

# SUPPORTING DOCUMENT

# INFRASTRUCTURE DELIVERY PLAN

## Joint Local Plan

Pre-submission Publication Version  
(Regulation 19)



## 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;
- c) 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).

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<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
    - 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
    - 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
    - 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
  - 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
  - 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
  - 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
    - 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**



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

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 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 determined through the planning application process / Section 106 agreement. However, the children's centre contribution on this site could either be through direct delivery on site, or through financial contributions depending on the final regeneration package for Berinsfield.
BER2	New premises for the Adult Learning 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 determined through the planning application process / Section 106 agreement. However, the adult learning centre contribution on this site could either be through direct delivery on site, or through financial contributions depending on the final regeneration package for Berinsfield.
BER3	Community Hub' building - a flexible community space that enables the co-location of a range of different users and groups	Community facilities	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 determined through the planning application process / Section 106 agreement. However, the community hub contribution on this site could either be through direct delivery on site, or through financial contributions depending on the final regeneration package for Berinsfield.
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 determined through the planning application process / Section 106 agreement. However, library provision on this site could either be through direct delivery on site, or through financial contributions depending on the final regeneration package for Berinsfield.
BER5	Recycling and waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£360,400	£360,400	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.

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
BER6	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£27,870	£27,870	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
BER7	High quality public realm (including public art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£527,000	£527,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
BER8	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	tbc	tbc	To be determined through the planning application process / Section 106 agreement. However, community hall provision on this site could either be through direct delivery on site, or through financial contributions depending on the final regeneration package for Berinsfield.
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 estimated cost is based on the combined patient list size including new population from 1,700 new homes and the existing patient list size of the existing health centre. A minimum of 833 square metres gross internal area of a premises is required. The build cost of £6,000 per square metre. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.
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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.

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
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 Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 11.32 ha of open space. The estimated costs are derived from the 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.
BER12	Allotments and community growing space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£4,170	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 1.5ha of community growing space. The estimated costs are derived from the 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.
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 Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 2.07ha of children's play space and teenager provision. The estimated costs are derived from the 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.

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
BER14	Playing pitches	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £5,378,192</b></p> <p><b>Onsite delivery of football provision:</b></p> <p>Capital costs: £1,495,005 Contribution toward lifecycle costs: £1,782,000</p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Cricket provision:</b></p> <p>Capital costs: £365,286 Contribution toward lifecycle costs: £860,425</p> <p><b>Rugby provision:</b></p> <p>Capital costs: £190,393 Contribution toward lifecycle costs: £303,200</p> <p><b>Hockey provision:</b></p> <p>Capital costs: £248,208 Contribution toward lifecycle costs: £133,675</p>	<p>The developer will be expected to directly deliver playing pitch provision on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council and it contributes to the regeneration of Berinsfield Garden Village. This should take account of the South Oxfordshire Playing Pitch Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Football provision:</p> <p>1 no. 11 v 11 grass pitch 2 no. 9 v 9 grass pitches 1 no. 7 v 7 grass pitch 1 no. 5 v 5 grass pitches 0.5 no. full size sports-lit 3G pitch</p> <p>Playing pitches will also need to have changing facilities provided.</p> <p>The developer will also need to make a financial contribution toward the lifecycle cost of the pitches, estimated to be £404,195 from Sport England's Calculator for a 25 year period (May 2024).</p> <p>The developer will also be expected to make a financial contribution toward cricket, hockey, and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs for a 25 year period from Sport England's Calculation (May 2024).</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>

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
BER15	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £1,899,806</b></p> <p><b>Onsite delivery of sports hall:</b></p> <p>Capital costs: £877,911 Plus a contribution toward lifecycle costs</p> <p><b>Financial contributions toward offsite provision:</b></p> <p>Swimming pool provision:</p> <p>Capital costs: £975,325 Plus a contribution toward lifecycle costs</p> <p>Indoor bowls provision:</p> <p>Capital costs: £35,820 Contribution toward lifecycle costs: £10,750</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council and it contributes to the regeneration of Berinsfield Garden Village. This should take account of the South Oxfordshire Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>New activity hall (at least 1-court in size) should be considered further to meet high future demand. The new facilities should be able to provide for all sports at the recreational level and for club development.</p> <p>The developer will also be expected to make financial contributions towards off-site leisure facilities including swimming pool improvements at Abbey Sports Centre in Berinsfield, as well as off-site contribution towards indoor bowls provision.</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>
BER16	Primary school, including early years education	Education	Oxfordshire County Council / Developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	£15,974,000 (BCIS TPI = 390)	£15,974,000 (BCIS TPI = 390)	<p>Oxfordshire County Council has estimated that the pupil generation at preapplication advice stage for this site to be equivalent to 2.5 form entry primary school. The current estimated cost of a 2.5 form entry primary school is £15,974,000 @ BCIS TPI 390</p> <p>The development will also need to provide, on a freehold basis and at no cost to the county council, a fully remediated and serviced 3.01ha site for the primary school, to the Oxfordshire County Council's specifications.</p>



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
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)	<p>Total cost of 900-place school on the allocated site, Land adjacent to Culham Science Centre: £32,042,000 (@TPI=327). This site would pay a proportionate share on a per pupil basis, estimated to equate to £10.5m. The developers of this site would also need to make a contribution towards land costs.</p> <p>For the purposes of the IDP the cost of a 900-place secondary school has been proportioned between Culham and Berinsfield on a 60/40 basis based on the most recent pupil generation calculation, to provide an illustrative cost. The site is also required to pay towards land at the Culham site to take the site area up from a 600-place school to a 900 place school</p>
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 are required to contribute towards expansion of special school capacity, at a rate of £107,306 per pupil. The expected contribution from this site would be in the region of £1.3m at BCIS TPI = 390
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 funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this 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 Water has planned an upgrade for Culham Sewage Treatment Works. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to commence in AMP 8 (2025 - 2030), based upon agreement of Thames Water's 2025-30 Business Plan. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire

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
							and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
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 funded and provided as development comes forward. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. Developers to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this 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 any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.

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
BER24	Bus service contribution	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,500,000	£4,500,000	Based on updated cost of £1,125,000 per bus (starting price £250,000 per year, pro-rata over 8 years, including evening and Sunday) - provision for excellent public transport facilities including pump priming scheduled bus services, between Cowley, Berinsfield, Culham and Abingdon-on-Thames / Didcot and provision of access connecting the A4074 to Fane Drive
BER25	New access(es) onto the A4074	Transport	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	A new vehicular access onto the A4074 is required. Depending on the bus routing strategy, an additional bus only access onto the A4074 may also be required.
BER26	Junction Upgrades at A4074 / A415 (H Café)	Transport	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	Extent of upgrade to be determined upon a Transport Assessment.
BER27	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 Bypass	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	
BER28	Improvements to the A4074 Travel Corridor, including Golden Balls Roundabout	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council
BER29	Cycle and walking route improvements - Berinsfield to Culham Science Centre, Culham Railway Station, and the proposed new secondary school on land	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Off site walking and cycle route improvements to be delivered / improved, including between Land at Berinsfield Garden Village and Culham Science Centre, Culham Railway Station, and the proposed new secondary school on land adjacent Culham Science Centre. This should be planned jointly with the site promoters of Land Adjacent Culham Science Centre to ensure the route connects with cycle routes in that site.

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
	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 cycle routes are to be delivered / improved, including between land at Berinsfield Garden Village and Oxford. This should be planned jointly with the site promoters of Land South of Grenoble Road. Within Berinsfield. Improvements to walking and cycling routes will also need to be improved.
BER31	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council.
BER32	Bus stops	Transport	Oxfordshire County Council	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
BER33	Travel plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
BER34	Improvements to Public Rights of Way	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	The developer will be expected to make a financial contribution toward improving Public Rights of Way in the vicinity of the site (as well as directly delivering improvements to those that fall within the site boundary)
BER35	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services, likely to be at the Wallingford Community Support Service.

