

# Agenda



Listening Learning Leading

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## A MEETING OF THE

# Scrutiny Committee

WILL BE HELD ON TUESDAY 9 FEBRUARY 2016 AT 6.00 PM

MEETING ROOM 1, 135 MILTON PARK

### Members of the Committee:

Richard Pullen (Chair)

Steve Connel

Paul Harrison

Jeannette Matelot

Pat Dawe

Imran Lokhon

David Turner

John Walsh

Ian White

### Substitutes

*Joan Bland*

*Margaret Davies*

*Stefan Gawrysiak*

*Anthony Nash*

*Toby Newman*

*David Nimmo-Smith*

*Bill Service*

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**1 Notification of substitutes and apologies for absence**

**2 Minutes and actions arising and referral** (Pages 5 - 7)

To approve the minutes of the previous meeting on 22 September 2015 and agree that the Chair signs them. To ensure that the committee are content that all relevant items have been followed up/ referred as appropriate.

### **3 Declarations of interest**

To receive any declarations of disclosable pecuniary interests in respect of items on the agenda for this meeting; and of any other relevant interests.

### **4 Urgent business and chair's announcements**

To receive notification of any matters, which the chair determines, should be considered as urgent business and the special circumstances, which have made the matters urgent, and to receive any announcements from the chair.

### **5 Statements, petitions and questions from the public relating to matters affecting the Scrutiny Committee**

Any statements and/or petitions from the public (notified to the clerk in advance) will be made or presented at the meeting.

### **6 Work schedule and dates for all South and Vale scrutiny meetings**

To review the attached scrutiny work schedule. Please note, although the dates are confirmed, the items under consideration are subject to being withdrawn, added to or rearranged without further notice.

*Document to follow after approval of next civic year's committee of meetings.*

## **REPORTS AND ISSUES FOR THE CONSIDERATION OF THE SCRUTINY COMMITTEE**

### **7 Section 106 Planning Obligations Supplementary Planning Document (SPD) (Pages 8 - 74)**

To receive the report of the head of planning.

### **8 Revenue Budget 2016/17 and Capital Programme to 2020/21 (Pages 75 - 117)**

To receive the report of the head of finance.

*Appendix E to follow*

## **EXEMPT INFORMATION UNDER 100A(4) OF THE LOCAL GOVERNMENT ACT 1972**

MARGARET REED

Head of Legal and Democratic Services



# Minutes

OF A MEETING OF THE

## Scrutiny Committee

HELD AT 6.30 PM ON TUESDAY 22 SEPTEMBER 2015

MEETING ROOM 1, 135 MILTON PARK

### Present:

Richard Pullen (Chair)

Steve Connel, Paul Harrison, Jeannette Matelot, David Turner and Ian White

### Apologies:

Pat Dawe tendered apologies.

### Officers:

David Buckle, Susan Harbour, Clare Kingston, William Jacobs, Ian Matten, Bob Watson

### Also present:

Tony Harbour  
Jane Murphy

## 1 Minutes and actions arising and referral

The committee agreed that the minutes of the meeting on 17 February 2015 were an accurate record of the meeting and the Chair signed them. There were no outstanding matters arising or referrals.

## 2 Declarations of interest

Disclosable Pecuniary Interests  
None

Other interests

Councillor David Turner declared that he was also a parish councillor in Chalgrove, one of the parishes affected by the proposed withdrawal of the street cleansing grants.



Listening Learning Leading

### **3 Urgent business and chair's announcements**

Simon Hewings, the report author had been unable to attend the meeting due to family circumstances. William Jacobs, head of finance, attended in his place.

### **4 Statements, petitions and questions from the public relating to matters affecting the Scrutiny Committee**

Three members of the public had registered to speak at the meeting on the proposed withdrawal of the street cleansing grants, these were:

- Pat Haywood from Chinnor Parish Council
- David Brooker from Goring Parish Council
- Ian Hill from Watlington Parish Council

They would be invited to speak at the beginning of the relevant item.

### **5 Work schedule and dates for all South and Vale scrutiny meetings**

The committee noted that the homelessness strategy was no longer on the work programme as it had not changed substantively since consultation and that the burial grounds item was no longer on the work programme.

### **6 Street Cleansing Payments**

Tony Harbour, the Cabinet member for waste, introduced this item. Also present to answer questions were Clare Kingston, head of corporate strategy and Ian Matten, waste and parks service manager.

The representatives from the parish councils raised concerns about the potential loss of the street cleansing grants. The council's contractor, Biffa, cleansed to national standards, but the parishes represented felt that the grant enabled them to provide a more local and responsive solution and to a higher standard. Without the current grants, they would need to increase their parish precepts to maintain current high standards.

The committee then debated the issue, asking questions of the cabinet member and officers and the following points were raised:

- Biffa had to meet national standards on cleanliness, but not everyone felt that these were high enough;
- The grants offered good value for money and provided a local standard of cleanliness;
- In 2009 all parishes were given the option to take the grant funding, only some chose to, therefore the double funding was not inequitable;
- The rapid removal of the grant would not give the parishes a chance to consider alternative forms of funding and would, in some cases, impact on people's jobs;
- The saving to South Oxfordshire District Council would be minimal;
- Concern was raised about whether high enough standards of cleanliness could be maintained.

### **Recommendations and Referral.**

The Cabinet member was due to take the decision in the next 8 to 10 days. The committee referred the matter back to him and made the following recommendations:

- That he reconsider the entire decision with a view to not removing the grants.
- That, if he did choose to remove the grants, he do so in a staggered way to allow the parishes to manage the change and to reduce the potential impact on people's jobs.

## **7 Financial Outturn 2014/15**

Jane Murphy, the Cabinet member for finance, introduced this item. Also present to answer questions were William Jacobs, head of finance, and Bob Watson, accountancy manager.

The committee discussed the financial outturn asking questions of the cabinet member and officers, and the following points were raised.

- The impact of the fire had affected the forecasts and created both variance in the revenue budget and slippage in the capital programme.
- There had been an overachievement, against budget, in planning income. However this would result in future additional expenditure on staff costs to meet demand.
- Budget holders had been working hard to improve the accuracy of their forecasting and contingency had been removed from service areas and put into a central pot. These two measures were improving forecasting and outturn accuracy.
- A significant proportion of the underspend was in areas of one off expenditure in capital rather than revenue and, therefore, could not be used to support a reduction in council tax to residents. Furthermore, council tax capping would mean that reducing the tax would result in an inability to re-inflate it in following years once the current one off underspend had been reversed.

### **Recommendations and referrals.**

This item was "to note" and so there were no recommendations or referrals arising.

The meeting closed at 8.00 pm

Chairman

Date

# Scrutiny Committee



Report of Head of Planning

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To: Scrutiny Committee

DATE: 9 February 2016

## **Section 106 Planning Obligations Supplementary Planning Document (SPD)**

### **Recommendation(s)**

Scrutiny is requested to

- (a) consider the comments received on the consultation draft Section 106 Planning Obligations Supplementary Planning Document and consider the recommended changes.

Recommend to Cabinet

- (b) to adopt the amended Section 106 Planning Obligations Supplementary Planning Document, 1 April 2016;
- (c) and to publish the associated SPD documents (e.g. Consultation report and Statement, Sustainability Appraisal, Equality Impact Assessment).



## Purpose of Report

1. To report and respond to the consultation comments received on the draft S106 Supplementary Planning Document (S106 SPD), recommend changes to the SPD and the adoption of the amended S106 SPD on 1 April 2016 to supplement the South Oxfordshire CIL Charging Schedule. The S106 SPD's key purpose is to set out the council's approach to seeking planning obligations once CIL is being collected.
2. To publish associated SPD documents such as Consultation report and Statement, Sustainability Appraisal and Equality Impact Assessment.

## Corporate Objectives

3. Meeting housing need and securing sufficient financial contributions from developments to deliver essential infrastructure is an objective set out in the council's Corporate Plan (2012-2016). The S106 SPD will help to achieve this objective by setting out the council's approach to seeking planning obligations once CIL comes into effect.

## Background

### S106 Planning obligations

4. Planning obligations, also known as Section 106 agreements, are legal agreements made between a developer, landowners and the local planning authority. Planning obligations enable a development's impact to be mitigated and are intended to make a development acceptable when it would otherwise be unacceptable in planning terms.
5. Officers currently use the Interim Planning Guidance in connection with negotiating planning obligations. This guidance was approved by Cabinet for development management purposes on 18 September 2008, together with spreadsheets identifying costs per size of dwelling. The S106 Planning Obligations SPD will replace the Interim Planning Guidance and sets out the council's approach towards seeking planning obligations when the Community Infrastructure Levy (CIL) Charging Schedule takes effect. Planning obligations will also still continue to be used on individual sites to mitigate the direct impact of a proposed development and they will be the primary mechanism for securing affordable housing, which, together with self-build, lie outside the remit of CIL. The SPD provides a general guide and development proposals will continue to be assessed on a case-by-case basis with the individual circumstances of each site being taken into consideration.
6. The overarching justification for requiring planning obligations to secure appropriate forms of development are set out in policy CS11 of the South Oxfordshire Core Strategy and saved policies of the South Oxfordshire Local Plan 2011.

Community Infrastructure Levy

7. Community Infrastructure Levy is a levy that local authorities can choose to charge on new development in their area. The money raised can be used to fund a wide range of infrastructure. CIL is the government’s preferred mechanism for pooling contributions from numerous development sites. With effect from 6 April 2015 councils were no longer allowed to pool more than five planning obligations for an infrastructure project or type of infrastructure and this applied to obligations dating back to April 2010.
8. The CIL is intended to provide infrastructure to support the development of an area rather than making an individual planning application acceptable. As such, CIL will not fully replace Section 106 planning obligations, which will continue to be used on individual sites to mitigate the direct impact of a proposed development and will still be the primary mechanism for securing affordable housing.
9. The Examiner’s report on our CIL Charging Schedule was received on 17 December 2015 and we are progressing towards adoption with a target date of implementing the levy from 1 April 2016. .

**Consultation**

10. We published and consulted on a draft S106 SPD for seven weeks, between 24 September and 13 November 2015. The document sets out the policy framework and the council’s approach towards seeking planning obligations, alongside the CIL Charging Schedule. The overall approach as to which types of infrastructure will be funded by CIL or by S106 agreements is set out in Table 2 of the S106 SPD (attached as Appendix 1).
11. We received 23 representations. A breakdown of the type of responses is set out in the table below. Detailed information can be found in Consultation responses (Appendix 2). A summary of the responses and statement is set out at Appendix 3.

<b>Group of respondent</b>	<b>No</b>
Statutory consultee	4
Service provider	4
Town/parish council	6
Developer/agent	7
General public	2
<b>Total</b>	<b>23</b>

Statutory consultee response

12. We received four responses from statutory consultees. Natural England and Highways England raised no comments.

13. Historic England commented that they would like to see a reference to “heritage infrastructure” in the document, and agreed that a Strategic Environmental Assessment (SEA) of the S106 SPD is not required.

Council response - an amendment is suggested under the heading ‘public realm’ and in Table 2 of the S106 SPD. Contributions will therefore be sought towards the conservation, restoration and enhancement of the historic environment and archaeological sites and monuments where an impact is directly linked and a consequence of a proposed development that requires mitigation.

14. Oxfordshire County Council requested an amendment to the SPD to provide flexibility to optimise funding mechanisms that will deliver local infrastructure. In particular the County suggested that where land is sought for schools on a specific (major) application, S106 contributions should also be sought. The County also wish to see the reference to documents in the SPD altered or removed so that the SPD remains relevant and up to date (e.g. the Pupils Places Plan and, build costs in relation to new schools or extensions)

Council response - the Core Strategy strategic housing sites are exempt from CIL and where appropriate will secure land and contributions under S106 for education. However, CIL is the funding mechanism towards secondary education from all other development sites. The County’s suggestion would result in funding being collected from CIL and S106 for the same type of infrastructure, unless a specific piece of infrastructure is named as being S106 funded. This approach was not accounted for in the CIL viability and there is a risk that seeking CIL and S106 contributions (for education) would render development unviable. We can seek to secure land for school provision without affecting viability by negotiation under a S106 and have therefore added this aspect to Table 2 of the S106 SPD.

To avoid the S106 SPD becoming out of date In respect of the reference to documents we have amended the wording and omitted the table (which provided build costs for schools).

15. The County requested specific transport projects that have been attributed to the Core Strategy strategic housing sites of North-East Didcot and Ladygrove-East should also be attributed to site B in Wallingford. These infrastructure projects are the Science Bridge, Didcot Northern Perimeter Road Phase 3, the A4130 widening, Jubilee Way roundabout, the Culham river crossing scheme and strategic bus network.
16. Council response - site B in Wallingford is exempt from CIL, hence infrastructure requirements will be secured through a S106 agreement. Section 11 (Transport) and Table 2 of the S106 SPD have been amended to respond to this request with a caveat ‘where appropriate’.

Service provider response

17. Scottish and Southern Energy Power Distribution had no comments to make. Thames Water supported the need for developers to demonstrate that there is

adequate water supply, surface water drainage, foul drainage and sewerage treatment capacity both on and off site to service their development, as set out in the S106 SPD.

18. The Chiltern Clinical Commissioning Group queried the circumstances in which CIL or S106 would be used.

Council response - the circumstances when CIL or S106 will be used is stated in paragraph 1.10, page 7 of the S106 SPD. The council will be limited by the pooling restriction in the use of S106 and thus CIL will be the main mechanism to fund infrastructure.

19. Thames Valley Police (TVP) seek infrastructure through both CIL and S106 planning obligations (subject to pooling), recognising that there cannot be duplication. TVP request that 'policing' is added to community safety in the SPD and to include the need for on-site police facilities on some of the Core Strategy strategic housing sites.
20. Council response – Section 15 (Community safety) has been revised to include reference to 'policing'. We will only seek pooled S106 contributions as well as on site infrastructure where appropriate from the strategic housing sites. A new entry has been added to Table 2 of the SPD with regard to on and off site provision to community safety and policing associated with development at strategic sites has also been added.

#### Town/parish council responses

21. Five town and parish councils (Rotherfield Peppard, Thame, Henley, Swyncombe and Chalgrove) responded but made no substantive comments.

#### Development industry/agents

22. We have received representations from seven developers or agents acting their behalf. These are RPS on behalf of Taylor Wimpey (land south of Great Western Park), Archstone Estates Ltd, Woolf Bond Planning on behalf of Croudace and the University of Reading (North East Didcot), Blandy & Blandy Solicitors on behalf of University of Reading, Pegasus Group on behalf of Graftongate Developments and Clowes Developments, Savills on behalf of Grainer PLC and Blue Cedar Homes. Appendix 2 provides a summary of each representation and the council's response. The key matters are highlighted below.
23. The main concern is about double counting (funding by CIL and S106 for the same piece of infrastructure). In addition there is concern over some inconsistencies between Table 2 of the SPD (mechanism to secure funding for different infrastructure types), Appendix 1 of the SPD (which sets out the infrastructure requirements for the three strategic sites) and the Infrastructure Delivery Plan (Core Strategy).

Council response - Table 2 has been revised and simplified. Where inconsistencies occurred the wording has been corrected.

24. Representations submitted on behalf of the University of Reading requested the greater use of conditions rather than planning obligations to include the provision of affordable housing. They added the SPD should emphasise a better relationship between CIL, S106 planning obligations, planning conditions and S278 agreements.

Council response - the section (paragraphs 1.4 to 1.15) in the SPD setting out the relationship between various planning mechanisms has been strengthened. The council will consider the best mechanism to secure infrastructure to allow development to be properly implemented in the public interest and ensure its delivery is enforceable.

25. Concerns have been expressed over the terminology 'Health care' and 'Health and Wellbeing provision'. An inconsistency was pointed out between Table 2 and Appendix 1 in relation to Health and Wellbeing requirements.

Council response - 'Health care' refers to GP surgeries provision, whereas 'Health and Wellbeing' refers to Adult Day Care provision. The heading Health and Wellbeing has been extended to include "Adult Day Care". Oxfordshire County Council have advised that a new resource centre in Didcot and Wallingford is required to meet the needs of population growth from the allocated strategic sites. This should be delivered as an integral part of the Extra Care Housing development. Financial contributions from the strategic sites will be sought. Section 16 - Health and Wellbeing and Appendix 1 of SPD has been revised to reflect the County Council's latest response.

26. Representations suggests there is no distinction between what constitutes strategic sports and local sports to be delivered under CIL and question how this differs from the provision of sports and recreation facilities to make a development acceptable (which is based upon the provision standards set out in draft Appendix 5 SPD) or associated with development at strategic sites.

Council response - site related sports, recreation and leisure facilities in accordance with policy requirements to make the development acceptable in planning terms will be secured through S106. Off-site sports, recreation and leisure facilities will be funded through CIL. Table 2, SPD has been updated to reflect this approach. Draft Appendix 5 has been deleted as infrastructure requirements for the strategic sites have been set out in Appendix 1 of the S106 SPD and policy requirements for sports, recreation and leisure (provision standards) are imbedded within the S106 SPD under the relevant section.

27. Representations on behalf of the University of Reading and Croudace queried infrastructure requirements for the North East site, Didcot.

Council response – these matters will be considered through the planning application process.

28. The definition of terminology such as 'Green infrastructure', 'biodiversity' and 'in perpetuity' was requested.

Council response – The definitions have been added to the Glossary.

General public response

29. We received two consultation responses from the general public. One respondent had no comment and the other indicated self-build and broadband projects should be secured under planning obligations.

Council response - self-build is exempt from CIL. The council is working with the county council and service providers to provide better broadband to residents and businesses. Planning obligations can deal with broadband where appropriate.

Other matters

30. We are not pursuing the provision of a shop mobility facility due to uncertainty around the number of potential users. However to assist accessibility to town centres we have suggested improvements are made to the public realm. Therefore section 17 'Shop mobility' has been omitted from the S106 SPD and section 9 'public realm' has been expanded to include improvements to the public realm in town centres to increase accessibility. This can be funded by CIL, except site related provision which will be secured through S106.
31. Reference to documents, policies and fees have all been updated and available for viewing on the council's website.

**Options**

Business as usual

32. CIL Regulation 123 places a limit on the number of S106 planning obligations that can be collected to fund infrastructure. Since April 2015 no more than five S106 obligations can be pooled towards a type of infrastructure or infrastructure project. Without a CIL Charging Schedule and S106 SPD in place the council will be limited in providing/funding infrastructure as set out below under 'Risks'.

**Financial Implications**

33. There are no direct resource implications. Monitoring will be covered by the CIL budget.

**Legal Implications**

34. There are legal issues to consider in drafting and completing S106 planning obligations in relation to satisfying the necessary CIL regulations (satisfying the CIL tests and considering S106 pooling limitations). Following the adoption of CIL the length of S106 planning obligations will reduce as infrastructure will be funded in the main by CIL. However the number of obligations will remain approximately the same as affordable housing will still be secured via S106 planning obligations.

## Risks

35. Since April 2015 S106 planning obligations have to be considered in light of the CIL Regulations. It is important for the council to continue with implementation of the CIL Charging Schedule to ensure infrastructure can be provided/funded in the connection with future developments. With the introduction of a charging schedule the council needs to ensure that CIL and planning obligations do not overlap and will not be open to challenge.

## Other implications

36. A Strategic Environmental Assessment (SEA) screening has been undertaken to consider the environmental effects of the proposed SPD. Consultation with the three statutory bodies has been undertaken and no objections were raised. The outcome of the screening is that a SEA is not required (see Appendix 4).
37. An Equality Impact Assessment (EIA) has been undertaken to ensure the proposed SPD does not create barriers to people accessing our services (see Appendix 5).

## Conclusion

38. Following consultation on the draft S106 SPD some changes have been suggested which help improve the clarity and usability of the document. The SPD will complement the CIL Charging Schedule and help ensure customers and stake holders are clear about the council's approach towards seeking S106 planning obligations once CIL is in place, when their main purpose will be to secure affordable housing and on site mitigation or infrastructure not covered in the Charging Schedule.

## Background Papers

Appendix 1 - S106 Supplementary Planning Document including Appendices 1- 5  
(attached)

Appendix 2 - S106 SPD Consultation responses

Appendix 3 - Consultation Report/statement

Appendix 4 - Strategic Environment Assessment

Appendix 5 - Equality Impact Assessment

*(Appendices 2 – 5 available by contacting report author)*

**Appendix 1**

**Section 106 Planning Obligations  
Supplementary Planning Document**

April 2016



**SECTION 106 PLANNING OBLIGATIONS SPD**

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- Appendix 1 – Infrastructure requirements for strategic sites that have been excluded from CIL
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## EXECUTIVE SUMMARY

New development plays an important role in any prosperous locality. Whether it is the provision of new homes, employment or recreational facilities, development is essential to provide for our current and future needs. However, development comes with its pressures on the environment and community, the impact on our roads, schools and general amenity.

This Supplementary Planning Document (SPD) identifies how the council will use its powers as the Local Planning Authority to ensure new development contributes to infrastructure such as roads, schools, community facilities, leisure facilities, open space, GP surgeries etc.

