

Date: 29 September 2005

TO: All Members of the Executive
FOR ATTENDANCE

TO: All Other Members of the Council
FOR INFORMATION

Dear Sir/Madam

Your attendance is requested at a meeting of the **EXECUTIVE** to be held in the **SEMINAR ROOM 1, COSENER'S HOUSE, ABBEY CLOSE, ABINGDON** on **Friday, 7th October, 2005** at **2.30 pm**.

Yours faithfully

Terry Stock
Chief Executive

Members are reminded of the provisions contained in Part 2 of the Local Code of Conduct, and Standing Order 34 regarding the declaration of Personal and Prejudicial Interests.

A G E N D A

SECTION I (Open to the Public including the Press)

A large print version of this agenda is available. Any background papers referred to may be inspected by prior arrangement. Contact Steve Culliford, Democratic Services Officer on telephone number (01235) 540307.

Map and Vision

(Pages 8 - 9)

Maps showing the location of the venue for this meeting, together with a copy the Council Vision are attached.

STANDING ITEMS

1. Apologies for Absence

To receive apologies for absence.

2. Minutes

To adopt and sign as a correct record the public minutes of the meeting of the Executive held on 2 September 2005 (previously circulated).

3. Declarations of Interest

To receive any declarations of Personal or Personal and Prejudicial Interests in respect of items on the agenda for this meeting.

In accordance with Part 2 of the Local Code of Conduct and the provisions of Standing Order 34, any Member with a personal interest must disclose the existence and nature of that interest to the meeting prior to the matter being debated. Where that personal interest is also a prejudicial interest, then the Member must withdraw from the room in which the meeting is being held and not seek improperly to influence any decision about the matter unless he/she has obtained a dispensation from the Standards Committee.

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 and Petitions from the Public Under Standing Order 32

Any statements and/or petitions from the public under Standing Order 32 will be made or presented at the meeting.

6. Questions from the Public Under Standing Order 32

Any questions from members of the public under Standing Order 32 will be asked at the meeting.

7. Referral under the Overview and Scrutiny Procedure Rules or the Budget and Policy Framework Procedure Rules

None

8. Referrals from the Overview and Scrutiny Committees and Other Committees

(Page 10)

(a) Strategic Review Committee - Review of the Grants Allocation Formula

The Strategic Review Committee, at its meeting on 6 September 2005, received an update from the Grants Review Panel on its review of the Council's Grants Allocation Formula. The Panel had identified three options for allocating the total grants budget across the Executive and each of the Area Committees, as follows:-

- £600 lump sum and 50p for each elector
- £500 lump sum and 58p for each elector
- £400 lump sum and 67p for each elector

Each of the options investigated proposed a lump sum payment to each Parish (in the

case of Abingdon and Wantage to each Ward) irrespective of size, together with a variable figure based on the number of electors in each Parish and/or Ward. Each of the options proposed was based on the 2005/06 Grants Budget Allocation. A table detailing each of the options and the proposed allocation of grant monies across the Executive and each Area Committee is attached at Annex 1.

The Executive is recommended to:

- (a) *amend the principle of the Grants Budget Allocation Formula from one of an electorate based allocation to one which reflects electorate and geographical factors;*
 - (b) *use Option 3 (£400 lump sum for each parish and 67p for each electorate) as the starting point in allocating the 2006/07 Grants Budget across the Executive and each of the Area Committees; and*
 - (c) *undertake an annual review of the Grants Allocation Formula as part of the formulation of the Executive's budget proposals.*
- (b) **Scrutiny Committee – Procurement of Financial Services**

The Scrutiny Committee, at its meeting on 22 September 2005, considered a report of the Strategic Director which gave an update on the joint work currently being undertaken by this Council and South Oxfordshire District Council on exploring the scope for shared financial services.

that the Executive be recommended:

- (i) *to agree that the Scrutiny Committee establish a small group of Members to operate as an advisory group to the Executive in respect of the joint work currently being undertaken by this Council and South Oxfordshire District Council in exploring the scope for shared financial services, so that the Committee is kept informed of developments and thereby avoid the need for any future call-in;*
- (ii) *that an Executive Member be appointed to support the in-house bid.*

9. Items Deferred from the Previous Meeting

None

10. Financial Monitoring

Members are requested to consider any significant budget variances, and any requests for virement or permanent budget adjustment.

KEY DECISIONS

11. Forward Plan

(Pages 11 - 14)

To receive the Forward Plan containing Executive decisions to be taken from October 2005 to January 2006.

Recommendation

that the Forward Plan be received.

OTHER MATTERS

12. Review of Treasury Management Activities 2004/05

(Pages 15 - 17)

To receive and consider report 134/05 of the Strategic Director.

13. Roll Forward Budget to 2006/07

(Pages 18 - 28)

To receive and consider report 137/05 of the Strategic Director.

14. Access to Contingency

The Council sets a contingency budget each year to meet unexpected costs. It is also used to house corporate budgets such as pay award and capacity-building before they are allocated to services. The Strategic Director (Chief Finance Officer) is the Contingency budget-holder.

The process covering the use of Contingency was approved in 1999 (report 759/98) and it has been operating generally well since. One aspect which has caused delays is the requirement for reports to be made to Committee before contingency budget can be released.

Much of the contingency budget is earmarked for specific purposes, so the need for a separate report is unnecessary. Also, the un-earmarked element is often needed at short notice to resolve an unexpected or urgent matter, which is delayed by the necessity to submit a report to Members.

It would assist officers if contingency could be released for proper purposes without the need for a report. In order to maintain clear accountability the Chief Finance Officer should have sole authority to release contingency after consultation with the Chair of the Executive.

Recommendation

that the Executive delegates authority to release Contingency budget to the Chief Finance Officer in consultation with the Chair of the Executive.

15. Request for New Post of Database Co-ordinator

(Pages 29 - 31)

To receive and consider report 135/05 of the Strategic Director.

16. Building Regulation Charges 2005/06

(Pages 32 - 44)

To receive and consider report 136/05 of the Strategic Director.

17. Scheme or Out-of-Hours Working for Incidents of Dangerous Structures and Emergencies

(Pages 45 - 48)

To receive and consider report 125/05 of the Assistant Director (Building Control).

18. Vale of White Horse Local Plan to 2011: Joint Inspectors Report Relating to the Major Housing Development West of Didcot

(Pages 49 - 71)

(Wards Affected: Harwell)

As part of the Vale's Local Plan applies to the proposed major development area west of Didcot which was also covered by the South Oxfordshire Local Plan, a joint Local Plan Inquiry was held into objections to this development at the end of 2004. The joint Inspectors' Report was published in May 2005.

The normal process following the Council's consideration of the Inspectors' recommendations would be to publish proposed modifications to the Local Plan for further comment. However, this could not take place until the Council had received and considered the recommendations in the Inspector's Report on the main part of the Local Plan. The Inspector had indicated that he expected his report to be with the Planning Inspectorate by the end of this year. Rather than not progressing the Inspectors' recommendations for Didcot at all at this stage, the Strategic and Local Planning Advisory Group considered that in view of the planning applications for Didcot West, it would be useful for the Council to consider the Inspector's recommendations on the joint inquiry for Didcot and publish 'draft proposed modifications'. These will be formally published with the Local Plan next year. At the Advisory Group meeting held on 31 August 2005, a Local Member expressed her disquiet at this situation.