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
BER36	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site
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 Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
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 currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
BER39	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
BER40	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
BER41	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater 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 developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with South Oxfordshire District Council and Berinsfield Parish Council.
BER43	Police contribution / infrastructure	Emergency services	Thames Valley Police	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution to mitigate the impact of the new development on police services

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

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 include a police "touchdown" facility on site, to be directly delivered by the developer. Details are to be confirmed following further review with emergency services through the planning application process.
CUL2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details of library provision are to be confirmed through the planning application process, however this is likely to include onsite delivery of a new library facility by the developer. If, through the planning application process Oxfordshire County Council confirms that is not needed on site, the developer will be expected to make a financial contribution to library provision in the area.
CUL3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£742,000	£742,000	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
CUL4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£93,800	£93,800	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
CUL5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£1,085,000	£1,085,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of 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 previous IDP of £3,946,852 adjusted for inflation from 2020 to April 2024

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

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 estimate cost is based on the new population from 3,500 new homes. A minimum of 833 square metres gross internal area of a premise is required. The build cost of £6,000 per square metres. The cost does not include the proposed expansion of the existing Health Centre at Clifton Hampden. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.
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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
CUL9	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£319,114	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 23.31ha of open space. The estimated costs are derived from the 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.
CUL10	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£8,618	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 3.1ha of community growing space. The estimated costs are derived from the 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.
CUL11	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£1,000,931	The Green Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 4.27ha of children's play space and teenager provision. The estimated costs are derived from the 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.

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL12	Playing pitches	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £11,073,852</b></p> <p><b>Onsite delivery of football provision:</b></p> <p>Capital costs: £3,077,950 Contribution toward lifecycle costs: £3,668,850</p> <p><b>Onsite delivery of cricket provision:</b></p> <p>Capital costs: £752,070 Contribution toward lifecycle costs: £1,771,475</p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Rugby provision:</b></p> <p>Capital costs: £391,992 Contribution toward lifecycle costs: £625,275</p> <p><b>Hockey provision:</b></p> <p>Capital costs: £511,015 Contribution toward lifecycle costs: £275,225</p>	<p>The developer will be expected to directly deliver playing pitch provision on site to mitigate the impact of the development. This should take account of the South Oxfordshire Playing Pitch Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Football provision on site:</p> <p>2 no. 11 v 11 grass pitch 4 no. 9 v 9 grass pitches 2 no. 7 v 7 grass pitch 2 no. 5 v 5 grass pitches 1 no. full size sports-lit 3G pitch</p> <p>Cricket provision on site:</p> <p>1 no. adult cricket ground</p> <p>Playing pitches will also need to have changing facilities provided.</p> <p>The developer will also need to make a financial contribution toward the lifecycle cost of the pitches</p> <p>The developer will also be expected to make a financial contribution toward hockey and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs for a 25 year period from Sport England's Calculation (May 2024).</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>



Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL13	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total Costs: £3,911,357</b> (excluding costs for onsite delivery and lifecycle costs of MUGA, netball and tennis courts)</p> <p><b>Onsite delivery of MUGA, netball and tennis courts</b></p> <p>Capital costs and contribution to lifecycle costs to be determined at planning application stage.</p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b></p> <p>Capital costs: £2,008,022 Plus a contribution toward lifecycle costs</p> <p><b>Sports hall provision</b></p> <p>Capital costs:£1,807,463 Plus a contribution toward lifecycle costs</p> <p><b>Indoor bowls provision:</b></p> <p>Capital costs: £73,747 Contribution toward lifecycle costs: £22,125</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the South Oxfordshire Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <ul style="list-style-type: none"> <li>- A Multi Use Games Area (MUGA) on site</li> <li>- Tennis and netball courts on site</li> <li>- Offsite contributions towards swimming pool improvements at Abbey Sports Centre in Berinsfield</li> </ul> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
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)	<p>Oxfordshire County Council has estimated that the pupil generation for this site to be equivalent to two no. 2 form entry primary schools. The current estimated cost of a 2 form entry primary school is £13,262,000 @ BCIS TPI = 390.</p> <p>The development will also need to provide, on a freehold basis and at no cost to the county council, a fully remediated and serviced 2.2 ha site for each primary school, to the Oxfordshire County Council's specifications.</p>

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL16	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£39,542,800 (BCIS TPI = 390)	£25,006,000 (BCIS TPI = 390)	<p>In isolation, to serve the needs of this development a 600-place secondary school would be required at a total cost of £25,006,000 @BCIS TPI=390. A 4.88ha site would be required.</p> <p>However, to be able to also meet the needs of other developments, the school is expected to be larger, and sufficient land is required to be protected to allow for the school to be up to 1,500 places (10.55ha). This then provides flexibility to respond to different scenarios of housing delivery.</p> <p>When each development application is submitted, a s106 contribution would be required calculated in light of the circumstances at that time. From this development that would either be the full cost of a 600--place school as above, or (if other developments have also progressed) based on a per-pupil basis and the estimated number of pupils each development will generate, which will depend on housing mix and delivery trajectory.</p> <p>For the purposes of the IDP the cost of a 900-place secondary school has been proportioned between Culham and Berinsfield on a 60/40 basis based on the most recent pupil generation calculation, to provide an illustrative cost.</p>
CUL17	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£2,250,000 (BCIS TPI = 390)	£2,250,000 (BCIS TPI = 390)	<p>All sites are required to contribute towards expansion of special school capacity , at a rate of £107,306 per pupil. Expected contribution from Land Adjacent Culham Science Centre (based on Local Plan allocation) would be in the region of £2.25m @ BCIS TPI = 390</p>
CUL18	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	<p>To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.</p>

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL19	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 Water has planned an upgrade for Culham Sewage Treatment Works. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to commence in AMP 8 (2025 - 2030), based upon agreement of Thames Water's 2025-30 Business Plan. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure.
CUL20	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	To be funded and provided as development comes forward. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. Developers to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
CUL21	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 Bypass	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
CUL22	Culham Railway Station Development	Transport	DfT/ Network Rail / Developer	Developer Contributions / Grant Funding	£16,787,211.00		This will include contributions to Culham station improvements including longer platforms, public realm and new station building; and potentially car parking. Cost from OXIS 2017 (£13,000,000), adjusted for inflation to April 2024
CUL23	Culham-Abingdon active travel bridge and connecting routes to the north and south	Transport	Oxfordshire County Council / Developer	Direct Delivery	tbc	tbc	Cost to be confirmed following further more detailed work
CUL24	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,500,000	£4,500,000	Costings include improvements to access to Culham Railway Station for buses, as well as the provision of routes - Abingdon to Berinsfield (two buses), Didcot to Eastern Arc (two buses)
CUL25	Increased rail service frequency at Culham	Transport	DfT/ Network Rail / Rail Operators	DfT / Network Rail	tbc	tbc	Cost to be confirmed following further more detailed work
CUL26	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council.
CUL27	Bus stops	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work
CUL28	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
CUL29	Off site cycle routes	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Off site cycle routes are to be delivered / improved between land at Berinsfield Garden Village, land adjacent to Culham Science Centre, and Oxford. This should be planned jointly with the site promoters of Land at Grenoble Road and Land at Berinsfield Garden Village.