In general, the council will seek to secure financial contributions (planning obligations) for strategic and site specific infrastructure necessary to support new development. The Government introduced changes of how we can pool financial contributions for strategic infrastructure and the preferred mechanism is the Community Infrastructure Levy (CIL). Planning obligations will still continue to be used on individual sites to mitigate the direct impact of a proposed development and will be the primary mechanism for securing affordable housing, which, together with self-build, is outside the remit of CIL.

With the introduction of the Community Infrastructure Levy we cannot ask the developer to pay CIL and planning obligations for the same infrastructure in relation to the same development.

This document sets out the council's approach towards seeking planning obligations when the Community Infrastructure Levy has come into effect to avoid double charging.

## 1 INTRODUCTION

### Purpose of this document

- 1.1 The purpose of this document is to set out the district council's approach towards seeking planning obligations, alongside the council's Community Infrastructure Levy (CIL) Charging Schedule. It is a general guide and development proposals will continue to be assessed on a case-by-case basis with the individual circumstances of each site being taken into consideration.
- 1.2 The CIL Regulations mean that since 6 April 2015 the council has been limited in the use of Section 106 obligations, and is only able to pool a maximum of five separate planning obligations (entered into on or after 6 April 2010) for an infrastructure project or a type of infrastructure. The new mechanism for pooling financial contributions is the Community Infrastructure Levy. Therefore the council has introduced a CIL charging schedule in order to secure CIL receipts from development as a source of funding for infrastructure. Section 106 planning obligations will still continue to be used on individual sites to mitigate the direct impact of a proposed development and will be the primary mechanism for securing affordable housing, which is outside the remit of CIL.
- 1.3 This Supplementary Planning Document (SPD) sets out what will be required through Section 106 planning obligations. It identifies infrastructure types where planning obligations may be applicable and outlines the council's general approach to securing planning obligations. This Supplementary Planning Document, replaces the Interim Guidance for Planning Obligations (September 2008).

### What are planning obligations?

- 1.4 Planning obligations are legally binding and are intended to make development acceptable, which would otherwise be unacceptable in planning terms.
- 1.5 The CIL Regulations 122 set out that the use of planning obligations should only be sought where they meet all of the following tests:
  - They are necessary to make a development acceptable in planning terms;
  - They are directly related to a development;
  - They are fairly and reasonably related in scale and kind to the development

Paragraph 204 of the National Planning Policy Framework (NPPF) reaffirms the test above.

- 1.6 A planning obligation is usually an agreement between a developer, landowners and the local planning authority. However, it can also be in the form of a unilateral undertaking that is offered by a developer. It is used to regulate development or the use of land. A planning obligation may:-
- Restrict the development or use of the land in any specified way
  - Require specific operations or activities to be carried out in, on, under or over the land
  - Require the land to be used in a specific way
  - Require a sum or sums to be paid to the local authority on a specified day or date
  - Be enforced against anyone acquiring an interest in the land.
- 1.7 Planning obligations should be used where it is not possible to address unacceptable impacts through a planning condition (paragraph 203 NPPF).

What is the Community Infrastructure Levy

- 1.8 CIL is a charge that local authorities can choose to apply to new development in their area, with the income received being used to fund a wide range of infrastructure such as transport schemes, schools, community facilities, health and social care facilities, parks, green spaces and leisure facilities. These infrastructure types or projects will be set out in an infrastructure list known as a Regulation 123 List. CIL is not charged on affordable housing or self-build. The levy rate(s) should be set at a level which does not threaten the viability and scale of development identified in the adopted Core Strategy.

Planning conditions

- 1.9 Planning conditions may not require the payment of money or the transfer of land ownership but may be attached to the planning permission and set out details or required standards, timeframes, and works which must be carried out at prescribed stages in the development process. Where necessary they also require further details which must be submitted in order to make the development acceptable. Failure to comply with planning conditions could render a development unlawful and un-implementable in its original form.
- 1.10 Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable precise and reasonable in all other respects (paragraph 206, NPPF).

Section 278 Agreements

- 1.11 Section 278 Agreements allow developers to enter into a legal agreement with Oxfordshire County Council as Highway Authority to fund alterations or improvements to the public highway where the County Council considers the agreement is of benefit to the public. Section 278 Agreements generally require the developer to carry out works on adjacent highways and may extend into the site to enable the development to take place or to mitigate the impact of the development.

Relationship between planning obligations, planning conditions, Section 278 Agreements and CIL

- 1.12 With the introduction of a CIL charge, the use of Section 106 planning obligations will be scaled back. Section 106 planning obligations will continue to be used on individual sites to mitigate the direct impact of a proposed development and will be the primary mechanism for securing affordable housing, which is outside the remit of CIL. Each Section 106 obligation must meet the CIL test, as set out above. A developer cannot be asked to pay CIL and Section 106 for the same infrastructure in relation to the same development.
- 1.13 Further details about the CIL levy are set out in the Draft Charging Schedule and supporting documents, and can be found on the council's website [www.southoxon.gov.uk/cil](http://www.southoxon.gov.uk/cil).
- 1.14 CIL Regulation 123 places a limit on the number of Section 106 planning obligations that can be collected to fund a specific infrastructure project or type of infrastructure. If the council wants to pool contributions from more than five developments to pay for a project or an infrastructure item, it will have to use CIL. Unlike Section 106 planning obligations, CIL receipts can be pooled into one fund and used for any infrastructure needed to support the development of the district.
- 1.15 The pooling restriction on planning obligations does not apply to S278 agreements. The CIL Amendment Regulations 2014 have brought S278 agreements within the restrictions imposed by Regulation 123 which means that CIL cannot be spent on a highway scheme for which a S278 agreement has been made. This ensures that there is no overlap between the highway infrastructure funded through CIL and that funded by Section 278. This means that where a highways improvement scheme is listed on the R123 list, it will not be possible to enter into a S278 agreement for that scheme.

1.16 We need to ensure that the use of CIL and planning obligations does not overlap. We have published an infrastructure list (known as the Regulation 123 List) that sets out the infrastructure projects or types of infrastructure that we intend will be, or may be, wholly or partly funded by CIL receipts. This List will be regularly updated in consultation with key stakeholders. CIL will be the main source of infrastructure funding through the grant of planning permission, beyond the immediate needs of the development sites (and excluding strategic sites that have been exempt from CIL, see Appendix 1).

1.17 Table 1 below summaries the various mechanisms outlined above.

**Table 1: Interaction between Section 106, planning conditions, Section 278 Agreements and CIL**

Mechanism		Use
Section 106 planning obligation	Can secure specific on-site infrastructure and contributions towards off-site infrastructure required to make development acceptable in planning terms	Affordable Housing  To address the direct impacts of development
Planning condition	To mitigate the adverse effects of the development and enable development proposals to proceed where it would otherwise be necessary to refuse planning permission	Planning applications - permit development to go ahead only if certain conditions are satisfied
Section 278 Agreements	Allows developers to fund alterations to the public highway	Highway improvements
Community Infrastructure Levy	Mechanism for pooling contributions from new developments to fund infrastructure of the area	District wide infrastructure set out in the Regulation 123 list

## 2 Policy Framework

### National level

- 2.1 The statutory framework for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990, as amended by Section 12 of the 1991 Planning and Compensation Act; Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended); and the National Planning Policy Framework (NPPF) in particular paragraphs 203 to 205.

### Local level

- 2.2 Development proposals should be considered in line with the
- Saved policies of the South Oxfordshire Local Plan 2011 or any document replacing this
  - South Oxfordshire Core Strategy, adopted 2012, or any document replacing this
  - Infrastructure Delivery Plans and supporting evidence
  - Supplementary Planning Documents
- 2.3 This Supplementary Planning Document supports and supplements the South Oxfordshire Core Strategy (2012) and saved policies of the Local Plan 2011 and is an important material planning consideration in the decision making process of planning applications.
- 2.4 A summary table of the relevant planning policies is set out in Appendix 2. Where reference is made to planning policies as at adoption of this document this will also apply to any revised or new policy adopted by the council.
- 2.5 The council is currently preparing a new South Oxfordshire Local Plan, which will look ahead to 2031 and consider (among other things) how best to plan for the additional housing need identified in the Oxfordshire Strategic Housing Market Assessment, which was published in 2014. The new plan is expected to be adopted during 2017 and as such the council will review the CIL charging schedule and Planning Obligations Supplementary Planning Document. This document will continue to apply until such time a replacement document is adopted.
- 2.6 The statutory planning framework is informed by further policy and strategy guidance prepared and adopted by the County Council such as the Local Transport Plan.



- 2.7 The overarching reasoning and justification for requiring planning obligations, to secure appropriate forms of development which are supported by the necessary on- and off-site infrastructure requirements, are set out in policy CSI1 of the South Oxfordshire Core Strategy.

“New development must be served and supported by appropriate on- and off-site infrastructure and services. Planning permission will only be granted when infrastructure and services to meet the needs of the new development, including that set out in the Infrastructure Delivery Plan, and/or mitigate the impact of the new development is already in place or will be provided to an agreed timescale.

Infrastructure and services required as a consequence of development, and provision for their maintenance, will be sought from developers and secured by the negotiation of planning obligations, by conditions attached to the planning permission, and/or other agreement, levy or undertaking, all to be agreed before planning permission is granted.

- 2.8 This S106 Planning Obligations Supplementary Planning Document will be relevant to all development proposals including residential, employment and retail. Specifically in respect of retail and employment development financial contributions may be sought for:
- (i) Transport and highway works including footpaths and cycle routes
  - (ii) The enhancement and provision of the public realm including public art
  - (iii) Mitigation measures required directly as a result of a specific development; and wider air quality measures
  - (iv) Provision and maintenance of flood protection and water management (i.e. SUDs)
- 2.9 With regard to utilities such as gas, electricity, water supply, water quality and waste water treatment the developer will need to work closely with relevant providers to ensure adequate capacity to serve the development. Some site specific requirements for larger sites may involve the provision of new electric substations, water pumping stations, supply pipe work etc., depending on their scale, location and nature. The council will want assurance that the developer and utility providers have put in place arrangements for the delivery of this type of infrastructure and therefore the developer should liaise with utility providers at an early stage (pre-application) to identify any capacity issues and how to overcome these.

**3 Obligation types**

3.1 The types of infrastructure the council will seek provision for are in the main: education, highways and transport, open space, leisure, community and cultural facilities. The table 2 overleaf offers a guide to what infrastructure types will be covered by Section 106 planning obligations and what will be covered by CIL. Infrastructure requirements for strategic sites, excluded from CIL, will be secured by Section 106 planning obligations and are set out in Appendix 1.

<b>Table 2: Guide to funding mechanisms for different infrastructure types</b>		
Provision, improvement, replacement, operation or maintenance		
The strategic sites North-East Didcot, Ladygrove-East Didcot and site B Wallingford are referred to as the Strategic Sites		
	<b>CIL</b>	<b>S106, or alternative statutory provision</b>
<b>Affordable housing</b>		√
<b>Recreation, Sports and Leisure:</b>		
Recreation, sports and leisure facilities other than site-specific requirements	√	
On-site provision of recreation, sports and leisure facilities in accordance with policy requirements and to make the development acceptable in planning terms		√
On and off-site provision of recreation, sports and leisure facilities to serve development at strategic sites		√
<b>Open space, play, biodiversity and allotments:</b>		
On-site provision of <ul style="list-style-type: none"> <li>• open space</li> <li>• play areas</li> <li>• allotment</li> </ul> in accordance with policy requirements		√
<ul style="list-style-type: none"> <li>• Play areas</li> <li>• Allotment</li> </ul> Other than site specific requirements	√	
On-site habitat creation and mitigation to include restoration enhancement and management of existing sites of ecological value		√

Infrastructure type	CIL	S106
Strategic habitat creation, enhancement and restoration	√	
Ecological enhancement of watercourses in line with Water Framework Directive	√	
<b>Community and cultural infrastructure:</b>		
On-site and off-site provision of community facilities (including youth support and adult learning) to serve development at the strategic sites		√
Community facilities (including youth support and adult learning)	√	
Libraries and the Museums	√	
Library facilities incl. book stock provision to serve development at the strategic sites		√
Site related provision and maintenance of public art associated with development at the strategic sites; and retail and employment development		√
Improvements to the public realm and town centres to increase accessibility for disabled associated with development at the strategic sites and employment development		√
Contributions towards the conservation, restoration and enhancement of the historic environment and archaeological sites and monuments will be sought where an impact is directly linked as a consequence of a development site and requires mitigation.		√
Public realm/public art	√	
Improvements to the public realm and town centres to increase accessibility for disabled	√	
Provision, expansion, maintenance of cemeteries	√	

Infrastructure type	CIL	S106
<b>Education:</b>		
Education infrastructure <sup>1</sup> to serve development at the strategic sites		√
Land for education provision associated with development to make the development acceptable in planning terms		√
<ul style="list-style-type: none"> <li>• Other primary education (incl. pre-school)</li> <li>• Secondary education</li> <li>• Further education</li> <li>• Special education needs</li> </ul>	√	
<b>Transport:</b>		
Strategic highways or transport infrastructure projects (including public rights of way)	√	
Site specific transport infrastructure including any works necessary for vehicle, cycle and pedestrian access and/or public transport on or adjacent to the site as a result of the development. Mitigation works remote from the development site where the need for such works is identified in a Transport Assessment. Works associated with a S278 Agreement or planning conditions.		√

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<sup>1</sup> Primary education (incl. pre-school), secondary education, further education and special education needs

Infrastructure type	CIL	S106
Contribution towards delivery of the Science bridge, Didcot Northern Perimeter Road Phase 3, A4130 widening, Hitchcock Way/Jubilee Way roundabout, strategic bus network and Culham river crossing schemes associated with development at the strategic sites and employment developments (where appropriate)		√
Travel plan monitoring		√
<b>Recycling:</b>		
Contributions for household waste and recycling centres to serve development at the strategic sites		√
Recycling facilities and improvements to household waste and recycling centres	√	
Provision of household recycling and waste bins		√
<b>Health care :</b>		
Health services / local GP surgeries	√	
On-site or off-site provision to health services (GP surgeries) to serve development at the strategic sites		√
<b>Fire and Rescue:</b>		
Extensions and/or new fire and rescue service infrastructure	√	
<b>Community safety and policing:</b>		
Improvements to policing and community safety infrastructure	√	
On and off-site provision of policing and community safety to serve development at the strategic sites		√

<b>Infrastructure type</b>	<b>CIL</b>	<b>S106</b>
<b>Health and Wellbeing (Adult Day Care)</b>		
On and off-site related provision of health and wellbeing to make the development acceptable in planning terms and to serve development at the strategic sites		√
Health and wellbeing facilities	√	
<b>Street naming</b>		
Street naming and street nameplates		√
<b>Air Quality</b>		
Mitigation infrastructure/measures required directly as a result of a specific development incl. retail and employment development		√
Wider Air Quality Infrastructure/Measures associated with development at the strategic sites; and retail and employment development		√
Infrastructure/measures to improve air quality and monitoring	√	
<b>Flood protection and water management</b>		
Strategic flood protection	√	
On-site provision of flood protection and water management (i.e. SUDs) in relation to residential, retail and employment development		√

#### **4 Approach to negotiating planning obligations**

4.1 We encourage applicants to discuss their proposals with planning officers before they submit a formal application. These pre-application discussions should help to identify potential problems and issues to ensure that the council can determine applications without unnecessary delays. We also encourage developers to discuss their proposals with the County Council, local community and parish council and engage with utility providers. Further

information to the council's approach to negotiating planning obligations and assessing the need for infrastructure is set out in Appendix 3.

## **5 Viability**

- 5.1 Infrastructure provision is a necessary cost of development and it is expected that the likely cost of infrastructure, including the cost of affordable housing provision, will need to be factored into the development from an early stage.
- 5.2 The council will take this into account if the applicant produces evidence as to why the site is not viable.
- 5.3 Applicants should take into account the required affordable housing provision, the Community Infrastructure Levy, land area requirements, infrastructure needs and requirements and other known constraints when negotiating the purchase of land.
- 5.4 Exceptional or abnormal costs may include extensive contamination and necessary engineering works to create a sustainable platform for development or infrastructure works (i.e. diversion of utility networks) which are over and above anticipated costs of a site without those abnormal works.
- 5.5 In cases where the applicant considers that the proposed development cannot viably support the council's policy requirements and other identified needs, the council will require the applicant to submit a financial appraisal and supporting evidence. Ideally this should be at an early stage in the application process.

## **PLANNING OBLIGATION GUIDANCE**

### **6 Affordable Housing**

- 6.1 The NPPF (paragraphs 50 and 54) indicates that where there is an objectively assessed need for affordable housing in a market area Local Planning Authorities should set policies to meet this need. It refers to the size, type, tenure and range of housing that should reflect local demand.
- 6.2 Policy CSH3 of the Core Strategy sets out that 40% affordable housing will be sought on all sites where there is a net gain of three or more dwellings subject to the viability of provision on each site. The developer must provide a full residual land appraisal for scrutiny. A tenure mix of 75% social rented and 25% intermediate housing will be sought.

7 Recreation, Sports and Leisure

**On-site provision, maintenance and management of sports, recreation and leisure facilities in accordance with policy requirements and to make the development acceptable in planning terms will be secured through Section 106 (including provision to serve the strategic sites). New facilities may be provided on-site, however in some circumstances it may be appropriate to secure provision off-site, for example, where it links better with existing sports provision. The council will be liaising with its Leisure Team to establish the most appropriate form of provision taking account of the location, scale and form of the proposed development and CIL compliancy.**

**Other provision and enhancement of sports, recreation and leisure facilities will be funded through CIL.**

- 7.1 The National Planning Policy Framework (paragraph 73) recognizes the contribution that access to sport and recreation facilities can make in promoting the health and well-being of communities.

Indoor and outdoor sport

- 7.2 Supporting text of Policy R3 of the Local Plan sets out that the council will seek planning obligations from developers to meet requirements for indoor sports facilities where appropriate, including provision in relation to future maintenance and long term retention of the facilities. Policy R2 of the Local Plan requires the

**provision of outdoor playing space for new residents to a minimum standard of 2.4ha per 1000 persons, of which 1.6ha per 1000 persons should be for outdoor pitches.**

- 7.3 Developers will also be required to demonstrate that satisfactory provision for long term maintenance has been made.
- 7.4 This is reflected in the council's Leisure and Sports Facility Strategy (2011) and special infrastructure requirements have been set out in the Infrastructure Delivery Plan, which has been based on the latest up-to-date assessments.
- 7.4 We are currently undertaking an assessment of recreational space, leisure facilities and playing pitches to inform a new leisure and sports facilities strategy. Current standards will be updated in light of the assessment with the next review of this document.
- 7.5 We expect the developer to arrange for future maintenance of all outdoor sport facilities. The commuted sums for the maintenance



and management of sport and recreation facilities have been set out in Appendix 5. If there is a management company in place we expect the Sports Clubs to be represented on the management company's board.

## 8 Open space, play, green infrastructure, biodiversity and allotments

### Open space

***On-site provision and management of open space (in accordance with policy requirements) will be secured through Section 106.***

- 8.1 Local Plan policy R6 requires developers to provide public open space for informal recreation to meet the needs of the new residents.
- 8.2 We will assess the need for open space and informal amenity areas. This will be on a site-by-site basis taking into account features of the site, the nature of the development and the accessibility of other provision within the locality. In accordance with policy R6 of the Local Plan, we will expect a minimum provision of  
  
**10m<sup>2</sup> per person or 10% of a site (whichever is greater) as open space.**
- 8.3 Open space should be provided as an amenity within a development to promote healthy living, informal areas of play and to create a sustainable, accessible, distinctive and attractive development.
- 8.4 The laying out and initial maintenance and management of open space is the responsibility of the developer and the developer must pay for the future maintenance and management of all shared amenity and local spaces. A management company arranged by the developer is the council's preferred approach, and this option is being discussed first. Only when agreed by the district council, applicant and the town/parish council will the land be transferred to the town/parish. A commuted sum to cover the costs of maintenance must accompany the transfer of the land. The Town/Parish council will need to enter into a separate legal agreement with the district council, to ensure that they will take full responsibility of the open space, prior to the issue of planning permission.
- 8.5 Once the works are completed the areas should be available for use by the public and following the completion of twelve months maintenance period, the developer can seek transfer of the land to

the town/parish council with a commuted sum to cover 20 years maintenance (from date of land transfer).

- 8.6 Commuted sums for the maintenance of public open space are set out in Appendix 5. Table 1 gives overall indicative management costs. To enable a more site specific cost, table 2 provides a breakdown of the cost associated with different types of open space management.

If it has been agreed that maintenance of open space will be undertaken by a management company the council will require means to ensure the future maintenance of open space is carried out in perpetuity.

### Play areas

**On-site provision of play areas will be provided on sites, and this will be secured through Section 106. Enhancement to existing play areas will be funded through CIL.**

- 8.7 Play space for children is vital to their health and development. In addition to private gardens, public parks and the countryside, there is a need for casual and equipped play space that is safe and conveniently located. Consideration must also be given to the need to provide young teenagers with areas to assemble and play. Provision of play equipment for children with disabilities and surface of play areas should also be considered.

