costs: £1,052,206</li> <li>Hockey provision:</li> </ul>	provided. The develoc contribution The develoc contribution provision in England's of financial co
NOF12	Playing pitches	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		Capital costs: £262,808 Contribution toward lifecycle costs: £141,550	the time of costs throu listed here

eloper will be expected to directly deliver playing vision on site to mitigate the impact of the nent. This should take account of the South ire Playing Pitch Strategy (or its replacement it), and informed by discussions with Sport / equivalent body. This is likely to be:

provision on site:

v 11 grass pitch 9 grass pitches 7 grass pitch 5 grass pitches

itches will also need to have changing facilities

loper will also need to make a financial on toward the lifecycle cost of the pitches

eloper will also be expected to make a financial on toward a 3G pitch, cricket hockey and rugby in the area, in accordance with Sport s contributions calculator. This will include a contribution toward lifecycle costs.

t England Calculator will need to be re-run at of a planning application / when determing the bugh the Section106 agreement, so the costs re are only estimates as of May 2024.

Reference	Infrastructure item	Infrastructure	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Reference		type	Derivery partners	Funding sources	provision	<b>Total Costs:</b> £2,011,551(excluding costs for onsite delivery and lifecycle costs of MUGA, netball and tennis courts)	NOLES
						Onsite delivery of MUGA (netball and tennis)	
						Capital costs and contribution to lifecycle costs to be determined at planning application stage.	
						Financial contribution toward offsite provision:	The develo
						Swimming pool provision:	facilities or developme appropriate
						Capital costs: £1,032,697 Plus a contribution toward lifecycle costs	account of Strategy (o discussion is likely to
						Sports hall provision	A Multi Us
						Capital costs:£929,552 Plus a contribution toward lifecycle costs	Offsite cor improveme sports hall
						Indoor bowls provision:	
NOF13	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		Capital costs: £37,927 Contribution toward lifecycle costs: £11,375	For all faci financial co proposed i application
							Oxfordshir generation entry prima form entry 390
NOF14	Primary schools including early education	Education	Oxfordshire County Council / Developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	£13,262,000 (BCIS TPI = 390)		The develo basis and remediated school, to specificatio

eloper will be expected to directly deliver leisure on site to mitigate the impact of the ment, although financial contributions may be ate if agreed with the council. This should take of the South Oxfordshire Leisure Facilities (or its replacement document), and informed by ons with Sport England / equivalent body. This to be:

Use Games Area (MUGA) on site

ontributions towards swimming pool ments at Abbey Sports Centre in Berinsfield and all contributions to Park Sports Centre.

cilities, the developer will need to make a contribution toward lifecycle costs through a d management plan submitted at planning on stage.

nire County Council has estimated that the pupil on for this site to be equivalent to one no. 2 form mary school. The current estimated cost of a 3 ry primary school is £13,262,000 @ BCIS TPI

elopment will also need to provide, on a freehold d at no cost to the county council, a fully ted and serviced 2.22ha site for the primary to the Oxfordshire County Council's ations.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
				Developer			Oxfordshire 600 place s this site, Gr allocations. £25,006,00 need to be shared prop share for th actual payn time of app
			Oxfordshire County Council /	contributions / Oxfordshire County	£25,006,000 (BCIS		Proportiona
NOF15	Secondary school	Education	Developer	Council	TPI = 390)	£7,628,949 (BCIS TPI = 390)	site on Gre
	Special Educational		Oxfordshire County Council /	Developer contributions / Oxfordshire County	£1,300,000 (BCIS		All sites are special sch Expected c region of £ <sup>2</sup>
NOF16	Needs (SEND)	Education	Developer	Council	TPI = 390)	£1,300,000 (BCIS TPI = 390)	
NOF17	Strategic water supply upgrades	Utilities	Thames Water / Developer	To be funded by Thames Water through the successful adoption of the Thames Water business plan through the PR24 price review for AMP 8 2025-30.	Costs to be determined through the individual scheme design process.	N/A	To be funde forward. Ca commence may be use put in place Water / the drainage st and waste regard to th Horse Wate 2024) or an Thames Wate
NOF18	Sewage Treatment upgrades, including to the Oxford Sewage Treatment Works	Utilities	Thames Water	To be funded by Thames Water through the successful adoption of the Thames Water business plan through the PR24 price review for AMP 8 2025-30.	Costs to be determined through the individual scheme design process.	N/A	Oxford Sew significant i tanks and a river. Than completion South Oxfo Study Scop to this docu Capacity is commence may be use put in place Water / the drainage st and waster

ire County Council has forecast the need for a e secondary school to mitigate the impact of Grenoble Road, and Bayswater Brook s. The cost of a 600 place school is 000 @ BCIS TPI 390 the cost of which would e covered by the three sites. If the cost were roportionately to the Local Plan allocation, the this site would be £7,628,949. However the yment from each site will be calculated at the oplication based on estimated pupil generation.

nate share, as above, towards cost of 6.77 ha renoble Road based on £409,761/ha. The required to contribute towards expansion of chool capacity, at a rate of £107,306 per pupil. contribution from this site would be in the £1.3m @ BCIS TPI = 390

ded and provided as development comes Capacity to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the developments water e water infrastructure. Proposals should have the South Oxfordshire and Vale of White ater Cycle Study Scoping Report (September any updates to this document.

Nater is finalising plans for a major upgrade of ewage Treatment Works. This will provide a t increase to treatment capacity, larger storm I a higher quality of treated effluent going to the ames Water cannot currently confirm a on date. Proposals should have regard to the fordshire and Vale of White Horse Water Cycle oping Report (September 2024) or any updates cument.

is to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the development's water e water infrastructure.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF19	Sewerage System Network upgrades	Utilities	Thames Water / Developer	To be funded by Thames Water and developers	Costs to be determined through the individual scheme design process.	N/A	Thames W Oxford Sev significant it tanks and a river. Than completion South Oxfo Study Scop to this docu Capacity is commence may be use put in place Water / the drainage st and waste
NOF20	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,500,000	£4,500,000	The develo improveme and along t Eastern Ard associated
NOF21	Upgrades to existing junctions on the Oxford Eastern Bypass (A4142), including improvements to the Cowley interchange junction.	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions	tbc	tbc	Cost to be work and in and South
NOF22	Upgrades to the A4074 Golden Balls junction	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions	tbc	tbc	Cost to be work and ir and South
NOF23	B480 improvements for buses, pedestrians, and cyclists	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions	tbc	tbc	Cost to be work and ir and South

Water is finalising plans for a major upgrade of ewage Treatment Works. This will provide a it increase to treatment capacity, larger storm d a higher quality of treated effluent going to the ames Water cannot currently confirm a

on date. Proposals should have regard to the fordshire and Vale of White Horse Water Cycle oping Report (September 2024) or any updates cument.

is to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the development's water e water infrastructure.

lopment will need to make contributions toward nents to scheduled bus services within the site of the A4074 and B480 corridors to Oxford City, arc, Science Vale, and nearby villages and of infrastructure.

e confirmed following further more detailed in discussion with Oxfordshire County Council h Oxfordshire District Council.

e confirmed following further more detailed in discussion with Oxfordshire County Council n Oxfordshire District Council.

e confirmed following further more detailed in discussion with Oxfordshire County Council h Oxfordshire District Council.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
		, j j j j j j j j j j j j j j j j j j j					Any additio
							enhanceme
							and cycling
							This should
							the area, su
							Plan (LCW
				Direct delivery /			Oxfordshire
			Oxfordshire	Developer contributions /			of Oxford, t
	Any additional		County Council	Oxfordshire County			controlled p
NOF24	transport measures	Transport	and developer	Council	tbc	tbc	County Cou enforcemer
				Direct delivery / Developer			
			Oxfordshire	contributions /			Cost to be
			County Council	Oxfordshire County			work and in
NOF25	Bus stops	Transport	and developer	Council	tbc	tbc	and South
1101 20				Direct delivery /			
				Developer			
			Oxfordshire	contributions /			
	Travel Plan		County Council	Oxfordshire County			
NOF26	monitoring	Transport	and developer	Council	tbc	tbc	Costs to be
		·		Direct delivery /			The develo
				Developer			enhanceme
			Oxfordshire	contributions /			site ensurin
			County Council	Oxfordshire County			nearby exis
NOF27	Off-site cycle routes	Transport	and developer	Council	tbc	tbc	mobility hul
							The develo
							contributior
							the vicinity
							improveme
				Developer			This will inc
				contributions and / or			northwards
	Improvements to		Oxfordshire	direct delivery on site			other appro
	Public Rights of	Trananaut	County Council	/ Oxfordshire County	the	the	connection
NOF28	Way	Transport	and developer	Council	tbc	tbc	schools.
			Oxfordshire				
			County Council	Developer			The develo
NOF29	Adult Day Care	Social Care	and developer	contributions	tbc	tbc	contributior
			Oxfordshire				
			County Council	Direct delivery by			The develo
NOF30	Extra Care Housing	Social Care	and developer	developer	tbc	tbc	extra care h

tional sustainable transport upgrades / ments (including for public transport, walking ng) required to bring forward the development. Ild reference any relevant transport strategy for such as Local Cycle and Walking Infrastructure WIP) and Area Travel Plans produced by ire County Council. As this site is on the edge I, the developer should include provision for d parking zones, and work with Oxfordshire council to ensure their ongoing operation and tent after the completion of the development.

e confirmed following further more detailed in discussion with Oxfordshire County Council h Oxfordshire District Council.

be determined at planning application stage elopment should make provision for new, and ment to existing cycling infrastructure on and off ring the site is well connected to Oxford City, xisting and proposed secondary schools, nubs, and appropriate surrounding villages. eloper will be expected to make a financial on toward improving Public Rights of Way in ty of the site (as well as directly delivering nents to those that fall within the site boundary). nclude a Public Right of Way Connection ds to Oxford Green Belt Way, to Horspath, and propriate surrounding villages, as well as ons to proposed and existing secondary

loper will be expected to make a financial on toward Adult Day Care services

loper will be expected to deliver an element of e housing support on site

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF31	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£188,712 (BCIS = TPI 390)	£188,712 (BCIS = TPI 390)	Household dwelling BC
NOF32	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£303,480 9BCIS = TPI 390)	£303,480 9BCIS = TPI 390)	OCC is cur Museums F capacity wh the site are however ar be required comes forw works will b
	anteraet eterage						
NOF33	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The develo
	Any necessary enhancements, improvements, and upgrades to culverts		Oxfordshire County Council	Developer			Further wor provision re detailed di the develo determining
NOF34	and streams	Flood risk	and developer	contributions	tbc	tbc	to mitigate Further wor provision re detailed di
NOF35	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	the develo determining to mitigate
			Developer, South Oxfordshire District Council, Oxford City	Developer			The develo financial co on site, of c provision w
NOF36	Cemetery / burial provision	Cemetery	Council, and Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	stage, and Oxfordshire nearby Par