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

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 cycle routes are to be delivered / improved including between land at Berinsfield Garden Village (jointly with the promotor of that site), land adjacent to Culham Science Centre, Abingdon via the A415, within Abingdon, and Abingdon/Oxford via the new active travel bridge to the north.
CUL31	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services
CUL32	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site
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)	Household Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
CUL34	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£590,100 (BCIS = TPI 390)	£590,100 (BCIS = TPI 390)	OCC is currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
CUL35	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
CUL36	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
CUL37	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a

Appendix 2.2: Infrastructure requirements for Land adjacent to Culham Campus (Policy AS2)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							future planning application Improvements to mitigate impacts on groundwater quality.
CUL38	Cemetery / burial provision	Cemetery	Developer, South Oxfordshire District Council, and Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	The developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with South Oxfordshire District Council and Culham Parish Council.
CUL39	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 any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
CUL40	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	The developer will be expected to make a financial contribution to mitigate the impact of the new development on police services
GR2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details of library provision are to be confirmed through the planning application process, this could include onsite delivery of a new library facility by the developer. If, through the planning application process Oxfordshire County Council confirms that is not needed on site, the developer will be expected to make a financial contribution to library provision in the area.
GR3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£636,000	£636,000	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
GR4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£80,400	£80,400	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
GR5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£930,000	£930,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of 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 previous IDP of £3,383,016 adjusted for inflation from 2020 to April 2024

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

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 estimate cost is based on the new population from 3,000 new homes. A minimum of 667 square metres gross internal area of a premise is required. The build cost of £6,000 per square metres. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.
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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
GR8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£273,526	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 19.98ha of open space. The estimated costs are derived from the 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.
GR9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£7,228	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 2.6ha of community growing space. The estimated costs are derived from the 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.
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 Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 3.66ha of children's play space and teenager provision. The estimated costs are derived from the 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.



Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR11	Playing pitches	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £14,273,850</b></p> <p><b>Onsite delivery of football provision:</b></p> <p>Capital costs: £2,638,280 Contribution toward lifecycle costs: £3,144,750</p> <p><b>Onsite delivery of cricket provision:</b></p> <p>Capital costs: £1,481,575 Contribution toward lifecycle costs: £3,188,149</p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Rugby provision:</b></p> <p>Capital costs: £1,281,156 Contribution toward lifecycle costs: £1,753,700</p> <p><b>Hockey provision:</b></p> <p>Capital costs: £511,015 Contribution toward lifecycle costs: £275,225</p>	<p>The developer will be expected to directly deliver playing pitch provision on site to mitigate the impact of the development. This should take account of the South Oxfordshire Playing Pitch Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Football provision on site:</p> <p>2 no. 11 v 11 grass pitch 4 no. 9 v 9 grass pitches 2 no. 7 v 7 grass pitch 1 no. 5 v 5 grass pitches 1 no. full size sports-lit 3G pitch</p> <p>Cricket provision on site:</p> <p>2 no. adult cricket ground</p> <p>Playing pitches will also need to have changing facilities provided.</p> <p>The developer will also need to make a financial contribution toward the lifecycle cost of the pitches</p> <p>The developer will also be expected to make a financial contribution toward hockey and rugby provision in the area, in accordance with Sport England's contributions calculator.</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determine the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR12	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total Costs: £3,911,357</b> (excluding costs for onsite delivery and lifecycle costs of MUGA, netball and tennis courts)</p> <p><b>Onsite delivery of MUGA, netball and tennis courts</b></p> <p>Capital costs and contribution to lifecycle costs to be determined at planning application stage.</p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b></p> <p>Capital costs: £2,008,022 Plus a contribution toward lifecycle costs</p> <p><b>Sports hall provision</b></p> <p>Capital costs:£1,807,463 Plus a contribution toward lifecycle costs</p> <p><b>Indoor bowls provision:</b></p> <p>Capital costs: £73,747 Contribution toward lifecycle costs: £22,125</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the South Oxfordshire Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>A Multi Use Games Area (MUGA) on site</p> <p>Tennis and netball courts on site</p> <p>Offsite contributions towards swimming pool improvements at Abbey Sports Centre in Berinsfield</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
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)	<p>Oxfordshire County Council has estimated that the pupil generation for this site to be equivalent to one no. 3 form entry primary school. The current estimated cost of a 3 form entry primary school is £15,719,000 @ BCIS TPI = 327.</p> <p>The development will also need to provide, on a freehold basis and at no cost to the county council, a fully remediated and serviced 3.01 ha site for the primary school, to the Oxfordshire County Council's specifications.</p>

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
GR15	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£19,942,000 (BCIS TPI = 327)	£11,856,609 (BCIS TPI = 327)	<p>Oxfordshire County Council has forecast the need for a 600 place secondary school to mitigate the impact of this site, Northfield, and Bayswater Brook. The estimated costs for this is £19,942,000 excluding land.</p> <p>Bayswater Brook, Grenoble Road and Northfield allocations are to contribute on a per pupil basis, with an allowance made for existing school places which would be surplus in the absence of housing development. This reduces Grenoble's expected contribution (based on LP allocation, subject to details of planning application) to £11,865,609 @ BCIS TPI = 327. There would be a payback of land contribution from Northfield and Bayswater Brook. 6.77ha land required.</p>
GR16	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£1,819,469	£1,819,469	All sites are required to contribute towards expansion of special school capacity, at a rate of £89,741 per pupil. Expected contribution from Grenoble Road (based on Local Plan allocation) would be in the region of £1.8m @ BCIS TPI = 327
GR17	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 funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
GR18	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	<p>Thames Water is finalising plans for a major upgrade of Oxford Sewage Treatment Works. This will provide a significant increase to treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Thames Water cannot currently confirm a completion date. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.</p> <p>Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be</p>

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure.
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 Water is finalising plans for a major upgrade of Oxford Sewage Treatment Works. This will provide a significant increase to treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Thames Water cannot currently confirm a completion date. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure.
GR20	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,500,000	£4,500,000	The development will need to contribute to improvements to scheduled bus services and infrastructure within the site and along the A4074 and B480 corridors to Oxford City, Eastern Arc, Science Vale, and nearby villages and associated infrastructure. This is likely to be the extension of existing services to the site from Oxford (two buses) plus a contribution to Science Vale service (two buses). The estimated cost is from Oxfordshire County Council (June 2024), based on pump priming three buses on a service Science Vale – Oxford Eastern Arc; and two buses on service from the site to Oxford (these possible services and the £720,000 per bus are subject to change).
GR21	Improvements to the A4074 Travel Corridor, including Golden Balls Roundabout and safeguarding of land for a new mobility hub on site	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council. This could include the provision of a new mobility hub (or potentially provision of the land only, subject to the transport assessment for Grenoble Road) on this site.

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

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 confirmed following further detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.
GR23	Off site cycle routes	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Off site cycle routes are to be delivered / improved between land at Berinsfield Garden Village, land adjacent to Culham Science Centre, and Oxford. This should be planned jointly with the site promoters of Land adjacent to Culham Science Centre and Land at Berinsfield Garden Village.  Furthermore, the development should make provision for new, and enhancement to existing cycling infrastructure on and off site ensuring the site is well connected to Oxford City, nearby secondary schools, mobility hubs, and appropriate surrounding villages.
GR24	Any additional transport measures	Transport	Oxfordshire County Council and developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council. As this site is on the edge of Oxford, the developer should include provision for controlled parking zones, and work with Oxfordshire County Council to ensure their ongoing operation and enforcement after the completion of the development.
GR25	Bus stops	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.
GR26	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Direct Delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

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 developer will be expected to make a financial contribution toward improving Public Rights of Way in the vicinity of the site (as well as directly delivering improvements to those that fall within the site boundary). This will include provision of new, and enhancement to existing, walking infrastructure and the public rights of way network on and off site ensuring the site is well connected to Oxford City, nearby secondary schools, mobility hubs, and appropriate surrounding villages.
GR28	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services
GR29	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site
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 Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
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 currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
GR32	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
GR33	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.