The Advisory Group considered the Inspector's recommendations and agreed largely with the officer's recommended responses, as set out in Appendix 2, but Members added wording to indicate that the Vale's view was that the provision of a Harwell by-pass should be a priority. A copy of the Officers' report to the Advisory Group, complete with appendices is appended to this agenda.

Members asked that the Political Assistants should be advised when the Inspector's report was published on the Council's website.

Recommendation

That the Executive be recommended to:

- (i) agree the officer's observations and recommendations in Appendix 2 and paragraph 4.5 to report 86/05, subject to the addition of the words "The Council considers that the provision of a Harwell by-pass is a priority" to the end of paragraph 8.51; and*
- (ii) that the recommended changes to the draft Local Plan, as set out in Appendices 3 and 4 be posted as draft proposed modifications to the Plan on the Council's website pending the publication of the proposed modifications to the main part of the Local Plan next year.*

19. Review of Home Renewal Strategy and Housing Capital Grants Policy

The Executive will be aware that a review of the housing grants regime, originally due before the Executive at this meeting has been delayed to allow the Strategic Review Committee to examine the policy implications in more detail and to provide the Executive with a report and recommendations in time for it to inform the 2006-7 budget.

At the meeting held on 6 September 2005 the Strategic Review Committee considered a request from the portfolio holder that they set up a working party alongside her to progress this matter. The committee considered instead that they would prefer to receive a full report and presentation on this from the Assistant Director (housing and community safety) at the November meeting.

A report to the Executive will follow the November meeting of the Strategic Review Committee.

20. Request for a Recurring Supplementary Estimate - U13 in OX14 Partnership Grant

'U13 in OX14' is a scheme which helps young people in one of the Vale's most deprived wards to overcome anti-social behaviour and criminal activity. The project focuses on reducing offending behaviour by breaking the negative peer influence coming from older groups of young people in the area. Twelve youngsters successfully completed the mentoring course last year, helping them integrate into the community; and a further five are currently being mentored.

The scheme relies on volunteers and grant aid. The Council has previously made a partnership grant commitment to support the scheme with £8k annual funding. (Although, like all partnership grants this is being re-assessed as part of the Service Prioritisation Plan to reduce grant costs).

Due to an oversight, no budget has been approved for this grant from 2005/06 onwards. This is contrary to the Council's service level agreement.

Recommendation

that the Executive approves an £8k recurring supplementary estimate to be met from Contingency from 2005/06 onwards for this partnership grant.

21. Exclusion of the Public, including the Press

The Chair to move that in accordance with Section 100A(4) of the Local Government Act 1972, the public, including the press, be excluded from the remainder of the meeting to prevent the disclosure to them of exempt information, as defined in Section 100(I) and Part 1 of Schedule 12A to the Act when the following items are considered:-

Item 22 Minutes

(Category 1 - Information relating to a particular employee, former employee or applicant to become an employee of, or a particular office-holder, former office-holder or applicant to become an office-holder under, the authority).

(Category 9 - Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services).

Item 23 Property Matters
(Category 9)

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

STANDING ITEMS

22. Minutes

To adopt and sign as a correct record the Exempt minutes of the meeting of the Executive held on 2 September 2005 (previously circulated).

KEY DECISIONS

None

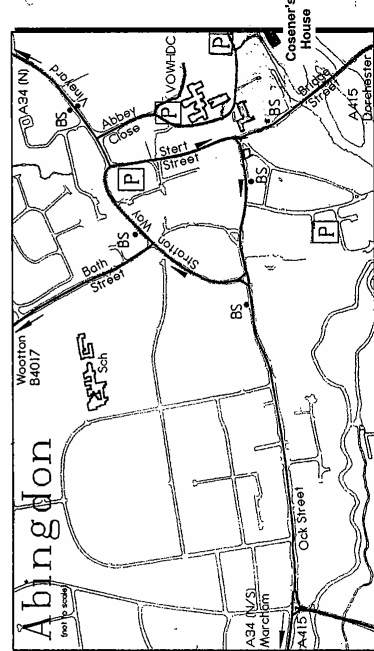
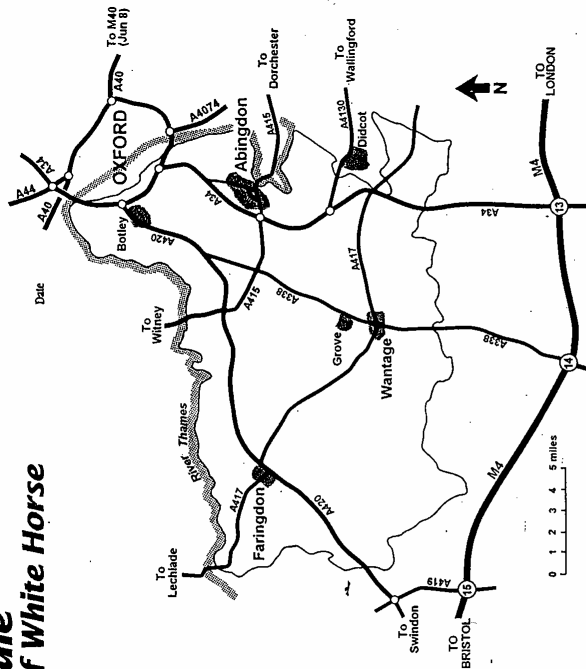
OTHER MATTERS

23. Property Matters

To consider any property matters.