Id Waste & Recycling Centres - £104.84 per BCIS TPI 390

urrently seeking contributions to reconfigure the s Resource Centre to provide additional which would require a contribution based on rea of £168.60 per ha (BCIS TPI 390). It is anticipated that expansion of the building will ed and if this is the case at the time the site rward a contribution based on the cost of the I be required.

loper will be expected to make a financial on toward fire and rescue services ork is needed to determine the specific required. This will be done through more discussion with the statutory provider during lopment management process when ng a future planning application Improvements te impacts on groundwater quality. vork is needed to determine the specific required. This will be done through more discussion with the statutory provider during lopment management process when ng a future planning application Improvements te impacts on groundwater quality. loper will be expected to make either a contribution toward, or facilitate direct delivery cemetery provision. The detail of this will be determined at planning application d will involve discussions with South ire District Council, Oxford City Council, and arish Councils.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF37	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off- site system reinforcement	Utilities	Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)	tbc	tbc	Costs for a between th Operator in Charging N regulator
	All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off- site system						Further mo
NOF38	reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	may be ne

r any necessary improvement to be apportioned the developer and the Distribution Network r in accordance with the current Statement of g Methodology agreed with the industry

modelling and consultation with SGN will be to determine the scale of improvements that needed.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							Thames Va £128,492 b breakdown
BWB1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	Staff set up Vehicle cor Mobile IT p Provision o Adaptations £82,644
BWB2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The develo
BWB3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£233,200	£233,200	The Counc dwelling for this IDP is figure will n agreement
BWB4	Street naming and numbering	Community	South Oxfordshire District Council / Developer	Developer contributions	£29,480	£29,480	The Counc dwelling for on a contril this figure v agreement
BWB5	High Quality Public Realm (including Public Art)	Community	South Oxfordshire District Council / Developer	Developer contributions	£341,000	£341,000	The Counc dwelling for The figure of May 202 when signin account of
BWB6	Community Hall	Community facilities	South Oxfordshire District Council / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or	£1,522,620	£1,522,620	Cost from p

Valley Police would seek a contribution of based on 1,100 units being delivered. The vn of the contribution is as follows;

up costs - £4,866; contributions - £23,947; provision for officers - £6,035; of 1 no. ANPR Camera - £11,000; ons and enhancements to current estate -

loper will be expected to make a financial on to library provision in the area.

ncil will seek a financial contribution per for recycling and waste. The figure provided in s £212 per dwelling (as of May 2024), but this I need to be revisited when signing a legal nt for this site to take account of inflation.

ncil will seek a financial contribution per for street naming and numbering. This is based tribution of £26.80 per dwelling (June 2024), but e will need to be revisited when signing a legal nt for this site to take account of inflation.

ncil will seek a financial contribution per for public realm improvements and public art. e provided in this IDP is £310 per dwelling (as 024), but this figure will need to be revisited ning a legal agreement for this site to take of inflation.

n previous IDP of £1,240,439 adjusted for rom 2020 to April 2024

		Infrastructure		Funding	Estimated total cost of infrastructure	Estimated pro rata cost for	
Reference	Infrastructure item	type	Delivery partners	sources direct delivery on	provision	this site	Notes
				site			
				Developer			
	New GP facility for an expanded existing GP facility and/or offsite contribution towards		NHS England / Buckinghamshire Oxfordshire and Berkshire	contributions (combination of Section 106 and Community Infrastructure			The estima 1,100 new gross interr cost of £6,0 derived will
BWB7	expanding / reconfiguring existing GP facilities	Health	West (BOB) Integrated Care Board (ICB) / Developer	Levy), and / or direct delivery on site	£1,998,000	£1,998,000	including th cost and th during the p
DWD				Developer contributions	21,000,000	21,000,000	
				(combination of			The develo
	Any additional		NHS England / Buckinghamshire	Section 106 and Community			health infra
	health contributions		Oxfordshire and Berkshire	Infrastructure			planning ap
	necessary to		West (BOB) Integrated	Levy), and / or			(or their eq
	mitigate the impact		Care Board (ICB) /	direct delivery on			hospital and
BWB8	of the development	Health	Developer	site	tbc	tbc	secondary
							The Green Study ident
							Based on t
							7.32ha of o
				Developer			from the stu
	Parks, gardens, and			contributions and			infrastructu
	amenity green			/ or direct			sum toward
BWB9	space	Open space	Developer	delivery on site	n/a	£100,211	planning ap
							The Green
							Study ident
							Based on the
				Doveloper			0.97ha of c
				Developer contributions and			costs are d
				/ or direct			a commute
BWB10	Allotments	Open space	Developer	delivery on site	n/a	£2,697	be agreed a

nate cost is based on the new population from w homes. A minimum of 333 square metres ernal area of a premise is required. The build 5,000 per square metres. The actual cost vill be determined in consultation with BOB-ICB, the commissioning of a pre-project study, build the rent arrangement of any new premises e planning application process.

eloper will be expected to mitigate any further the proposed development on other local frastructure, which is to be determined at application stage in consultation with BOB-ICB equivalent). This could include dentistry, and accident & emergency, and other ty services.

en Infrastructure Strategy and Open Space entified a need of 3ha per 1,000 population. In this standard, the site would need to deliver of open space. The estimated costs are derived study but are only the capital costs for this eture. The councils will also seek a commuted and their maintenance, which will be agreed at application stage.

en Infrastructure Strategy and Open Space entified a need of 0.4ha per 1,000 population. In this standard, the site would need to deliver f community growing space. The estimated e derived from the study but are only the capital this infrastructure. The councils will also seek uted sum toward their maintenance, which will d at planning application stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB11	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£314,109	The Green Study ident Based on th 1.34ha of c The estima only the ca councils wi maintenanc application
						Total costs: £7,233,484 Financial contributions toward offsite provision: Capital costs: £1,670,708 Contribution toward lifecycle costs: £1838,890 Cricket provision:	
						Capital costs: £716,098 Contribution toward lifecycle costs: £1,540,947 <b>Rugby provision:</b>	The develo contributior in the area, contributior contributior
		Sports and	South Oxfordshire District Council /	Developer contributions and / or direct		Capital costs: £619,225 Contribution toward lifecycle	The Sport E the time of costs throu
BWB12	Playing pitches	Leisure	Developer	delivery on site		costs: £847,616	listed here

en Infrastructure Strategy and Open Space entified a need of 0.55ha per 1,000 population. In this standard, the site would need to deliver f children's play space and teenager provision. In the costs are derived from the study but are capital costs for this infrastructure. The will also seek a commuted sum toward their ance, which will be agreed at planning on stage.

eloper will be expected to make a financial ion toward football, cricket and rugby provision ea, in accordance with Sport England's ions calculator. This will include a financial ion toward lifecycle costs.

t England Calculator will need to be re-run at of a planning application / when determining the bugh the Section106 agreement, so the costs re are only estimates as of May 2024.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB13	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		Total Costs: £831,895 (excluding costs for onsite delivery and lifecycle costs of MUGA, outdoor gym, cycling and tennis courts)Onsite delivery of community hall, bike track, learn to cycle track, outdoor gym, MUGA and tennis courts.Capital costs and contribution to lifecycle costs to be determined at planning application stage.Financial contribution toward offsite provision:Swimming pool provision:Capital costs: £831,895 Plus a contribution toward lifecycle costs	The develop facilities on developme appropriate account of Strategy (o discussions is likely to b A Multi Us Tennis and Offsite con improveme For all facil financial co proposed n application
BWB15	Primary schools including early education	Education	Oxfordshire County Council / Developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	£8,869,000 (BCIS TPI = 390)	£8,869,000 (BCIS TPI = 390)	Oxfordshire generation entry prima form entry 390) The develo basis and a remediated school, to t specificatio

eloper will be expected to directly deliver leisure on site to mitigate the impact of the nent, although financial contributions may be ate if agreed with the council. This should take of the South Oxfordshire Leisure Facilities (or its replacement document), and informed by ons with Sport England / equivalent body. This o be:

Jse Games Area (MUGA) on site

nd netball courts on site

ontributions towards swimming pool nents at Abbey Sports Centre in Berinsfield

cilities, the developer will need to make a contribution toward lifecycle costs through a I management plan submitted at planning on stage.

ire County Council has estimated that the pupil on for this site to be equivalent to one no. 1 form nary school. The current estimated cost of a 3 y primary school is £8,869,000 (BCIS TPI =

elopment will also need to provide, on a freehold d at no cost to the county council, a fully ed and serviced 2.22ha site for the primary o the Oxfordshire County Council's tions.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							Oxfordshire
							600 place s
							this site, N
							cost of a 60
							390 the cos
							three sites.
							Local Plan
							£4,662,136
							will be calc
1				Developer			estimated p
l			Oxfordshire County Council	contributions /	£25,006,000		
			/	Oxfordshire	(BCIS TPI =		Proportiona
BWB16	Secondary school	Education	Developer	County Council	390)	£4,662,136 (BCIS TPI = 390)	site on Gre
							All sites are
				Developer			special sch
			Oxfordshire County Council	contributions /			Contributio
	Special Educational		/	Oxfordshire			
BWB17	Needs (SEND)	Education	Developer	County Council	tbc	£1,048,838 (BCIS TPI = 390)	
			•	To be funded by			To be funde
				Thames Water			forward. Ca
				through the			commence
				successful			may be use
				adoption of the	Costs to be		put in place
				Thames Water	determined		Water / the
				business plan	through the		drainage st
				through the	individual		and waste
				PR24 price	scheme		regard to th
	Strategic water		Thames Water /	review for AMP 8	design		Horse Wate
BWB18	supply upgrades	Utilities	Developer	2025-30.	process.	N/A	2024) or ar
							Thames W
							Oxford Sev
							significant i
							tanks and a
							river. Than
				To be funded by			completion
				Thames Water			South Oxfo
				through the			Study Scop
				successful	Conta ta ha		to this docu
				adoption of the	Costs to be		Capacity is
	Sources Treatment			Thames Water	determined		commence
	Sewage Treatment			business plan	through the individual		may be use
	upgrades, including to the Oxford			through the PR24 price	scheme		put in place Water / the
	Sewage Treatment			review for AMP 8	design		
BWB19	Works	Utilities	Thames Water	2025-30.		N/A	drainage st and waste
DIADIA	VVUINS		וומוווכא אמוכו	2023-30.	process.	11/7	and waste

ire County Council has forecast the need for a e secondary school to mitigate the impact of Northfield, and Grenoble Road allocations. The 600 place school is £25,006,000 @ BCIS TPI ost of which would need to be covered by the s. If the cost were shared proportionately to the n allocation, the share for this site would be 36. However the actual payment from each site Iculated at the time of application based on I pupil generation.