Appendix 2.3: Infrastructure requirements for Land at Grenoble Road (Policy AS3)

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 work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
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 developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with South Oxfordshire District Council, Oxford City Council, and nearby Parish Councils.
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	tbc	Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
GR37	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	The developer will be expected to make a financial contribution to mitigate the impact of the new development on police services
NOF2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details of library provision are to be confirmed through the planning application process, this could include onsite delivery of a new library facility by the developer. Oxfordshire County Council; wo
NOF3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£381,600	£381,600	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
NOF4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£48,240	£48,240	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
NOF5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£558,000	£558,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
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 previous IDP of £2,029,809 adjusted for inflation from 2020 to April 2024



Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

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 estimate cost is based on the new population from 1,800 new homes. A minimum of 667 square metres gross internal area of a premise is required. The build cost of £6,000 per square metres. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.
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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
NOF9	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£164,006	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 11.98ha of open space. The estimated costs are derived from the 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.
NOF10	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£4,420	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 1.59ha of community growing space. The estimated costs are derived from the 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.
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 Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 2.19ha of children's play space and teenager provision. The estimated costs are derived from the 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.

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF12	Playing pitches	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £8,496,870</b></p> <p><b>Onsite delivery of football provision:</b></p> <p>Capital costs: £1,582,950 Contribution toward lifecycle costs: £1,886,825</p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Cricket</b> Capital costs: £888,948 Contribution toward lifecycle costs: £1,912,895</p> <p><b>3G Pitch</b> Capital Costs: £395,472</p> <p><b>Rugby provision:</b></p> <p>Capital costs: £768,688 Contribution toward lifecycle costs: £1,052,206</p> <p><b>Hockey provision:</b> Capital costs: £262,808 Contribution toward lifecycle costs: £141,550</p>	<p>The developer will be expected to directly deliver playing pitch provision on site to mitigate the impact of the development. This should take account of the South Oxfordshire Playing Pitch Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Football provision on site:</p> <p>1 no. 11 v 11 grass pitch 3 no. 9 v 9 grass pitches 1 no. 7 v 7 grass pitch 1 no. 5 v 5 grass pitches</p> <p>Playing pitches will also need to have changing facilities provided.</p> <p>The developer will also need to make a financial contribution toward the lifecycle cost of the pitches</p> <p>The developer will also be expected to make a financial contribution toward a 3G pitch, cricket hockey and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs.</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF13	Local leisure facilities	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total Costs: £2,011,551</b>(excluding costs for onsite delivery and lifecycle costs of MUGA, netball and tennis courts)</p> <p><b>Onsite delivery of MUGA (netball and tennis)</b></p> <p>Capital costs and contribution to lifecycle costs to be determined at planning application stage.</p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b></p> <p>Capital costs: £1,032,697 Plus a contribution toward lifecycle costs</p> <p><b>Sports hall provision</b></p> <p>Capital costs:£929,552 Plus a contribution toward lifecycle costs</p> <p><b>Indoor bowls provision:</b></p> <p>Capital costs: £37,927 Contribution toward lifecycle costs: £11,375</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the South Oxfordshire Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>A Multi Use Games Area (MUGA) on site</p> <p>Offsite contributions towards swimming pool improvements at Abbey Sports Centre in Berinsfield and sports hall contributions to Park Sports Centre.</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
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)	£13,262,000 (BCIS TPI = 390)	<p>Oxfordshire County Council has estimated that the pupil generation for this site to be equivalent to one no. 2 form entry primary school. The current estimated cost of a 3 form entry primary school is £13,262,000 @ BCIS TPI 390</p> <p>The development will also need to provide, on a freehold basis and at no cost to the county council, a fully remediated and serviced 2.22ha site for the primary school, to the Oxfordshire County Council's specifications.</p>

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF15	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£25,006,000 (BCIS TPI = 390)	£7,628,949 (BCIS TPI = 390)	Oxfordshire County Council has forecast the need for a 600 place secondary school to mitigate the impact of this site, Grenoble Road, and Bayswater Brook allocations. The cost of a 600 place school is £25,006,000 @ BCIS TPI 390 the cost of which would need to be covered by the three sites. If the cost were shared proportionately to the Local Plan allocation, the share for this site would be £7,628,949. However the actual payment from each site will be calculated at the time of application based on estimated pupil generation.  Proportionate share, as above, towards cost of 6.77 ha site on Grenoble Road based on £409,761/ha.
NOF16	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 are required to contribute towards expansion of special school capacity , at a rate of £107,306 per pupil. Expected contribution from this site would be in the region of £1.3m @ 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 funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
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	Thames Water is finalising plans for a major upgrade of Oxford Sewage Treatment Works. This will provide a significant increase to treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Thames Water cannot currently confirm a completion date. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.  Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure.

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

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 Water is finalising plans for a major upgrade of Oxford Sewage Treatment Works. This will provide a significant increase to treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Thames Water cannot currently confirm a completion date. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure.
NOF20	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,500,000	£4,500,000	The development will need to make contributions toward improvements to scheduled bus services within the site and along the A4074 and B480 corridors to Oxford City, Eastern Arc, Science Vale, and nearby villages and associated infrastructure.
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 confirmed following further more detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.
NOF22	Upgrades to the A4074 Golden Balls junction	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.
NOF23	B480 improvements for buses, pedestrians, and cyclists	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NOF24	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council. As this site is on the edge of Oxford, the developer should include provision for controlled parking zones, and work with Oxfordshire County Council to ensure their ongoing operation and enforcement after the completion of the development.
NOF25	Bus stops	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.
NOF26	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
NOF27	Off-site cycle routes	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	The development should make provision for new, and enhancement to existing cycling infrastructure on and off site ensuring the site is well connected to Oxford City, nearby existing and proposed secondary schools, mobility hubs, and appropriate surrounding villages.
NOF28	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 developer will be expected to make a financial contribution toward improving Public Rights of Way in the vicinity of the site (as well as directly delivering improvements to those that fall within the site boundary). This will include a Public Right of Way Connection northwards to Oxford Green Belt Way, to Horspath, and other appropriate surrounding villages, as well as connections to proposed and existing secondary schools.
NOF29	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services
NOF30	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

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 Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
NOF32	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£303,480 (BCIS = TPI 390)	£303,480 (BCIS = TPI 390)	OCC is currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
NOF33	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
NOF34	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
NOF35	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
NOF36	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 developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with South Oxfordshire District Council, Oxford City Council, and nearby Parish Councils.

Appendix 2.4: Infrastructure requirements for Land at Northfield (Policy AS4)

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 any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
NOF38	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.



Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	tbc	Thames Valley Police would seek a contribution of £128,492 based on 1,100 units being delivered. The breakdown of the contribution is as follows;  Staff set up costs - £4,866; Vehicle contributions - £23,947; Mobile IT provision for officers - £6,035; Provision of 1 no. ANPR Camera - £11,000; Adaptations and enhancements to current estate - £82,644
BWB2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The developer will be expected to make a financial contribution to library provision in the area.
BWB3	Recycling and Waste	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£233,200	£233,200	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
BWB4	Street naming and numbering	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£29,480	£29,480	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
BWB5	High Quality Public Realm (including Public Art)	Community facilities	South Oxfordshire District Council / Developer	Developer contributions	£341,000	£341,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
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 previous IDP of £1,240,439 adjusted for inflation from 2020 to April 2024

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
				direct delivery on site			
BWB7	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	£1,998,000	£1,998,000	The estimate cost is based on the new population from 1,100 new homes. A minimum of 333 square metres gross internal area of a premise is required. The build cost of £6,000 per square metres. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.
BWB8	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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
BWB9	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£100,211	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 7.32ha of open space. The estimated costs are derived from the 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.
BWB10	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£2,697	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 0.97ha of community growing space. The estimated costs are derived from the 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.