- 8.8 Policy R2 of the Local Plan endorses the Fields in Trust (formerly the National Playing Fields Association)

**standard of 0.8ha of children's play space for every 1,000 people,**

- 8.9 and sets out that three levels of children's play space should be provided: i. Local areas for play, ii. Local equipped areas for play and iii. Neighbourhood equipped areas for play.

- 8.10 **of the required 8m<sup>2</sup> we will expect 5 m<sup>2</sup> to be casual and 3 m<sup>2</sup> to be equipped play space.**

- 8.11 We will liaise with the town/parish council to establish the most appropriate form of provision taking account of the location, scale and form of the proposed development.

- 8.12 Developers must pay for the future maintenance and management of play areas and when agreed transfer land to town/parish councils or arrange alternative management body to undertake that responsibility. Commuted sums are set out in Appendix 5.

- 8.13 In general we will expect the developer to maintain the play facility for twelve months before it transfers it to the town/parish council

with the payment of a commuted sum to cover 20 years maintenance (from the date of land transfer). Alternatively if a management body maintain the play facility we require means to ensure the maintenance in perpetuity.

- 8.14 On-site provision should be made before occupation of dwellings with commuted sums for maintenance paid on transfer of ownership. On major developments timing of on-site provision will need to be agreed.
- 8.15 The council endorses the general design principles set out in 'Planning and Design for Outdoor Sport and Play' (NPFA, Fields in Trust) and further Specifications for children's play provision is set out in Appendix 6.

### **Green infrastructure and biodiversity**

**Where mitigation for the ecological impacts of a development can be achieved on-site this is generally secure by planning condition. Arrangements for long term maintenance will be secured by planning obligation.**

**Ecological enhancement of watercourses in line with the Water Framework Directive will be funded through CIL. Strategic habitat creation, enhancement and restoration will also be funded through CIL.**

- 8.16 Each new development site will need to demonstrate that it can meet the required Green Infrastructure provision on site to a standard to be agreed with the district council. Where this is not possible, contributions in lieu will be sought to enhance existing facilities and mitigate against the increased pressure of use. Developers must pay for the future maintenance and management and commuted sums have been set out in Appendix 5.
- 8.17 Green infrastructure is a collective term for open green spaces which can include amongst other things parks and gardens, woodlands, commons, playing fields, outdoor sports facilities, recreation spaces, rights of way and bridleways and river corridors. The council's Green Infrastructure Strategy (July 2011) aims to deliver parks and gardens, accessible natural and semi natural green space, green links, accessible countryside, and Registered Common Land Nature Reserves. These provide important informal recreation facilities and a biodiversity resource.
- 8.18 The NPPF sets out that planning plays a role in the protection, enhancement and management of networks of biodiversity and green infrastructure (paragraph 114). It is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature, and that a core

principle for planning is that it should contribute to conserving and enhancing the natural environment and reducing pollution.

- 8.19 The Biodiversity 2020<sup>2</sup> sets out the government's objectives to conserve enhance and restore the diversity of England's wildlife and to contribute to rural renewal and urban renaissance by enhancing biodiversity in green spaces among developments.
- 8.20 It is clear that the government expects the development industry to both minimise its direct impact on biodiversity and to make a substantial contribution towards enhancing local biodiversity. Whilst it is sometimes possible to enhance biodiversity within the site boundary, it is more often a strategic issue better dealt with on a parish, district, county or regional level.
- 8.21 Green Infrastructure requirements are set out in the Green Infrastructure Strategy (July 2011) and the Didcot Greenspace Network Feasibility Study (March 2008). These studies have identified a shortfall of green infrastructure of 138 hectares. This is directly attributable to the proposed population increase at Didcot and the rest of the district. This figure does not take into account existing shortfalls in the provision of green infrastructure with current population levels.

### **Allotments**

**On-site provision of allotments will be secured through S106 (including provision related to the strategic sites).**

**Off-site provision and enhancement of allotments will be funded through CIL.**

- 8.22 Allotments are valuable community spaces that provide people with the opportunity to enjoy an active and healthy lifestyle. The opportunity to play, walk, cycle or work on an allotment in a pleasantly landscaped and largely open environment close to where people live enhances quality of life and promotes health and fitness. Allotments should be accessible on foot, by bicycle, car and public transport. We will require the

**provision of 0.30ha allotments per 1,000 people.**

- 8.23 If the allotments are provided on site as part of the development developers must pay for the future maintenance and management of the allotments and arrange for a management body to undertake that responsibility indefinitely. Where, in exceptional circumstances,

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<sup>2</sup> Biodiversity 2020: A strategy for England's wildlife and ecosystem services, Department for Environment, Food and Rural Affairs, August 2011

the transfer land to town/parish councils is agreed a maintenance contributions must be made as set out in Appendix 5. We will expect the developer to maintain the allotments for twelve months before it transfers it to the town/parish council with the payment of a commuted sum to cover 20 years maintenance.

## 9 Community and cultural infrastructure

### Community facilities, libraries, museum resource centre, adult learning youth facilities and cemeteries

**On-site and off-site provision and management of community facilities (including youth support and adult learning) to serve development at strategic sites<sup>1</sup> will be secured through Section 106.**

**Improvements to existing community facilities (including youth support and adult learning) will be funded through CIL.**

**Library facilities (including book stock provision) to serve development at strategic sites will be secured through Section 106. Provision of and increasing capacity at libraries and the Museum Resource Centre will be funded through CIL.**

**New development will be expected to contribute to the provision of new, or the expansion of existing, cemeteries and their maintenance to serve the population generated by the development. This will be funded through CIL.**

- 9.1 Paragraph 17 of the NPPF sets out the need to take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
- 9.2 Community infrastructure is important; both in terms of basic provision of services and facilities and in terms of helping develop new communities at strategic sites. Policy CF2 of the Local Plan welcomes proposals involving the provision of new community facilities and services for the local population.
- 9.3 Community centres/halls provide opportunities for a variety of social, welfare and leisure activities that provide for the needs of local residents and assist in the creation of sustainable communities.
- 9.4 Libraries are important to the cultural and social infrastructure of communities, backing up educational provision for school children, students and lifelong learners.
- 9.5 Oxfordshire County Council's museum service provides a central Museum Resource Centre (MRC) at Standlake in West

Oxfordshire. It provides essential support to museums and schools throughout Oxfordshire for educational, research and leisure activities.

- 9.6 The Adult Learning Service offers a wide range of educational and recreational courses to cater for all ages and abilities. The courses are provided in a variety of settings including schools, community buildings and purpose built adult learning centres.
- 9.7 On large strategic sites the number of new residents, their distance from existing facilities and the need to provide a focus of social activity for the new community may generate a need for a new community building on-site. Generally, this need for new provision will have been identified when allocating a site for development and will also be set out in the Infrastructure Delivery Plan. As such planning obligations will be used to secure new provision.
- 9.8 Other community infrastructure such as improvements to existing community centres/halls, adult learning and youth facilities, increasing capacity at libraries and the museum resource centre, will be funded through CIL.

#### **Public realm/ Public art**

**The council will expect developers of major schemes to incorporate public art into their development through for example the design of spaces and buildings. Site related provision and maintenance of public art associated with development (including at strategic sites) will be secured through Section 106.**

**Where appropriate, site related provision and management of public art associated with retail and employment development will be secured through Section 106.**

**Where appropriate, contributions towards the conservation, restoration and enhancement of the historic environment and archaeological sites and monuments will be sought where an impact is directly linked as a consequence of a development site and requires mitigation.**

**Improvements to the public realm and town centres to increase accessibility for people with disabilities associated with development at the strategic sites and employment development will be secured through Section 106.**

**Other public art/public realm provision will be funded through CIL.**

- 9.9 Section 7 of the NPPF states that the Government attaches great importance to the design of the built environment. It is important to

plan positively for high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development proposals. Paragraph 7 indicates the provision of local services that reflect the community's needs and support health, social and cultural well-being as a key social component in achieving sustainable development.

#### Public art

- 9.10 Planning Policy Guidance states that public art and sculpture can play an important role in making distinctive places. The council recognises that the development and delivery of public art can contribute significantly to cultural wellbeing of communities and the role that cultural infrastructure in the public realm such as public art can play in improving the quality of the environment and the overall design in new development proposals. Policy D12 of the Local Plan states that the council will seek a contribution towards public art. The council will seek provision for public art on residential developments in excess of 1 hectare; retail or employment developments in excess of 2,000 square meters gross floorspace.
- 9.11 A strategy for public art and cultural wellbeing and culture is being updated by our Arts Development Officers. Guidance is contained in the South Oxfordshire Design Guide and a leaflet 'Public Art Commissioning in Oxfordshire'. The involvement of local community alongside professional artists in the design and commissioning of bespoke public art is important in creating unique sense of place.
- 9.12 Public art integrated into developments will assist in delivering that buildings and spaces provide visual interest and a sense of identity. Therefore the public art officer should be involved in the masterplanning of major schemes at an early stage. In these cases the commissioning of public art work should involve professional art organisations, and include stakeholder and community engagement. A written public art statement, with the commissioning process, artist briefs and budget is usually expected to be in place prior to the commencement of the development.
- 9.13 We will require a **commuted sum for maintenance** where the ownership of on-site art features is to pass to anyone other than the site owner/developer and for all off-site art features. This will represent **7% of the value of the works** to cover the costs associated with monitoring, repairs and maintenance over a 15-year period.

#### Public realm

- 9.14 Core Strategy policy CST1 aims to improve vitality and viability of town centres and local centres. Core Strategy policy CS DID1 seeks improvements to the central area of Didcot by regenerating

the Broadway area and the area around the station. The council recognizes that improvements to the movement network around the centre and to the public realm can help support accessibility for residents, visitors and people with disabilities.

9.15 Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). When assessing any application for development which may affect the setting of a heritage asset, local planning authorities need to consider the implications of cumulative change.

9.16 There is a tendency to undervalue the public realm which provide the backdrop to our daily lives. For a development to be successful, the detailing of a scheme and its public realm areas needs to be of a consistently high standard. Good quality public realm is more than just aesthetically pleasing, it also:

- plays a large role in determining the character / feel of the place;
- supports urban regeneration, by improving the attractiveness of a place;
- reduces opportunities and motivation for crime and other anti-social behaviour, and fear of crime, by upgrading areas and redesigning or improving spaces;
- generates social and community cohesion; by allowing communities to celebrate where they live and generate pride in their surroundings,
- aids movement in and between spaces;
- ensures distinctiveness.

## **10 Education (including pre-school, primary, secondary, further education and special needs education)**

**Education infrastructure to serve development at the strategic sites and land for education provision associated with development to make it acceptable in planning terms will be sought through Section 106. In particular primary and secondary education associated with development of North-East Didcot, Ladygrove-East Didcot and site B Wallingford will be sought through Section 106.**

**Other education facilities will be funded through CIL.**

10.1 As set out in paragraph 72 of the NPPF, the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.



- 10.2 Decisions as to whether or not there is sufficient capacity in a school are made with reference to current and forecast numbers on roll and school capacity. Empty places at a school do not necessarily equate to there being excess capacity at that school. Any assessment of adequate and appropriate capacity will not normally include temporary accommodation.
- 10.3 New provision will have been set out in the council's IDP. It will be important to identify the proposed school site in the masterplanning stage and ensure that it is of a size sufficient to meet the needs arising from the development and allowing for expansion.
- 10.4 Oxfordshire County Council publishes an annual Pupil Place Plan which sets out the framework for and approach towards the provision of places for all types of educational need. The strategy also sets out a framework for how school provision is expected to change in future, including anticipated requirements for new schools and school extensions linked to planned housing growth.
- 10.5 The need for educational infrastructure will be calculated by multiplying the forecast number of pupils (of the appropriate age) arising from the net increase in dwellings by the "cost per pupil" of the required additional expanded/new infrastructure (see Appendix 3).
- 10.6 In circumstances where it is not possible to provide school places within a reasonable walking distance an additional contribution towards the cost of providing transport for children to school may be required and secured through S106 planning obligation. The contribution would reflect the cost of providing the transport for a defined period of time. Information on the County Council's home to school travel policy can be found on its website.
- 10.7 Detailed discussion will be necessary in order to agree the actual boundaries of any school site allocated, including the location, and timing of access and services. Further land may be required where it is necessary to provide additional facilities co-located with the school.

## 11 Transport

**Site specific transport infrastructure including any works necessary for vehicle, cycle and pedestrian access and/or public transport on or adjacent to the site as a result of the development will be secured through Section 106. Mitigation works remote from the development site where the need for**

**such works is identified in a Transport Assessment and the monitoring of travel plans will be secured through Section 106.**

**Strategic highways or transport infrastructure projects (including public right of way) will be funded through CIL, except for development serving the strategic sites and employment development. Where appropriate a financial contribution through Section 106 will be sought towards delivery of the Science bridge, Didcot Northern Perimeter Road Phase 3, A4130 widening, Hitchcock Way/Jubilee Way roundabout, strategic bus network and Culham river crossing schemes.**

11.1 Planning obligations will be sought to mitigate the direct impact of development proposals on the highways network where it is necessary in order to make the development acceptable and where the highway works are within the site. Site related highway works will have been identified in a Transport Assessment and may include:<sup>3</sup>

- works to footways/cycleways including public rights-of-way
- raised kerbs
- new junctions
- access roads to and within the site
- link roads
- Traffic Regulation Orders
- traffic lights
- pedestrian crossings
- signage
- public transport on or adjacent to the site
- lighting and street furniture

11.2 Section 106 agreements can be used to secure highway works where they are directly related to a development proposal and they may be delivered through the developer entering into a S278 agreement with Oxfordshire County Council.

11.3 Section 4 of the NPPF requires the planning system to promote sustainable transport. The provision of viable transport infrastructure necessary to support sustainable development is

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<sup>3</sup> Please refer to County Council guidance 'Transport for new developments: providing for public transport' (October 2012).

important in facilitating sustainable development. It also makes an important contribution towards the wider sustainability and health objectives of the Government.

- 11.4 New development in the district will place additional pressure on the district's transport and highway networks including public transport infrastructure, bus services and pedestrian and cycle routes. Policy CSI1 of the Core Strategy sets out that new development must be served and supported by appropriate on and off-site infrastructure and services. Policy CSM2 requires that new developments which generate significant amounts of movement must be supported by an appropriate transport assessment and travel plan where appropriate. Guidance can be found on the county council's website at:

<https://www.oxfordshire.gov.uk>

- 11.5 Oxfordshire County Council is the Highway Authority for the area and the council consults the county council on planning proposals that affect the highway network. All development proposals will be assessed on their own merits in relation to the impact they have upon the highway network.
- 11.6 New development proposals will be required to provide for appropriate specific works and improvements both on-site and off-site to mitigate the direct impact of the development scheme on the transport network. It will be important to identify these in the masterplanning stage in liaison with Oxfordshire County Council and ensure that the transport proposals are sustainable, to meet the needs arising from the development.
- 11.7 Strategic district wide transport improvements as set out in the Local Transport Plan 4 will mainly be funded through CIL (except for the three strategic sites that will be contributing through S106) and other sources of funding.
- 11.8 In addition to the provision of infrastructure improvements, Travel Plans can form part of a planning application proposal with the aim of reducing car usage and increasing the use of public transport, walking and cycling in support of sustainable transport objectives and would normally be sought via a planning condition.

## 12 Recycling

**Recycling facilities and improvements to existing Household Waste & Recycling Centers serving the district to meet the needs of the increased population will be funded through CIL.**

**Site related contributions for household waste and recycling centers to serve development at strategic sites will be secured through Section 106, and provision of household recycling/waste bins.**

- 12.1 Policy D10 of the Local Plan requires development to make adequate provision for the management of waste in new developments. Reducing waste to landfill through reducing, reusing and recycling waste is one of the aims of the South Oxfordshire Community Strategy.
- 12.2 New development will require the provision of new recycling bins. The council may seek financial contributions for the provision of recycling bins on sites of 11 and more units through Section 106. On smaller sites of 10 and less units the council will issue an invoice to the applicant. Further information is provided on the council's webpage

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/section-106>

### **13 Health care**

**On and off-site provision to health services (GP surgeries<sup>4</sup>) to serve development at the strategic sites will be secured through Section 106. Increasing capacity to health services such as local surgeries due to the cumulative impact will be funded through CIL.**

- 13.1 Policy CSI1 sets out the council's approach to the delivery of infrastructure to support development. Improve access to quality health and social care is one of the aims of the South Oxfordshire Community Strategy. Requirements for additional health facilities have been set out in the council's Infrastructure Delivery Plan.

### **14 Fire & Rescue**

**Extensions and/or new fire and rescue service infrastructure will be funded through CIL.**

- 14.1 Any new development can increase demands on the fire and rescue service both by extending an area of fire risk, and increasing the level of fire risk in an area. The demands placed on the fire and rescue service manifest themselves in a variety of

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<sup>4</sup> This does not include dental surgeries as these are normally private profit making companies

forms depending on the scale and nature of the proposed development. These can include:

- the need to acquire land and the capital costs of buildings and associated facilities for the provision of new, relocated or extended fire stations;
- the provision of new vehicles to provide effective emergency cover;
- the provision of emergency access arrangements;
- securing access to water to meet fire-fighting needs (hydrants and appropriate water mains with adequate pressure to supply them).

- 14.2 It will generally be a requirement that external fire hydrants are provided to the satisfaction of the Oxfordshire Fire & Rescue Services - this will usually be dealt with by planning condition.

## 15 Community Safety and policing

**Improvements to community safety and policing infrastructure will be funded through CIL. On and off-site provision of community safety and policing infrastructure to serve development at the strategic sites will be secured through Section 106.**

- 15.1 Policy CSQ3 of the Core Strategy and policy D6 of the Local Plan promote measures to reduce opportunities for crime and the need to create safe towns and villages. Reducing the fear of crime is one of the aims of the South Oxfordshire Community Strategy<sup>5</sup>.
- 15.2 Thames Valley Police are responsible for the delivery of Policing in the area. The additional growth planned in the area will lead to an additional demand on their existing resources and accordingly there will be a need to deliver additional infrastructure to mitigate this impact.

## 16 Health and Wellbeing (Adult Day Care)

**Oxfordshire County Council has identified a requirement for new health and wellbeing centres in the Didcot area and Wallingford to meet the needs of population growth from allocated strategic sites.**

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<sup>5</sup> Our place, our future – South Oxfordshire Sustainable Communities Strategy, 2009 - 2026

**On and off-site provision of health and wellbeing facilities directly required to make the development acceptable in planning terms and to serve development at the strategic sites will be secured through Section 106 (subject to pooling limitations).**

**Other health and wellbeing facilities will be funded through CIL.**

- 16.1 Oxfordshire County Council provides day services for adults through a network of Health and Wellbeing Resource Centres across the county. The centres typically provide a range of facilities to enable adults to live independently in their own homes and communities for as long as possible.

## **17 Street naming**

**Site related provision for street naming and street nameplates will be secured through Section 106.**

- 17.1 South Oxfordshire District Council is the Street Naming and Numbering authority for this district within Oxfordshire and carries out these functions under the provisions of the Oxfordshire Act 1985.
- 17.2 For new development that requires new street names and street nameplates the council will seek financial contributions for street naming and the provision of street nameplates through Section 106 (Index RPI Dec. 2013). Further information is set out on the council's webpage

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/section-106>

## **18 Air Quality**

**Mitigation infrastructure/measures required directly as a result of a specific development and wider Air Quality Measures associated with development at strategic sites and retail and employment development will be secured through Section 106.**

**Infrastructure/measures to improvement air quality and the monitoring of it will be funded through CIL.**

- 18.1 Policy CSM1 (vi) of the council's Core Strategy promotes and support traffic management measures and environmental improvements which increase safety and improve air quality.
- 18.2 There are three quality management areas in Wallingford, Henley and Watlington, and due to traffic issues, air pollution exceeds the levels set by European and UK regulations. The council has published

a draft action plan and 'Air Quality Guidance for Developers', which can be found on the website: <http://www.southoxon.gov.uk/services-and-advice/environment/air-quality>

- 18.3 For developments which are likely to have an impact on air quality, an air quality assessment will need to be submitted as part of the planning application. The overall aim of an air quality assessment is to determine whether the development will have a significant impact on air quality or whether the existing air quality environment is unacceptable for the proposed development. It will identify likely impacts on air quality and the need for additional monitoring.
- 18.4 The council has published an Air Quality Action Plan 2014 on its website and aims to increase the provision of electric vehicle charging points in new development and in council car parks. Where possible, planning conditions will be used for electric vehicle charging points on individual properties.

## **19 Flood Protection and Water Management**

**On-site provision and maintenance of flood protection and water managements (i.e. SUDs) in relation to residential, retail and employment development will be secured through Section 106.**

**Strategic flood protection projects will be funded through CIL.**

- 19.1 Section 10 of the NPPF deals with the challenges of climate change, flooding and coastal change. It states that planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.
- 19.2 Policies CS11 of the Core Strategy and EP4 of the Local Plan require developers to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals.
- 19.3 This includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewerage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This will be secured through planning conditions.
- 19.4 New development proposals should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Where new development proposals are brought forward in areas

that are vulnerable, care should be taken to ensure that risks can be managed through sustainable adaption measures.