nate share, as above, towards cost of 6.77 ha renoble Road based on £409,761/ha. The required to contribute towards expansion of chool capacity, at a rate of £107,306 per pupil. ion as agreed in s106 negotiations

ded and provided as development comes Capacity to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the developments water e water infrastructure. Proposals should have the South Oxfordshire and Vale of White ater Cycle Study Scoping Report (September any updates to this document.

Nater is finalising plans for a major upgrade of ewage Treatment Works. This will provide a t increase to treatment capacity, larger storm I a higher quality of treated effluent going to the ames Water cannot currently confirm a on date. Proposals should have regard to the fordshire and Vale of White Horse Water Cycle oping Report (September 2024) or any updates cument.

is to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames heir equivalent body to draw up water and strategies outlining the development's water e water infrastructure. Proposals should have

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
Reference		type	Derivery partners	Sources			regard to th Horse Wate 2024) or an
BWB20	Sewerage System Network upgrades	Utilities	Thames Water / Developer	To be funded by Thames Water and developers	Costs to be determined through the individual scheme design process.	N/A	Thames Wa groundwate Water are in Manageme endorsed b provide a si larger storm going to the South Oxfo Study Scop to this docu Capacity is commences may be use put in place Water / thei drainage st and waste v regard to th Horse Wate 2024) or an
BWB21	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,740,000	£4,740,000	Likely to be routes in th City Centre

the South Oxfordshire and Vale of White ater Cycle Study Scoping Report (September any updates to this document.

Water is investigating the impact of ater on the sewer network in this area. Thames e implementing a Groundwater Impacted nent Plan for the Oxford system, and has been I by the Environment Agency. This aims to a significant increase to treatment capacity, orm tanks and a higher quality of treated effluent the river. Proposals should have regard to the fordshire and Vale of White Horse Water Cycle oping Report (September 2024) or any updates cument.

is to be in place before development ces. In some instances phasing of development sed to enable the relevant infrastructure to be ce. The developer is to engage with Thames neir equivalent body to draw up water and strategies outlining the development's water e water infrastructure. Proposals should have the South Oxfordshire and Vale of White ater Cycle Study Scoping Report (September any updates to this document.

be the provision of additional service on current the short term, then a dedicated route to the re and John Radcliffe Hospital

		Infrastructure		Funding	Estimated total cost of infrastructure	Estimated pro rata cost for	
Reference	Infrastructure item	type	Delivery partners	sources	provision	this site	Notes
							Any additio
							enhanceme
							and cycling
							This will inc
							- the provisi
							- public tran
							- upgrade to
							- Barton Vill
							- active trav
							- cycle impr
							A40 Northb
							- A40 Wick
							- North Way
							- pedestriar
							- Upgrades
							signalisation
							- Improvem
							- Relocating
							service imp
							- Wick Clos
							Subject to t
							trip generat
							required:
							required.
							- Removal o
							- Marsh Lar
							- A40 widen
							- A4142 wid
							- Marston Ir
							This should
							the area, su
				Direct delivery /			Plan (LCWI Oxfordshire
				Developer			of Oxford, t
				contributions /			controlled p
	Any additional		Oxfordshire County Council	Oxfordshire			County Cou
BWB22	transport measures	Transport	and developer	County Council	tbc	tbc	enforcemen
	<b>_</b>			,			
				Developer			
				contributions /			Cost to be o
				Oxfordshire			work and in
BWB23	Bus stops	Transport	Oxfordshire County Council	County Council	tbc	tbc	and South (

tional sustainable transport upgrades / ments (including for public transport, walking ng) required to bring forward the development. nclude, but is not limited to:

ision of a pedestrian/cycle bridge over the A40 ansport A40 access to Marston Interchange Off-slips /illage Road bus access avel bridges into Barton Park and Barton provements to Bayswater Road, Marsh Lane, nbound on/off slip k Close subway upgrade ay to A40 bus link and bus lane an / cycle crossing at Headington Roundabout es to Headington Roundabout (including ion of the Bayswater Road arm) ments to Underhill Circus ng bus sop infrastructure to facilitate bus provements se subway improvements

o the outcomes of the monitoring of the site's ation, the following measures may also be

al of A40 construction access left turn lane ane cycle improvements ening videning Interchange improvements

Id reference any relevant transport strategy for such as Local Cycle and Walking Infrastructure *NIP*) and Area Travel Plans produced by ire County Council. As this site is on the edge , the developer should include provision for I parking zones, and work with Oxfordshire ouncil to ensure their ongoing operation and ent after the completion of the development.

e confirmed following further more detailed in discussion with Oxfordshire County Council h Oxfordshire District Council.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
				Developer contributions /			
	Travel Plan			Oxfordshire			
BWB24	monitoring	Transport	Oxfordshire County Council	County Council	tbc	tbc	Costs to be
				Developer			
				contributions and			
	Improvements to			/ or direct delivery on site /			The develo
	Public Rights of		Oxfordshire County Council	Oxfordshire			the vicinity
BWB25	Way	Transport	and developer	County Council	tbc	tbc	improveme
			Oxfordshire County Council	Developer			The develo
BWB26	Adult Day Care	Social Care	and developer	contributions	tbc	tbc	contributior
			Oxfordshire County Council	Direct delivery by			The develo
BWB27	Extra Care Housing	Social Care	and developer	developer	tbc	tbc	extra care
BWB28	Household Waste and Recyling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£115,324 (BCIS = TPI 390)	£115,324 (BCIS = TPI 390)	Household dwelling B0
							OCC is cur
							Museums F
							capacity with the site are
							however ar
	Archaeological				£185,460		be required
	record keeping and		Oxfordshire County Council	Developer	9BCIS = TPI		comes forw
BWB29	artefact storage	Archaeology	and developer	contributions	390)	£185,460 (BCIS = TPI 390)	works will b
		Emergency	Oxfordshire County Council	Developer			The develo
BWB30	Fire and Rescue	services	and developer	contributions	tbc	tbc	
							Further wor
	Any necessary enhancements,						detailed di
	improvements, and						the develo
BWB31	upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	determining to mitigate

# be determined at planning application stage

eloper will be expected to make a financial on toward improving Public Rights of Way in ty of the site (as well as directly delivering nents to those that fall within the site boundary).

eloper will be expected to make a financial on toward Adult Day Care services

loper will be expected to deliver an element of e housing support on site

Id Waste & Recycling Centres - £104.84 per BCIS TPI 390

urrently seeking contributions to reconfigure the s Resource Centre to provide additional which would require a contribution based on rea of £168.60 per ha (BCIS TPI 390). It is anticipated that expansion of the building will ed and if this is the case at the time the site rward a contribution based on the cost of the I be required.

eloper will be expected to make a financial <u>ion toward fire and rescue services</u> vork is needed to determine the specific required. This will be done through more discussion with the statutory provider during elopment management process when ing a future planning application Improvements te impacts on groundwater quality.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB32	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer	tbc	tbc	Further wo provision re detailed di the develo determining to mitigate
BWB33	Cemetery / burial	Cemetery	Developer, South Oxfordshire District Council, Oxford City Council, and Parish Council(s)	Developer	tbc	tbc	The develor financial co on site, of o provision w stage, and Oxfordshire nearby Par
BWB34	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off- site system reinforcement	Utilities	Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)	tbc	tbc	Costs for a between th Operator in Charging M regulator
	All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off- site system						Further mo
BWB35	reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	may be

vork is needed to determine the specific required. This will be done through more discussion with the statutory provider during elopment management process when ing a future planning application Improvements the impacts on groundwater quality. eloper will be expected to make either a contribution toward, or facilitate direct delivery of cemetery provision. The detail of this will be determined at planning application ad will involve discussions with South hire District Council, Oxford City Council, and Parish Councils.

any necessary improvement to be apportioned the developer and the Distribution Network in accordance with the current Statement of Methodology agreed with the industry

nodelling and consultation with SGN will be to determine the scale of improvements that needed.

Doformer	Infractive item	Infrastructure	Delivery portnere	Funding	Estimated total cost of infrastructure	Estimated pro rata cost for	Notes
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes TVP we 600 un contrib
NWG1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	£75,931	staff se vehicle mobile provisio adapta £45,27
NWG2	Library provision	Community	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	£15,165	The de through this is l provision based the pla - dated
NWG3	Recycling and Waste	Community	Vale of White Horse District Council / Developer	Developer contributions	£127,200	£127,200	The Co dwellin provide 2024), signing accour
NWG4	Street naming and numbering	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£16,080	£16,080	The Co dwellin based (June 2 when s accour
NWG5	High Quality Public Realm (including Public Art)	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£186,000	£186,000	The Co dwellin art. Th dwellin to be re this site

vould seek a contribution of £75,931 based on nits being delivered. The breakdown of the bution is as follows;

set up costs - £3224;

e contributions - £13,062

e IT provision for officers - £3273;

sion of 1 no. ANPR camera - £11,000 ations and enhancements to current estate

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etails of library provision are to be confirmed the planning application process, however likely to be a financial contribution to library sion in the area. The estimated contribution is on Oxfordshire County Council's response to anning application on this site (P20/V3113/O) d 25/02/2021. Price index is based on 27.