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

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 Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 1.34ha of children's play space and teenager provision. The estimated costs are derived from the 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.
BWB12	Playing pitches	Sports and Leisure	South Oxfordshire District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £7,233,484</b></p> <p><b>Financial contributions toward offsite provision:</b></p> <p>Capital costs: £1,670,708 Contribution toward lifecycle costs: £1838,890</p> <p><b>Cricket provision:</b></p> <p>Capital costs: £716,098 Contribution toward lifecycle costs: £1,540,947</p> <p><b>Rugby provision:</b></p> <p>Capital costs: £619,225 Contribution toward lifecycle costs: £847,616</p>	<p>The developer will be expected to make a financial contribution toward football, cricket and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs.</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

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		<p><b>Total Costs: £831,895</b> (excluding costs for onsite delivery and lifecycle costs of MUGA, outdoor gym, cycling and tennis courts)</p> <p><b>Onsite delivery of community hall, bike track, learn to cycle track, outdoor gym, MUGA and tennis courts.</b></p> <p>Capital costs and contribution to lifecycle costs to be determined at planning application stage.</p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b></p> <p>Capital costs: £831,895 Plus a contribution toward lifecycle costs</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the South Oxfordshire Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>A Multi Use Games Area (MUGA) on site</p> <p>Tennis and netball courts on site</p> <p>Offsite contributions towards swimming pool improvements at Abbey Sports Centre in Berinsfield</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
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)	<p>Oxfordshire County Council has estimated that the pupil generation for this site to be equivalent to one no. 1 form entry primary school. The current estimated cost of a 3 form entry primary school is £8,869,000 (BCIS TPI = 390)</p> <p>The development will also need to provide, on a freehold basis and at no cost to the county council, a fully remediated and serviced 2.22ha site for the primary school, to the Oxfordshire County Council's specifications.</p>

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB16	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£25,006,000 (BCIS TPI = 390)	£4,662,136 (BCIS TPI = 390)	Oxfordshire County Council has forecast the need for a 600 place secondary school to mitigate the impact of this site, Northfield, and Grenoble Road allocations. The cost of a 600 place school is £25,006,000 @ BCIS TPI 390 the cost of which would need to be covered by the three sites. If the cost were shared proportionately to the Local Plan allocation, the share for this site would be £4,662,136. However the actual payment from each site will be calculated at the time of application based on estimated pupil generation.  Proportionate share, as above, towards cost of 6.77 ha site on Grenoble Road based on £409,761/ha.
BWB17	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	tbc	£1,048,838 (BCIS TPI = 390)	All sites are required to contribute towards expansion of special school capacity , at a rate of £107,306 per pupil. Contribution as agreed in s106 negotiations
BWB18	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 funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
BWB19	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	Thames Water is finalising plans for a major upgrade of Oxford Sewage Treatment Works. This will provide a significant increase to treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Thames Water cannot currently confirm a completion date. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.  Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
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 Water is investigating the impact of groundwater on the sewer network in this area. Thames Water are implementing a Groundwater Impacted Management Plan for the Oxford system, and has been endorsed by the Environment Agency. This aims to provide a significant increase to treatment capacity, larger storm tanks and a higher quality of treated effluent going to the river. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
BWB21	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£4,740,000	£4,740,000	Likely to be the provision of additional service on current routes in the short term, then a dedicated route to the City Centre and John Radcliffe Hospital

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB22	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	<p>Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This will include, but is not limited to:</p> <ul style="list-style-type: none"> <li>- the provision of a pedestrian/cycle bridge over the A40</li> <li>- public transport A40 access</li> <li>- upgrade to Marston Interchange Off-slips</li> <li>- Barton Village Road bus access</li> <li>- active travel bridges into Barton Park and Barton</li> <li>- cycle improvements to Bayswater Road, Marsh Lane, A40 Northbound on/off slip</li> <li>- A40 Wick Close subway upgrade</li> <li>- North Way to A40 bus link and bus lane</li> <li>- pedestrian / cycle crossing at Headington Roundabout</li> <li>- Upgrades to Headington Roundabout (including signalisation of the Bayswater Road arm)</li> <li>- Improvements to Underhill Circus</li> <li>- Relocating bus stop infrastructure to facilitate bus service improvements</li> <li>- Wick Close subway improvements</li> </ul> <p>Subject to the outcomes of the monitoring of the site's trip generation, the following measures may also be required:</p> <ul style="list-style-type: none"> <li>- Removal of A40 construction access left turn lane</li> <li>- Marsh Lane cycle improvements</li> <li>- A40 widening</li> <li>- A4142 widening</li> <li>- Marston Interchange improvements</li> </ul> <p>This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council. As this site is on the edge of Oxford, the developer should include provision for controlled parking zones, and work with Oxfordshire County Council to ensure their ongoing operation and enforcement after the completion of the development.</p>
BWB23	Bus stops	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County Council	tbc	tbc	<p>Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and South Oxfordshire District Council.</p>

Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
BWB24	Travel Plan monitoring	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
BWB25	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 developer will be expected to make a financial contribution toward improving Public Rights of Way in the vicinity of the site (as well as directly delivering improvements to those that fall within the site boundary).
BWB26	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services
BWB27	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site
BWB28	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£115,324 (BCIS = TPI 390)	£115,324 (BCIS = TPI 390)	Household Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
BWB29	Archaeological record keeping and artefact storage	Archaeology	Oxfordshire County Council and developer	Developer contributions	£185,460 (BCIS = TPI 390)	£185,460 (BCIS = TPI 390)	OCC is currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
BWB30	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
BWB31	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.



Appendix 2.5: Infrastructure requirements for Land at Bayswater Brook (Policy AS5)

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 contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
BWB33	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 developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with South Oxfordshire District Council, Oxford City Council, and nearby Parish Councils.
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 any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
BWB35	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG1	Police contribution	Emergency services	Thames Valley Police / Developer	Developer contributions / direct delivery on site	tbc	£75,931	TVP would seek a contribution of £75,931 based on 600 units being delivered. The breakdown of the contribution is as follows;  staff set up costs - £3224; vehicle contributions - £13,062 mobile IT provision for officers - £3273; provision of 1 no. ANPR camera - £11,000 adaptations and enhancements to current estate £45,272
NWG2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	£15,165	The details of library provision are to be confirmed through the planning application process, however this is likely to be a financial contribution to library provision in the area. The estimated contribution is based on Oxfordshire County Council's response to the planning application on this site (P20/V3113/O) - dated 25/02/2021. Price index is based on TPI327.
NWG3	Recycling and Waste	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£127,200	£127,200	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
NWG4	Street naming and numbering	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£16,080	£16,080	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
NWG5	High Quality Public Realm (including Public Art)	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£186,000	£186,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

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 estimated cost is based on the new population from 800 new homes. A minimum of 199 square metres gross internal area of a premises is required. The build cost of £6,000 per square metre. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.
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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
NWG8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£56,814	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 4.15ha of open space. The estimated costs are derived from the 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.
NWG9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£1,529	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 0.55ha of community growing space. The estimated costs are derived from the 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.
NWG10	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£178,152	The Green Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 0.76ha of children's play space and teenager provision. The estimated costs are derived from the 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.

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG11	Playing pitches	Sports and Leisure	Vale of White Horse District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £1,511,554</b></p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Rugby provision:</b>  Capital costs: £283,816 (including contribution toward changing facilities)  Contribution toward lifecycle costs: £452,000</p> <p><b>Cricket provision:</b>  Capital costs: £231,188 (including contribution toward changing facilities)  Contribution toward lifecycle costs: £544,550</p>	<p>The developer will be expected to make a financial contribution toward cricket and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs for a 25 year period from Sport England's Calculation (May 2024).</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG12	Local leisure facilities	Sports and Leisure	Vale of White Horse District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total Costs: £704,302</b></p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b></p> <p>Capital costs: £361,417 Plus a contribution toward lifecycle costs</p> <p><b>Sports hall provision</b></p> <p>Capital costs:£326,937 Plus a contribution toward lifecycle costs</p> <p><b>Indoor bowls provision:</b></p> <p>Capital costs: £12,273 Contribution toward lifecycle costs: £3,675</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the Vale of White Horse Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Financial contributions should be secured towards the off-site leisure facilities including indoor bowls, sports hall and swimming pool improvements in Wantage and Grove, at Wantage Leisure Centre and St John's Academy (on Grove Airfield development)</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
NWG14	Primary schools including early education	Education	Oxfordshire County Council / Developer	Developer contributions and / Oxfordshire County Council	£4,810,581	£4,810,581	Oxfordshire County Council has advised that this site will not need to provide primary school provision on site. The developer will be expected to make a financial contribution toward primary education in the area. The costs shown are from Oxfordshire County Council's response to the live planning application (P20/V3113/O) - dated 25/02/2021, adjusted to BCIS TPI = 327