- 19.5 Management of surface water should be considered as part of a Flood Risk Assessment for sites over 1ha and/or in areas vulnerable to flooding, as already required by the NPPF. The flood risk measures required to mitigate a development proposal should be managed on site or by way of condition. In exceptional circumstances a Section 106 agreement may be needed for off-site measures. These may cover design and maintenance of sustainable drainage systems or flood management features. The council will expect any flood management measures to be in place prior to occupation of the development.
- 19.6 Potential flooding and pollution risks from surface water can be decreased by reducing the volume and rate of water entering the sewerage system and watercourses. Sustainable Drainage Systems (SUDs) seek to manage surface water as close to its source as possible and mimic surface water flows arising from a site prior to its development.
- 19.7 SUDs can include infrastructure such as infiltration devices to allow water to soak into the ground; filter strips and swales; filter drains and porous pavements, and basins and ponds to hold excess water after rain and to allow controlled discharge to avoid flooding. Source control measures can also be used such as rainwater recycling.
- 19.8 Policy CSQ2 (vi, vii) encourages the use of SUDs to manage surface water run-off generated by development.
- 19.9 The use of SUDs is required for all new development where appropriate and should be carefully designed as a structural feature of the development. SUDs are often integral to a development and cannot easily be accommodated within a site once a layout has been planned. As such developers should liaise with the county council (as lead local flood authority) and council at an early stage to discuss options for an appropriate and sustainable approach to site drainage. Full details of the proposed SUDs and/or how the proposed development meets the county council's Flood Risk Management Strategy will need to accompany planning applications.
- 19.10 When planning a sustainable drainage system, developers need to ensure their design allows for maintenance of the system, so that it continues to provide effective drainage for the development. A poorly maintained system can increase flood risk rather than reduce it. Developers need to make arrangements for the future maintenance of sustainable drainage systems. SUDs associated with adopted highway provision are dealt with under S278 and S38 provisions.



## 20 Legal, administration and monitoring

20.1 The council (and county council) will require its legal costs of preparing a planning obligation to be borne by the developer/applicant. These costs will depend upon the form and complexity of the obligation and the amount of work necessary to settle the draft and proceed to completion. Developers will need to meet reasonable legal fees even if the planning obligation is not completed. The council will negotiate legal fees on a case by case basis, and the County Council.

20.2 The council also needs to administer and monitor the provisions of a planning obligation and will require the applicant/developer to bear this cost (see Appendix 4). Further information is set out on the council's webpage

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/section-106>

20.3 We will make no charge where the applicant pays upfront all the contributions with the unilateral undertaking. We will negotiate the monitoring fees for obligations that are more complex and need to be monitored over a long period. The County Council will similarly require its administration and monitoring costs to be met by the applicant/developer.

## 21 Interest on late payment and enforcement

21.1 Trigger points (including triggers for payments) will vary for each individual obligation within the Section 106 agreement. The developer is bound in each Section 106 agreement to notify the council upon commencement of the development. Where the council is not notified and obligations become overdue the council will seek to enforce the obligation and will activate the default interest clause.

21.2 A clause included in the Section 106 agreement will encourage prompt payment by inserting a provision for payment of interest at a default rate where payments are overdue. As a final recourse, where obligations are not subsequently enforced, the council will take legal action against those in breach of a Section 106 agreement. Non-financial obligations are also legally binding and where not provided according to the terms of the Section 106 agreement may be legally enforced by the council.

**22 Indexation**

22.1 Financial contributions are based upon the costs of infrastructure. Financial contributions will be indexed to ensure that they retain their original “real value”. The base date of the indexation will be stipulated when costs were prepared. An appropriate index will be used for the type of infrastructure sought and has been set out in the relevant section.

# Appendices

**Appendix 1 - Infrastructure Requirements for Core Strategy Strategic Sites excluded from CIL**

<b>Infrastructure provision</b>	<b>North-East, Didcot</b>	<b>Ladygrove East, Didcot</b>	<b>Site B, Wallingford</b>
Allocation site for Affordable housing	2,030 dwellings 40% affordable housing on site	647 dwellings 40% affordable housing on site	555 dwellings 40% affordable housing on site
Education	<p>1 no x 2FE (full cost of construction) and 1 no x 1FE primary school, requiring 2.22 ha land (each) including early education provision.</p> <p>Land for new secondary school. 8.68ha land, sufficient for a 1,200 pupil facility.</p> <p>Contributions based on pupil generation towards construction of a second primary school, a secondary school and Special Education Needs.</p>	<p>Financial contribution towards the timely provision of extra primary education at North-East Didcot to ensure that the composite provision there is of 2no x 2FE primary schools. If such timely provision is not achievable then, at this site the provision of a new 1FE primary school including early education (with capacity to expand to 2FE), requiring 2.22 ha land will be sought.</p> <p>Financial contribution for new secondary school at North East site.</p> <p>Financial contribution towards new Special Education Needs provision in Didcot area</p>	<p>Provision (full cost of construction) of new 1 FE primary school. Land for one primary school ,2.22 ha (with capacity to expand to 2FE)</p> <p>Financial contribution based on pupil generation towards expansion of Wallingford secondary school and Special Education Needs provision</p>
Transport	<p>Access from existing roundabouts on the A4130 NPR and from the north-south B4016</p> <p>Highway on and off site works identified through the Transport Assessment.</p> <p>Financial contribution towards the delivery of</p> <ul style="list-style-type: none"> <li>- the Science Bridge scheme</li> <li>- the Northern Perimeter Road (phase 3) scheme</li> <li>- the A4130 widening</li> </ul>	<p>Access to site (through S278 Agreement)</p> <p>Highway on and off site works identified through the Transport Assessment and further masterplanning work</p> <p>Financial contribution towards the delivery of</p> <ul style="list-style-type: none"> <li>- the Didcot Northern Perimeter Rd (phase 3) direct delivery of northern section (A4130 to northern edge of site)</li> <li>- the Science Bridge</li> </ul>	<p>New access onto A4130, alterations to existing access on Wantage Road</p> <p>Highway on and off site works identified through the Transport Assessment.</p> <p>Where appropriate financial contribution towards the delivery of</p> <ul style="list-style-type: none"> <li>- the Northern Perimeter Road (phase 3)</li> <li>- the A4130 widening</li> <li>- the Culham river crossing</li> </ul>

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	<p>scheme</p> <ul style="list-style-type: none"> <li>- the Culham river crossing</li> <li>- Jubilee way roundabout</li> <li>- Strategic bus network</li> </ul>	<p>scheme</p> <ul style="list-style-type: none"> <li>- the Northern Perimeter Road (phase 3) scheme</li> <li>- the A4130 widening scheme (east of Milton Interchange to Science Bridge)</li> <li>- the Culham river crossing scheme</li> <li>- Jubilee way roundabout</li> <li>- Strategic bus network</li> </ul>	<ul style="list-style-type: none"> <li>- Jubilee way roundabout</li> <li>- Strategic bus network</li> </ul>
Public transport	Financial contribution for public transport improvements to and from the site	Financial contribution for public transport improvements to and from the site.	Financial contribution for public transport improvements to and from the site
Bus stops	Provision of bus stops and associated infrastructure.	Provision of bus stops and associated infrastructure.	Provision of bus stops and associated infrastructure.
Walking and cycling	Pedestrian and cycle links within the site and links into existing network e.g. national cycle route underneath the Northern Perimeter Road bridge to the south west corner.	Provision of pedestrian and cycle links and associated infrastructure, both within the site and to/from local services and facilities in Didcot and links to National cycle network.	Provision of pedestrian and cycle links and associated infrastructure, both within the sites and to/from local services and facilities in Wallingford and links to National cycle network.
Travel Plan	Travel plan monitoring	Travel plan monitoring	Travel plan monitoring
Public Rights of Way	Financial contribution for on and off site works in relation to Public Rights of Way network (existing route to Wittenham Clumps)	Financial contribution for on and off site works in relation to Public Rights of Way network (existing route to Wittenham Clumps)	Financial contribution for on and off site works in relation to Public Rights of Way network (footpaths 16 / 28).
Indoor and outdoor recreation and sports facilities	<p>3.8ha for the leisure facility (leisure centre and all weather pitch) plus land to provide pitches and a pavilion to a total land take of 14ha.</p> <p>Leisure centre and pitches and pavilion to have separate access points.</p> <p>Adequate parking to serve both facilities incl.</p>	<p>Financial contribution to new leisure centre in the Didcot area</p> <p>This development generates a need for 1.26 tennis courts. Land to be provided for 2 court floodlit site</p> <p>1.68 ha of football pitches 0.42 ha of cricket and</p>	<p>Financial contribution towards Leisure Centre</p> <p>0.48 ha outdoor sport provision</p> <p>1.5 ha pitch provision</p>

	<p>disabled and coach parking. Facilities should link with pedestrian and cycle network (Sustran). 10.2 ha is to be provided to include land for pitches and a pavilion (subject to change once the playing pitch strategy is adopted). The pavilion is to include 6 changing rooms plus other facilities (club meeting room, kitchen, storage) to meet Sport England standards and national governing bodies. The leisure development site is to incorporate a jogging/cycle trail. Provision for floodlit tennis courts. The management of the outdoor pitches and associated facilities will be negotiated separately to the leisure centre.</p>	<p>0.25 ha of rugby. Provide land and develop 2.35 ha joint football fields and 8-strip cricket field on site. Plus a financial contribution of a football/ cricket pavilion</p> <p>Financial contribution for a 0.31 ha MUGA</p>	
Play areas	<p>4.25ha for play comprising at least 1.6ha of formal play space, which should take the form of equipped play areas and informal play to serve all ages. A MUGA (782 sq.m) to be provided on site. Committed sum for the maintenance, if not managed by a management company</p>	<p>1.22 ha for play comprising 0.76 ha casual and 0.46 ha equipped pay space. Committed sum for the maintenance, if not managed by a management company.</p>	<p>0.95 ha for play comprising of LAP, LEAP and NEAP Committed sum for the maintenance, if not managed by a management company</p>
Open space/ amenity space	<p>At least 10% of the site to be informal open space. Much of the space can be provided in combination with SUDs and some areas prone to flooding. Also the gas pipeline constraint strip can be</p>	<p>10 sq.m per person or 10% of the site (whichever is greater) as informal open space. Committed sum for the maintenance, if not managed by a management company.</p>	<p>10 sq.m per person or 10% of the site (whichever is greater) as informal open space. Committed sum for the maintenance, if not managed by a management company.</p>

	promoted as part of the open space. Committed sum for maintenance, if not managed by a management company.		
Green space and biodiversity	Tree survey and ecological survey to be submitted and findings considered in masterplan. Mitigation on-site or off-site habitat creation, restoration and management to mitigate or compensate biodiversity impacts.	Green space (not less than 8 ha incl. local park of 6ha)	4.4 ha of green infrastructure (according to IDP)
Allotments	1.5ha for allotments on-site including vehicular access, disabled parking, raised beds, water and secure fencing. Not to be located in the floodplain.	0.46ha for allotments on-site including vehicular access, disabled parking, raised beds, water and secure fencing.	0.36ha for allotments on-site including vehicular access, disabled parking, raised beds, water and secure fencing.
Community centres/halls	Provision of neighbourhood centre including shops and a community centre, parking and outdoor space for markets. It is suggested that an overall site area for the local centre, incl. one large community centre, and some residential should be 3 ha. The community facility needs to be provided early in the development and funding for a community development worker is also required. If Didcot Town Council are not willing to manage the community building an alternative management arrangement will need to be secured.	Neighbourhood centre and community centre according to policy in Local Plan (tbc)	Financial contribution for enhancement of existing community hall
Integrated Youth support service	There is scope to provide services within	Financial contribution towards enhancement	Tbc

	the community centre	of existing facility at North East Didcot or GWP	
Adult learning	There is scope to provide facilities within the community centre	Financial contribution towards facility at North East site Didcot	Tbc
Health and Wellbeing provision (Adult Day Care)	Financial contribution towards Health and Wellbeing centre in Didcot	Financial contribution towards Health and Wellbeing centre in Didcot	Financial contribution towards Health and Wellbeing in Wallingford
Fire and Rescue	Fire hydrants (to F&RS specifications) to be provided on site – secured via a planning condition	Fire hydrants (to F&RS specifications) to be provided on site – secured via a planning condition	Fire hydrants (to F&RS specifications) to be provided on site – secured via a planning condition
Recycling	Financial contribution towards enhancement of Household Waste Recycling Centre (Drayton) or nearest alternative and provision of recycle and waste bins	Financial contribution towards enhancement of Household Waste Recycling Centre (Drayton) or nearest alternative and provision of recycle and waste bins	Financial contribution towards enhancement of Household Waste Recycling Centre (Oakley Wood) or nearest alternative and provision of recycle and waste bins
Health	Site related improvements to doctors surgeries	Site related improvements to doctors surgeries	Site related improvements to doctors surgeries
Libraries	Financial contribution towards increasing capacity at Didcot library with commensurate book stock provision	Financial contribution towards increasing capacity at Didcot library with commensurate book stock provision	Financial contribution towards increasing capacity at Wallingford library with commensurate book stock provision
Public art/Public realm	Site related provision and management of public realm/public art including increase accessibility for disabled in Didcot town centre	Site related provision and management of public realm/public art including increase accessibility for disabled in Didcot town centre	Site related provision and management of public realm/public art including increase accessibility for disabled in Wallingford town centre
Air Quality	Mitigation measures required directly as a result of the development and contribution towards wider air quality measures.	Mitigation measures required directly as a result of the development and contribution towards wider air quality measures.	Mitigation measures required directly as a result of the development and contribution towards wider air quality measures.
Street naming	Provision of street naming and street nameplates	Provision of street naming and street nameplates	Provision of street naming and street nameplates
Flood Protection and water management	A flood risk assessment and drainage strategy is required. Plan and sections to show	A flood risk assessment and drainage strategy is required.	A flood risk assessment and drainage strategy is required.



	existing ground and proposed ground and slab levels.		
Sustainable Drainage System	SUDS to be implemented across the site before construction to provide sufficient discharge to the stream (Ladygrove Brook). Phasing requirements for drainage to be submitted. Roads and hard surfaces to incorporate permeable construction methods.	SUDS to be implemented across the site. Roads and hard surfaces to incorporate permeable construction methods	SUDS to be implemented across the site. Roads and hard surfaces to incorporate permeable construction methods

**Appendix 2**

**Summary table of relevant planning policies or any new or revised policies**

	<b>Core Strategy</b>	<b>Saved policies in the Local Plan</b>
Infrastructure provision	CSI1	D11
Affordable housing	CSH3	H10
Education	CSI1, CSEM1, CSDID3, CSDID4, CSTHA1, CSWAL2	
Adult learning	CSI1	
Transport	CSM1, CSM2, CSDID1, CSDID2, CSDID3, CSDID4, CSHEN1, CSTHA1, CSWAL1, CSWAL2, CSR3, CSI1	T1, T2, T7 D5 (iii)
Public Rights of Way	CSWAL2	R8
Indoor and outdoor recreation and sports facilities	CSDID2, CSDID3, CSDID4, CSHEN1, CSTHA1, CSWAL1, CSI1, CSR3	R1, R2, R3, R4
Play areas	CSI1	
Open space/ amenity space	CSI1	D3, R6, HEN4
Green space and biodiversity	CSG1, CSB1, CSDID4	C6, C8, C9
Allotments	CSI1	R6
Community centres/halls	CSDID2, CSR3, CSI1	CF2
Children's centre and nursery provision	CSI1	
Integrated Youth support service	CSI1	
Cemeteries	CSI1	
Community safety	CSDID2, CSQ3, CSI1	D6
Recycling	CSI1	D10
Health	CSDID4, CSR3, CSI1	
Libraries	CSI1	
Museum resource centre	CSI1	
Public art/Public realm	CSDID1, CSDID2, CSQ3, CST1	D12
Air Quality	CSM1, CSDID1, CSWAL1, CSWAL2	
Flood Protection and water management	CSQ2	EP4
Sustainable Drainage System	CSQ2	EP6
Health and Wellbeing provision for the Elderly	CSI1	
Fire and Rescue	CSI1	

**Appendix 3 - Approach to negotiating planning obligations and assessment of need**

The council will seek to negotiate planning obligations on the following basis:

- The district council will in co-operation with the county council and other bodies identify the impacts expected to arise from development proposals on infrastructure such as enabling transportation works, schools and libraries and highlight the need for planning obligations as early in the application process as possible.
- On strategic sites, where infrastructure will be secured through Section 106 the district council will discuss with the local parish the need for community infrastructure, with reference to the outdoor recreation and sports facilities, play areas and community facilities. Neighbourhood Plans and Community Plans will help identify the need for necessary infrastructure.
- Where the need arises for provision and/or contributions to services not administered by the district council we will work with the County Council and other agencies, where necessary.
- We will require a financial appraisal and supporting evidence (preferably at pre-application stage) in cases where the applicant considers that the site with the proposed development cannot viably support the identified infrastructure requirements.
- We will seek confirmation that the applicant will pay the local authorities' legal costs and will need details of the ownership of the application site before any legal work takes place.
- We will require the applicant/developer to bear the local authorities' costs to administer and monitor the compliance of obligations (please see Appendix 4).
- Where a scheme requires a S106 agreement, for instance a major planning application for residential development draft heads of terms for a Section 106 legal agreement should be submitted with the planning application. The draft Section 106 legal agreement should be agreed before the planning application is referred to Planning Committee. The legal agreement must be then signed and completed before the issue of a planning permission. The absence of a necessary planning obligation may be sufficient for the council to refuse permission.
- Where an application is made that is part of a wider development area then masterplanning for the wider site must

also be shown, with appropriate landowner agreements shown to be in place, so that infrastructure needs are planned in for the wider area.

- All parties will need to act quickly/efficiently, effectively and reasonably to secure the timely completion of agreements prior to the issuing of any planning permission. This highlights the need to engage with all parties involved at an early stage.

#### Assessment of need

In assessing the impact and likely demand for infrastructure arising from a new housing development, an estimate of the likely occupancy and therefore additional population is used as set out below:<sup>6</sup>

1 bedroom – 1.28 persons

2 bedrooms – 1.87 persons

3 bedrooms – 2.75 persons

4+ bedrooms – 4.01 persons

The above occupancy rates per unit will be applied to all residential development proposals of 400 dwellings and under. For larger developments an excel based model known as POPCAL 10 will be used to calculate a detailed population profile associated with the proposed development.

Where the precise amount of development is not specified in an outline application the agreement will include a mechanism for the contributions to be calculated pre and/or post-implementation according to the housing mix approved at reserved matters.

Where on site provision is required the council will expect facilities and open space to be provided in accordance with a detailed specification of works and proposals for ongoing maintenance, to be submitted and agreed at detailed application stage. A supplementary agreement setting out management arrangements will need to be signed before the issue of a planning permission.

#### **Education (primary, secondary, special needs)**

The table below sets out (for those proposals where a bespoke POPCAL 10 assessment is not appropriate i.e. 400 and fewer units) the expected pupil generation rates per dwelling.

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<sup>6</sup> Occupancy rate derived from the Oxfordshire Survey of New Housing, 2008

**Table 1 - Pupil generation rates per dwelling**

	1 Bed	2 Bed	3 Bed	4+ Bed
Primary (4-10)	0.00	0.20	0.39	0.51
Secondary (11-15)	0.00	0.11	0.24	0.39
Sixth Form (16/17)	0.00	0.01	0.03	0.07

These rates are derived from the Oxfordshire Survey of New Housing (2008). A reduction of 15% has been applied to the rates to take account of pupils using the independent sector. A further reduction has been applied to the sixth form rates as it is recognised that not all children will stay in school into the sixth form.

Based on the current number of children being educated in Special Educational Needs (SEN) schools in Oxfordshire 1.11% of the total estimated pupils will need to be educated in a SEN school (the majority of pupils with a statement of special educational needs are educated in “mainstream” schools).

#### **Appendix 4 - Monitoring fee**

The completion of a planning obligation involves the district council in various admin/monitoring work which places a cost burden on the authority. This work is directly related to Section 106 agreements, which are themselves necessary to enable development. The council recovers the cost of the administration and monitoring of each agreement through Section 106 monitoring fees. This work includes:

- Updating and maintaining a planning obligations database;
- Ensuring that all the financial and non-financial obligations in agreements are met (excluding taking enforcement action);
- Providing calculations, sending invoices and receiving payments;
- Ensuring financial contributions are used for the specific purpose outlined in the obligation;
- Keeping and maintaining transparent accounting procedures;
- Providing regular updates for Councillors, Cabinet, Scrutiny Committees and the wider community

Tasks undertaken by the Housing team in relation to monitoring of Section 106 agreements include:

- Ensuring that milestones within the Section 106 are met and that the Registered Provider's contract with the developer matched the requirements in the Section 106 in terms of unit type, size and tenures as well as site layout.
- Once construction has started, following up with the Registered Provider on a regular basis to ensure delivery of completed units is in line with initial agreed delivery programme.
- Resolving any issues arising which could impact on affordable housing delivery in line with agreed timescales and conditions.