Council will seek a financial contribution per ng for recycling and waste. The figure led in this IDP is £212 per dwelling (as of May but this figure will need to be revisited when g a legal agreement for this site to take int of inflation.

Council will seek a financial contribution per ng for street naming and numbering. This is on a contribution of £26.80 per dwelling 2024), but this figure will need to be revisited signing a legal agreement for this site to take int of inflation.

Council will seek a financial contribution per ng for public realm improvements and public he figure provided in this IDP is £310 per ng (as of May 2024), but this figure will need revisited when signing a legal agreement for £186,000 | this site to take account of inflation.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG6	Offsite contribution towards expanding / reconfiguring the existing GP facility	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	£1,194,000	The est from 80 metres required The act consulta commis the rent the plar
NWG7	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The dev further i other lo determi consulta This co emerge
NWG8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£56,814	The Gre Study id Based o deliver are deri costs fo seek a which w
NWG9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£1,529	The Gro Study id populat need to space. study b infrastru commu will be a
NWG10	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£178,152	The Gree Study ic populati need to teenage from the infrastru commut will be a

stimated cost is based on the new population 300 new homes. A minimum of 199 square s gross internal area of a premises is ed. The build cost of £6,000 per square metre. ctual cost derived will be determined in iltation with BOB-ICB, including the hissioning of a pre-project study, build cost and nt arrangement of any new premises during anning application process.

eveloper will be expected to mitigate any impact of the proposed development on local health infrastructure, which is to be nined at planning application stage in Itation with BOB-ICB (or their equivalent). could include dentistry, hospital and accident & gency, and other secondary services. Green Infrastructure Strategy and Open Space identified a need of 3ha per 1,000 population. on this standard, the site would need to 4.15ha of open space. The estimated costs erived from the study but are only the capital for this infrastructure. The councils will also commuted sum toward their maintenance, will be agreed at planning application stage. Green Infrastructure Strategy and Open Space identified a need of 0.4ha per 1,000 ation. Based on this standard, the site would to deliver 0.55ha of community growing The estimated costs are derived from the but are only the capital costs for this tructure. The councils will also seek a uted sum toward their maintenance, which agreed at planning application stage. Green Infrastructure Strategy and Open Space identified a need of 0.55ha per 1,000 ation. Based on this standard, the site would to deliver 0.76ha of children's play space and ger provision. The estimated costs are derived he study but are only the capital costs for this tructure. The councils will also seek a uted sum toward their maintenance, which agreed at planning application stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
						Total costs: £1,511,554	
						Financial contributions toward offsite provision:	
						Rugby provision:	
							The dev
						Capital costs: £283,816 (including contribution toward	contribut
						changing facilities)	contribu
						Contribution toward lifecycle costs: £452,000	contribu period fr 2024).
						Cricket provision:	
				Doveloper		Capital costs: £231,188	The Spo at the tir
			Vale of White Horse District	Developer contributions and /		(including contribution toward changing facilities)	determi
		Sports and	Council /	or direct delivery		Contribution toward lifecycle	agreem
NWG11	Playing pitches	Leisure	Developer	on site		costs: £544,550	estimate

developer will be expected to make a financial ibution toward cricket and rugby provision in rea, in accordance with Sport England's ibutions calculator. This will include a financial ibution toward lifecycle costs for a 25 year d from Sport England's Calculation (May ).

Sport England Calculator will need to be re-run time of a planning application / when mining the costs through the Section106 ement, so the costs listed here are only nates as of May 2024.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
					providion		
						Total Costs: £704,302	
						Financial contribution toward offsite provision:	The devolution of the devolution of the development
						Swimming pool provision:	be appro
						Capital costs: £361,417	Leisure
						Plus a contribution toward lifecycle costs	docume England
						Sports hall provision	Financia the off-s
						Capital costs:£326,937	sports h
						Plus a contribution toward lifecycle costs	Wantage and St J
							develop
				Developer		Indoor bowls provision:	For all fa
			Vale of White Horse District	contributions and /		Capital costs: £12,273	financial
NWG12	Local leisure facilities	Sports and Leisure	Council / Developer	or direct delivery on site		Contribution toward lifecycle costs: £3,675	a propos applicati
110012		Leisure				60313. 23,073	Oxfords
							site will ı
							provision make a
							educatio
	Drimony (achoola			Developer			Oxfords
	Primary schools including early		Oxfordshire County Council /	contributions and / Oxfordshire			planning
NWG14	education	Education	Developer	County Council	£4,810,581	£4,810,581	25/02/20

leveloper will be expected to directly deliver e facilities on site to mitigate the impact of the opment, although financial contributions may propriate if agreed with the council. This d take account of the Vale of White Horse re Facilities Strategy (or its replacement nent), and informed by discussions with Sport and / equivalent body. This is likely to be:

cial contributions should be secured towards f-site leisure facilities including indoor bowls, s hall and swimming pool improvements in age and Grove, at Wantage Leisure Centre t John's Academy (on Grove Airfield opment)

I facilities, the developer will need to make a sial contribution toward lifecycle costs through bosed management plan submitted at planning sation stage.

dshire County Council has advised that this ill not need to provide primary school sion on site. The developer will be expected to a financial contribution toward primary ation in the area. The costs shown are from dshire County Council's response to the live ing application (P20/V3113/O) - dated /2021, adjusted to BCIS TPI = 327

Dife		Infrastructure	Delling	E	Estimated total cost of infrastructure	Estimated pro rata cost for	Neter
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes
							The de
							contrib
							area, ir P20/V3
							Expans
							needs
					£4,443,091 @		need to
					BCIS TPI		additio
				Developer	=390 for		agreen
				contributions /	expansion	£4,443,091 @ BCIS TPI =390	area in
			Oxfordshire County Council /	Oxfordshire	plus land	for expansion plus land	to 3Q 2
NWG15	Secondary school	Education	Developer	County Council	contribution	contribution	
			•			£500,000	All sites
							expans
							£107,3
				Developer			site wo
				contributions /			390
	Special Educational		Oxfordshire County Council /	Oxfordshire			
NWG16	Needs (SEND)	Education	Developer	County Council	tbc		
							To be f
							forward
				To be funded by			develop
				Thames Water			phasing
				through the			relevan
				successful	Costs to be		develo
				adoption of the	determined		equival
				Thames Water	through the		strategi
				business plan through the PR24	individual scheme		waste v
	Strategic water		Thames Water /	price review for	design		regard Horse
NWG17	supply upgrades	Utilities	Developer	AMP 8 2025-30.	process.	tbc	
				To be funded by			
				Thames Water			
				through the			
				successful	Costs to be		
				adoption of the	determined		Thame
				Thames Water	through the		govern
				business plan	individual		2045. F
				through the PR24	scheme		Oxford
	Sewage Treatment			price review for	design		Study S
NWG18	upgrades	Utilities	Thames Water	AMP 8 2025-30.	process.	tbc	update

# 5

developer will be expected to make a financial ibution toward secondary education in the , including land costs. Based on response to V3113/O uplifted to BCIS TPI = 390 insion of the secondary school to meet the s of this proposed development triggers the to exercise one of the options and incurs an ional cost to the county council, set in the s106 ement for the host site at £655,500 per option index linked to July 2017 using RPIX. Uplifted Q 2019 this equates to £700,568.

es are required to contribute towards nsion of special school capacity , at a rate of ,306 per pupil. Expected contribution from this yould be in the region of £0.5m @ BCIS TPI =

e funded and provided as development comes ind. Capacity to be in place before opment commences. In some instances ing of development may be used to enable the ant infrastructure to be put in place. The oper is to engage with Thames Water / their alent body to draw up water and drainage egies outlining the developments water and e water infrastructure. Proposals should have d to the South Oxfordshire and Vale of White e Water Cycle Study Scoping Report cember 2024) or any updates to this document.

tes Water expects this location to meet all rnment targets for storm overflows by 2040 -Proposals should have regard to the South dshire and Vale of White Horse Water Cycle of Scoping Report (September 2024) or any tes to this document.

Poforonoo	Infractructure item	Infrastructure	Delivery partners	Eunding courses	Estimated total cost of infrastructure	Estimated pro rata cost for	Notos
Reference	Infrastructure item	type	Delivery partners	Funding sources	provision	this site	Notes To be f
							forward
							develop
							phasing
							relevan
					Costs to be		Develo
					determined		equival
					through the		strategi
					individual		waste v
				To be funded by	scheme		regard t
	Sewerage System		Thames Water /	Thames Water	design		Horse V
NWG19	Network upgrades	Utilities	Developer	and developers	process.	N/A	(Septen
							This is r
							bridlewa
							crossing
	Access						will nee
ĺ	improvements						horse-ri
	including signalising		Outendation Ocuments Ocumenti				followin
	Brook Lane Railway	Transport	Oxfordshire County Council	Direct delivery	the	the	discuss
NWG20	Bridge	Transport	and developer	Direct delivery	tbc	tbc	Vale of
	Improvements to the A338/Main Street/Steventon Road staggered junction and the A338/A415 staggered junction.	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Contribu improve Road st stagger
							Cost to
1	Direct delivery of		Orfendeline Orente Oreneil				work an
	Grove Northern Link	Transport	Oxfordshire County Council	Direct delivery	the	the	Council
NWG21	Road	Transport	and developer	Direct delivery	tbc	tbc	Council
l	Cycle and walking route improvements						
	- including off-site						Maximis
	connections to						connect
	Grove, the						includin
	neighbouring Grove						Farm ar
	Airfield and Monks						schools
l	Farm						more de
l	developments, and		Oxfordshire County Council				Oxfords
NWG22	Wantage	Transport	and developer	Direct delivery	tbc	tbc	Horse D

funded and provided as development comes rd. Capacity is to be in place before opment commences. In some instances ng of development may be used to enable the ant infrastructure to be put in place. lopers to engage with Thames Water / their alent body to draw up water and drainage gies outlining the development's water and water infrastructure. Proposals should have to the South Oxfordshire and Vale of White Water Cycle Study Scoping Report ember 2024) or any updates to this document. s necessitated by the diversion of the way due to the proposed closure of the level ing. As such, the design of the signalisation eed to accommodate walking, cycling, and -riding provision. Cost to be confirmed ving further more detailed work and in ssion with Oxfordshire County Council and the of White Horse District Council.

ibutions and/or direct delivery of vements to the A338/Main Street/Steventon staggered junction and the A338/A415 ered junction.

to be confirmed following further more detailed and in discussion with Oxfordshire County cil and the Vale of White Horse District cil.

mising walking, cycling, and public transport ectivity with the existing settlement of Grove, ling the neighbouring developments at Monks and Grove Airfield and nearby secondary ols. Cost to be confirmed following further detailed work and in discussion with dshire County Council and the Vale of White District Council.