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG15	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£4,443,091 @ BCIS TPI =390 for expansion plus land contribution	£4,443,091 @ BCIS TPI =390 for expansion plus land contribution	The developer will be expected to make a financial contribution toward secondary education in the area, including land costs. Based on response to P20/V3113/O uplifted to BCIS TPI = 390 Expansion of the secondary school to meet the needs of this proposed development triggers the need to exercise one of the options and incurs an additional cost to the county council, set in the s106 agreement for the host site at £655,500 per option area index linked to July 2017 using RPIX. Uplifted to 3Q 2019 this equates to £700,568.
NWG16	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	tbc	£500,000	All sites are required to contribute towards expansion of special school capacity , at a rate of £107,306 per pupil. Expected contribution from this site would be in the region of £0.5m @ BCIS TPI = 390
NWG17	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.	tbc	To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
NWG18	Sewage Treatment upgrades	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.	tbc	Thames Water expects this location to meet all government targets for storm overflows by 2040 - 2045. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
NWG19	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	To be funded and provided as development comes forward. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. Developers to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
NWG20	Access improvements including signalling Brook Lane Railway Bridge	Transport	Oxfordshire County Council and developer	Direct delivery	tbc	tbc	This is necessitated by the diversion of the bridleway due to the proposed closure of the level crossing. As such, the design of the signalisation will need to accommodate walking, cycling, and horse-riding provision. Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
	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	Contributions and/or direct delivery of improvements to the A338/Main Street/Steventon Road staggered junction and the A338/A415 staggered junction.
NWG21	Direct delivery of Grove Northern Link Road	Transport	Oxfordshire County Council and developer	Direct delivery	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
NWG22	Cycle and walking route improvements - including off-site connections to Grove, the neighbouring Grove Airfield and Monks Farm developments, and Wantage	Transport	Oxfordshire County Council and developer	Direct delivery	tbc	tbc	Maximising walking, cycling, and public transport connectivity with the existing settlement of Grove, including the neighbouring developments at Monks Farm and Grove Airfield and nearby secondary schools. Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	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	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council / Network Rail			This should include safety improvements to, or the closure of, footpath level crossings where development may result in a material increase in usage, in consultation with Network Rail
NWG24	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£600,000	£600,000	Contribution towards overall Wantage/Grove bus improvements, including connections with the neighbouring allocations of Grove Airfield and Monks Farm, and Abingdon, Oxford, Wantage, Harwell Campus, and Didcot.
NWG25	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council.
NWG26	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
NWG27	Bus stops	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
NWG28	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services. The exact nature of provision will be determined at planning application stage.



Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

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 developer will be expected to deliver an element of extra care housing support on site
NWG30	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£62,904 (BCIS = TPI 390)	£62,904 (BCIS = TPI 390)	Household Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
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 currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
NWG32	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
NWG33	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
NWG34	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
NWG35	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 developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with Vale of White Horse District Council, and the surrounding Town and Parish Councils.

Appendix 2.7: Infrastructure requirements for North West Grove (Policy AS8)

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	Utilities	Developer / Scottish and Southern Electricity Networks (SSEN)	Developer / Scottish and Southern Electricity Networks (SSEN)	tbc	tbc	Costs for any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
NWG37	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

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 developer will be expected to make a financial contribution to mitigate the impact of the new development on police services
NWVP2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details of library provision are to be confirmed through the planning application process, however this is likely to be a financial contribution to library provision in the area.
NWVP3	Recycling and Waste	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£169,600	£169,600	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
NWVP4	Street naming and numbering	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£16,080	£16,080	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
NWVP5	High Quality Public Realm (including Public Art)	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£248,000	£248,000	The Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
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 estimated cost is based on the new population from 800 new homes. A minimum of 199 square metres gross internal area of a premises is required. The build cost of £6,000 per square metre. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build cost and the rent arrangement of any new premises during the planning application process.

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
NWVP8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£72,831	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 5.32ha of open space. The estimated costs are derived from the 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.
NWVP9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£1,974	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 0.71ha of community growing space. The estimated costs are derived from the 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.
NWVP10	Children's play space and teenager provision	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£227,378	The Green Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 0.97ha of children's play space and teenager provision. The estimated costs are derived from the 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.

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

NWVP11	Playing pitches	Sports and Leisure	Vale of White Horse District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £3,033,031</b></p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Football provision:</b></p> <p>Capital costs: £497,669 (including contribution toward changing facilities) Contribution toward lifecycle costs: £612,500</p> <p><b>Rugby provision:</b></p> <p>Capital costs: £363,796 (including contribution toward changing facilities) Contribution toward lifecycle costs: £579,375</p> <p><b>Cricket provision:</b></p> <p>Capital costs: £291,966 (including contribution toward changing facilities) Contribution toward lifecycle costs: £687,725</p>	<p>The developer will be expected to make a financial contribution toward football, cricket and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs for a 25 year period from Sport England's Calculation (May 2024).</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section106 agreement, so the costs listed here are only estimates as of May 2024.</p>
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Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

NWVP12	Local leisure facilities	Sports and Leisure	Vale of White Horse District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total Costs: £3,103,096</b></p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b> Capital costs: £1,592,356 Plus a contribution toward lifecycle costs</p> <p><b>Sports hall provision</b> Capital costs:£1,440,442 Plus a contribution toward lifecycle costs</p> <p><b>Indoor bowls provision:</b> Capital costs: £54,073 Contribution toward lifecycle costs: £16,225</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the Vale of White Horse Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Financial contributions should be secured towards the off-site leisure facilities including indoor bowls, sports hall and swimming pool improvements in Didcot.</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
NWVP14	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	<p>£8,869,000 @ BCIS TPI 390</p> <p>The neighbouring development at Valley Park (planning permission reference: P14/V2873/O - 4,254 homes) is providing one no. 3 form entry primary school, and one no. two form entry primary school. Oxfordshire County Council has advised that when we receive a planning application for this site, they will assess whether the primary schools on Valley Park can accommodate the pupils generated by North West Valley Park, rather than requiring its own school. 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</p> <p>The current estimated cost of a 1 form entry primary school is £8,869,000 @ BCIS TPI 390.</p> <p>2.22ha of land will be required for a 1 form entry school. The development will need to provide this land, fully remediated and serviced, and on a freehold basis at no cost to the county council.</p>	

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

							These will need to be to Oxfordshire County Council's specifications.
NWVP15	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	tbc	£5.9m @ BCIS TPI = 390	Based on expected timescales, this site would be expected to need to contribute towards the expansion of the planned school for NE Didcot. Estimated pupil generation from 800 homes would be c190 pupils, DfE secondary school expansion per-pupil rate is £31,066@ BCIS TPI = 390  North West Valley Park, alongside other sites, will be expected to provide a financial contribution toward this secondary school (including land costs)
NWVP16	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	tbc	£500,000	All sites are required to contribute towards expansion of special school capacity , at a rate of £107,306 per pupil. Expected contribution from this site would be in the region of £0.5m @ BCIS TPI = 390
NWVP17	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 funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

NWVP18	Sewage Treatment upgrades	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.	tbc	Thames Water has planned an upgrade for Didcot Sewage Treatment Works. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to commence in AMP 8 (2025 - 2030), based upon agreement of Thames Water's 2025-30 Business Plan. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
NWVP19	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	To be funded and provided as development comes forward. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. Developers to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
NWVP20	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 Bypass	Transport	Oxfordshire County Council and developer	Direct delivery and developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.



Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

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 be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District 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 be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District 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 be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District 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 developer will be expected to make a financial contribution toward improving Public Rights of Way in the vicinity of the site (as well as directly delivering improvements to those that fall within the site boundary)

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

NWVP25	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£800,000	£800,000	The development will need to provide an appropriate route through the site for, and contributions towards, new high quality bus services to Didcot town centre / railway station, and to the major employment sites at Culham Science Centre, Milton Park, and Harwell Campus, until such a time that these services can be operated on a fully commercial basis, along with the associated infrastructure
NWVP26	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct delivery / Developer contributions / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council.
NWVP27	Bus stops	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
	Travel Plan monitoring	Transport	Oxfordshire County Council	Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
NWVP28	Adult Day Care	Social Care	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	The developer will be expected to make a financial contribution toward Adult Day Care services. The exact nature of provision will be determined at planning application stage.
NWVP29	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site
NWVP30	Household Waste and Recycling Centres	Waste and recycling	Oxfordshire County Council and developer	Developer contributions	£83,872 (BCIS = TPI 390)	£83,872 (BCIS = TPI 390)	Household Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
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)	OCC is currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

							contribution based on the cost of the works will be required.
NWVP32	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
NWVP33	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
NWVP34	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
NWVP35	Cemetery / burial provision	Cemetery	Developer, Vale of White Horse District Council, South Oxfordshire District Council, and Town / Parish Council(s)	Developer contributions and / or direct delivery on site	tbc	tbc	The developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with Vale of White Horse District Council, South Oxfordshire District Council and the surrounding Town and Parish Councils.
NWVP36	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 any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator

Appendix 2.8: Infrastructure requirements for North West Valley Park (Policy AS9)

NWVP37	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.
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Appendix 2.9: Infrastructure requirements for Land at Dalton Barracks (Policy AS10)

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 developer will be expected to make a financial contribution to mitigate the impact of the new development on police services
DB2	Library provision	Community facilities	Oxfordshire County Council / Developer	Developer contributions / direct delivery on site	tbc	tbc	The details of library provision are to be confirmed through the planning application process, however this is likely to include onsite delivery of a new library facility by the developer. If, through the planning application process Oxfordshire County Council confirms that is not needed on site, the developer will be expected to make a financial contribution to library provision in the area.
DB3	Recycling and Waste	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£583,000	£583,000	The Council will seek a financial contribution per dwelling for recycling and waste. The figure provided in this IDP is £212 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
DB4	Street naming and numbering	Community facilities	Vale of White Horse District Council / Developer	Developer contributions	£73,700	£73,700	The Council will seek a financial contribution per dwelling for street naming and numbering. This is based on a contribution of £26.80 per dwelling (June 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account 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 Council will seek a financial contribution per dwelling for public realm improvements and public art. The figure provided in this IDP is £310 per dwelling (as of May 2024), but this figure will need to be revisited when signing a legal agreement for this site to take account of inflation.
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	tbc	The estimated cost is based on the new population from 2,750 new homes. A minimum of 833 square metres gross internal area of a premises is required. The build cost of £6,000 per square metre. The actual cost derived will be determined in consultation with BOB-ICB, including the commissioning of a pre-project study, build / reconfiguration cost and the rent arrangement of any premises during the planning application process.

Appendix 2.9: Infrastructure requirements for Land at Dalton Barracks (Policy AS10)

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 developer will be expected to mitigate any further impact of the proposed development on other local health infrastructure, which is to be determined at planning application stage in consultation with BOB-ICB (or their equivalent). This could include dentistry, hospital and accident & emergency, and other secondary services.
DB8	Parks, gardens, and amenity green space	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£250,664	The Green Infrastructure Strategy and Open Space Study identified a need of 3ha per 1,000 population. Based on this standard, the site would need to deliver 18.31ha of open space. The estimated costs are derived from the 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.
DB9	Allotments	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£6,783	The Green Infrastructure Strategy and Open Space Study identified a need of 0.4ha per 1,000 population. Based on this standard, the site would need to deliver 2.44ha of community growing space. The estimated costs are derived from the 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.
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 Infrastructure Strategy and Open Space Study identified a need of 0.55ha per 1,000 population. Based on this standard, the site would need to deliver 3.35ha of children's play space and teenager provision. The estimated costs are derived from the 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.
DB11	Country Park	Open space	Developer	Developer contributions and / or direct delivery on site	n/a	£767,520	A country park of at least 52 ha of natural / semi-natural green space is needed on site to mitigate the impact of the proposed development on the nearby Cothill Fen Special Area of Conservation. This should be in addition 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
DB12	Playing pitches	Sports and Leisure	Vale of White Horse District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total costs: £8,605,507</b></p> <p><b>Onsite delivery of football provision:</b></p> <p>Capital costs: £2,541,194 Contribution toward lifecycle costs: £2,995,925</p> <p><b>Onsite delivery of cricket provision:</b></p> <p>Capital costs: £603,161 Contribution toward lifecycle costs: £1,420,725</p> <p><b>Financial contributions toward offsite provision:</b></p> <p><b>Rugby provision:</b></p> <p>Capital costs: £350,713 (including contribution toward changing facilities) Contribution toward lifecycle costs: £558,525</p> <p><b>Hockey provision:</b></p> <p>Capital costs: £87,914 (including contribution toward changing facilities) Contribution toward lifecycle costs: £47,350</p>	<p>The developer will be expected to directly deliver playing pitch provision on site to mitigate the impact of the development. This should take account of the Vale of White Horse Playing Pitch Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>Football provision on site: 3 no. 11 v 11 grass pitch 3 no. 9 v 9 grass pitches 3 no. 7 v 7 grass pitch 1 no. full size sports-lit 3G pitch</p> <p>Cricket provision on site: 1 no. adult cricket ground</p> <p>Playing pitches will also need to have changing facilities provided.</p> <p>The developer will also need to make a financial contribution toward the lifecycle cost of the pitches.</p> <p>The developer will also be expected to make a financial contribution toward hockey and rugby provision in the area, in accordance with Sport England's contributions calculator. This will include a financial contribution toward lifecycle costs for a 25 year period from Sport England's Calculation (May 2024).</p> <p>The Sport England Calculator will need to be re-run at the time of a planning application / when determining the costs through the Section 106 agreement, so the costs listed here are only estimates as of May 2024.</p>

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
DB13	Local leisure facilities	Sports and Leisure	Vale of White Horse District Council / Developer	Developer contributions and / or direct delivery on site		<p><b>Total Costs: £3,103,096</b> (excluding costs for onsite delivery and lifecycle costs of MUGA and skatepark)</p> <p><b>Onsite delivery of MUGA and Skatepark</b> Capital costs and contribution to lifecycle costs to be determined at planning application stage.</p> <p><b>Financial contribution toward offsite provision:</b></p> <p><b>Swimming pool provision:</b> Capital costs: £1,592,356 Plus a contribution toward lifecycle costs</p> <p><b>Sports hall provision</b> Capital costs:£1,440,442 Plus a contribution toward lifecycle costs</p> <p><b>Indoor bowls provision:</b> Capital costs: £54,073 Contribution toward lifecycle costs: £16,225</p>	<p>The developer will be expected to directly deliver leisure facilities on site to mitigate the impact of the development, although financial contributions may be appropriate if agreed with the council. This should take account of the Vale of White Horse Leisure Facilities Strategy (or its replacement document), and informed by discussions with Sport England / equivalent body. This is likely to be:</p> <p>A Multi Use Games Area (MUGA) on site: explore opportunity for a new multi-use games area that can be used for netball and tennis, and can be made available for extensive public use. Consideration should be given to sports-lighting the MUGA, in order to maximise the community use throughout the year.</p> <p>Skatepark: explore opportunity for a new skatepark and BMX track that has 'open-access' for public use. Consideration should be given to the design of the cycling infrastructure at this site, so that cycling can continue to be accommodated (e.g. distance-markers and low-level lighting).</p> <p>Financial contributions should be secured towards the off-site leisure facilities including indoor bowls, sports hall and swimming pool improvements in Abingdon-on-Thames.</p> <p>For all facilities, the developer will need to make a financial contribution toward lifecycle costs through a proposed management plan submitted at planning application stage.</p>
DB15	Primary school, including early year provision	Education	Oxfordshire County Council / Developer	Developer contributions and / or direct delivery on site / Oxfordshire County Council	£17,924,000 - £22,131,000 BCIS TPI = 390)	£17,924,000 - £22,131,000 BCIS TPI = 390)	<p>Oxfordshire County Council has estimated that the pupil generation for this site to be equivalent to 3 forms of entry for primary school provision. This can be delivered as either 1no. 3 form entry school, or 1 no. 2 form entry school alongside 1 no. 1 form entry school.</p> <p>The estimated cost for a 3 form entry primary school is £17,924,000 @ BCIS TPI 390</p> <p>The estimated cost for a 2 form entry primary school is £13,262,000 @ BCIS TPI 390, PLUS 1 form entry primary school is £8,869,000 @ BCIS TPI 390</p>