If there is no management company in place work in relation to on-site infrastructure and open space includes:

- Undertaking site visits to ensure that infrastructure has been provided in accordance with the Section 106 agreement and that it is fit for purpose.
- Resolving any issues and carry out a second site visit to sign off the works.
- The length of time taken to carry out the monitoring of on-site open space will depend on the amount of open space to be monitored.

Monitoring fees can be found on the council's website  
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/section-106>



## Appendix 5 – Commuted sums

### South Oxfordshire SPD 106 Commuted Sums

#### For the Maintenance of Public Open Space and Playing Fields: Detailed Costs Table

Please note that the creation of a Management Company is the council's preferred way to manage the ongoing maintenance of public open space and other on-site facilities. The council will only seek maintenance costs in those exceptional circumstances where facilities are transferred to a third party e.g. a parish council.

Maintenance cost (including management cost) Based on Q1/2015 Costs (BIS Repair and Maintenance)	Comment	Cost per sqm/yr	Cost per linear m/yr	Costs per item /yr	Commuted Cost over 20 years
<b>Table 1: Public open space by area (when not managed by management company) Overall indicative management costs</b>					
Small area up to 1,000 sqm		£29.47			
Medium areas (semi-natural) from 1,00 to 10,000 sqm		£19.63			
Medium areas (formal park/green civic space) from 1,000 sqm to 10,000 sqm		£39.22			
Large areas over 10,000 sqm		According to agreed masterplan			



<b>Table 2: Breakdown of the costs associated with different types of open space management (when not managed by management company)</b>					
<b>Maintenance cost (including management cost) Based on Q1/2015 Costs (BIS Repair and Maintenance)</b>	<b>Comment</b>	<b>Cost per sqm/yr</b>	<b>Cost per linear m/yr</b>	<b>Costs per item /yr</b>	<b>Commuted Cost over 20 years</b>
Woodland matrix planting (large sites)	Newly planted. Large sites.	£27.00			£540.00
Individual tree (small sites)	Newly planted, up to 15 to 20 trees @/100sqm. Otherwise use woodland matrix cost			£20.54	£589.02
Hedge/shrub matrix	Min 10% cover	£0.40			£11.47
Wildflower swards		£0.30			£8.66
Damp grassland/mainly wet balancing areas		£0.20			£5.86
Rough grassland/mainly dry balancing areas		£0.15			£4.33
Amenity grass (in park)		£0.20			£5.74

<b>Civic Centre:</b>					
Individual tree	Use for individual trees and individual trees in rows etc.			£20.54	£589.07
Shrubs beds		£3.79			£108.79
Amenity grass areas (in centre): mowing, cleansing, general maintenance etc.		£0.52			£14.78
Block paving/ Hard surface etc.		£4.89			£140.13
<b>Existing habitat/features:</b>					
Pond/open water		£0.28			£8.15
Hedgerow – new	New, regularly maintained		£1.36		£38.98
Hedgerow – existing			£3.11		£89.18
Mature tree individual	Typically existing mature tree			£162.68	£4,665.00
Semi-mature tree				£82.12	£2,354.99
Woodland newly planted		£27.00			£540.00
<b>Sport, Recreation and Play:</b>					
LEAPS	Repair, maintenance, site cleansing	£2.63			£92.00
NEAP	Repair, maintenance, site cleansing	£4.63			£159.00

MUGA	Repair, maintenance, site cleansing				£36,800.00
Skate Park	Repair, maintenance, site cleansing				£36,800.00
Sport pitches. NB: indicative costs. For detailed costs see the Sports and Leisure Commuted Sums document. Excludes pavilion/clubhouse costs	Item cost based on an adult football pitch-including safety margin = 107.90m x 71.33m (0.7697ha) and using Sport England Protecting Playing Fields Cost Sheet 2014, excl abnormal	£1.35		£11,700.00	£298,101.00
Artificial grass pitch		£2.34			£67.02
<b>Amenity Other:</b>					
Tarmac paths	Assume 2m width		£7.77		£222.68
Crushed stone paths	Assume 2m width		£3.86		£111.34
Seat/bench	Re-staining/repainting and repairing			£29.39	£840.80
Allotments	Boundary fences and roadway maintenance	£3.00			
Litter bins emptied: fortnightly	including disposal			£71.00	
Litter bins emptied: 1x per week	including disposal			£142.00	
Litter bins emptied: 2x per week	including disposal			£284.00	
Litter bins emptied 3x per week	including disposal			£426.00	
Litter bins emptied 4x per week	including disposal			£568.00	
Litter bins emptied 5x per week	including disposal			£710.00	

Litter bins emptied 7x per week	including disposal			£994.00	
Dog bins emptied: fortnightly	including disposal			£163.54	£4,689.79
Dog bins emptied: 1x per week	including disposal			£366.13	£10,556.79
Dog bins emptied: 2x per week	including disposal			£736.27	£21,113.58
Dog bins emptied 3x per week	including disposal			£981.25	£28,138.71
Dog bins emptied 4x per week	including disposal			£1,308.33	£37,518.28
Dog bins emptied 5x per week	including disposal			£1635.41	£46,897.85
Dog bins emptied 7x per week	including disposal				

## **Appendix 6 - Specifications for Children's play provision**

A detailed specification will be required to be submitted with a full application or at each detailed Reserved Matters application[s] stage and will be subject to community consultation.

Each equipped play space is to be designed to be interesting, varied challenging and stimulating providing a range of opportunities, including running, balancing, sliding, climbing, swinging, crawling and jumping, socialising, playing ball games and being generally active, in accordance with the Fields in Trust: Planning and Design for Outdoor Sport and Play, 2008. Each equipped play area will have good natural surveillance. They will be designed to be in accordance with the Equality Act 2010 and will be integrated with other open spaces and areas of existing and new planting. The design should take account of Government guidance on Developing an Accessible Play Space and ROSPA's guidance on accessible play areas.

### **General Characteristics for children's play provision**

Children's play areas should be:

- appropriate to the needs of the local community
- sited minimum of 10 m from the nearest dwelling boundary or 30 m from the nearest door or window of the nearest dwelling, whichever is less, and to include buffer planting to screen site without compromising passive surveillance
- Separated from major vehicle movement and accessible from pedestrian routes and cycle ways
- Surfaced path to access site
- Safety surfacing for all equipment to comply with the relevant standard to EN1177, free from surface water ponding and designed to limit the need for maintenance
- Safety surfacing around equipment for toddlers to be wet pour or similar approved. Bark, timber chips and tiled finishes will not be acceptable.
- All equipment must comply with the relevant standard to EN1176
- The boundaries of the play area should be recognisable by either fencing or landscaping. Perimeter fences are generally considered inappropriate though some fencing may be necessary if the site adjoins one or more roads. If the site is enclosed there should be two, outward-opening, self-closing gates on opposite sides of the site and one maintenance gate. If fencing

is used, a height of 1 metre is suggested. Depending on location, there may need to be a barrier limiting the speed of a child entering or leaving the site.

- Optimum use of changes in level, textural and colour variety in materials used to stimulate senses
- Integrated, as far as possible, with other open spaces and areas of amenity planting to provide separation from nearby dwellings

### **Facilities and Features**

- LAP: It may contain demonstrative features that allow young children to identify and claim the space as theirs. Depending on the location it may have a 600mm guard rail, low fence or planting to indicate the perimeter.
- LEAP: Not less than 5 types of equipment to provide a variety of challenges and experiences designed for a range of ages, at least some of which should be suitable for disabled users.
- NEAP: minimum activity zone of 1,000m<sup>2</sup>, comprising an area for play equipment and structures, and a hard surfaced area of at least 465 m<sup>2</sup>
- The buffer zone is to include soft landscape; planting should be varied to provide a mix of scent, colour and texture in accordance with the Fields in Trust
- Seating provision close to equipment in sun and shade
- Litter bins at entrances
- More adventurous play to be sited separately
- Signage stating name and telephone number of agency responsible for maintaining site

### **Planting and Biodiversity**

- Good mix of “child-friendly” (i.e. not sharp, spiky or poisonous) plant and tree species in the vicinity
- Generous use of planting to enhance amenity, stimulate the senses of sight, sound, touch and smell

### **Post Installation Safety Inspections**

Post installation equipped play areas will be subject to a post installation RoSPA inspection. An inspection regime must be incorporated in the management and maintenance plan

## **Management and Maintenance**

A detailed maintenance schedule and management plan for 20 years maintenance will be submitted with detailed / reserved matter applications to be approved by condition. The maintenance and management must address safety inspections including weekly visual inspections and 3 monthly RoSPA inspections. The management shall include arrangements for litter picking, dog waste clearance, dog waste and general waste collection.

## **Glossary**

**Air Quality Assessment:** An assessment of the impact of a development on the levels of certain pollutants in the local area.

**Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Biodiversity:** The variety of life on earth encompassing the whole range of mammals, birds, reptiles, amphibians, fish, insects, and other invertebrates, plants, fungi and micro-organisms.

**Community Infrastructure Levy:** The Community Infrastructure Levy (CIL) scales back the existing system of Section 106 (S106) planning obligations, to limit their use to site mitigation and provision of affordable housing, and to introduce a tariff-based system whereby developers will contribute to the cost of necessary infrastructure.

**Core Strategy:** Sets out the long-term spatial vision for the Council, the spatial objectives and strategic policies to deliver the vision.

**Green infrastructure:** The network of accessible, multi-functional green and open spaces.

**Infrastructure:** Service provision, physical infrastructure and amenity.

**In perpetuity:** means of endless duration, not subject to termination

**Local Area for Play (LAP):** a small area of unsupervised open space specifically designated for young children for play activities close to where they live

**Local Equipped Area for Play (LEAP):** an unsupervised play area equipped for children of early school age



**NEAP (Neighbourhood Area for Play):** An unsupervised site serving a substantial residential area, equipped mainly for older children but with opportunities for play for younger children. NEAPs and Multi Use Game Areas are considered strategic play areas as these serve for a larger catchment area.

**Planning condition:** Requirements attached to a planning permission to limit or direct the manner in which a development is carried out.

**Planning contributions:** Planning (developer /Section 106) contributions payments, which are prior to the determination of a planning application considered, necessary to be paid to the local planning authorities to mitigate the impacts of development and to make the development acceptable in planning terms.

**Planning obligation:** Legal agreements between a planning authority and a developer, (or undertakings offered unilaterally by a developer), that ensure that planning contributions and/or works related to a development are undertaken. For example, the provision of highways. Sometimes called “Section 106” agreements.

**Regulation 123 List:** Indicative list of those infrastructure types and/or projects that the council may wholly or partly fund by the CIL.

**Saved Policies:** Policies within development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

**Section 106 (Legal) agreement:** A legal agreement under section 106 of the 1990 Town and Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer/land owner, or undertakings offered unilaterally by a developer (see Planning Obligation).

**Section 278 (Legal) agreement:** A legal agreement made with Oxfordshire County Council (or occasionally in the case of strategic highways the Highways Agency) regarding improvements to the public highway.

**Strategic sites:** Strategic sites allocated through South Oxfordshire Core Strategy (Dec 2012) and include North east Didcot, Ladygrove East Didcot and Site B Wallingford

**Supplementary Planning Document (SPD):** Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the development plan and are not subject to independent examination.

**Sustainable Community Strategy (SCS):** The Sustainable Community Strategy is a long-term strategy to promote the social, economic and environmental wellbeing of the District and improve the quality of life of its resident.

**Unilateral undertaking:** A type of planning obligation distinct from an agreement in which only one party makes an express promise, or undertakes a performance without first securing a reciprocal agreement from the other party.

# Report to: Cabinet Scrutiny Committee Council



Listening Learning Leading

Report of Head of Finance

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To: CABINET

4 February 2016

To: SCRUTINY COMMITTEE

9 February 2016

To: COUNCIL

18 February 2016

## Revenue Budget 2016/17 and Capital Programme to 2020/21

### RECOMMENDATIONS

1. That cabinet recommends to council that it:
  - a. sets the revenue budget for 2016/17 as set out in appendix A.1 to this report,
  - b. agrees that the capital schemes listed in paragraph 39 to this report remain in the capital programme
  - c. approves the capital programme for 2016/17 to 2020/21 as set out in appendix D.1 to this report, together with the capital growth bids set out in appendix D.2 of this report ,
  - d. sets the council's prudential limits as listed in appendix E to this report,
  - e. approves the medium term financial plan to 2020/21 as set out in appendix F to this report,
  - f. allocates £1,000,000 to fund the Communities Capital Grant Scheme.
2. That cabinet recommends council to authorise the head of finance, in consultation with the cabinet member for finance, to issue an efficiency statement to government in order to secure a four year settlement, if this is considered to be beneficial to the council.
3. That cabinet agrees that the cabinet member for finance, in conjunction with the head of finance, may make minor adjustments to this report and the prudential indicators should they prove necessary prior to its submission to council on 18

February 2016.

## Purpose of report

1. This report:
  - brings together all relevant information to allow cabinet to recommend to council a revenue budget for 2016/17 and a capital programme for 2016/17 to 2020/21;
  - recommends the prudential indicators to be set by the council in accordance with 'the Prudential Code' introduced as part of the Local Government Act 2003;
  - contains the opinion of the council's chief financial officer on the robustness of estimates and adequacy of the council's financial reserves;
  - contains the Medium Term Financial Plan (MTFP) which provides details of the forward budget model for the next five years.
2. This report should be read in conjunction with the Medium Term Financial Strategy (MTFS)<sup>1</sup>. This sets out a number of objectives to be achieved and a set of principles to be followed in the preparation of budgets.

## Strategic objectives

3. Setting the budget in accordance with prescribed timetables enables the council to comply with its strategic objective of managing our business effectively.
4. The allocation of financial resources within the revenue and capital budgets needs to match the objectives agreed by the council. The objectives identify where investment, including proposed growth, will take place in order to help the council achieve its corporate plan targets.
5. Where growth proposals (known as growth bids) have been made, each bid sets out how it will help achieve the council's objectives. The cabinet member for finance has chosen to include some growth bids in these budget proposals and these are identified in **appendix B.1** (revenue) and **appendix D.2** (capital), together with some revenue savings proposals in **appendix B.2**.

## Revenue budget 2016/17

### Budget target 2016/17

6. The MTFS to be considered by council on 18 February 2016 sets a target within which the revenue budget will be set each year. It is:  
  
'to set a revenue budget requirement that increases by no more than inflation each year, except where new responsibilities are placed on the council'.

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<sup>1</sup> Cabinet 4 February 2016, Council 18 February 2016

**Budget composition 2016/17**

7. **Appendix A.1** summarises the movements in the base budget from £15,539,849 in 2015/16 to £14,792,198 in 2016/17. These movements are detailed below.
8. **Opening budget adjustment reduction £464,555, (appendix A.2).** This includes the removal of one-off growth items relating to 2015/16 and before, and the realisation of the full-year effect of savings proposals identified in previous years.
9. Additions to the base budget:
  - **inflation, salary increments and other salary adjustments £376,328 (appendix A.3).** The salary and contract inflation totals £136,548, representing an average increase of 1.4 per cent on the 2015/16 net expenditure budgets. For council employees an overall increase in salary of 1.5 per cent is budgeted for 2016/17. Increments payable to council employees not at the top of their salary range total £102,789. The increase of £136,992 in other salary adjustments is higher than in previous years and reflects an increase of three per cent in employers NI contributions following changes to the Local Government Pension Scheme.
  - **essential growth – one-off £352,750 and ongoing £437,259 (appendix A.4),** These items comprise additional expenditure which is considered unavoidable, and reflect changes that have occurred in the current year or which are known will happen in 2016/17
10. Deductions from the base budget:
  - **base budget savings £931,918 (appendix A.5)** These base budget savings are reductions in costs identified by officers which may be the result of more efficient working or previously agreed policy decisions, cost reductions outside of the council’s control, increases in income, or correction to budgets. These savings do not affect frontline service delivery.
11. Corporate contract project savings and other related restructures:
  - **corporate contract savings of £640,000** These savings are the best estimates available at this time of savings arising from the Corporate Services project, given that contracts have not yet been signed. This figure is a part year saving, the full year saving is estimated to be £960,000. Savings are smoothed across the life of the contract, which is the only way to show costs given the information we have at present. This may change as a result of preferred holder discussions.
  - **residual client costs £116,291.** This is an estimate based on five per cent of the estimated contract cost of services not yet outsourced that are part of the corporate contract project. This reduces to three per cent when the contract is two years old.
  - **management restructure costs £50,000.** Leading on from the corporate services contract project, the senior management structure is being reviewed and reduced. It is estimated that in 2016/17 there will be a net cost to the

council of £50,000, but in future years there will be annual savings of £100,000.

12. Other changes to corporate base budgets

- **reduction in revenue contingency £32,267 (appendix A.6)**. This brings the level of revenue contingency to £518,388. This includes specific provision for certain events should they occur, together with a general contingency amount of £200,000.
- **Increase in managed vacancy factor £11,662**, this provision is set at two per cent of budgeted employee costs and reduces the overall employees budget to reflect the savings that result from vacancies arising as part of normal staff turnover. As budgeted costs increase or decrease the provision is adjusted accordingly.
- **other budget adjustments of £123** reflects the changes in net property income which are included within revisions to the base budget.

13. As a result of these changes the council's revised base budget for 2016/17 is **£14,792,198**.

**Revenue growth proposals**

14. A number of revenue growth proposals are being recommended to council for inclusion in the budget for 2016/17. These are detailed in **appendix B.1** and total **£1,039,792**. The growth proposals have been selected on the basis that they support the council's key aims as set out in the council's corporate plan and enhance service provision.

15. During 2016/17 the council will be considering its corporate plan. Should this impact on the council's spending priorities in 2016/17 then this will be considered as part of the adoption of the plan.

16. In addition to revenue growth proposals, a number of savings proposals are being recommended. These are detailed in **appendix B.2** and total **£66,062**. The equalities implications of the proposals is considered later in the report.

**Net property income**

17. Net property income represents the council's income from its investment property portfolio less expenditure, and for 2016/17 is estimated at **£1,396,863**.

**Gross treasury income**

18. Treasury income earned in 2016/17 will be available to finance expenditure in 2017/18 and is currently forecast to be **£2,196,350**, and would be used as follows under current practice:

- £1,836,350 to support the revenue budget for 2017/18; and
- £360,000 reinvested in financial instruments.

19. More details of treasury income can be found in the council's Treasury Management Strategy report<sup>2</sup>.
20. Including growth, property and treasury income results in a net expenditure budget for the council of **£12,172,715**.

## **Reserves and other funding**

### **New Homes Bonus (NHB)**

21. The provisional government allocation for NHB payment for 2016/17 is **£3,553,181**. For 2016/17 this will all be transferred to reserves. Projections of future NHB earnings and how they will be used are detailed later in this report.

### **Transfers to/from reserves**

22. In addition to the transfer to reserves of the NHB payment, the other proposed transfers to / from earmarked reserves reflect:
- The transfer to reserves of investment income from property in Didcot for future investment - **£270,000**.
  - The transfer to reserves of the treasury income earned in 2016/17 **£2,196,350**;
  - The transfer from reserves of treasury income earned in 2015/16 to support the revenue account **£1,828,350**.
  - The transfer from the revenue budget smoothing reserve of **£2,997,802** to arrive at a budget requirement that can be funded from the government grant settlement and council tax level which are discussed later in this report.
23. Based on the above use of reserves and other funding, the amount of revenue expenditure to be financed in 2016/17 is **£9,812,913**.

## **Funding**

### **Local government settlement**

24. On December 17 2015 the government announced the provisional four year local government settlement covering the period 2016/17 to 2019/20. At the time of writing we have not received the final settlement. Officers consider that any changes to the settlement at this stage would not be material. Table 1 below details the provisional funding outlined for the council for the next four years.

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<sup>2</sup> Cabinet 4 February 2016, Council 18 February 2016

**Table 1: settlement funding assessment (provisional)**

	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000
Revenue Support Grant	1,195	572	192	0
Business Rates Baseline Funding Level	2,384	2,431	2,503	2,583
<b>Settlement Funding Assessment</b>	<b>3,579</b>	<b>3,003</b>	<b>2,695</b>	<b>2,583</b>
Tariff/Top-Up adjustment	0	0	0	(233)
<b>Total</b>	<b>3,579</b>	<b>3,003</b>	<b>2,695</b>	<b>2,350</b>

25. The provisional settlement for 2016/17 is 16.4 per cent lower than 2015/16. Whilst the baseline funding element of the settlement is increasing in line with the increase in national non domestic rates, to achieve the overall reduction in funding the government has significantly reduced the revenue support grant (RSG) element. This pattern is due to continue until RSG is reduced to nil in 2019/20. The provisional figures indicate that in that year additional tariff payment will be due, reflecting a redistribution of government funding. It should be noted that these figures exclude NHB funding which is discussed later in the report.
26. The government has indicated that where councils submit an efficiency statement - the format of which is yet to be announced - a fixed four year settlement will be made available, based on the figures shown in table 1. There is no indication at this stage, what the other implications are for the council in submitting such a statement or indeed of omitting to do so.
27. Cabinet is asked to recommend council to delegate the decision to submit such a statement to the head of finance, in consultation with the cabinet member for finance. The decision to submit would be based on analysis of the benefit to the council of doing so.