LOCATION MAP



KEY : BS = Bus Stop

Vale of White Horse District Council



Our Vision - to build and safeguard a fair, open and compassionate community

Our Objectives -

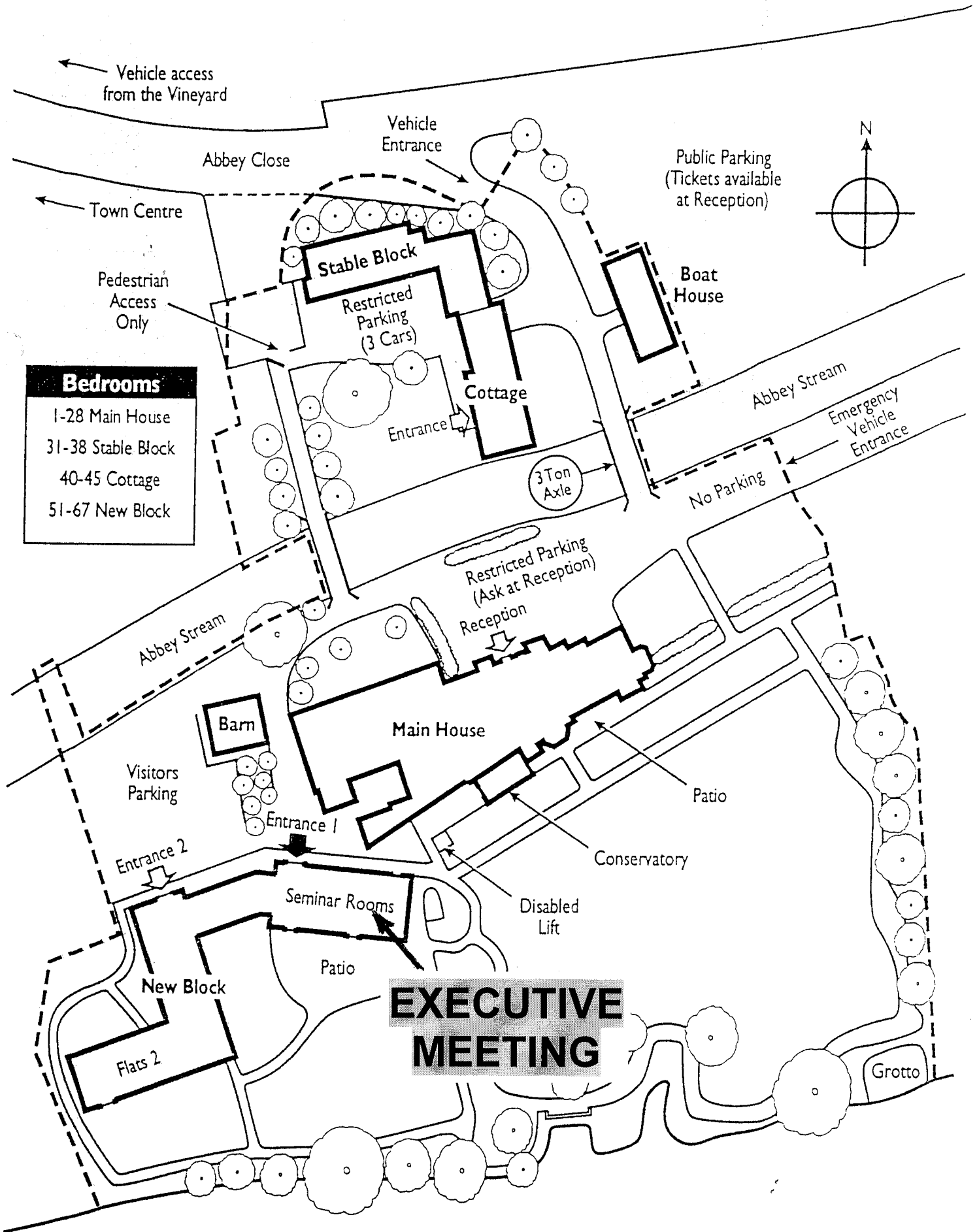
We aim to:

- A provide high quality public services which are effective, efficient and responsive to the needs of people within the Vale
- B strengthen local democracy and public involvement through freedom of information and accountability, so that everyone can take part in our community and contribute to the decisions which affect our lives
- C oppose all prejudice and discrimination
- D protect and improve our environment
- E create a safer community
- F encourage a strong and sustainable economy which is beneficial to all who live in, work in or visit the Vale
- G improve the quality of life of all members of the community

Adopted by Vale of White Horse District Council 18 October 1995

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The Cosener's House



Bedrooms
 1-28 Main House
 31-38 Stable Block
 40-45 Cottage
 51-67 New Block

EXECUTIVE MEETING

ANNEX 1

COMPARISON WITH POSITION FOR 2005/2006						
	£600 and 50p	Difference	£500 and 58p	Difference	£400 and 67p	Difference
Executive	23814	23814	0	23814	0	23814
Abingdon area	30618	19958	(10660)	21191	(9427)	22704
North East area	18,144	19122.5	979	19242	1,098	19564
South East area	24,948	26090	1,142	25756	808	25669
West area	15876	24211.5	8336	22793	6917	21535
Totals	113400	113,196	-204	112,797	-603	113,286
<i>Schedule prepared 25th July 2005 and revised 5th September 2005</i>						

VALE OF WHITE HORSE DISTRICT COUNCIL

FORWARD PLAN

CONTAINING EXECUTIVE KEY DECISIONS TO BE TAKEN FROM 1 OCTOBER 2005 - 31 JANUARY 2006

This Forward Plan sets out a schedule of Key Decisions likely to be taken over the four-month period shown above. It is a rolling plan, subject to change monthly. A Key Decision is a decision of the Executive which is likely to result in: the Council incurring significant expenditure or making significant savings; a high proportion of the community being affected; or an impact on two or more agendas or services. Executive decisions can be taken by the Executive as a whole, a committee of the Executive, an individual Member of the Executive, an officer of the Council, an Area Committee, through joint arrangements with other bodies, or another Council.

Where the decision is to be taken by the Executive, this comprises the Leader of the Council, Councillor Jerry Patterson, and the following elected Members: Councillors Mary de Vere, Tony de Vere, Joyce Hutchinson, Roz Smith and Tessa Ward.

Representations can be made on any of the following issues before a decision is taken. Representations must be made to the relevant contact officer shown below by 5pm on the working day preceding the date of the decision.

Decision	Key decision?	Decision maker	Date first published	Consultees	Consultation method	Contact Officer	Documents used
Financial Monitoring		Executive 7th Oct 2005	This item will appear on the Executive agendas each month	Executive Portfolio Holders	Consultation with budget holders	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whitehorsedc.gov.uk	2005/06 Budget
Review of Home Renewal Strategy and Housing Capital Grants Policy		Executive 7th Oct 2005	May 2005	Councillor Mary de Vere	Portfolio holder consultation	Paul Staines Tel. (01235) 540621 paul.staines@whitehorsedc.gov.uk	Existing strategy and policy

Decision	Key decision?	Decision maker	Date first published	Consultees	Consultation method	Contact	Documents used
Parish Cleansing Grants - Review		Executive 7th Oct 2005	October 2005	Councillor Joyce Hutchinson	Portfolio holder consultation	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whiteho rsecd.gov.uk	None.
Use of Capacity Fund Budget		Executive 7th Oct 2005	October 2005	Councillor Tony de Vere	Portfolio Holder consultation	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whiteho rsecd.gov.uk	Budget Papers 2005/06
Request for UNIFORM Support		Executive 7th Oct 2005	October 2005	Assistant Directors for Audit, Performance Management and ICT; Property; Building Control; Housing; Environmental Health	Business case evaluation	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whiteho rsecd.gov.uk	Strategic Management Group Briefing Note
Out of Hours Scheme for Building Control		Executive 7th Oct 2005	October 2005	Councillor Roz Smith	Portfolio holder consultation	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whiteho rsecd.gov.uk	None
Building Regulation Charges 2005/06		Executive 7th Oct 2005	October 2005	Councillors Jerry Patterson and Roz Smith	Portfolio holder consultation	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whiteho rsecd.gov.uk	Previous schemes