Reference	Infrastructure item	Infrastructure	Delivery partners	Funding courses	Estimated total cost of infrastructure	Estimated pro rata cost for this site	Notes
NWG23	Improvements to Public Rights of Way, including, where appropriate, connections across the Great Western Railway to the north of the site	type Transport	Delivery partners Oxfordshire County Council and developer	Funding sources Direct delivery / Developer contributions / Oxfordshire County Council / Network Rail	provision		This sho closure develop usage, i
NWG24	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£600,000	£600,000	Contribu improve neighbc Monks I Harwell
NWG25	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any add enhance walking develop transpor and Wa Travel F Council
NWG26	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to stage
NWG27	Bus stops	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to work an Council Council
NWG28	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	The dev contribu exact na planning

should include safety improvements to, or the re of, footpath level crossings where opment may result in a material increase in e, in consultation with Network Rail

ibution towards overall Wantage/Grove bus ovements, including connections with the bouring allocations of Grove Airfield and s Farm, and Abingdon, Oxford, Wantage, ell Campus, and Didcot.

additional sustainable transport upgrades / ncements (including for public transport, ng and cycling) required to bring forward the opment. This should reference any relevant port strategy for the area, such as Local Cycle Valking Infrastructure Plan (LCWIP) and Area el Plans produced by Oxfordshire County cil.

# to be determined at planning application

to be confirmed following further more detailed and in discussion with Oxfordshire County cil and the Vale of White Horse District cil.

leveloper will be expected to make a financial bution toward Adult Day Care services. The nature of provision will be determined at ing application stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG29	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The de
NWG30	Household Waste and Recyling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£62,904 (BCIS = TPI 390)	£62,904 (BCIS = TPI 390)	Housel per dwe
NWG31	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£101,160 (BCIS = TPI 390)	£101,160 (BCIS = TPI 390)	OCC is reconfig provide contribu ha (BC expans is the c contribu require
NWG32	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The de contribu
NWG33	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further provisio detailed during when d Improve quality.
NWG34	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further provisio detailed during when d Improve quality.
NWG34	Cemetery / burial provision	Cemetery	Developer, Vale of White Horse District Council, and Town / Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	The dev financia delivery this pro applica Vale of surroun

# eveloper will be expected to deliver an ent of extra care housing support on site

ehold Waste & Recycling Centres - £104.84 welling BCIS TPI 390

is currently seeking contributions to figure the Museums Resource Centre to de additional capacity which would require a bution based on the site area of £168.60 per CIS TPI 390). It is however anticipated that asion of the building will be required and if this case at the time the site comes forward a bution based on the cost of the works will be red.

eveloper will be expected to make a financial bution toward fire and rescue services er work is needed to determine the specific sion required. This will be done through more ed discussion with the statutory provider g the development management process determining a future planning application wements to mitigate impacts on groundwater y.

er work is needed to determine the specific sion required. This will be done through more ed discussion with the statutory provider g the development management process determining a future planning application ovements to mitigate impacts on groundwater v.

leveloper will be expected to make either a cial contribution toward, or facilitate direct ery on site, of cemetery provision. The detail of rovision will be determined at planning cation stage, and will involve discussions with of White Horse District Council, and the unding Town and Parish Councils.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG36	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off- site system reinforcement		Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)	tbc	tbc	Costs fo apportio Distribu the curr agreed
	All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off- site system						Further
NWG37	reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	that ma

s for any necessary improvement to be rtioned between the developer and the ibution Network Operator in accordance with urrent Statement of Charging Methodology ed with the industry regulator

er modelling and consultation with SGN will be red to determine the scale of improvements nay be needed.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWVP1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	The dev contribut develop
NWVP2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The deta through this is lik provisior
NWVP3	Recycling and Waste	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£169,600	£169,600	The Cou dwelling provided 2024), b signing a account
NWVP4	Street naming and numbering	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£16,080	£16,080	The Cou dwelling based o 2024), b signing a account
NWVP5	High Quality Public Realm (including Public Art)	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£248,000	£248,000	The Cou dwelling art. The dwelling be revisi site to ta
NWVP6	Offsite contribution towards expanding / reconfiguring the existing GP facility	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	£1,194,000	The estin from 800 metres g The build actual co consulta commiss the rent the plan

eveloper will be expected to make a financial ution to mitigate the impact of the new pment on police services

etails of library provision are to be confirmed h the planning application process, however likely to be a financial contribution to library on in the area.

buncil will seek a financial contribution per og for recycling and waste. The figure ed in this IDP is £212 per dwelling (as of May but this figure will need to be revisited when g a legal agreement for this site to take nt of inflation.

buncil will seek a financial contribution per g for street naming and numbering. This is on a contribution of £26.80 per dwelling (June but this figure will need to be revisited when g a legal agreement for this site to take nt of inflation.

buncil will seek a financial contribution per og for public realm improvements and public ne figure provided in this IDP is £310 per og (as of May 2024), but this figure will need to isited when signing a legal agreement for this take account of inflation.

timated cost is based on the new population 00 new homes. A minimum of 199 square gross internal area of a premises is required. iild cost of £6,000 per square metre. The cost derived will be determined in tation with BOB-ICB, including the ssioning of a pre-project study, build cost and at arrangement of any new premises during nning application process.

NWVP7	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The dev further i local he at plann BOB-IC dentistry other se
NWVP8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£72,831	The Gre Study ic Based c deliver s are deri costs fo seek a c which w
NWVP9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£1,974	The Gre Study id populati need to The esti are only councils mainten applicat
NWVP9	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£227,378	The Gree Study ic populati need to teenage from the infrastru commut be agre

eveloper will be expected to mitigate any r impact of the proposed development on other nealth infrastructure, which is to be determined nning application stage in consultation with ICB (or their equivalent). This could include stry, hospital and accident & emergency, and secondary services.

reen Infrastructure Strategy and Open Space identified a need of 3ha per 1,000 population. on this standard, the site would need to 5.32ha of open space. The estimated costs rived from the study but are only the capital for this infrastructure. The councils will also commuted sum toward their maintenance, will be agreed at planning application stage. reen Infrastructure Strategy and Open Space identified a need of 0.4ha per 1,000 ation. Based on this standard, the site would to deliver 0.71ha of community growing space. stimated costs are derived from the study but ly the capital costs for this infrastructure. The ils will also seek a commuted sum toward their enance, which will be agreed at planning ation stage.

Green Infrastructure Strategy and Open Space identified a need of 0.55ha per 1,000 ation. Based on this standard, the site would to deliver 0.97ha of children's play space and ger provision. The estimated costs are derived he study but are only the capital costs for this tructure. The councils will also seek a buted sum toward their maintenance, which will reed at planning application stage.

					Total costs: £3,033,031	
					Financial contributions toward offsite provision:	
					Football provision:	
					Capital costs: £497,669 (including contribution toward changing facilities) Contribution toward lifecycle costs: £612,500	
					Rugby provision:	
					Capital costs: £363,796 (including contribution toward changing facilities) Contribution toward lifecycle costs: £579,375	The dev contribut provision England financial year per 2024).
					Cricket provision:	The Spe
				Developer	Capital costs: £291,966 (including contribution	The Spo at the tir
			Vale of White Horse District	contributions and /	toward changing facilities)	determin
		Sports and	Council /	or direct delivery	Contribution toward lifecycle	agreeme
NWVP11	Playing pitches	Leisure	Developer	on site	costs: £687,725	estimate

developer will be expected to make a financial ribution toward football, cricket and rugby vision in the area, in accordance with Sport land's contributions calculator. This will include a ncial contribution toward lifecycle costs for a 25 r period from Sport England's Calculation (May

Sport England Calculator will need to be re-run the time of a planning application / when ermining the costs through the Section106 eement, so the costs listed here are only mates as of May 2024.

	1	1	1				
						Total Costs: £3,103,096 Financial contribution toward offsite provision: Swimming pool provision: Capital costs: £1,592,356 Plus a contribution toward lifecycle costs	The dev leisure f develop be appr should f Leisure docume
						<b>Sports hall provision</b> Capital costs:£1,440,442 Plus a contribution toward lifecycle costs	England Financia the off-s sports h
							Didcot.
				Developer		Indoor bowls provision:	For all fa
			Vale of White Horse District	contributions and /		Capital costs: £54,073	financia
	Local leisure	Sports and	Council /	or direct delivery		Contribution toward lifecycle	a propo
NWVP12	facilities	Leisure	Developer	on site		costs: £16,225	applicat
							The neig (plannin
							4,254 h
							primary
							school.
							that whe
							site, the Valley F
							generat
							requiring
							have ca
							provide
							safegua
							The cur
				Developer			school i
				contributions and / or direct delivery			2.22ha
	Primary schools			on site /			school.
	including early		Oxfordshire County Council /	Oxfordshire	£8,869,000 @		land, ful
NWVP14	education	Education	Developer	County Council		£8,869,000 @ BCIS TPI 390	freehold

eveloper will be expected to directly deliver e facilities on site to mitigate the impact of the opment, although financial contributions may propriate if agreed with the council. This d take account of the Vale of White Horse re Facilities Strategy (or its replacement nent), and informed by discussions with Sport nd / equivalent body. This is likely to be:

cial contributions should be secured towards f-site leisure facilities including indoor bowls, hall and swimming pool improvements in t.