### **Council tax reduction scheme grant – payments to town and parish councils**

28. As agreed by Council on December 17 2015, the council tax support grant contribution payable to town and parish councils will be **£152,449** for 2016/17. The proposed MTFP shows that this contribution will be reducing in line with the reduction in government funding going forward and will be replaced with a new grant application scheme.

### **Business rate retention scheme**

29. For budget setting purposes it has been assumed that the council's share of business rates income after payment of tariff will equal the baseline funding level and remain at that level for the period of the MTFP.
30. Should the council decide to join the Oxfordshire Business Rate Pooling Distribution Group surpluses arising will be added to the council's reserves at the end of the financial year.



### Collection fund

31. The surplus on the collection fund is estimated in 2015/16 to be **£272,237**.

### Cabinet member for finance's revenue budget proposal

32. Based on the amendments detailed above, and as shown in **appendix A.1** of this report, the cabinet member's budget proposal, including growth, is for a net revenue budget of **£9,812,913**. This revenue budget as proposed would result in no change to current band "D" council tax to **£111.24**. **Appendix C** shows the breakdown of the revenue budget.

33. The Medium Term Financial Strategy (MTFS) sets a target within which the revenue budget will be set each year, which is that:

"The net budget requirement (revenue) shall increase by no more than inflation, except where new responsibility is placed on the council".

34. The cabinet member for finance's revenue budget proposal of **£9,812,913** is lower than the previous year's budget requirement and is therefore within the revenue budget target, meeting the requirement laid down in the medium term financial strategy.

35. A draft MTFP and proposed growth bids were published on the council's website in December 2015. No comments on the published MTFP and growth bids have been received by officers or by the cabinet member for finance.

### Capital programme 2016/17 to 2020/21

#### Current capital programme

36. The latest capital programme (before growth) is attached at **appendix D.1** and is summarised in table 2 below. It is the capital programme as set by council in February 2015 plus:-

- slippage (caused by delays to projects) carried forward from 2014/15
- new schemes approved by council during 2015/16
- re-profiling of expenditure on schemes from the 2015/16 financial year to future years where delays to schemes have occurred
- cabinet approved movement of schemes from the provisional to the approved capital programme
- the deletion of previously agreed schemes that have completed or are no longer to be pursued.

**Table 2: current capital programme (before growth)**

	2015/16 latest estimate £000	2016/17 estimate £000	2017/18 estimate £000	2018/19 estimate £000	2019/20 estimate £000	2020/21 estimate £000
Approved programme	6,172	3,650	911	845	845	845
Provisional programme	5,145	13,828	14,871	6,987	2,392	1,332
<b>Total</b>	<b>11,317</b>	<b>17,478</b>	<b>15,782</b>	<b>7,832</b>	<b>3,237</b>	<b>2,177</b>

### Cabinet capital programme proposals

37. **Appendix D.2** contains a list of new capital schemes that are being recommended for inclusion in the capital programme. Officers will amend the provisional capital programme to include the proposals if approved by cabinet and council.
38. Two schemes previously agreed, namely Orchard Centre works (£5,500,000) and Didcot town centre housing (£3,900,000) are being deleted. In their place are new growth bids for regeneration and housing initiatives in Didcot and Science Vale (£7,250,000) and increasing the supply of housing (£2,000,000).
39. Capital schemes that have been in the provisional capital programme for two years without activity being incurred are automatically deleted. However, cabinet is recommending to council that the following schemes are kept in the programme:
- Didcot town centre development – scheme value £500,000.
  - Housing allocations policy – scheme value £13,000
  - Foxhall Manor Park plot development – scheme value £120,000
  - Car park resurfacing – scheme value £45,000 per annum until 2017/18

### Financing the capital programme

40. **Appendix D.3** contains a schedule identifying how the capital programme will be financed, including the growth proposals, if they are approved. The programme proposed can be fully funded from existing and anticipated capital resources.

### Future pressures on the capital programme

41. **Appendix D.3** also shows the balances of usable capital receipts, NHB and the enabling fund at the end of the MTFP period. Officers advise cabinet not to earmark all available resources in proposing the budget to council, as the prudential code requires local authorities to set sustainable budgets. By retaining unallocated balances, cabinet can demonstrate that through a combination of this and future income (that can be expected beyond the period of the budget) it can fund future pressures.



## The Medium Term Financial Plan (MTFP)

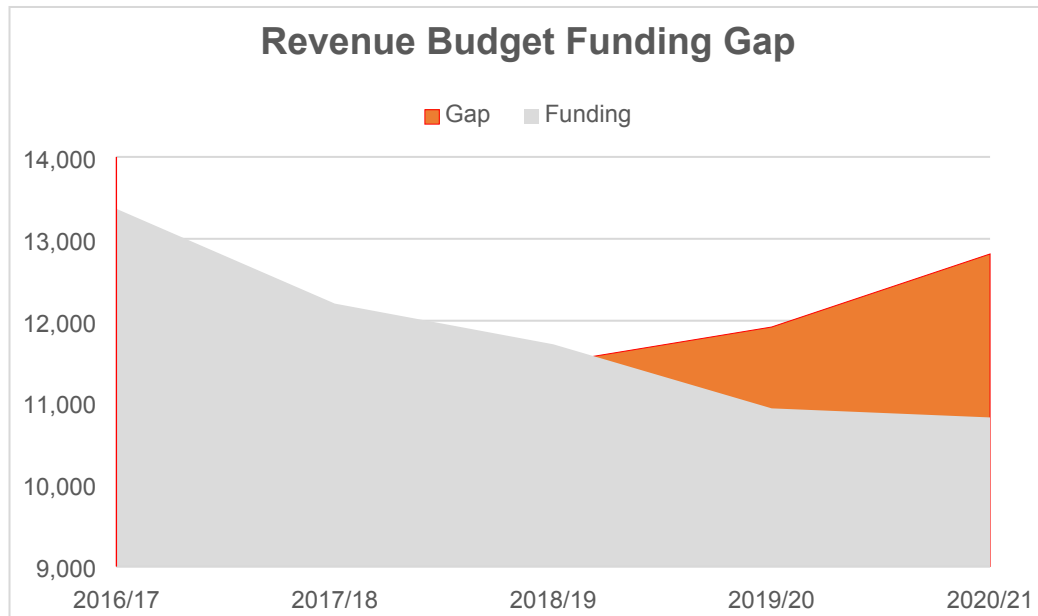
49. The MTFP provides a forward budget model for the next five years. **Appendix F** contains the MTFP for 2016/17 to 2020/21. This is a projection of the revenue budget up to 31 March 2021. The projection allows for budget pressures in later years and assumes that council approves all the budget proposals within this report. With the exception of the corporate services project, officers have made no adjustments for the costs of contracts that will be re-let during this period. They could rise or fall depending on market conditions.
50. The MTFP identifies some potential challenges ahead for the council. It reflects the draft four year settlement figures published by the government in December 2015 and shown in table 1 above and anticipates that the basis of funding in 2019/20 continues into 2020/21. Ongoing funding after 2019/20 is an estimate by officers, and is subject to change. It also incorporates assumptions on interest income, and other known pressures on the council, such as inflation and salary increments.
51. In December 2015 government announced a consultation on the future of NHB. The government is proposing a number of changes, aimed at “sharpening the incentive”. Proposals include no NHB being payable to councils in the year when a local plan has not been submitted, and reducing the payment term from 6 years to 4 years, or even 2 years. The consultation closes in March, so the impact of the results can only be estimated at this stage. Officers have used indicative figures in the consultation document to estimate future receipts, which may be subject to significant change when the results of the review are known.
52. Estimates of future receipts of new homes bonus are shown in table 3 below, and are also included in the MTFP (detailed in row 42). In total the council is expected to have received in excess of £13 million during the MTFP period.
53. The element of the bonus that relates to the new homes bonus premium is ring-fenced to support the provision of additional affordable housing.

**Table 3: new homes bonus**

Year earned	Year of receipt				
	2016/17 budget £000	2017/18 indicative £000	2018/19 indicative £000	2019/20 indicative £000	2020/21 indicative £000
2011/12	260	0	0	0	0
2012/13	347	0	0	0	0
2013/14	537	0	0	0	0
2014/15	763	763	0	0	0
2015/16	971	971	971	0	0
2016/17	675	675	675	675	0
2017/18	0	495	495	495	495
2018/19	0	0	495	495	495
2019/20	0	0	0	468	468
2020/21	0	0	0	0	458
<b>Total</b>	<b>3,553</b>	<b>2,904</b>	<b>2,636</b>	<b>2,133</b>	<b>1,916</b>

54. Officers consider that the pressures highlighted are manageable in the period covered by the MTFP (in light of the reserves and balances available to the council and our ability to vary budgets and redirect funding). However, it is expected that savings will be required within the parameters set by the MTFS in future years, and this represents a significant challenge.

55. The graph and table 4 below illustrates the gap between funding and expenditure over the later period of the MTFP.



**Table 4: revenue budget funding gap**

	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
Net expenditure	12,173	12,036	11,484	11,923	12,815
Funding	13,366	12,209	11,712	10,930	10,819
Gap	1,193	173	228	(993)	(1,996)
Gap cumulative	1,193	1,366	1,595	602	(1,394)

56. The council’s MTFS states that the council will hold £50 million of investments of which £30 million can be invested in capital schemes that will produce a return of certainty. The remaining £20 million can be invested in treasury investments. Whilst the treasury investments are capable of being realised, investment in capital schemes is not capable of being realised.

57. As at 31 March 2021 the council is projected to have invested £30 million in the following capital schemes:

- Didcot leisure centre - £15 million
- Loan to South Oxfordshire Housing Association - £15 million

Officers advise that the Didcot leisure centre capital scheme will generate a regular return on investment and so the previous investment of £5 million has been increased to £15 million. The remaining £20 million is comprised of £16.8 million held in long term investments, and £3.2 million held in capital and revenue balances.

58. Excluding the £50 million investment, the council is projected to hold £1.8 million of general revenue balances and £11.0 earmarked revenue reserves as at 31 March 2021. Of the earmarked reserves £6.6 million represents un-allocated NHB.

### Communities Capital Grant Scheme

59. On an annual basis, the council considers the amount to be made available for the Community Capital Grant Scheme. It is recommended that a grants budget of £1,000,000 be set for 2016/17.

### The robustness of the estimates and the adequacy of reserves

60. The Local Government Act 2003 places a duty on the chief finance officer (i.e. the head of finance) to report on the robustness of the estimates and the adequacy of reserves. The council must have regard to this report when making decisions about the setting of the budget.

61. The construction of the budget has been managed by qualified accountants and has been subject to challenge, specifically by strategic management board, the head of finance, other heads of service and cabinet members. Informal meetings of cabinet have considered the budget, and a briefing has been given to the council's scrutiny committee members which was open to all councillors. In view of the process undertaken and his own knowledge of the budget, the head of finance is satisfied that the budget is both prudent and robust.

62. The council's practice is not to use interest in the year it is earned, but in later years. On the basis of the provisional settlement the head of finance is satisfied that this allows retention of sufficient uncommitted balances at the end of the period to ensure that the overall level of reserves is adequate in relation to the proposed revenue budget and capital programme and that the budgets are sustainable. The enabling fund balance as at 31 March 2021 is estimated to be £1.1 million. In the MTFP the 2020/21 revenue budget is balanced by using NHB receipts.

63. The one significant risk identified is a possible change to the NHB scheme. Should this happen a fundamental review of the council's budget will be necessary. Table 5 below shows that £1.733 million of expenditure budgeted for within the budget proposals from 2016/17 onwards is dependent on the receipt of NHB not yet received or confirmed as payable by the government. The table also shows that from 2018/19 onwards more NHB monies are being used to support revenue expenditure than are being received.

**Table 5.1: New Homes Bonus account**

Year	Opening balance £000	Receipt £000	Revenue expenditure £000	Closing balance £000
2016/17	6,362	3,553	0	9,915
2017/18	9,915	2,904	(1,388)	11,431
2018/19	11,431	2,636	(2,959)	11,108
2019/20	11,108	2,133	(3,439)	9,802
2020/21	9,802	1,916	(3,862)	7,856
<b>Total</b>		<b>13,142</b>	<b>(11,648)</b>	

Note that the figures in **bold** represent monies confirmed or received. The closing balance of £7.9 million includes £1.3 million has been ring fenced by the council for affordable housing.

**Table 5.2 Expenditure at risk**

	<b>£000</b>
Total expenditure to be funded from NHB per table 4.1	(11,648)
NHB funding received or confirmed (2016/17 in bold)	9,915
<b>Expenditure to be funded from NHB not yet received or confirmed</b>	<b>1,733</b>

64. The head of finance's full report will be available at full council.

## Legal Implications

65. The cabinet needs to make recommendations to council on its spending proposals. Under the Local Government Act 2000 it is council that must agree the revenue and capital spending plans, and then set the council tax. Council will meet on 18 February 2016 in order to set the budget, and the council tax (including amounts set by Oxfordshire County Council and the Police and Crime Commissioner for the Thames Valley).

66. The requirement placed on council by the Local Government Act 2003 to set prudential indicators and for the chief finance officer to make a report to the authority on the robustness of the estimates and the adequacy of reserves are addressed within the body of this report.

## Equalities Implications of revenue savings proposals

67. The council has reviewed the revenue savings proposals in line with our public sector equality duties to have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation,
- advance equality of opportunity between people who share a protected characteristic<sup>3</sup> and those who do not,
- foster good relations between people who share a protected characteristic and those who do not.

68. Consideration was also given to those groups not protected by legislation such as low income groups, in line with the requirement of the Equality Framework for Local Government

69. It is **the equality officer's view that the three budget reduction proposals are likely to have a low equality impact.**

- **Tourism marketing service** - reduction in services. It is unlikely that a reduction in visitors to local businesses as a result of reduced marketing would have any direct or indirect equality impact. There could be implications

<sup>3</sup> A 'protected characteristic' under the Act is colour, race, nationality, ethnic or national origin, disability, age, sex, gender reassignment, sexual orientation, religion, belief, marriage or civil partnership, pregnancy and maternity

for visitors accessing information through the possible reduction in communication channels.

- **Increase garden waste subscription fee** - It is perceived that the increase of £2 per year is likely to have a low equality impact. Residents can share bins if they do not need the full service or could take their garden waste to the household waste recycling centres. There is also the option to purchase a compost bin and discounts are offered on these if purchased at our compost give away days.
- **Increase fee for bulky waste service** - Increasing the fees by £10.50 could impact on residents with low incomes which is more likely to be the elderly, people with disabilities and single parent households. However the proposal will not have an adverse effect on their quality of life. The council will direct residents to other organisations/charities who may be able to collect the items. And suggest neighbours may also like to put items together in order to share the cost.

## Other Implications

70. Agreement of the revenue and capital budgets authorises expenditure in accordance with the council's delegated powers and financial procedure rules. The officer, councillor or councillor body taking those decisions will take into account the human resources, sustainability and equality and diversity implications of individual spending decisions.

## Conclusion

71. This report provides details of the revenue base budget for 2016/17, the capital programme 2016/17 to 2020/21, government grants (the settlement), uncommitted reserves and balances, the cabinet member for finance's budget proposals and the resulting prudential indicators.

72. In light of the information provided cabinet must make a number of recommendations to council regarding the revenue budget, the capital programme and the prudential indicators.



## Appendices

- Appendix A.1 Revenue budget 2016/17
- Appendix A.2 Opening budget adjustments
- Appendix A.3 Inflation, salary increments and other salary adjustments
- Appendix A.4 Essential growth
- Appendix A.5 Base budget savings
- Appendix A.6 Revenue contingency
- Appendix B.1 Revenue growth
- Appendix B.2 Revenue savings
- Appendix C Service budget analysis
- Appendix D.1 Capital programme before growth
- Appendix D.2 Capital growth bids
- Appendix D.3 Financing of capital programme and growth proposals
- Appendix E Prudential indicators
- Appendix F Medium term financial plan

## Background Papers

- Provisional settlement figures (December 2015)
- Medium term financial strategy 2016/17-2020/21 – Cabinet 4 February 2016, Council 18 February 2016
- Council tax base 2016/17 – Cabinet 3 December 2015, Council 17 December 2015
- Council tax reduction scheme grant for town and parish councils – Cabinet 3 December 2015, Council 17 December 2015
- Treasury management strategy – Cabinet 4 February 2016, Council 18 February 2016

## South Oxfordshire DC - revenue budget summary 2016/17

	2015/16 Budget	2016/17 Budget	Appendix Ref:
<b>Opening base budget 2016/17</b>		<b>15,539,849</b>	
<b>Revisions to base budget</b>			
Opening budget adjustments		(464,555)	Appendix A.2
Inflation, salary increments and other salary adjustments		376,328	Appendix A.3
Essential growth - one-off		352,750	Appendix A.4
Essential growth - ongoing		437,259	
Base budget savings		(931,918)	Appendix A.5
Movement in revenue contingency		(32,267)	Appendix A.6
Movement in managed vacancy factor		(11,662)	
Corporate contract savings		(640,000)	
Residual client costs		116,291	
Management restructure savings		50,000	
Changes in property budgets included in ** below		123	
<b>Total base budget after revisions</b>	<b>15,539,849</b>	<b>14,792,198</b>	
<b>Growth proposals</b>			
Revenue - one-off		839,792	Appendix B
Revenue - ongoing		200,000	
Capital (revenue consequences of)		0	Appendix D.2
<b>Savings proposals</b>		(66,062)	Appendix B.2
Net property income **	(1,396,740)	(1,396,863)	
Gross treasury income	(2,088,250)	(2,196,350)	
<b>Net expenditure</b>	<b>12,054,859</b>	<b>12,172,715</b>	
<b>Funding</b>			
Funding from reserves	(1,765,732)	(2,359,802)	Appendix C
Budget funding requirement	(10,289,127)	(9,812,913)	
<b>Total Funding</b>	<b>(12,054,859)</b>	<b>(12,172,715)</b>	
<b>Council tax yield required</b>	<b>6,032,946</b>	<b>6,114,307</b>	

## South Oxfordshire DC - 2016/17 budget build changes

### Opening budget adjustments

Year of bid	Summary	Spending profile				
		2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>ALL SERVICES</b>						
2015/16	Corporate costs	7,647	0	0	0	0
		<b>7,647</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CORPORATE STRATEGY</b>						
2014/15	Bi-annual residents survey	(24,000)	0	(24,000)	0	(24,000)
2013/14	Reduction in landfill diversion credits	50,000	50,000	50,000	50,000	50,000
2014/15	Waste new properties	11,550	23,100	34,650	34,650	34,650
2015/16	Funding for tree works	0	0	(5,000)	(5,000)	(5,000)
2015/16	Waste new properties	17,455	34,910	52,365	69,820	87,275
2015/16	Collection cost increases	23,958	47,916	71,874	95,832	119,790
2015/16	Delivery cost increases	11,240	22,480	33,720	44,960	56,200
2015/16	Councilor development programme	(13,500)	(13,500)	(13,500)	(13,500)	(13,500)
		<b>76,703</b>	<b>164,906</b>	<b>200,109</b>	<b>276,762</b>	<b>305,415</b>
<b>DEVELOPMENT AND HOUSING</b>						
2015/16	Development consultancy	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
2015/16	Procurement process costs	(175,000)	(175,000)	(175,000)	(175,000)	(175,000)
2015/16	GWP Boundary Park	24,000	24,000	24,000	24,000	24,000
		<b>(201,000)</b>	<b>(201,000)</b>	<b>(201,000)</b>	<b>(201,000)</b>	<b>(201,000)</b>

## South Oxfordshire DC - 2016/17 budget build changes

## Opening budget adjustments

Year of bid	Summary	Spending profile				
		2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>ECONOMY LEISURE AND PROPERTY</b>						
2015/16	Stategic property technical assistant	2,061	2,061	2,061	2,061	2,061
2013/14	Additional leisure staff	(11,090)	(42,170)	(42,170)	(42,170)	(42,170)
2014/15	Market towns co-ordinator	(31,500)	(31,500)	(31,500)	(31,500)	(31,500)
2015/16	Investment property income	270,000	270,000	270,000	270,000	270,000
2014/15	Marketing and audience development assistant	(2,050)	(2,050)	(2,050)	(2,050)	(2,050)
		<b>227,421</b>	<b>196,341</b>	<b>196,341</b>	<b>196,341</b>	<b>196,341</b>
<b>FINANCE</b>						
2014/15	Pension costs	32,000	32,000	32,000	32,000	32,000
		<b>32,000</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>
<b>HR, IT &amp; TECHNICAL SERVICES</b>						
2015/16	Statutory compliance officer	0	(9,000)	(9,000)	(9,000)	(9,000)
2015/16	Mastering Management	0	(9,000)	(9,000)	(9,000)	(9,000)
		<b>0</b>	<b>(18,000)</b>	<b>(18,000)</b>	<b>(18,000)</b>	<b>(18,000)</b>
<b>LEGAL &amp; DEMOCRATIC</b>						
2012/13	Restructure of legal and democratic	(4,038)	(4,038)	(4,038)	(4,038)	(4,038)
2014/15	Corporate services contract	(75,000)	(100,000)	(100,000)	(100,000)	(100,000)
2014/15	District council elections	(100,000)	(100,000)	(100,000)	(100,000)	(100,000)
2015/16	Parish Elections	(70,000)	(70,000)	(70,000)	(70,000)	(70,000)
		<b>(249,038)</b>	<b>(274,038)</b>	<b>(274,038)</b>	<b>(274,038)</b>	<b>(274,038)</b>