Decision	Key decision?	Decision maker	Date first published	Consultees	Consultation method	Contact	Documents used
Abingdon Area Community Grants		Abingdon Area Committee 11th Oct 2005	October 2005	Councillor Joyce Hutchinson	Not applicable	Toby Warren Tel. (01235) 540695 toby.warren@whitehor sedc.gov.uk	Grant applications
West Area Community Grants		West Area Committee 18th Oct 2005	October 2005	Councillor Joyce Hutchinson	Not applicable	Toby Warren Tel. (01235) 540695 toby.warren@whitehor sedc.gov.uk	Grant applications
Vale-wide Community Grants		Executive 21st Oct 2005	October 2005	Councillor Joyce Hutchinson	Not applicable	Toby Warren Tel. (01235) 540695 toby.warren@whitehor sedc.gov.uk	Grant applications
Abbey Meadows Pool		Executive 4th Nov 2005	September 2005	Councillor Joyce Hutchinson	Abingdon Town Council	Nick Garnett Tel. (01235) 540337 nick.garnett@whitehor sedc.gov.uk	Abbey Meadows Master Plan
Future of the Old Gaol	KEY	Executive 4th Nov 2005	September 2005	Councillor Tony de Vere	Consultation with Steering Group and potential partners through meetings and correspondence	Steve Bishop, Strategic Director and Section 151 Officer Tel. (01235) 540332 steve.bishop@whiteho r sedc.gov.uk	Consultant's Draft Feasibility Study
Customer Contact Strategy		Executive 4th Nov 2005	September 2005	Councillor Roz Smith	LSP2 Project Board and IEG Steering Group	Tim Sadler, Strategic Director Te. 01235 540360 tim.sadler@whitehorse dc.gov.uk	None.
Business Rates - Discretionary Relief Criteria Review		Executive 4th Nov 2005	July 2005	Councillor Jerry Patterson	Revenue and Benefits Unit	Toby Warren Tel. (01235) 540695 toby.warren@whitehor sedc.gov.uk	Existing criteria

Decision	Key decision?	Decision maker	Date first published	Consultees	Consultation method	Contact	Documents used
Corporate Governance Report - Second Quarter 2005/06		Executive 2nd Dec 2005	December 2005	Executive Members	Strategic Management Group	Tim Sadler, Strategic Director Tel. 01235 540360 tim.sadler@whitehorse dc.gov.uk	None.
South East Area Community Grants		South East Area Committee 10th Jan 2006	September 2005	Councillor Joyce Hutchinson	Not applicable	Toby Warren Tel. (01235) 540695 toby.warren@whitehor sedc.gov.uk	Grant applications
North East Area Community Grants		North East Area Committee 12th Jan 2006	September 2005	Councillor Joyce Hutchinson	Not applicable	Toby Warren Tel. (01235) 540695 toby.warren@whitehor sedc.gov.uk	Grant applications

Handwritten signature: T. Sadler
Handwritten text: 12 SEP 2005

REPORT OF THE HEAD OF ASSET MANAGEMENT
TO THE EXECUTIVE
7 OCTOBER 2004

Treasury Management – Review of Activities in 2004/05

1.0 Introduction and Report Summary

- 1.1 The Council's Treasury Management Policy requires a report to be made on Treasury Management performance in the previous financial year.
- 1.2 The purpose of this report is to detail the Council's cash investment performance in the financial year 2004/05 and to raise any treasury management issues.
- 1.3 The Contact Officer for this report is Steve Lawrence, Head of Asset Management, tel: 01235 540321

2.0 Recommendations

- (a) *To note the return on cash invested during 2004/05 and the balances of the funds at 31 March 2005; and,*
- (b) *To note the re-appointment of the external Fund Manager.*

3.0 Relationship with the Council's Vision, Strategies and Policies

- (a) Vision Statement objectives A and B.
- (b) The report relates to the Council's strategy for sound financial management.
- (c) The report complies with the Council's Treasury Management Policy, approved by Service Delivery Policy Overview Committee on 27 November 2001 and Council on 19 December 2001, and follows the procedures recommended in the revised CIPFA Treasury Management Code of Practice, 2002.

4.0 Background and Supporting Information

- 4.1 This report outlines the performance over the last financial year of those funds managed in-house and those managed by the Authority's appointed investment manager (Investec). In addition it provides Members with a general overview of the current situation in the investment market.
- 4.2 After receiving last year's report on the Fund Manager's performance, and because their contract was up for renewal, the Executive reconsidered the principal of using a Fund Manager. After a presentation from Chris Anthony, of the Council's independent investment adviser (Butlers, part of Garban Securities Ltd) it was decided that the use of a Fund Manager gave the best chance of achieving the maximum return on the Council's cash investments. The officers were charged with considering the performance of suitable candidates and making an appointment.
- 4.3 A questionnaire was issued to a number of Fund Managers chosen as being suitable to the Council's scale and style of investment. Following an analysis of the replies by Chris Anthony, four Fund Managers were interviewed by him and the officers who, taking into account past

performance and proposed strategy, could see no reason to change from the existing Fund Manager. Investec Asset Management has been re-appointed for 3 years.

5.0 **In-house Investment Performance**

- 5.1 At the beginning of 2004/05 the in-house net position was temporarily overdrawn by £1.65m. During the year the maximum invested at any time was £24.09m and the total cash that passed through the account (turnover) was £216m. In-house investment income in the year amounted to £741,580, thus achieving an average (annualised) return of 4.75%. At the end of March 2005 the net position was a balance of £7.31m.
- 5.2 It was necessary to borrow small amounts for a total of 19 days during the financial year 2004/05 in order to cover temporary deficits. The maximum outstanding at any time was £1.5m and the average rate of interest paid was 4.65% (annual equivalent). The borrowing limit set by the strategy is £5m.
- 5.3 It is difficult to set targets for this sort of operation which aims to maximise returns within the constraints of security and flexibility. Some measure of achievement can be obtained by looking at the rates achieved compared to the Local Authority (LA) 7-day rate as published in Local Government Chronicle.

Return on cash investments	in-house team	LA 7-day rate
Fin. year 2004/05	4.75%	4.58%

6.0 **External Fund Managers**

- 6.1 The performance in 2004/05 is set out below showing the fund manager's return before payment of fees.

Sum Managed at 1.4.2004 £	Sum Managed at 31.3.2005* £	Increase in value at 31.3.2005 (gross) £
15,834,500	15,077,085	742,585

During the year the Council took back accumulated interest of £1.5m

- 6.2 The result for Investec Asset Management shown above equates to a gross rate of return (before fees) of 4.91% (4.72% after fees). This was a much better performance than the previous year beating the benchmark and the industry average (4.68% after fees). In fact with interest rates at or close to the top of their current cycle and period rates very flat there was very little difference between fund returns and Investec was one of the top performers.

Performance over 3 years (net of fees)

Rate of return	2002/03	2003/04	2004/05
Investec Asset Management	5.74%	2.79%	4.72%
7 day deposit rate	3.71%	3.52%	4.58%
7 day rate exceeded by:	2.03%	(0.73%)	0.13%
L A funds average	4.72%	3.05%	4.68%

Average exceeded by:	1.02%	(0.26%)	0.04%
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6.3 The Council's investment advisers (Butlers) have reported on the state of the market and the performance of the fund managers (Investec). Generally, Butlers acknowledge that the current economic situation is still making it very difficult to get good returns on local authority investment funds. Poor returns on bonds and the very flat yield curve on interest rates is making the generation of profits hard work.