I facilities, the developer will need to make a ial contribution toward lifecycle costs through posed management plan submitted at planning ation stage.

eighbouring development at Valley Park hing permission reference: P14/V2873/O homes) is providing one no. 3 form entry ry school, and one no. two form entry primary ol. Oxfordshire County Council has advised when we receive a planning application for this hey will assess whether the primary schools on a Park can accommodated the pupils ated by North West Valley Park, rather than ing its own school. If these schools do not capacity, North West Valley Park will need to be its own primary school, and hence the JLP uards land for a one form entry primary school

urrent estimated cost of a 1 form entry primary I is £8,869,000 @ BCIS TPI 390.

a of land will be required for a 1 form entry I. The development will need to provide this fully remediated and serviced, and on a old basis at no cost to the county council.

							These w
							Council
							Based o
							expecte
							expansi
							Estimate
							be c190
							per-pup
				Developer			North W
				contributions /			be expe
	0		Oxfordshire County Council /	Oxfordshire	46.5		toward t
NWVP15	Secondary school	Education	Developer	County Council	tbc	£5.9m @ BCIS TPI = 390	
							All sites
				Developer			expansi
	Special		Outendebine County Council /	contributions /			£107,30
NWVP16	Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Oxfordshire County Council	tbc	£500,000	site wou 390
		Euucation			Jui	£300,000	To be fu
							forward.
				To be funded by			commer
				Thames Water			develop
				through the			infrastru
				successful			engage
				adoption of the	Costs to be		to draw
				Thames Water	determined		the deve
				business plan	through the		infrastru
	Otrata i i			through the PR24	individual		South O
	Strategic water	Litilities	Thames Water /	price review for	scheme design		Cycle S
NWVP17	supply upgrades	Utilities	Developer	AMP 8 2025-30.	process.	N/A	any upd

e will need to be to Oxfordshire County cil's specifications.

d on expected timescales, this site would be sted to need to contribute towards the asion of the planned school for NE Didcot. ated pupil generation from 800 homes would 90 pupils, DfE secondary school expansion upil rate is £31,066@ BCIS TPI = 390

West Valley Park, alongside other sites, will bected to provide a financial contribution d this secondary school (including land costs)

es are required to contribute towards usion of special school capacity , at a rate of 306 per pupil. Expected contribution from this ould be in the region of £0.5m @ BCIS TPI =

funded and provided as development comes rd. Capacity to be in place before development nences. In some instances phasing of opment may be used to enable the relevant tructure to be put in place. The developer is to ge with Thames Water / their equivalent body w up water and drainage strategies outlining evelopments water and waste water tructure. Proposals should have regard to the Oxfordshire and Vale of White Horse Water Study Scoping Report (September 2024) or pdates to this document.

							Thame
							Sewage
							ability to
							reducin
							weathe
							is due t
							upon ag
							Busines
							Capacit
				To be funded by			comme
				Thames Water			develop
				through the			infrastru
				successful			engage
				adoption of the	Costs to be		to draw
				Thames Water	determined		the dev
				business plan	through the		infrastru
				through the PR24	individual		South C
	Sewage Treatment			price review for	scheme design		Cycle S
NWVP18	upgrades	Utilities	Thames Water	AMP 8 2025-30.	process.	tbc	any upd
							To be fu
							forward
							develop
							phasing
							relevant
							to enga
					Costs to be		body to
					determined		outlining
					through the		infrastru
				To be funded by	individual		South C
	Sewerage System		Thames Water /	Thames Water	scheme design		Cycle S
NWVP19	Network upgrades	Utilities	Developer	and developers	process.	N/A	any upd
	Didcot Garden						
	Town Housing						
	Infrastructure Fund						
	(HIF) 1						
	infrastructure						
	package:						
	- Widening of the						
	A4130						
	- Great Western						
	Railway bridge						
	crossing at Didcot						
	"Science Bridge"			Direct delivery and			
	- Didcot to Culham			developer			Cost to
	River Crossing			contributions /			work an
	- Clifton Hampden		Oxfordshire County Council and	Oxfordshire			Council
NWVP20	Bypass	Transport	developer	County Council	tbc	tbc	Council

es Water has planned an upgrade for Didcot ge Treatment Works. This will improve its to treat the volumes of incoming sewage, ing the need for untreated discharges in wet er. The scheme, which is still being designed, to commence in AMP 8 (2025 - 2030), based agreement of Thames Water's 2025-30 ess Plan.

city is to be in place before development nences. In some instances phasing of opment may be used to enable the relevant tructure to be put in place. The developer is to ge with Thames Water / their equivalent body w up water and drainage strategies outlining evelopment's water and waste water

Tructure. Proposals should have regard to the Oxfordshire and Vale of White Horse Water Study Scoping Report (September 2024) or odates to this document.

funded and provided as development comes rd. Capacity is to be in place before opment commences. In some instances ng of development may be used to enable the ant infrastructure to be put in place. Developers gage with Thames Water / their equivalent to draw up water and drainage strategies ng the development's water and waste water tructure. Proposals should have regard to the Oxfordshire and Vale of White Horse Water Study Scoping Report (September 2024) or odates to this document.

to be confirmed following further more detailed and in discussion with Oxfordshire County cil and the Vale of White Horse District cil.

NWVP21	Provision of land for the widening of the A4130	Transport	Oxfordshire County Council and developer	Direct delivery and developer contributions / Oxfordshire County Council	tbc	tbc	Cost to work an Council Council
NWVP22	Enhancements to the current and future active travel network – including enhancing connections to Didcot, Valley Park, Milton Heights, Milton Park, Harwell Campus, and nearby secondary schools	Transport	Oxfordshire County Council / Developer	Direct delivery and developer contributions / Oxfordshire County Council	tbc	tbc	Cost to work an Council Council
NWVP23	Milton Heights Active Travel Bridge	Transport	Oxfordshire County Council / Developer / National Highways	Direct delivery / developer contributions / Oxfordshire County Council	tbc	tbc	Cost to work an Council Council
NWVP24	Improvements to Public Rights of Way	Transport	Oxfordshire County Council and developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	tbc	tbc	The dev contribu in the vi deliverir site bou

to be confirmed following further more detailed and in discussion with Oxfordshire County cil and the Vale of White Horse District cil.

to be confirmed following further more detailed and in discussion with Oxfordshire County cil and the Vale of White Horse District cil.

to be confirmed following further more detailed and in discussion with Oxfordshire County cil and the Vale of White Horse District cil.

eveloper will be expected to make a financial bution toward improving Public Rights of Way vicinity of the site (as well as directly ering improvements to those that fall within the oundary)

			-				
NWVP25	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£800,000	£800,000	The dev route thi new high railway s Culham Campus be opera the asso
NWVP26	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any add enhance walking develop transpor and Wa Travel F Council.
NWVP27	Bus stops	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to work an Council Council.
	Travel Plan monitoring	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to
NWVP28	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	The dev contribu exact na planning
NWVP29	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The dev element
NWVP30	Household Waste and Recyling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£83,872 (BCIS = TPI 390)	£83,872 (BCIS = TPI 390)	Househo per dwe OCC is o
NWVP31	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£134,880(BCIS = TPI 390)	£134,880(BCIS = TPI 390)	reconfig provide contribu ha (BCI expansions) is the ca

evelopment will need to provide an appropriate hrough the site for, and contributions towards, gh quality bus services to Didcot town centre / v station, and to the major employment sites at n Science Centre, Milton Park, and Harwell us, until such a time that these services can erated on a fully commercial basis, along with sociated infrastructure

dditional sustainable transport upgrades / cements (including for public transport, g and cycling) required to bring forward the pment. This should reference any relevant ort strategy for the area, such as Local Cycle alking Infrastructure Plan (LCWIP) and Area Plans produced by Oxfordshire County il.

b be confirmed following further more detailed nd in discussion with Oxfordshire County il and the Vale of White Horse District

to be determined at planning application stage

eveloper will be expected to make a financial ution toward Adult Day Care services. The nature of provision will be determined at ng application stage.

eveloper will be expected to deliver an nt of extra care housing support on site

hold Waste & Recycling Centres - £104.84 velling BCIS TPI 390

s currently seeking contributions to igure the Museums Resource Centre to e additional capacity which would require a oution based on the site area of £168.60 per CIS TPI 390). It is however anticipated that sion of the building will be required and if this case at the time the site comes forward a

							contribu required
		Emergency	Oxfordshire County Council and	Developer			The dev
NWVP32	Fire and Rescue	services	developer	contributions	tbc	tbc	contribu
	Any necessary enhancements, improvements, and upgrades to culverts and		Oxfordshire County Council and	Developer			Further provisio detailed during tl determin Improve
NWVP33	streams	Flood risk	developer	contributions	tbc	tbc	quality.
	Sustainable Drainage		Oxfordshire County Council and	Developer			Further provisio detailed during tl determin Improve
NWVP34	System (SuDS) Cemetery / burial	Flood risk	developer         Developer, Vale of White Horse         District Council, South         Oxfordshire District Council,	Contributions Developer contributions and / or direct delivery	tbc	tbc	quality.The devfinanciadeliverythis provapplicatVale ofOxfords
NWVP35	provisionAll necessaryimprovements toallow connectionsto the electricitytransmissionnetwork, likely toinclude on-siteinfrastructure andwhere relevant off-site system	Cemetery	and Town / Parish Council(s) Developer / Scottish and Southern Electricity Networks	on site Developer / Scottish and Southern Electricity	tbc	tbc	Costs fo apportio Distribut the curre
NWVP36	reinforcement	Utilities	(SSEN)	Networks (SSEN)	tbc	tbc	agreed

bution based on the cost of the works will be ed.

eveloper will be expected to make a financial oution toward fire and rescue services er work is needed to determine the specific ion required. This will be done through more ed discussion with the statutory provider the development management process when nining a future planning application vements to mitigate impacts on groundwater

r work is needed to determine the specific ion required. This will be done through more ed discussion with the statutory provider the development management process when nining a future planning application vements to mitigate impacts on groundwater

eveloper will be expected to make either a ial contribution toward, or facilitate direct ry on site, of cemetery provision. The detail of ovision will be determined at planning ation stage, and will involve discussions with f White Horse District Council, South Ishire District Council and the surrounding and Parish Councils.

for any necessary improvement to be ioned between the developer and the ution Network Operator in accordance with rrent Statement of Charging Methodology d with the industry regulator