**South Oxfordshire DC - 2016/17 budget build changes**  
**Opening budget adjustments**

Year of bid	Summary	Spending profile				
		2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>PLANNING</b>						
2014/15	Joint planning policy work	(10,000)	(30,000)	(30,000)	(30,000)	(30,000)
2014/15	Community engagement	(22,500)	(70,500)	(70,500)	(70,500)	(70,500)
2014/15	Community infrastrure levy (CIL) / Section 106	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
2014/15	Major applications	0	(93,000)	(93,000)	(93,000)	(93,000)
2014/15	Planning applications and pre applications advice	0	(29,000)	(29,000)	(29,000)	(29,000)
2015/16	S106/CIL monitoring officer	0	(20,000)	(20,000)	(20,000)	(20,000)
2015/16	Design guide	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
2015/16	SHMA2	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
2015/16	Core strategy / local plan	(160,000)	(160,000)	(160,000)	(160,000)	(160,000)
2015/16	CIL exam and S106 SPD	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
		<b>(287,500)</b>	<b>(497,500)</b>	<b>(497,500)</b>	<b>(497,500)</b>	<b>(497,500)</b>
<b>STRATEGIC MANAGEMENT BOARD</b>						
2014/15	Corporate services contract renewal	(33,288)	(43,288)	(43,288)	(43,288)	(43,288)
2015/16	Change support programme	(37,500)	(37,500)	(37,500)	(37,500)	(37,500)
		<b>(70,788)</b>	<b>(80,788)</b>	<b>(80,788)</b>	<b>(80,788)</b>	<b>(80,788)</b>
<b>GRAND TOTAL</b>		<b>(464,555)</b>	<b>(678,079)</b>	<b>(642,876)</b>	<b>(566,223)</b>	<b>(537,570)</b>

**South Oxfordshire DC - 2016/17 budget build changes**  
**Inflation, salary increments and other salary adjustments**

Detail	Spending profile				
	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>ALL SERVICES</b>					
Salary inflation	134,565	271,148	409,781	550,492	693,315
Salary increments	102,789	207,119	313,014	420,498	529,594
Other salary adjustments	136,992	136,992	136,992	136,992	136,992
Other net inflation	1,983	3,995	6,037	8,110	10,215
<b>GRAND TOTAL</b>	<b>376,328</b>	<b>619,254</b>	<b>865,824</b>	<b>1,116,093</b>	<b>1,370,116</b>

**Note:** Other salary adjustments are higher than in previous years due to the change in National Insurance contribution rates

## South Oxfordshire DC - 2016/17 budget build changes

## Essential growth

No	Title of bid	Summary	One-off/ Ongoing	Spending profile:					
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	
<b>CORPORATE STRATEGY AND WASTE</b>									
1	<b>OCC Garden waste credits</b>	This is the removal of garden waste credits currently provided by OCC for green waste. They have informed us these credits will stop in April 2016.	Ongoing	182,730	182,730	182,730	182,730	182,730	
2	<b>Grounds Maintenance additional payment</b>	An additional contract payment in accordance with an Individual Cabinet Members Decision. This is to cover the period 1 April to 31 December	One-off	18,750	0	0	0	0	
				<b>201,480</b>	<b>182,730</b>	<b>182,730</b>	<b>182,730</b>	<b>182,730</b>	
<b>ECONOMY, LEISURE AND PROPERTY</b>									
1	<b>Additional leisure development post</b>	Agreement has been given for an additional resource to address the additional workload created by the level of community infrastructure required over the coming years. This will be funded from existing budgets during 2015/16 but will need to be reflected in the budget going forwards. It is anticipated that this post will be shared 50:50 with the Vale.	Ongoing	20,756	20,756	20,756	20,756	20,756	
				<b>20,756</b>	<b>20,756</b>	<b>20,756</b>	<b>20,756</b>	<b>20,756</b>	
<b>FINANCE</b>									
1	<b>Housing Benefit</b>	Additional cost of housing benefit provision based on estimates for 2016/17	Ongoing	26,588	26,588	26,588	26,588	26,588	
				<b>26,588</b>	<b>26,588</b>	<b>26,588</b>	<b>26,588</b>	<b>26,588</b>	

## South Oxfordshire DC - 2016/17 budget build changes

## Essential growth

No	Title of bid	Summary	One-off/ Ongoing	Spending profile:					
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	
<b>HR, IT &amp; TECHNICAL SERVICES</b>									
1	<b>Loss of rental income at Crowmarsh</b>	Following the fire, we are no longer receiving income from tenants at Crowmarsh (Mears, Monson, OALC), and have a reduced income from Capita at Milton Park.	Ongoing	87,068	87,068	87,068	87,068	87,068	
				<b>87,068</b>	<b>87,068</b>	<b>87,068</b>	<b>87,068</b>	<b>87,068</b>	
<b>LEGAL AND DEMOCRATIC</b>									
1	<b>Additional cost of allowances</b>	The £32,000 is to cover the additional cost of allowances. At the Annual Meeting of Council in May 2015 Council agreed a revised scheme which increased the overall cost of the allowances.	Ongoing	40,597	40,597	40,597	40,597	40,597	
2	<b>Restructure of electoral and democratic services.</b>	Establish an additional posts in democratic and elections and legal services. This proposal has been approved by Strategic Management Board and implemented.	Ongoing	41,520	41,520	41,520	41,520	41,520	
3	<b>Individual electoral registration</b>	To increase the electoral registration printing and postage budgets to ensure the council has sufficient budget to administer Individual Electoral Registration (IER). In this and the previous financial year the council received government grant to cover the increased costs associated with the introduction of IER. No decision has been taken on future government funding arrangements.	Ongoing	38,000	38,000	38,000	38,000	38,000	
				<b>120,117</b>	<b>120,117</b>	<b>120,117</b>	<b>120,117</b>	<b>120,117</b>	
<b>PLANNING</b>									
1	<b>Income funded resources for development management</b>	Additional planning fee income to fund additional resources and address the increase in planning application workload and maintain current levels of customer service. This was approved in April 2015 for 3 years from 2015/16.	One-off	184,000	184,000	0	0	0	
2	<b>South Local Plan 2031</b>	Deliver Local Plan 2031, (incl Oxford City unmet housing need), update on evidence studies, consultation and examination.	One-off	100,000	200,000	0	0	0	
				<b>284,000</b>	<b>384,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>GRAND TOTAL</b>				<b>790,009</b>	<b>871,259</b>	<b>487,259</b>	<b>437,259</b>	<b>437,259</b>	



## South Oxfordshire DC - 2016/17 budget build changes

### Base budget savings

Item		One-off / ongoing	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>CORPORATE STRATEGY</b>							
1	Reduction in the grants budget	Ongoing	(5,860)	(5,860)	(5,860)	(5,860)	(5,860)
2	Reduction in waste collection variable costs	Ongoing	(46,000)	(46,000)	(46,000)	(46,000)	(46,000)
3	Increase in agency reimbursements	Ongoing	(40,000)	(40,000)	(40,000)	(40,000)	(40,000)
4	Net increase in garden waste income	Ongoing	(59,705)	(59,705)	(59,705)	(59,705)	(59,705)
5	Reduction in payments to other authorities	Ongoing	(10,736)	(10,736)	(10,736)	(10,736)	(10,736)
			<b>(162,301)</b>	<b>(162,301)</b>	<b>(162,301)</b>	<b>(162,301)</b>	<b>(162,301)</b>

<b>ECONOMY, LEISURE AND PROPERTY</b>							
1	Cornerstone - increase in income	Ongoing	(14,750)	(14,750)	(14,750)	(14,750)	(14,750)
2	Station road car park income Didcot	One-off	(270,000)	0	0	0	0
3	Increase in staff recharges to Vale	Ongoing	(9,947)	(9,947)	(9,947)	(9,947)	(9,947)
4	Increased external sports funding	Ongoing	(17,246)	(17,246)	(17,246)	(17,246)	(17,246)
5	Other budget savings across service	Ongoing	(925)	(925)	(925)	(925)	(925)
			<b>(312,868)</b>	<b>(42,868)</b>	<b>(42,868)</b>	<b>(42,868)</b>	<b>(42,868)</b>

<b>FINANCE</b>							
1	Other budget savings across service	Ongoing	(150)	(150)	(150)	(150)	(150)
			<b>(150)</b>	<b>(150)</b>	<b>(150)</b>	<b>(150)</b>	<b>(150)</b>

## South Oxfordshire DC - 2016/17 budget build changes

### Base budget savings

Item		One-off / ongoing	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>HR, IT &amp; TECHNICAL</b>							
1	Poppin closure	Ongoing	(33,437)	(33,437)	(33,437)	(33,437)	(33,437)
2	Pension costs	Ongoing	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
3	Other budget savings across service	Ongoing	(2,640)	(2,640)	(2,640)	(2,640)	(2,640)
			<b>(51,077)</b>	<b>(51,077)</b>	<b>(51,077)</b>	<b>(51,077)</b>	<b>(51,077)</b>
<b>PLANNING</b>							
1	Increase in development management income	Ongoing	(293,522)	(293,522)	(293,522)	(293,522)	(293,522)
2	Development management salary apportionment	Ongoing	(112,000)	(112,000)	(112,000)	(112,000)	(112,000)
			<b>(405,522)</b>	<b>(405,522)</b>	<b>(405,522)</b>	<b>(405,522)</b>	<b>(405,522)</b>
<b>Overall total</b>			<b>(931,918)</b>	<b>(661,918)</b>	<b>(661,918)</b>	<b>(661,918)</b>	<b>(661,918)</b>

## South Oxfordshire DC - 2016/17 budget build changes

## Revenue contingency

<b>SUMMARY</b>		<b>Provision 2016/17 £</b>
<b>Revenue contingency 2015/16</b>		<b>550,655</b>
Movement		(32,267)
<b>Total revenue contingency budget 2016/17</b>		<b>518,388</b>

<b>DETAIL</b>		<b>Worst case liability (£)</b>	<b>Probability (%)</b>	<b>Provision 2015/16 £</b>
		<b>£</b>	<b>%</b>	<b>£</b>
<b>ALL SERVICES</b>				
1	General contingency	N/A	100	200,000
				<b>200,000</b>

<b>CORPORATE STRATEGY</b>				
2	Waste contract inflation costs	55,310	50	27,655
3	Grounds maintenance tendering	2,100	95	2,000
				<b>29,655</b>

<b>DEVELOPMENT AND HOUSING</b>				
4	Homelessness nightly paid	124,000	25	31,000
				<b>31,000</b>

<b>FINANCE</b>				
5	Capita P&P - council tax (4 months)	7,000	95	6,650
6	Capita P&P - benefits (4 months)	66,667	95	63,333
7	HB bad debt provision	60,000	95	57,000
				<b>126,983</b>

<b>HR, IT and TECHNICAL</b>				
8	Increase in recruitment costs	20,000	50	10,000
				<b>10,000</b>

<b>LEGAL AND DEMOCRATIC</b>				
9	External legal costs - other	150,000	75	112,500
10	By-elections	14,000	50	7,000
11	Code of conduct investigations	5,000	25	1,250
				<b>120,750</b>

<b>Overall total</b>				<b>518,388</b>
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## South Oxfordshire DC - 2016/17 revenue budgets bids

No	Title of bid	Summary	One-off or ongoing?	Spending profile:				
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>DEVELOPMENT AND HOUSING</b>								
1	<b>Homelessness</b>	To increase homelessness prevention funding. This will assist in stopping statutory homeless households being placed into expensive bed and breakfast accommodation, by assisting them with a home in the private sector.	Ongoing	20,000	20,000	20,000	20,000	20,000
2	<b>Studies to inform housing strategies for South</b>	The council does not have a housing strategy. This is a significant omission. Our local plans draw information from the SHMA and housing waiting lists to inform the local plan and negotiations with developers. We provide a very narrow definition of what constitutes affordable housing and we do not offer or support the wide range of housing products available as we have no evidence on which to base amendments to our current adopted policies. A sound, evidence-based housing strategy is more flexible than an adopted local plan and can be referenced as the source of housing policy within a local plan. A housing strategy will enable a housing Supplementary Planning Document (SPD) to be produced and utilised in section 106 agreements, minimising contention and negotiation challenges.	Ongoing	90,000	15,000	15,000	15,000	15,000
3	<b>Rough sleepers - Connections</b>	To fund existing partnership with Connections to assist genuine rough sleepers to find hostel places. The service also assists with reconnection with any existing family, work or training. Will assist in homelessness prevention	One-off	12,000	12,000	0	0	0
4	<b>Didcot Gateway</b>	Didcot Gateway regeneration project is progressing towards planning committee with a decision anticipated in the New Year. The objective of the project is to deliver a landmark development of loft style apartments, hotel and office accommodation that will play a key role in changing the image of the town. This bid is to fund the remainder of the work needed to appoint a developer in the early part of 2016.	One-off	500,000	250,000	0	0	0

## South Oxfordshire DC - 2016/17 revenue budgets bids

No	Title of bid	Summary	One-off or ongoing?	Spending profile:				
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>DEVELOPMENT AND HOUSING continued</b>								
5	<b>Strategic Site Masterplanning</b>	This bid is to produce a master plan for larger villages that will evaluate the opportunities for a fully commercial project which includes, new housing development, social infrastructure upgrades, social regeneration approaches, employment land changes and streetscape upgrades. The master plan will recommend an approach that is viable, deliverable and addresses issues identified.	One-off	100,000	0	0	0	0
				<b>722,000</b>	<b>297,000</b>	<b>35,000</b>	<b>35,000</b>	<b>35,000</b>
<b>ECONOMY, LEISURE AND PROPERTY</b>								
1	<b>Market town support</b>	The purpose of this bid is to continue support to the market towns by provision of funding towards market town-co-ordinator posts/support on an ongoing basis. Since 2010, the council has provided support to the creation of co-ordinator posts in each of the towns. These roles evolved over the years and it is the view of officers' that these posts are currently at an appropriate level of intervention. These posts are responsible for the delivery of the annual market town action plans, produced in partnership between the council, the town councils and the relevant business partnerships.	One-off	38,000	38,000	0	0	0
		Contribution from town councils	One-off	(5,000)	(5,000)	0	0	0
				<b>33,000</b>	<b>33,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LEGAL AND DEMOCRATIC</b>								
1	<b>Domestic homicide review funding</b>	To provide funding to carry out domestic homicide reviews by contributing £10,000 per council to an Oxfordshire countywide fund.	Ongoing	10,000	10,000	10,000	10,000	10,000
2	<b>CCTV running costs</b>	This bid is to meet the shortfall in CCTV running costs arising from a reduction in funding for the service from Thames Valley Police (TVP) with effect from 1 April 2016.	One-off	14,792	19,443	0	0	0
				<b>24,792</b>	<b>29,443</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>

Agenda Item 8

## South Oxfordshire DC - 2016/17 revenue budgets bids

No	Title of bid	Summary	One-off or ongoing?	Spending profile:				
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>PLANNING</b>								
1	<b>Infrastructure feasibility and design</b>	Both districts need to be proactive and prioritise this work to help enable accelerated housing delivery. Schemes are included within each council's IDP that need to progress, so they are shelf-ready for bids. This funding which will contribute to OCC funding means we can have a role to influence and prioritise work, caveats on participation and delivery will be built in on any contributions.	Ongoing	50,000	50,000	50,000	50,000	50,000
2	<b>Feasibility work and master planning - potential housing allocations</b>	Potential key Local Plan housing allocations, this bid is to undertake evidence research to understand, impacts, opportunities and deliverability of locations, to develop sustainable communities. Work is to include master-planning and regeneration at three sites.	One-off	100,000	100,000	0	0	0
3	<b>Joint Landscape Study</b>	The last South Landscape Study dates back to 2005. Such a study would be an evidence document for the council. It would serve to enable the specialist team and planners to make better use of their resources and time. It would also support the development of planning policies, masterplans and defending appeals.	One-off	18,000	0	0	0	0
4	<b>Recruitment / retention package</b>	As part of a retention and recruitment package for planning staff to offer some senior planning policy and DM posts career development and to take responsibility as a professional planning advisor. Part of a recruitment package to offer a housing allowance to support new senior postholders moving to live within the district and close proximity to the office and to fund a new Planning policy manager. Cost of packages for three years can be partly met by increased planning budget for fee income 2016/17.	One-off	90,000	90,000	90,000	0	0
		Less funding	One-off	(28,000)	(28,000)	(28,000)		

## South Oxfordshire DC - 2016/17 revenue budgets bids

No	Title of bid	Summary	One-off or ongoing?	Spending profile:				
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
5	CIL officer	Continue the employment of a CIL Officer 2 years. Post holder supports the adoption and implementation of the South CIL charging schedule and will complete the Vale CIL examination and then implementation of the charging schedule. The Vale CIL examination has been delayed due to the Vale LP 2031 part 1 examination, which had a delayed start and proceedings are taking longer than expected.	One-off	20,000	20,000	0	0	0
		Less funding	One-off	(20,000)	(20,000)	0	0	0
				<b>230,000</b>	<b>212,000</b>	<b>112,000</b>	<b>50,000</b>	<b>50,000</b>
<b>STRATEGIC MANAGEMENT BOARD</b>								
1	Cabinet Policy Advisor	This post would support the Cabinet generally and the Leader in particular in carrying out their responsibilities. The post holder will ensure good liaison between the Cabinet and the wider Conservative group. The post holder will act as an assistant to a political group and the post is therefore covered by the terms of Section 9 of the Local Government and Housing Act 1989.	Ongoing	30,000	30,000	30,000	30,000	30,000
				<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>
<b>GRAND TOTAL</b>				<b>1,039,792</b>	<b>601,443</b>	<b>187,000</b>	<b>125,000</b>	<b>125,000</b>

## South Oxfordshire DC - 2016/17 revenue savings proposals

No	Title of bid	Summary	One-off or ongoing?	Spending profile:				
				2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>CORPORATE STRATEGY AND WASTE</b>								
1	<b>Increase garden waste subscription fee</b>	To increase income to the council by raising the subscription fee for garden waste customers above the annual inflationary increase. The proposal is to increase the fee to £37 per annum an additional increase of £1.50 per bin which equates to an overall increase of 5.7 per cent. There are currently 23,900 bins included within the scheme.	Ongoing	(35,850)	(35,850)	(35,850)	(35,850)	(35,850)
2	<b>Increase fee for bulky waste service</b>	To increase the fee for bulky waste collections above the annual inflationary increase. The proposal is to increase the fee to £34.00 for three items an additional increase of £10.50.	Ongoing	(10,212)	(10,212)	(10,212)	(10,212)	(10,212)
				<b>(46,062)</b>	<b>(46,062)</b>	<b>(46,062)</b>	<b>(46,062)</b>	<b>(46,062)</b>
<b>ECONOMY, LEISURE AND PROPERTY</b>								
1	<b>Tourism - reduction in service provision</b>	Over the past six years, the council has delivered tourism marketing services via a consultancy contract worth £20,000 a year for a term of three years. The key focus of this work has been around Midsomer Murders theme, which has attracted significant visitors and benefited local businesses including, B&Bs and pubs. Anecdotal evidence shows 10-20 per cent growth in Midsomer visitors to South Oxfordshire in 2014 compared to the previous year. It is these local businesses that will be primarily affected by the removal of this contract.	Ongoing	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
				<b>(20,000)</b>	<b>(20,000)</b>	<b>(20,000)</b>	<b>(20,000)</b>	<b>(20,000)</b>
<b>GRAND TOTAL</b>				<b>(66,062)</b>	<b>(66,062)</b>	<b>(66,062)</b>	<b>(66,062)</b>	<b>(66,062)</b>



## South Oxfordshire DC Service budget analysis 2016/17

Budget head	Final Budget £
Corporate Strategy	6,140,646
Development & Housing	1,613,715
Economy, Leisure & Property	648,098
Finance	2,759,017
HR, IT & Technical	1,464,719
Legal & Democratic Services	1,055,849
Planning	1,842,885
Strategic management board	391,939
Managed vacancy factor	(195,618)
Corporate services savings	(473,709)
Contingency	518,388
<b>Net cost of delivering services</b>	<b>15,765,928</b>
Net property income	(1,396,863)
Gross treasury income	(2,196,350)
<b>Net expenditure</b>	<b>12,172,715</b>
<b>Government grant funding:</b>	
New Homes Bonus	(3,553,181)
<b>Transfer to reserves</b>	
New Homes Bonus	3,553,181
Didcot reserve	270,000
Net use of interest	368,000
<b>Transfer from reserves</b>	
Revenue budget smoothing reserve	(2,997,802)
<b>Total net revenue budget</b>	<b>9,812,913</b>