Appendix 2.9: Infrastructure requirements for Land at Dalton Barracks (Policy AS10)

Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							<p>3.01ha of land will be required for a 3 form entry school, or 2no. 2.22ha sites required for the 1 or 2 form entry schools.</p> <p>The development will need to provide this land, fully remediated and serviced, and on a freehold basis at no cost to the county council. These will need to be to Oxfordshire County Council's specifications.</p>
DB16	Secondary school	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£25,006,000 (BCIS TPI = 390)	£25,006,000 (BCIS TPI = 390)	<p>Oxfordshire County Council has estimated that the pupil generation on this site from 2,750 homes would be approximately 500 secondary pupils. Secondary school provision would need to be through a new school, either on-site, or contributing to a new school at the Culham site. Indicative contribution based on 500 secondary pupils would be £16.6m, plus contribution towards land value if off-site.</p> <p>If longer term development is likely to exceed that allocated in the Joint Local Plan, a secondary school site here becomes more necessary. At current levels, a secondary school site is very desirable, as it would create potential to move some secondary provision out of the centre of Abingdon and shorten travel to school distances.</p>
DB17	Special Educational Needs (SEND)	Education	Oxfordshire County Council / Developer	Developer contributions / Oxfordshire County Council	£1,800,000	£1,800,000	<p>All sites are required to contribute towards expansion of special school capacity, at a rate of £107,306 per pupil. Expected contribution from this site would be in the region of £1.8m @ BCIS TPI = 390</p>
DB18	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	Costs to be determined through the individual scheme design process.	N/A	<p>To be funded and provided as development comes forward. Capacity to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the developments water and waste water infrastructure. Proposals should have regard to the South</p>

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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 and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
DB19	Sewage Treatment upgrades	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.	tbc	Thames Water has planned an upgrade for Abingdon Sewage Treatment Works. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to commence in AMP 8 (2025 - 2030), based upon agreement of Thames Water's 2025-30 Business Plan. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. The developer is to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
DB20	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	To be funded and provided as development comes forward. Capacity is to be in place before development commences. In some instances phasing of development may be used to enable the relevant infrastructure to be put in place. Developers to engage with Thames Water / their equivalent body to draw up water and drainage strategies outlining the development's water and waste water infrastructure. Proposals should have regard to the South Oxfordshire and Vale of White Horse Water Cycle Study Scoping Report (September 2024) or any updates to this document.
DB21	Access improvements to A34 and A415 (including the proposed construction of south-facing slips at Lodge Hill Interchange)	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.

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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 safe and attractive walking and cycling routes through the site and connecting with the surrounding area, including cycle way and footway connections to Oxford and Abingdon-on-Thames. Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB23	Upgrades to Frilford Junction	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB24	Bus priority measures on the A34	Transport	Oxfordshire County Council / Developer / National Highways	Developer contributions	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
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 confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB26	Junction improvements at Barrow Road/unnamed road	Transport	Oxfordshire County Council / Developer	Direct Delivery	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.

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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 confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB28	Junction improvements at unnamed road/Marcham Road	Transport	Oxfordshire County Council / Developer	Direct Delivery	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB29	Transport mitigation at Marcham Interchange	Transport	Oxfordshire County Council / Developer	Direct Delivery / Developer contributions	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
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 confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
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 confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB32	Bus service provision	Transport	Oxfordshire County Council and Bus Operators	Developer contributions	£6,750,000	tbc	The development will be expected to contribute to enhanced bus frequency through the site to secure a premium route standard with associated infrastructure enhancements to Abingdon-on-Thames, Oxford and other key destinations. Furthermore, the development will contribute towards a new high-quality bus service to major employment sites at Culham Campus, Harwell Campus, and Milton Park. The estimated costs are based on improvement to a 15 min frequency, Abingdon to Oxford (six additional

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Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost for this site	Notes
							buses), with connections to other services. This includes evening and Sunday provision.
DB33	Any additional transport measures	Transport	Oxfordshire County Council and developer	Direct Delivery /Developer contributions / Oxfordshire County Council	tbc	tbc	Any additional sustainable transport upgrades / enhancements (including for public transport, walking and cycling) required to bring forward the development. This should reference any relevant transport strategy for the area, such as Local Cycle and Walking Infrastructure Plan (LCWIP) and Area Travel Plans produced by Oxfordshire County Council.
DB34	Bus stops	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Cost to be confirmed following further more detailed work and in discussion with Oxfordshire County Council and the Vale of White Horse District Council.
DB35	Travel Plan monitoring	Transport	Oxfordshire County Council and developer	Developer contributions / Oxfordshire County Council	tbc	tbc	Costs to be determined at planning application stage
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 developer will be expected to make a financial contribution toward improving Public Rights of Way in the vicinity of the site (as well as directly delivering improvements to those that fall within the site 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 developer will be expected to either directly deliver a new adult day care centre on site, or make a financial contribution toward Adult Day Care services in Abingdon-on-Thames. The exact nature of provision will be determined at planning application stage.
DB38	Extra Care Housing	Social Care	Oxfordshire County Council and developer	Direct delivery by developer	tbc	tbc	The developer will be expected to deliver an element of extra care housing support on site

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Reference	Infrastructure item	Infrastructure type	Delivery partners	Funding sources	Estimated total cost of infrastructure provision	Estimated pro rata cost 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 Waste & Recycling Centres - £104.84 per dwelling BCIS TPI 390
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 currently seeking contributions to reconfigure the Museums Resource Centre to provide additional capacity which would require a contribution based on the site area of £168.60 per ha (BCIS TPI 390). It is however anticipated that expansion of the building will be required and if this is the case at the time the site comes forward a contribution based on the cost of the works will be required.
DB41	Fire and Rescue	Emergency services	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	The developer will be expected to make a financial contribution toward fire and rescue services
DB42	Any necessary enhancements, improvements, and upgrades to culverts and streams	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater quality.
DB43	Sustainable Drainage System (SuDS)	Flood risk	Oxfordshire County Council and developer	Developer contributions	tbc	tbc	Further work is needed to determine the specific provision required. This will be done through more detailed discussion with the statutory provider during the development management process when determining a future planning application Improvements to mitigate impacts on groundwater 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 developer will be expected to make either a financial contribution toward, or facilitate direct delivery on site, of cemetery provision. The detail of this provision will be determined at planning application stage, and will involve discussions with Vale of White Horse District Council and the surrounding Town and Parish Councils.

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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 any necessary improvement to be apportioned between the developer and the Distribution Network Operator in accordance with the current Statement of Charging Methodology agreed with the industry regulator
DB46	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 modelling and consultation with SGN will be required to determine the scale of improvements that may be needed.

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