7.0 **Investment Income Review**

7.1 The actual investment income achieved in 2004/05 fell short of the revised budget by £49,225 (£1,513,205 to £1,562,430). This represents just over 3% of the budget. It doesn't appear to be due to anything specific but just represents the difficulty of trying to predict the large number of variables involved in forecasting the investment income.

7.2 The investment income calculation for the 2005/06 budget was based on interest rates staying level through 2005 and then falling back a little. In the event the base rate was cut in August 2005 and the market is expecting another cut before the end of the year. Both in-house and Fund Manager returns are expected to be a little lower than expected. The purchase of an investment property in Canterbury was 2 months later than anticipated but this will be cancelled out by the purchase of another property in early October which was not included in the forecast.

8.0 **Report Conclusion and Summary**

8.1 The return on cash investments was satisfactory in 2004/05. Economic circumstances mean that interest rates have peaked and started to fall a little earlier than expected. This may mean that investment income will be a little lower than was estimated in the medium term plan.

8.2 There are no treasury management issues to raise at the moment.

STEPHEN LAWRENCE
HEAD OF ASSET MANAGEMENT

STEVE BISHOP
STRATEGIC DIRECTOR

Background Papers:

- Treasury Management Policy agreed by Council 19 December 2001
- Treasury Management Strategy agreed by the Executive March 2005
- Fund manager review published by Butlers 13 May 2005

REPORT OF THE STRATEGIC DIRECTOR
TO THE EXECUTIVE
7 OCTOBER 2005

Roll Forward Budget 2006/07

1.0 Introduction and Report Summary

- 1.1 This report highlights for Members the opening position for their 2006/07 budget considerations. The report sets out a roll forward position from 2005/06, taking into account the outturn position from 2004/05. It also sets out the issues that require further consideration throughout the budget process.
- 1.2 The Contact Officers for this report are Steve Bishop, Strategic Director and Chief Finance Officer (01235 540332) and Stephen Lawrence, Head of Asset Management (01235 540321).

2.0 Recommendations

That the Executive consider the information contained within the report and use it as the basis for their budget deliberations and consultation exercise;

3 Background and Supporting Information

- 3.1 Within the budget as a whole and the setting of the level of Council Tax, there are a number of factors that Members will need to consider. These are:
- (a) Net cost of Services (the revenue budget)
 - (b) Investment Income, including property income
 - (c) The level of Capital Receipts, including the Capital Programme
 - (d) The use of and contribution to Reserves and Balances
 - (e) Government Funding and the use of the Collection Fund
 - (f) Issues arising for the medium term plan, including the impact of the above.

4 The Revenue Budget

- 4.1 The major area of expenditure on services occurs through the Revenue Budget. Members will be required to determine at what level each of the Council's services is to be funded.
- 4.2 The services are grouped within Cost Centres, within service areas and within directorates.
- 4.3 In order to commence the consideration of the 2006/07 budget, the starting point needs to be defined. This is done by taking:
- (a) The 2005/06 original budget position,
 - (b) reversing those items which were one-off adjustments for 2005/06
 - (c) adding the full year effect of recurring increases and savings from 2005/06
 - (d) adding supplementary estimates already agreed for 2005/06 and subsequent years
 - (e) adjusting for any known changes to the revenue implications of the Capital Programme.

It should be noted that, with the exception of contracts and pay award, no inflation has been allowed for over the past five years.

- 4.4 After accounting for the movements described in paragraph 4.3, the 2006/07 opening Revenue Budget position is set out in Appendix A to this report. This is in the form of a rolled forward Medium Term Plan covering the period 2005/06 – 2009/10. This is broadly in line with the Plan approved in February 2005, except for the changes explained in sections 5 to 9 below.
- 4.5 In accordance with the integrated service and financial planning process, officers have started to consider the need for any budget adjustments, both for the remainder of the current financial year and for 2006/07. This process will continue as new information becomes available and this year's performance unfolds.

5 Medium Term Plan Assumptions

- 5.1 Each year officers are asked to forecast movements in income and expenditure over the ensuing four years. These are incorporated into that year's Medium Term Plan. The estimates can be revisited during the following year's budget-setting process to confirm whether or not the assumptions are still valid.
- 5.2 The main assumptions incorporated into the Roll Forward Medium Term Plan comprise:
- (a) Future year Service and Budget Change Form (SBCF) bids and savings
 - (b) Savings arising from commenced Vale Value Proposition (V V P) schemes
 - (c) Savings arising from outstanding Vale Value Proposition (V V P) schemes
 - (d) Savings arising from new Service Prioritisation Plan schemes
 - (e) Major contingency items
- 5.3 These are set out in Appendix B. During this year's budget-setting process Assistant Directors and budget holders will assess whether these assumptions are still valid. Any that are no longer valid will need to be omitted or adjusted. The omission of any significant saving assumptions will cause a budget deficit that will need to be resolved.

6 Investment Income and the Property Trading Account

- 6.1 The level of investment income is determined by considering the level of cash balances held, anticipated receipts and payments, and the likely level of interest rates together with the performance of our investments.
- 6.2 A Treasury Management report for 2004/05 is also being presented to the Executive at this meeting, which estimates that investment income will be slightly lower than anticipated this year and across the Medium Term Plan because of an earlier reduction in interest rates than expected. These movements have not been included in Appendix A. Adjustments will be recommended during the budget-setting process.
- 6.3 The Property Trading Account is performing as expected. An additional investment property has been acquired midway through the year (Emcor House, Hatfield) which will lead to an increase in rental income and a concomitant (though slightly smaller) reduction in cash investment income

7 The Capital Programme

- 7.1 The total in the Capital Receipts Fund at 1 April 2005 was just over £26m and is expected to be £27m by the end of the year. About £10m of this will be needed to fund the capital programme, which includes the acquisition of 2 investment properties. The Investment Policy has set a £10m minimum desired level of capital receipts which Members will need to bear in mind when reviewing the Capital Programme later in the Budget-setting process.

- 7.2 The current Programme, with latest estimates, is provided in Appendix C. In accordance with the integrated service and financial planning process officers are expected to submit new Capital Scheme proposals in due course.

8 The use of and contribution to Reserves and Balances

- 8.1 The medium term plan produced at the time of the 2005/06 budget in February 2005 showed that opening balances for 2005/06 were expected to be £2.99m in reserves and £1.02m in General Fund Balances, with estimated year-end positions of £2.25m and £0.36m respectively.
- 8.2 The final 2004/05 Funds and Reserves position is provided in Appendix D, with updated predictions for movements in the various funds over the medium term. The Plan demonstrates an initial usage of both earmarked reserves and general fund balances, before they start picking up again. Such a trend is required in order to move towards the 'infinite sustainability' objective contained in the Council's Financial Strategy. Members are reminded that this is dependent upon the achievement of substantial cost-cutting measures, including both Vale Value Propositions and Service Prioritisation Plans.