**SOUTH OXFORDSHIRE DISTRICT COUNCIL  
CAPITAL PROGRAMME TO 31 MARCH 2021**

No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
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<b>APPROVED PROGRAMME</b>								
	Strategic Management Board	0	1,649	0	0	0	0	0
	Corporate Strategy	1,648	2,788	845	845	845	845	845
	Development and Housing	154	233	0	0	0	0	0
	Economy, Leisure and Property	2,218	913	2,655	66	0	0	0
	Finance	0	4	0	0	0	0	0
	HR, IT and Technical Services	532	493	150	0	0	0	0
	Legal and Democratic Services	0	92	0	0	0	0	0
	<b>TOTAL APPROVED PROGRAMME</b>	4,552	6,172	3,650	911	845	845	845
	PROVISIONAL PROGRAMME	12,194	5,145	13,828	14,871	6,987	2,392	1,332
	<b>GRAND TOTAL</b>	16,746	11,317	17,478	15,782	7,832	3,237	2,177

**Cumulative Total Budget (Approved & Provisional)**

57,823

<b>CAPITAL FINANCING</b>								
	Grants	493	1,768	493	493	493	493	493
	New homes bonus	280	265	8,000	1,400	0	0	0
	Developers contributions	392	181	0	0	0	0	0
	Revenue reserves Leisure		0	332	332	262	0	0
	Usable capital and earmarked revenue receipts	15,581	9,103	8,653	13,557	7,077	2,744	1,684
	<b>GRAND TOTAL</b>	16,746	11,317	17,478	15,782	7,832	3,237	2,177

**SOUTH OXFORDSHIRE DISTRICT COUNCIL**  
**CAPITAL PROGRAMME TO 31 MARCH 2021**

Appendix D.1

No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
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**Strategic Management Board**

Growth Points	136	(1)		1,275					
Didcot Station Forecourt	207	(1)		374					
			0	1,649	0	0	0	0	0

**Corporate Strategy**

<b>Carbon Management</b>									
Carbon Management Programme	176	(1)		14					
Energy Grants Scheme	237	(1)	15	30					
Town Centre Boost	234			55					
<b>Community Grants</b>									
Revenue Grants - 13/14 Delegated Powers	010	(1)	253	223					
Revenue Grants - 14/15 Delegated Powers	010	(4)	327	504					
Revenue Grants - 15/16 Delegated Powers		(5)		444					
<b>Other Grants</b>									
Chinnor Parish Council	256		145	220					
GWP Neighbourhood Community Centre	233	(3)		185					
<b>Waste</b>									
Waste Management - wheeled bins	192	(1)	63	48					
<b>Open Spaces</b>									
Ladygrove Loop	180			20					
<b>Private housing renovation</b>									
Mandatory disabled facilities grants	011	(2)	800	1,000	800	800	800	800	800
Discretionary assistance	012	(2)	45	45	45	45	45	45	45
			1,648	2,788	845	845	845	845	845

**SOUTH OXFORDSHIRE DISTRICT COUNCIL**  
**CAPITAL PROGRAMME TO 31 MARCH 2021**

No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
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**Development and Housing**

<b>Private housing renovation</b>								
Social Housing Initiatives	057	(1)	154	208				
Online Housing Advice	228	(2)		25				
			154	233	0	0	0	0

**Economy, Leisure and Property**

<b>Arts Development</b>								
Cornerstone Capital Works	242			21				
Signage at Cornerstone	243			9				
Cornerstone Website	238	(1), (4)		3				
Public Art - Orchard Centre	126	(1)	23	0				
<b>Economic Development</b>								
Town Centre Infrastructure	241	(1)	25	45	70			
Broadband	250	(6)		530	560			
Land Drainage	036		130	0	0			
Town Centre Initiatives	111	(1)	23	5	26			
Wallingford Sports Park	284	(7)		45				
<b>Leisure</b>								
Riverside Water Feature	193	(1)	10	10				
Didcot Leisure Centre	227	(1)	1,029	30	999			
Abbey Sports Centre - spend to save	273	(5)	24	0	24			
Abbey Sports Centre - gym equipment replacement	285	(5)			75			
Henley Leisure Centre capital investment	274	(5)	212	0	212	66		
Park Sports Centre capital investment	275	(5)	133	133				
Thames Leisure Centre capital investment	276	(5)	260	10	50			
Thame Leisure Centre - splash pool	286	(5)		0	389			

**SOUTH OXFORDSHIRE DISTRICT COUNCIL**  
**CAPITAL PROGRAMME TO 31 MARCH 2021**

Appendix D.1

	No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
Leisure Centre - capital works	078	(1), (3)	349	72	250				
			2,218	913	2,655	66	0	0	0

**Finance**

Fixed Asset System	190	(1)		4					
			0	4	0	0	0	0	0

**HR, IT and Technical Services**

<b>Information and Communications Technology</b>									
Upgrade GIS	088	(1)		5					
IT Infrastructure	251		292	301					
<b>Technical</b>									
Car Park Resurfacing & Improvement	142	(1), (2)	10	11					
Housing Act Works Refurbishment	103	(2)	170	20	150				
Riverside Park Link Road	245		60	60					
Improvements to WCs at Henley	240			96					
			532	493	150	0	0	0	0

**SOUTH OXFORDSHIRE DISTRICT COUNCIL  
CAPITAL PROGRAMME TO 31 MARCH 2021**

No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
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**Legal and Democratic Services**

Legal Case Management System	025	(1)		5				
Licensing Software Project		(2)		3				
Replacement CCTV Cameras	271	(3)		39				
Polling Booths	282	(4)		45				
			0	92	0	0	0	0

- CMTC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- CORC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- CORC-(2) Scheme t/f'd from Health and Housing
- CORC-(3) £200k transferred from provisional programme (ICMD May 2014)
- CORC-(4) £446k transferred from provisional programme (ICMD July 2014)
- CORC-(5) £444k transferred from provisional programme (ICMD September 2015)
- DAHC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- DAHC-(2) £25k transferred from provisional programme (ICMD November 2015)
- ELPC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- ELPC-(3) £200k transferred from provisional programme (ICMD April 2014)
- ELPC-(4) £27k transferred from provisional programme (ICMD July 2014)
- ELPC-(5) Scheme added per Joint Cabinet leisure management contract (May 2014)
- ELPC-(6) £1,090 transferred from provisional (ICMD December 2014)
- ELPC-(7) £45k transferred from provisional programme (ICMD September 2015)
- FINC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- HITC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- HITC-(2) Schemes transferred from Economy, Leisure and Property
- LEGC-(1) 2014/15 Working Budget allocations reflect budget slipped from 2013/14
- LEGC-(2) Virement from capital contingency as approved by Head of Finance Nov 2013
- LEGC-(3) £31k transferred from provisional programme (£48k less £17k overspend)
- LEGC-(4) £45k vired from contingency

**SOUTH OXFORDSHIRE DISTRICT COUNCIL**  
**CAPITAL PROGRAMME TO 31 MARCH 2021**

Appendix D.1

No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
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**Provisional Capital Programme**

<b>STRATEGIC MANAGEMENT BOARD</b>								
Town Centre Boost	234	(13)		192				
Capital Contingency	235	(13)		0	1,707			
<b>CORPORATE STRATEGY</b>								
On Street Litter Bins for Recycling	140	(2)	18	0	0			
Additional Kerbside Recycling	278	(15)	11	11				
Purchase of new bins	279	(15)	83	83	83	83	83	83
NHB Capital Grants	233	(12), (13)		80				
External Capital Grants	009, 010	(5)	1,000	556	1,000	1,000	1,000	1,000
Contaminated land	212			0				
<b>DEVELOPMENT AND HOUSING</b>								
Social Housing Initiatives (Affordable Housing New Build)	057	(9)	160	160				
Online Housing Advice	228	(11)		0				
Housing Allocations Policy	252	(13)		13				
Local Authority Mortgage Scheme	253	(13)		0				
Land purchase	268	(14)		2,000				
Orchard Centre works	269	(14)			4,800	700		
Didcot Town Centre housing	270	(14)			3,200	700		
Didcot Town Centre Development	150	(2)		500				
<b>ECONOMY, LEISURE &amp; PROPERTY</b>								
Leisure Centres Essential Works	173	(3), (14)	220	220	220	220	250	220
Didcot Leisure Centre	227	(11), (14)	10,109	0	2,700	12,050	5,584	1,060
Town Centre Infrastructure	241	(13)	75	0				
Cornerstone Capital Works	242	(13), (14)	25	0	25	25	70	29
Public Art - Chinnor cement works	247	(13)		25				
Public Art - Great Western Park	248	(13), (14)		156				
Henley and Thame LC changing rooms	263	(14)		150				
Thame Leisure Centre Sports Hall	264	(14)		275				
Refurb Kidmore and Wallingford cemeteries	265	(14)		40				
<b>FINANCE</b>								
<b>HR, IT AND TECHNICAL SERVICES</b>								

Agenda Item 8

**SOUTH OXFORDSHIRE DISTRICT COUNCIL  
CAPITAL PROGRAMME TO 31 MARCH 2021**

	No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
Car Park Resurfacing & Improvement	142	(13)	45	45	45	45			
HAW Moulsoford	194	(4)	150	170					
Housing Act Works	280	(15)	150	150					
Flood Defence	281	(15)	100	100					
IT Infrastructure	251	(13)		77					
FMP plot development	226	(11)		120					
<b>LEGAL AND DEMOCRATIC SERVICES</b>									
Replacement CCTV Cameras	271	(14)	48	22	48	48			
			12,194	5,145	13,828	14,871	6,987	2,392	1,332



**SOUTH OXFORDSHIRE DISTRICT COUNCIL**  
**CAPITAL PROGRAMME TO 31 MARCH 2021**

No.	Note	2015/16 Original	2015/16 Latest Budget £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
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- |      |  |  |  |  |  |  |  |  |
|------|--|--|--|--|--|--|--|--|
| (1)  | Growth bid for preliminary works regarding the purchase of additional burial land to meet future needs.  |  |  |  |  |  |  |  |
| (2)  | Additions to capital programme approved by cabinet 08/02/08.   |  |  |  |  |  |  |  |
| (3)  | Addition to capital programme approved by cabinet 05/02/09   |  |  |  |  |  |  |  |
| (4)  | Additions to capital programme approved by cabinet 08/02/10  |  |  |  |  |  |  |  |
| (5)  | Capital Grants to be funded from the Community Investment Fund Part 1. External Grants Scheme established by cabinet 6/6/02.   |  |  |  |  |  |  |  |
| (6)  | Additions to capital programme approved by cabinet 10/02/05.<br>Scheme 084 budget removed - no longer required (06/01/09)  |  |  |  |  |  |  |  |
| (7)  | This land is to be acquired using the land equalisation fund (a Developers Contribution). Tentative estimates have been made for cycleways, open spaces and landscaping. No estimates have been made at this stage for drainage and play area works. |  |  |  |  |  |  |  |
| (8)  | Emergency Building Fund set up to deal with unprogrammed works.  |  |  |  |  |  |  |  |
| (9)  | Growth bids approved by council on 24/2/04.<br>Additions to capital programme approved by cabinet 08/02/07.  |  |  |  |  |  |  |  |
| (10) | Additions to capital programme approved by cabinet 14/02/11  |  |  |  |  |  |  |  |
| (11) | Additions to capital programme approved by cabinet 13/02/12  |  |  |  |  |  |  |  |
| (12) | Addition to capital programme approved by council 25/10/12   |  |  |  |  |  |  |  |
| (13) | Additions to capital programme approved by council 21/02/13  |  |  |  |  |  |  |  |
| (14) | Additions to capital programme approved by council 20/04/14  |  |  |  |  |  |  |  |
| (15) | Growth bids approved by council 15/16  |  |  |  |  |  |  |  |

## South Oxfordshire DC DC - 2016/17 capital budgets bids

No	Title of bid	Summary	CAPITAL SPEND					REVENUE CONSEQUENCES				
			Spending profile:					Spending profile:				
			2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>CORPORATE STRATEGY &amp; WASTE</b>												
1	<b>Disabled Facility Grant</b>	The DFG budget had £150,000 temporary growth bid which was removed from the budget in 14/15. The current £800,000 budget is under pressure because of increased demand for DFG adaptations and higher building costs. If this growth bid is rejected a waiting list may have to be introduced next year.	75,000	75,000	75,000	75,000	75,000	0	0	0	0	0
2	<b>New website</b>	We need to upgrade the content management system that drives our websites for security reasons. Websites have a shelf life of about 4-5 years and ours are now four years old. Tackling the security issue without giving them a fresh new look and improving the navigation would be a significant missed opportunity given the cost of just upgrading the content management system	25,000	0	0	0	0	0	0	0	0	0
			<b>100,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>DEVELOPMENT AND HOUSING</b>												
1	<b>Orchard Centre works</b>	Existing scheme - to be deleted from provisional capital programme	(4,800,000)	(700,000)	0	0	0	0	0	0	0	0
2	<b>Didcot town centre housing</b>	Existing scheme - to be deleted from provisional capital programme	(3,200,000)	(700,000)	0	0	0	0	0	0	0	0
3	<b>Regeneration and housing initiatives in Didcot and Science Vale</b>	Regeneration and housing initiatives in Didcot and Science Vale	7,250,000	0	0	0	0	0	0	0	0	0
4	<b>Increasing the supply of housing</b>	Increasing the supply of housing	2,000,000	0	0	0	0	0	0	0	0	0
			<b>1,250,000</b>	<b>(1,400,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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No	Title of bid	Summary	CAPITAL SPEND					REVENUE CONSEQUENCES				
			Spending profile:					Spending profile:				
			2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £	2016/17 £	2017/18 £	2018/19 £	2019/20 £	2020/21 £
<b>HR IT AND TECHNICAL</b>												
1	<b>Greys road public conveniences Henley</b>	Renovation of the public conveniences in Greys Road car park, Henley	120,000	0	0	0	0	0	0	0	0	0
			<b>120,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>GRAND TOTAL</b>			<b>1,470,000</b>	<b>(1,325,000)</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## Financing of capital programme and growth proposals

	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000	2019/20 £000	2020/21 £000
<b>Capital programme before growth</b>						
- approved	6,172	3,650	911	845	845	845
- provisional	5,145	13,828	14,871	6,987	2,392	1,332
	<b>11,317</b>	<b>17,478</b>	<b>15,782</b>	<b>7,832</b>	<b>3,237</b>	<b>2,177</b>
Cabinet capital growth proposals	0	1,470	(1,325)	75	75	75
<b>Total expenditure</b>	<b>11,317</b>	<b>18,948</b>	<b>14,457</b>	<b>7,907</b>	<b>3,312</b>	<b>2,252</b>
<b>Financing</b>						
Grant funding	1,768	493	493	493	493	493
New homes bonus - grant funding	265	0	0	0	0	0
Usable capital receipts/revenue reserves	9,284	18,455	13,964	7,414	2,819	1,759
<b>Total financing</b>	<b>11,317</b>	<b>18,948</b>	<b>14,457</b>	<b>7,907</b>	<b>3,312</b>	<b>2,252</b>
<b>Estimated balances as at 31 March 2021</b>				<b>£000</b>		
Usable capital receipts				2,603		
Enabling fund				1,055		
New homes bonus:						
Unringfenced				6,586		
Affordable homes				1,270		

	A	B	C	D	E	F
1	<b>South Oxfordshire District Council</b>	<b>Budget</b>	<b>Indicative</b>	<b>Indicative</b>	<b>Indicative</b>	<b>Indicative</b>
2		<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
3		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
4	<b>Base budget</b>					
5	Corporate strategy	6,046,817	6,046,817	6,046,817	6,046,817	6,046,817
6	Development & Housing	1,035,345	1,035,345	1,035,345	1,035,345	1,035,345
7	Economy, leisure and property	683,095	683,095	683,095	683,095	683,095
8	Finance	2,658,084	2,658,084	2,658,084	2,658,084	2,658,084
9	HR IT & Technical	1,360,189	1,360,189	1,360,189	1,360,189	1,360,189
10	Legal and democratic	1,134,888	1,134,888	1,134,888	1,134,888	1,134,888
11	Planning	1,869,632	1,869,632	1,869,632	1,869,632	1,869,632
12	Strategic management board	385,098	385,098	385,098	385,098	385,098
13	Managed vacancy factor	(183,956)	(183,956)	(183,956)	(183,956)	(183,956)
14	Contingency	550,655	550,655	550,655	550,655	550,655
15	<b>Total base budget</b>	<b>15,539,849</b>	<b>15,539,849</b>	<b>15,539,849</b>	<b>15,539,849</b>	<b>15,539,849</b>
16	<b>Revisions to base budget</b>					
17	Opening budget adjustments	(464,555)	(678,079)	(642,876)	(566,223)	(537,570)
18	Inflation, salary increments and adjustments	376,328	619,254	865,824	1,116,093	1,370,116
19	Essential growth - one-off	352,750	434,000	50,000	0	0
20	Essential growth - ongoing	437,259	437,259	437,259	437,259	437,259
21	Base budget savings	(931,918)	(661,918)	(661,918)	(661,918)	(661,618)
22	Movement in revenue contingency	(32,267)	(32,267)	(32,267)	(32,267)	(32,267)
23	Movement in managed vacancy factor	(11,662)	(11,662)	(11,662)	(11,662)	(11,662)
24	Corporate contract savings	(640,000)	(960,000)	(960,000)	(960,000)	(960,000)
25	Residual client costs	116,291	174,534	127,991	104,720	104,720
26	Management restructure savings	50,000	(100,000)	(100,000)	(100,000)	(100,000)
27	Other budget adjustments	123	(269,877)	(269,877)	(269,877)	(269,877)
28	<b>Total revised base budget</b>	<b>14,792,198</b>	<b>14,491,093</b>	<b>14,342,324</b>	<b>14,595,974</b>	<b>14,878,950</b>
29	<b>Growth, savings and other budget adjustments</b>					
30	<b>Growth proposals</b>					
31	Revenue - one-off	839,792	476,443	62,000	0	0
32	Revenue - ongoing	200,000	125,000	125,000	125,000	125,000
33	Capital (revenue consequences of)	0	0	0	0	0
34	Savings proposals	(66,062)	(66,062)	(66,062)	(66,062)	(66,062)
35	Assumed future essential growth		200,000	400,000	600,000	800,000
36						
37						
38	<b>Net cost of services</b>	<b>15,765,928</b>	<b>15,226,474</b>	<b>14,863,262</b>	<b>15,254,912</b>	<b>15,737,888</b>
39	Net property income	(1,396,863)	(1,126,863)	(1,126,863)	(1,126,863)	(1,126,863)
40	Gross treasury income	(2,196,350)	(2,063,490)	(2,251,990)	(2,205,320)	(1,796,480)
41	<b>Net expenditure</b>	<b>12,172,715</b>	<b>12,036,121</b>	<b>11,484,408</b>	<b>11,922,729</b>	<b>12,814,545</b>
42	New Homes Bonus	(3,553,181)	(2,904,486)	(2,636,522)	(2,132,655)	(1,916,055)
43	Transfers to/from earmarked reserves	1,193,379	1,561,379	3,186,120	2,445,764	1,866,989
44	<b>Amount to be financed</b>	<b>9,812,913</b>	<b>10,693,014</b>	<b>12,034,006</b>	<b>12,235,838</b>	<b>12,765,479</b>
45	<b>Financing</b>					
46	Revenue support grant	(1,194,865)	(572,386)	(191,980)	0	0
47	Business rates retention scheme	(2,383,953)	(2,430,842)	(2,502,544)	(2,582,540)	(2,634,191)
48	<b>Total start-up funding allocation</b>	<b>(3,578,818)</b>	<b>(3,003,228)</b>	<b>(2,694,524)</b>	<b>(2,582,540)</b>	<b>(2,634,191)</b>
49	Less - Parish share of council tax support grant	152,449	127,930	114,780	110,010	112,210
50	Less - tariff adjustment	0	0	0	232,955	237,614
51	+ / - estimated NNDR over/under baseline	0	0	0	0	0
52	Collection fund surplus/deficit	(272,237)	(250,000)	(250,000)	(250,000)	(250,000)
53	<b>Council tax req'ment before reserves funding</b>	<b>6,114,307</b>	<b>7,567,716</b>	<b>9,204,263</b>	<b>9,746,263</b>	<b>10,231,112</b>
54	Use of New Homes Bonus to balance budget	0	(1,388,000)	(2,959,138)	(3,439,289)	(3,862,288)
55	<b>Council tax req'ment after reserves funding</b>	<b>6,114,307</b>	<b>6,179,716</b>	<b>6,245,125</b>	<b>6,306,974</b>	<b>6,368,824</b>
56	Tax base	54,965.0	55,553.0	56,141.0	56,697.0	57,253.0
57	Band D Council tax	111.24	111.24	111.24	111.24	111.24
58						
59	<b>Usable balances at year end:*</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>	<b>£000</b>
60	General fund balance	(6,107)	(4,433)	(4,843)	(3,324)	(1,805)
61	Earmarked revenue reserves	(15,591)	(15,765)	(13,992)	(12,998)	(11,003)
62	Capital receipts	0	0	0	0	0
63	<b>Total</b>	<b>(21,698)</b>	<b>(20,198)</b>	<b>(18,835)</b>	<b>(16,322)</b>	<b>(12,808)</b>
64						
65	* Excludes balances held for the long term as per the Medium Term Financial Strategy					