	All necessary improvements to allow connections						
	to the gas						
	distribution						
	network, likely to						
	include on-site						
	infrastructure and						
	where relevant off-						Further r
	site system						required
NWVP37	reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	that may

# er modelling and consultation with SGN will be ed to determine the scale of improvements ay be needed.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
DB1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	The develo contributior developme
DB2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details through the is likely to in facility by the application confirms the be expected provision in
DB3	Recycling and Waste	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£583,000	£583,000	The Counc dwelling for in this IDP i this figure v agreement
DB4	Street naming and numbering	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£73,700	£73,700	The Counc dwelling for based on a 2024), but t signing a le of inflation.
DB5	High Quality Public Realm (including Public Art)	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£852,500	£852,500	The Counci dwelling for The figure p of May 202 when signir account of
DB6	New GP facility for an expanded existing GP facility and/or offsite contribution towards expanding / reconfiguring the existing GP facility	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	£4,002,000		The estimation from 2,750 metres gross The build control control of the build control of the build control derived BOB-ICB, in study, build arrangement application

loper will be expected to make a financial on to mitigate the impact of the new ent on police services

Is of library provision are to be confirmed ne planning application process, however this o include onsite delivery of a new library the developer. If, through the planning in process Oxfordshire County Council that is not needed on site, the developer will ted to make a financial contribution to library in the area.

ncil will seek a financial contribution per for recycling and waste. The figure provided P is £212 per dwelling (as of May 2024), but e will need to be revisited when signing a legal nt for this site to take account of inflation.

ncil will seek a financial contribution per for street naming and numbering. This is a contribution of £26.80 per dwelling (June t this figure will need to be revisited when legal agreement for this site to take account n.

ncil will seek a financial contribution per for public realm improvements and public art. e provided in this IDP is £310 per dwelling (as 024), but this figure will need to be revisited ning a legal agreement for this site to take of inflation.

nated cost is based on the new population 60 new homes. A minimum of 833 square ross internal area of a premises is required. cost of £6,000 per square metre. The actual ved will be determined in consultation with , including the commissioning of a pre-project ild / reconfiguration cost and the rent nent of any premises during the planning on process.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
DB7	Any additional health contributions necessary to mitigate the impact of the development	Health	NHS England / Buckinghamshire Oxfordshire and Berkshire West (BOB) Integrated Care Board (ICB) / Developer	Developer contributions (combination of Section 106 and Community Infrastructure Levy), and / or direct delivery on site	tbc	tbc	The develo impact of th health infra planning ap ICB (or the hospital an secondary
DB8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£250,664	The Green Study ident Based on the 18.31ha of derived from this infrastr commuted be agreed a
DB9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£6,783	The Green Study ident Based on th 2.44ha of c costs are d capital cost also seek a which will b
DB10	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£785,274	The Green Study ident Based on th 3.35ha of c provision. study but a infrastructu sum toward planning ap
DB11	Country Park	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£767,520	A country p natural gree impact of th Cothill Fen be in addition provision. green infrast for this infrast commuted be agreed a

loper will be expected to mitigate any further the proposed development on other local rastructure, which is to be determined at application stage in consultation with BOBneir equivalent). This could include dentistry, and accident & emergency, and other y services.

en Infrastructure Strategy and Open Space entified a need of 3ha per 1,000 population. In this standard, the site would need to deliver of open space. The estimated costs are from the study but are only the capital costs for structure. The councils will also seek a and sum toward their maintenance, which will d at planning application stage.

en Infrastructure Strategy and Open Space entified a need of 0.4ha per 1,000 population. In this standard, the site would need to deliver for community growing space. The estimated derived from the study but are only the pests for this infrastructure. The councils will a commuted sum toward their maintenance, l be agreed at planning application stage.

en Infrastructure Strategy and Open Space Intified a need of 0.55ha per 1,000 population. In this standard, the site would need to deliver if children's play space and teenager

The estimated costs are derived from the are only the capital costs for this ture. The councils will also seek a commuted and their maintenance, which will be agreed at application stage.

park of at least 52 ha of natural / semireen space is needed on site to mitigate the the proposed development on the nearby en Special Area of Conservation. This should ition to any amenity green space / leisure

provision. The estimated costs are derived from the green infrastructure study but are only the capital costs for this infrastructure. The councils will also seek a commuted sum toward their maintenance, which will be agreed at planning application stage.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
						Total costs: £8,605,507	The develop playing pitch the develop of White Ho replacemen
						Onsite delivery of football provision:	with Sport E be:
						Capital costs: £2,541,194 Contribution toward lifecycle costs: £2,995,925	Football pro 3 no. 11 v 1
						Onsite delivery of cricket provision:	3 no. 9 v 9 g 3 no. 7 v 7 g 1 no. full siz
						Capital costs: £603,161 Contribution toward lifecycle costs: £1,420,725	Cricket prov 1 no. adult o
						Financial contributions toward offsite provision:	Playing pitc facilities pro
						Rugby provision:	The develop contribution
						Capital costs: £350,713 (including contribution toward changing facilities) Contribution toward lifecycle costs: £558,525	The develop financial cor provision in England's co financial cor year period
						Hockey provision: Capital costs: £87,914	2024).
		Sports and	Vale of White Horse District Council /	Developer contributions and / or direct delivery		(including contribution toward changing facilities) Contribution toward	The Sport E the time of a the costs th
DB12	Playing pitches	Leisure	Developer	on site		lifecycle costs: £47,350	costs listed

loper will be expected to directly deliver tch provision on site to mitigate the impact of opment. This should take account of the Vale Horse Playing Pitch Strategy (or its ent document), and informed by discussions t England / equivalent body. This is likely to

provision on site:

11 grass pitch
9 grass pitches
7 grass pitch
size sports-lit 3G pitch

ovision on site:

It cricket ground

tches will also need to have changing provided.

loper will also need to make a financial on toward the lifecycle cost of the pitches.

loper will also be expected to make a contribution toward hockey and rugby in the area, in accordance with Sport s contributions calculator. This will include a contribution toward lifecycle costs for a 25 od from Sport England's Calculation (May

t England Calculator will need to be re-run at of a planning application / when determining through the Section106 agreement, so the of here are only estimates as of May 2024.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
						Total Costs: £3,103,096	
						(excluding costs for onsite	The develo
						delivery and lifecycle costs	leisure facil
						of MUGA and skatepark)	developme
							appropriate
						Onsite delivery of MUGA	take accour
						and Skatepark	Facilities St
						Capital costs and	informed by
						contribution to lifecycle	equivalent b
						costs to be determined at	
l						planning application stage.	A Multi Use
							opportunity
						Financial contribution	be used for
						toward offsite provision:	available fo
							should be g
						Swimming pool	to maximise
						provision:	
							Skatepark:
						Capital costs: £1,592,356	and BMX tr
						Plus a contribution toward	Considerati
						lifecycle costs	cycling infra
							continue to
						Sports hall provision	and low-lev
l							
l						Capital costs:£1,440,442	Financial co
						Plus a contribution toward	off-site leisu
						lifecycle costs	hall and sw
							Thames.
				Davidance		Indoor bowls provision:	<b>F</b>
			Vala of White Llarge District	Developer			For all facili
		On anta an d	Vale of White Horse District	contributions and /		Capital costs: £54,073	financial co
0042	Local leisure	Sports and	Council /	or direct delivery		Contribution toward	proposed m
DB13	facilities	Leisure	Developer	on site		lifecycle costs: £16,225	application
							Oxfordshire
							pupil generation
							of entry for delivered as
							form entry s
							The estimat
				Develop			£17,924,00
				Developer			217,324,00
				contributions and /	047.004.000		The estimat
				or direct delivery	£17,924,000 -		£13,262,00
	Primary school,			on site /	£22,131,000		primary sch
DD45	including early		Oxfordshire County Council /	Oxfordshire	BCIS TPI =	£17,924,000 - £22,131,000	
DB15	year provision	Education	Developer	County Council	390)	BCIS TPI = 390)	

loper will be expected to directly deliver cilities on site to mitigate the impact of the nent, although financial contributions may be te if agreed with the council. This should ount of the Vale of White Horse Leisure Strategy (or its replacement document), and by discussions with Sport England / t body. This is likely to be:

Ise Games Area (MUGA) on site: explore ty for a new multi-use games area that can or netball and tennis, and can be made for extensive public use. Consideration e given to sports-lighting the MUGA, in order ise the community use throughout the year.

k: explore opportunity for a new skatepark track that has 'open-access' for public use. ation should be given to the design of the frastructure at this site, so that cycling can to be accommodated (e.g. distance-markers evel lighting).

contributions should be secured towards the isure facilities including indoor bowls, sports wimming pool improvements in Abingdon-on-

cilities, the developer will need to make a contribution toward lifecycle costs through a management plan submitted at planning n stage.

ire County Council has estimated that the eration for this site to be equivalent to 3 forms or primary school provision. This can be as either 1no. 3 form entry school, or 1 no. 2 y school alongside 1 no. 1 form entry school.

ated cost for a 3 form entry primary school is 000 @ BCIS TPI 390

nated cost for a 2 form entry primary school is 000 @ BCIS TPI 390, PLUS 1 form entry chool is £8,869,000 @ BCIS TPI 390

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							3.01ha of la school, or 2 form entry s
							The develop remediated no cost to th Oxfordshire
							Oxfordshire pupil genera be approxin school prov school, eithe at the Culha 500 second contribution
				Developer contributions /	£25,006,000		If longer ten allocated in site here be a secondary create poter
DB16	Secondary opheal	Education	Oxfordshire County Council /	Oxfordshire	(BCIS TPI =	£25,006,000 (BCIS TPI =	of the centre
	Secondary school		Developer	County Council Developer contributions /	390)	390)	All sites are of special s pupil. Expec the region o
	Educational	Education	Oxfordshire County Council /	Oxfordshire	C1 800 000	C1 000 000	
DB17	Needs (SEND)	Education	Developer Thames Water /	County Council To be funded by Thames Water through the successful adoption of the Thames Water business plan	£1,800,000 Costs to be determined through the individual scheme design	£1,800,000	To be funde forward. Ca commences developmen infrastructur engage with draw up wa developmen
DB18	Strategic water supply upgrades	Utilities	Thames Water / Developer	business plan through the PR24	design process.	N/A	devel Propo

land will be required for a 3 form entry 2no. 2.22ha sites required for the 1 or 2 y schools.