9 Government Funding

- 9.1 Likely Government Funding has been set out as part of the Comprehensive Spending Review, now set within a three year programme. In 2003/04 combined Government grant (Revenue Support Grant and redistributed National Non-Domestic Rates) increased by 9.6%. In 2004/05 it increased by 4.4% (after allowing for the stripping out of Benefit funding through RSG).
- 9.2 The Government has announced the introduction of three year grant settlements from 2006/07 after an initial round of consultation. It is hoped that the settlements will remove much of the uncertainty which has hindered medium term financial planning in the past. The settlements are also due to helpfully align with the Government Spending Review cycles, providing better co-ordination.
- 9.3 The likely nature of this year's settlement is unclear, although the only hints released thus far have been cautious. We will receive indications in late November/early December.

10 Council Tax and Council Tax Base

- 10.1 Central Government utilised its statutory powers earlier this year to cap eight councils which had set Council Tax levels that the Government felt were unreasonable. The Government had issued prior notification of the capping criteria, which approximated to a limit of 5% Council Tax increase (although other factors are considered on a case-by-case basis). Capping criteria have not yet been released in respect of next year's Council Tax setting. But several commentators are pointing to the perceived success of the annual efficiency targets as Government justification for imposing even lower capping limits. Members should note that the strategy for steadily reducing the annual Council Tax increase as set out in the Roll Forward Budget (e.g. an increase of 4.5% in 2006/07), may need to be modified in light of issued capping criteria.
- 10.2 The Medium Term Plan approved in February included negligible growth in the number of residential properties in the Vale. This represented a significant slowdown on last year's 1.25% growth and will be reassessed when the 2006/07 Council Tax Base is calculated in December. In the meantime, an annual growth rate of 0.5% has been incorporated in the Medium Term Plan. This will be adjusted if necessary in the final budget proposition.

11 Emerging Budget Issues

11.1 Each year the Council faces a mixture of new and ongoing financial pressures which need to be considered during the Budget process. For example the following have already been identified:

- Possible new reservoir
- Car park income deficit
- Project managers funding
- Waste interim management
- Supporting People grant cut
- Completion of IEG programme
- Recycling credits regime
- senior management restructuring
- rising pension costs
- replacing Tilsley Park track
- Tilsley Park phase 2 (positive)
- annual efficiency targets

11.2 These issues and others will be considered by officers in the coming months and recommendations will be made to Members on how best to deal with them in the Budget.

12 Summary

12.1 The Medium Term Plan presented in the February 2005 Budget showed that, with the assumptions made at that point, the General Fund Balance would be sustainable through to 2009. The assumptions have been revised in the light of the latest information available and this report is provided to enable the Executive to make an initial Budget proposal for consultation.

12.2 The challenge to set an achievable annual budget within a sustainable medium term financial strategy is still difficult, even given the early achievement of many of the cost-reduction measures set out in last year's Budget. Members will again need to take firm decisions regarding affordable service levels and the Council Tax required to fund them. That process involves a complex amalgamation of many factors which have been set out for consideration.

STEVE BISHOP
STRATEGIC DIRECTOR AND CHIEF FINANCE OFFICER

Background Papers: None

Roll Forward Medium Term Forecast to 2009/10

	Original Budget	Latest Estimate	Initial Forecast	Initial Forecast	Initial Forecast	Initial Forecast
	2005/06	2005/06	2006/07	2007/08	2008/09	2009/10
Service Costs						
Total service costs	19,992,211	18,121,660	18,121,660	18,121,660	18,121,660	18,121,660
Contingency	409,477	455,749	643,956	1,083,489	1,477,856	2,040,825
Feb 04 Service investment & other budget changes	614,339	0	31,375	30,875	114,925	114,925
Savings						
Achieved Vale Value Propositions to post	(385,968)	0	(182,095)	(258,761)	(258,761)	(258,761)
Further Vale Value Propositions to identify	(262,750)	(262,750)	(675,250)	(858,850)	(1,002,114)	(1,002,114)
Service Prioritisation Plans	(999,750)	(35,200)	(624,650)	(668,650)	(680,650)	(680,650)
	19,367,559	18,279,459	17,314,996	17,449,763	17,772,916	18,335,885
Reversal of Capital Financing	(4,508,000)	(3,319,900)	(3,319,900)	(3,319,900)	(3,319,900)	(3,319,900)
Net Cost of Service	14,859,559	14,959,559	13,995,096	14,129,863	14,453,016	15,015,985
Investment Income	(1,325,741)	(1,325,741)	(1,264,497)	(1,204,640)	(1,210,253)	(1,210,253)
Property Income	(1,708,600)	(1,708,600)	(1,748,900)	(1,829,400)	(1,838,500)	(1,838,500)
Net Expenditure	11,825,218	11,925,218	10,981,699	11,095,823	11,404,263	11,967,232
Contribution to Funds						
Total Contributions to Funds	518,000	286,000	938,000	1,294,000	1,706,000	2,269,000
Total Usage of Funds	(1,261,213)	(1,307,485)	(1,004,910)	(1,287,943)	(1,591,810)	(2,154,779)
	(743,213)	(1,021,485)	(66,910)	6,057	114,190	114,221
Amount to be Financed	11,082,005	10,903,733	10,914,789	11,101,880	11,518,453	12,081,453
Contribution to/(from) Balances	(654,374)	(476,102)	(49,688)	200,328	234,607	140,678
Budget Requirement	10,427,631	10,427,631	10,865,101	11,302,208	11,753,060	12,222,131
RSG	(2,727,163)	(2,727,163)	(2,825,341)	(2,927,053)	(3,032,427)	(3,141,594)
NNDR	(3,349,918)	(3,349,918)	(3,470,515)	(3,595,454)	(3,724,890)	(3,858,986)
Exchequer Contribution	(6,077,081)	(6,077,081)	(6,295,856)	(6,522,507)	(6,757,317)	(7,000,580)
Collection Fund Transfer	3,756	3,756	3,756			
Gross amount to be met from CT	5,008,680	4,830,408	4,622,689	4,579,373	4,761,136	5,080,873
Net Amount to be met from CT	4,354,306	4,354,306	4,573,001	4,779,701	4,995,743	5,221,551
Tax Base	47,023	47,023	47,258	47,494	47,732	47,971
Council Tax	92.60	92.60	96.77	100.64	104.66	108.85
Estimated Earmarked Reserves						
At start of year - Reserves	(2,994,110)	(3,352,366)	(2,330,881)	(2,263,970)	(2,270,028)	(2,384,218)
External Contribution to Reserves	0	0	0	0	0	2,454
Net Use of/(Contribution to) Reserves	743,213	1,021,485	66,910	(6,057)	(114,190)	(114,221)
At end of year - Reserves	(2,250,896)	(2,330,881)	(2,263,970)	(2,270,028)	(2,384,218)	(2,495,985)
Estimated General Fund Balances						
At start of year-General Fund Balances	(1,017,949)	(988,398)	(512,296)	(462,609)	(662,936)	(897,544)
Use/contribution to general fund balances	654,374	476,102	49,688	(200,328)	(234,607)	(140,678)
At end of year-General Fund Balances	(363,575)	(512,296)	(462,609)	(662,936)	(897,544)	(1,038,222)
Formula Spending Share (FSS)	14,742,000	14,742,001	14,864,359	14,987,733	15,112,131	15,237,562
Figure to compare with FSS	10,427,631	10,427,631	10,865,101	11,302,208	11,753,060	12,222,131
Budget requirement (under)/over FSS	(4,314,369)	(4,314,370)	(3,999,257)	(3,685,525)	(3,359,071)	(3,015,430)
Taxbase for FSS	47,136	47,136	47,372	47,609	47,847	48,086
Gov't Assumed Council Tax Income	8,575,487	8,575,487	8,646,664	8,718,431	8,790,794	8,863,757
Council Tax at Standard Spending	181.93	181.93	182.53	183.13	183.73	184.33
% increase in SSA/FSS	0.83%	0.83%	0.83%	0.83%	0.83%	0.83%
% Council Tax increase	5.0%	5.0%	4.5%	4.0%	4.0%	4.0%
% increase in budget requirement	4.8%	4.8%	4.2%	4.0%	4.0%	4.0%

Brought Forward Medium Term Assumptions

Feb 04 Service investment & other budget changes

SBCF ref	Account	Cost Centre	Cost Centre (T)	Original budget 2005/06	Original budget 2006/07	Original budget 2007/08	Original budget 2008/09	Initial Forecast
				2005/06	2005/06	2006/07	2007/08	2008/09
3	424	T15	Car Park Strategy	10,000				
5	920	M70	Local Land Charges	50,000				
5		T46	Homelessness	18,000	38,000	38,000	38,000	38,000
8	101	T21	Licensing	(13,100)				
8	103	T21	Licensing	(2,900)				
8	105	T21	Licensing	(4,400)				
8	119	T21	Licensing	20,000				
8	310	T21	Licensing	950				
8	311	T21	Licensing	600				
8	402	T21	Licensing	(8,000)				
8	437	T21	Licensing	(8,000)				
8	968	T21	Licensing	(104,000)				
18	423	T28	Recycling	5,000				
23	424	P60	Leisure & Arts Admin	10,000				
32		Y30	LSP2	50,000				
39	101	M50	Facilities Management	(27,100)	(28,500)	(28,500)	(28,500)	(28,500)
40	101	A00	Economic Development	(20,500)				
40	103	A00	Economic Development	(1,500)				
40	105	A00	Economic Development	(3,000)				
44		F00	ICT	6000				
44		F00	ICT	9000				
45	505	T28	Recycling	29,000	39,000	39,000	39,000	39,000
45	948	T28	Recycling	(7,500)	(12,000)	(12,000)	(12,000)	(12,000)
64	909	T49	Benefits Administration	(67,425)				
83	932	T33	Car Park Operations	24,000	33,000	43,000	43,000	43,000
100	424	T71	Housing Strategy/Policy	39,000				
101	901	T28	Recycling	(38,550)				
101	901	T28	Recycling		(38,550)			
101	901	T28	Recycling			(38,550)		
105	402	F00	ICT		(35,000)			
105	402	F00	ICT			(25,000)		
119	101	U28	Planning Delivery Grant	40,500				
119	103	U28	Planning Delivery Grant	1,300				
119	105	U28	Planning Delivery Grant	2,700				
119	402	U28	Planning Delivery Grant	55,000				
119	424	U28	Planning Delivery Grant	50,000				
119	310	U28	Planning Delivery Grant	1,000				
119	311	U28	Planning Delivery Grant	1,500				
119	901	U28	Planning Delivery Grant	(152,000)				
121	950	L70	Elections			(20,500)		
123	499	T66	Parks & Open Spaces	2,500	3,500	3,500	3,500	3,500
				(31,925)	(550)	(1,050)	83,000	83,000

31,375
30,875
114,925
114,925

Achieved Vale Value Propositions to post

2 Additional staff travel savings	(9,000)	(18,000)	(18,000)	(18,000)	(18,000)
3 Leisure Trust	(61,668)	(234,763)	(311,429)	(311,429)	(311,429)
(70,668)					
(252,763)					
(329,429)					

(182,095)
(258,761)
(258,761)
(258,761)

Further Vale Value Propositions to identify

2 Additional staff travel savings	BENEFITS	(60,000)	(60,000)	(60,000)	(60,000)
3 Leisure Trust	LEISURE	(25,000)	(50,000)	(50,000)	(50,000)
3c Leisure - support services - Finance	FINANCE	(47,100)	(47,100)	(47,100)	(47,100)
3c Leisure - support services - HR	HR		(32,900)	(32,900)	(32,900)
3c Leisure - support services - ICT	ICT	(31,200)	(31,200)	(31,200)	(31,200)
4a Phase 2 of the Local Services Point Abingdon - Env Health	ENV HEALTH		(16,600)	(16,600)	(16,600)
4b Phase 2 of the Local Services Point Abingdon - Planning	PLANNING		(2,200)	(2,200)	(2,200)
4c Phase 2 of the Local Services Point Abingdon - Other	CORPORATE		(31,200)	(31,200)	(31,200)
6 Recycling - recycling credits and decreased cost of contract	ENV HEALTH		(42,000)	(42,000)	(42,000)
14 Increase fees & charges 2005/06	CORPORATE	(34,450)	(34,450)	(34,450)	(34,450)
15 Increase fees & charges 2006/07	CORPORATE		(40,000)	(40,000)	(40,000)
16 Increase fees & charges 2007/08	CORPORATE		(41,600)	(41,600)	(41,600)
35 Increase fees & charges 2008/09					(43,264)
17 Further Increase in car parking	PLANNING		(94,600)	(94,600)	(94,600)
22 Asset management	FINANCE	(20,000)	(20,000)	(20,000)	(20,000)
23 TIC future operation	OTHER CE	(10,000)	(10,000)	(10,000)	(10,000)
27 Future years government grants for initiatives - ?	CORPORATE		(100,000)	(100,000)	(100,000)
28 Stationery purchasing	DEMO SERV	(5,000)	(5,000)	(5,000)	(5,000)
29 Energy usage	TECH SERV	(5,000)			
32 Additional Community safety funding	HOUSING	(25,000)			
34 Procurement	CORPORATE		(100,000)	(200,000)	(300,000)
		(262,750)	(675,250)	(858,850)	(1,002,114)

Service Prioritisation Plans

1 Increase revenue from Abbey House Car Parks		0	(10,000)	(10,000)	(10,000)
2 Targeting of Voluntary Grants		0	(46,000)	(46,000)	(46,000)
3 Transfer Civic Halls to Trust		5,100	(75,000)	(75,000)	(75,000)
4 Realignment of Technical Services		64,390	(34,610)	(34,610)	(34,610)
5 Transfer Tourism support		(3,290)	(53,790)	(60,790)	(60,790)
6 Replace outdoor pool with water feature		(9,350)	(19,200)	(19,200)	(19,200)
7 Amend Concessionary Fares scheme		0	0	0	0
8 Realign Arts/Sports/Health Developm't & Economic Developm't		(71,050)	(71,050)	(71,050)	(71,050)
9 Amend staff travel schemes		(21,000)	(105,000)	(142,000)	(154,000)
11 Support service saving			(210,000)	(210,000)	(210,000)
		(35,200)	(624,650)	(668,650)	(680,650)