lopment will need to provide this land, fully ed and serviced, and on a freehold basis at the county council. These will need to be to ire County Council's specifications.

ire County Council has estimated that the eration on this site from 2,750 homes would kimately 500 secondary pupils. Secondary ovision would need to be through a new ther on-site, or contributing to a new school lham site. Indicative contribution based on ndary pupils would be £16.6m, plus on towards land value if off-site.

erm development is likely to exceed that in the Joint Local Plan, a secondary school becomes more necessary. At current levels, ary school site is very desirable, as it would tential to move some secondary provision out tre of Abingdon and shorten travel to school

re required to contribute towards expansion I school capacity , at a rate of £107,306 per vected contribution from this site would be in of £1.8m @ BCIS TPI = 390

ded and provided as development comes Capacity to be in place before development es. In some instances phasing of ent may be used to enable the relevant ture to be put in place. The developer is to ith Thames Water / their equivalent body to vater and drainage strategies outlining the ents water and waste water infrastructure. s should have regard to the South

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
				price review for AMP 8 2025-30.			Oxfordshire Study Scop updates to t
DB19	Sewage Treatment upgrades Sewerage System Network	Utilities	Thames Water /	To be funded by Thames Water through the successful adoption of the Thames Water business plan through the PR24 price review for AMP 8 2025-30.	Costs to be determined through the individual scheme design process. Costs to be determined through the individual scheme design	tbc	Thames Wa Sewage Tre to treat the need for un scheme, wh commence agreement Capacity is commences developmen infrastructur engage with draw up wa developmen Proposals s Oxfordshire Study Scop updates to t To be funde forward. Ca commences developmen infrastructur with Thame water and d developmen Study Scop
DB20 DB21	Access improvements to A34 and A415 (including the proposed construction of south-facing slips at Lodge Hill Interchange)	Utilities	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	N/A tbc	Cost to be o work and in Council and

pre and Vale of White Horse Water Cycle pping Report (September 2024) or any o this document.

Vater has planned an upgrade for Abingdon reatment Works. This will improve its ability e volumes of incoming sewage, reducing the intreated discharges in wet weather. The which is still being designed, is due to e in AMP 8 (2025 - 2030), based upon t of Thames Water's 2025-30 Business Plan. is to be in place before development es. In some instances phasing of ent may be used to enable the relevant ture to be put in place. The developer is to ith Thames Water / their equivalent body to vater and drainage strategies outlining the ent's water and waste water infrastructure. should have regard to the South re and Vale of White Horse Water Cycle pping Report (September 2024) or any o this document. ded and provided as development comes Capacity is to be in place before development es. In some instances phasing of ent may be used to enable the relevant ture to be put in place. Developers to engage nes Water / their equivalent body to draw up drainage strategies outlining the ent's water and waste water infrastructure. should have regard to the South re and Vale of White Horse Water Cycle pping Report (September 2024) or any o this document.

e confirmed following further more detailed in discussion with Oxfordshire County nd the Vale of White Horse District Council.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
DB22	Enhancements to the current and future walking, cycling and public transport network – including enhancing connections to Abingdon.	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	A network of routes thro surrounding connection Cost to be work and in Council and
DB23	Upgrades to Frilford Junction	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	Cost to be work and ir Council and
DB24	Bus priority measures on the A34	Transport	Oxfordshire County Council / Developer / National Highways	Developer contributions	tbc	tbc	Cost to be work and ir Council and
DB25	Upgrade to footpath (ref: 333/7/10) and the footbridge over the A34 connecting Faringdon Road in Shippon with Copenhagen Drive in Abingdon-on- Thames to enable walking, cycling, and wheeling	Transport	Oxfordshire County Council / Developer / National Highways	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be work and ir Council and
DB26	Junction improvements at Barrow Road/unnamed road	Transport	Oxfordshire County Council / Developer	Direct Delivery	tbc	tbc	Cost to be work and ir Council an

k of safe and attractive walking and cycling grough the site and connecting with the ling area, including cycle way and footway ons to Oxford and Abingdon-on-Thames. be confirmed following further more detailed d in discussion with Oxfordshire County and the Vale of White Horse District Council.

be confirmed following further more detailed d in discussion with Oxfordshire County and the Vale of White Horse District Council.

be confirmed following further more detailed I in discussion with Oxfordshire County and the Vale of White Horse District Council.

e confirmed following further more detailed I in discussion with Oxfordshire County and the Vale of White Horse District Council.

Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
DB27	Junction improvements to Long Tow / B4017	Transport	Oxfordshire County Council / Developer	Direct Delivery	tbc	tbc	Cost to be work and ir Council an
DB28	Junction improvements at unnamed road/Marcham Road	Transport	Oxfordshire County Council / Developer	Direct Delivery	tbc	tbc	Cost to be work and ir Council an
DB29	Transport mitigation at Marcham Interchange	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	Cost to be work and ir Council an
DB30	Transport mitigation measures to reduce the impact of vehicular traffic in surrounding villages	Transport	Oxfordshire County Council / Developer	Developer contributions	tbc	tbc	Cost to be work and ir Council an
DB31	Pedestrian and cycle access to proposed on site, and off-site mobility hub sites	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	Cost to be work and ir Council an
DB32	Bus service		Oxfordshire County Council and Bus Operators	Developer contributions	£6,750,000		The develo enhanced l premium ro enhancemo other key o Furthermon a new high sites at Cul Park. The estima 15 min free

# e confirmed following further more detailed I in discussion with Oxfordshire County and the Vale of White Horse District Council.

e confirmed following further more detailed I in discussion with Oxfordshire County and the Vale of White Horse District Council.

e confirmed following further more detailed I in discussion with Oxfordshire County and the Vale of White Horse District Council.

be confirmed following further more detailed I in discussion with Oxfordshire County and the Vale of White Horse District Council.

be confirmed following further more detailed d in discussion with Oxfordshire County and the Vale of White Horse District Council. elopment will be expected to contribute to d bus frequency through the site to secure a route standard with associated infrastructure ments to Abingdon-on-Thames, Oxford and y destinations.

ore, the development will contribute towards gh-quality bus service to major employment Culham Campus, Harwell Campus, and Milton

nated costs are based on improvement to a equency, Abingdon to Oxford (six additional

Poforence	Infrastructure	Infrastructure	Delivery partners	Funding courses	Estimated total cost of infrastructure	Estimated pro rata cost	Notes
Reference	item	type	Delivery partners	Funding sources	provision	for this site	Notes buses), with includes eve
DB33	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct Delivery /Developer contributions / Oxfordshire County Council	tbc	tbc	Any addition enhanceme and cycling developmen transport sti and Walking Travel Plan
DB34	Bus stops	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be o work and in Council and
DB35	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be
DB36	Improvements to Public Rights of Way	Transport	Oxfordshire County Council and developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	tbc	tbc	The develop contribution the vicinity improvemen boundary)
DB37	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	tbc	tbc	The develop a new adult financial co in Abingdor provision w stage.
DB38	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The develop of extra car

ith connections to other services. This evening and Sunday provision.

ional sustainable transport upgrades / ments (including for public transport, walking ng) required to bring forward the ment. This should reference any relevant strategy for the area, such as Local Cycle ing Infrastructure Plan (LCWIP) and Area ans produced by Oxfordshire County Council.

e confirmed following further more detailed in discussion with Oxfordshire County nd the Vale of White Horse District Council.

be determined at planning application stage

loper will be expected to make a financial on toward improving Public Rights of Way in by of the site (as well as directly delivering ments to those that fall within the site

loper will be expected to either directly deliver ult day care centre on site, or make a contribution toward Adult Day Care services on-on-Thames. The exact nature of will be determined at planning application

loper will be expected to deliver an element are housing support on site

	Infrastructure	Infrastructure			Estimated total cost of infrastructure	Estimated pro rata cost	
Reference	item	type	Delivery partners	Funding sources	provision	for this site	Notes
DB39	Household Waste and recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£288,310 (BCIS = TPI 390)	£288,310 (BCIS = TPI 390)	Household dwelling BC
DB40	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£463,650 (BCIS = TPI 390)	£463,650 (BCIS = TPI 390)	OCC is cur the Museur capacity wh the site are however ar be required comes forw works will b
DB41	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The develo
DB42	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further wor provision re detailed dia the develo determining Improveme quality.
DB43	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further wor provision re detailed dis the develo determining Improveme quality.
DB44	Cemetery / burial provision	Cemetery	Developer, Vale of White Horse District Council, and Town / Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	The develo financial co on site, of c provision w stage, and Horse Distr Parish Cou

ld Waste & Recycling Centres - £104.84 per BCIS TPI 390

urrently seeking contributions to reconfigure sums Resource Centre to provide additional which would require a contribution based on rea of £168.60 per ha (BCIS TPI 390). It is anticipated that expansion of the building will ed and if this is the case at the time the site rward a contribution based on the cost of the I be required.

loper will be expected to make a financial on toward fire and rescue services ork is needed to determine the specific required. This will be done through more discussion with the statutory provider during lopment management process when ng a future planning application nents to mitigate impacts on groundwater

vork is needed to determine the specific required. This will be done through more discussion with the statutory provider during lopment management process when ing a future planning application nents to mitigate impacts on groundwater

eloper will be expected to make either a contribution toward, or facilitate direct delivery f cemetery provision. The detail of this will be determined at planning application d will involve discussions with Vale of White strict Council and the surrounding Town and buncils.

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
DB45	All necessary improvements to allow connections to the electricity transmission network, likely to include on-site infrastructure and where relevant off-site system reinforcement	Utilities	Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)	tbc	tbc	Costs for a apportione Distributior current Sta with the ind
	All necessary improvements to allow connections to the gas distribution network, likely to include on-site infrastructure and where relevant off-site system						Further mo
DB46	reinforcement	Utilities	Developer / SGN	Developer / SGN	tbc	tbc	may be ne

r any necessary improvement to be ned between the developer and the ion Network Operator in accordance with the Statement of Charging Methodology agreed industry regulator

nodelling and consultation with SGN will be to determine the scale of improvements that needed.



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