TOTAL ASSUMPTIONS

Budget changes	31,375	30,875	114,925	114,925
Achieved V V Ps	(182,095)	(258,761)	(258,761)	(258,761)
Unachieved V V Ps	(262,750)	(675,250)	(858,850)	(1,002,114)
SPPs	(35,200)	(624,650)	(668,650)	(680,650)
	(448,670)	(1,527,786)	(1,671,336)	(1,826,600)

cost centre	officer resp.	description	exp. to 31.3.05	current estimate 2005/06	proposed 2006/07		proposed 2007/08		proposed est. total cost		F/Y Rev. cost once complete	comments
					£	£	£	£	£	£		
continuous schemes												
W16	WF	DSO replacement vehicles x 5 2001/02 to 2005/06	111,394	22,000						133,394		
W17	AJM	Flood Prevention	15,776	234,919	60,000		60,000			370,695		
W40	IRM	New & upgraded parks facilities - Council owned	88,295	62,229	45,000		45,000			240,524		
W64	AJM	Energy Conservation (rolling programme)	1,471	10,000	10,000		10,000			31,471		
W97	IF	Renovation/Disabled Grants, mandatory	1,156,350	705,000	705,000		705,000			3,271,350		
W93	IF	Renovation/Disabled Grants, mand., income	(652,519)	(423,000)	(423,000)		(423,000)			(1,921,519)		
W98-Y0	IF	Renovation/Disabled Grants, discretionary	167,923	230,000	205,000		205,000			807,923		
total continuous schemes			888,690	841,148	602,000		602,000			2,933,838		
specific projects - expected completion in 2005-06												
whole project cost												
W04	GAM	Wantage & Grove Integrated Transport Study	13,600	60,000						73,600		
W09	DS	Composter for residents on benefits	31,791	6,000						37,791		
W11	DS	Further expansion of green box scheme and replacements		96,000						96,000	(40,200)	
W26	IM	Grant to Chiltern Hundreds HA		120,000						120,000		
W49	NG	Abbey Meadow Outdoor Pool - new scheme	6,509	126,000						132,509		
W52	NG	White Horse Tennis & Leisure Centre (net of grant)	7,040,895	1,750						7,042,645		
W54	MTL	Abbey Grounds restoration - total cost of works	603,398	542,186						1,145,584	10,833	
W54	MTL	Abbey Grounds restoration, grants and contributions	(409,584)	(416,412)						(825,996)		
W56	AJM	Sewage works	32,708	77,561						110,269		
W75	AJM	Condition survey & space audit Council property	81,927	40,908						122,835		
W77	AJM	Redevelopment of Old Gaol site	45,142	29,380						74,522		
Y08	GAM	Faringdon Market Place Env. Improvements	125,332	49,410						174,742		
Y12	RH	Electronic viewing of Planning Applications	84,201	88,077						172,278	40,660	
Y13	GW	New paths/cycleways	2,084	37,916						40,000		
Y16	PAS	Private Sector Housing - condition survey	36,351	9,000						45,351		
Y17	MTL	Folly Park, Faringdon, development	70,197	1,818						72,015	10,000	
Y18	AJM	Internal refurbishment Guildhall	5,557	9,843						15,400		
Y23	LR	M H P - Junct. box replacement	12,828	17,455						30,283		
Y24	AJM	Works to properties as a result of Disabled Access Survey	248,783	72,541						321,324		
Y25	AJM	Great Coxwell Church Wall	1,732	19,212						20,944		
Y30	HSB	LSP 2 and CRM s/w	213,896	219,648						433,544	20,000	prob. contribution from IEG grant
Y32	SB	e procurement	30,109	40,392						70,501	(70,000)	prob. contribution from IEG grant

WHOLE COUNCIL REVISED CAPITAL PROGRAMME 2005/06 to 2007/08 with provisional outturn 2005/06 and proposed carry forwards.

APPENDIX C

costc centre	officer resp.		exp. to 31.3.05	current estimate 2005/06	proposed 2006/07	proposed 2007/08	proposed est. total cost	F/Y Rev. cost once complete	comments
Y36	AJM	P&E	2,614	83,386			86,000		
Y38	NG	L&C	--	70,000			70,000	3,500	
Y39	NG	L&C	--	60,000			60,000	1,400	
Y41	DG	P&E	7,153	1,000			8,153		
Y43	AJM	P&E	2,908	162,092			165,000		
Y45	AJM	P&E	15,832	16,200			32,032	2,500	
Y46	DMQ	LD&E	6,449	39,551			46,000	5,000	prob. contribution from IEG grant
Y50	DG	P&E	27,857	10,000			37,857	2,000	
Y51	SFL	Fin.		5,500,000			5,500,000		Exec. 17.06.05 and Council 20.07.05
Y52	HSB	Contact		40,000			40,000		
Y53	RH	Plnng		10,000			10,000	(2,000)	
Y54	RH	Plnng		30,000			30,000		
Y55	IF	Hous.		27,000			27,000		
Y56	JH	LD&E		12,000			12,000		
Y57	AJM	P&E		222,000			222,000		
Y58	AJM	P&E		25,000			25,000	(1,000)	
Y59	AJM	P&E		25,000			25,000	(2,000)	
Y60	NG	L&C		15,000			15,000	1,500	
Y61	DS	Env		104,000			104,000	net (1,000)	
Y63	TW	L&C		10,000			10,000		New - agreed Exec. 05.04.05
Y64	SFL	Fin.	(673,178)	2,100,000			2,100,000		Exec. 17.06.05 and Council 20.07.05
				(226,822)			(900,000)		
		total ad hoc schemes expected to finish 2005-06	7,667,091	9,584,092			17,251,183	(39,807)	
		specific projects - expected to continue							
W03	GAM	Plnng	15,401	14,630	235,000		265,031		
W55	NG	L&C	--	70,000	80,000		150,000		
Y22	LR	P&E	20,061	8,000	10,000		38,061		
Y31	SB	Fin.	381	70,000	12,000		82,381		
Y33	AJM	P&E	5,770	150,000	250,000		405,770	(50,000)	
Y62	NG	L&C		400,000	400,000		800,000		New - agreed Exec. 01.07.05
		total ad hoc schemes expected to continue	41,613	712,630	987,000		1,741,243	(50,000)	
		TOTAL CAPITAL PROGRAMME	8,597,394	11,137,870	1,589,000	602,000	21,926,264	(89,807)	

	Revised Balance at 1.4.2005	Actual Balance at 1.4.2005	Budgeted Contribution to funds 2005/06	Budgeted Usage of Funds 2005/06	Budgeted Balance at 1.4.2006	Revised Contribution to funds 2005/06	Revised Usage of funds 2005/06	Revised Balance at 1.4.2006	Budgeted Contribution to funds 2006/07	Budgeted Usage of Funds 2006/07	Budgeted Balance at 1.4.2007
From Capital											
IEG Grants Fund	0	91,097	150,000	150,000	0	150,000	150,000	91,097			91,097
Lottery & Other Grants Support Fund	107,128	88,767			107,128			88,767			88,767
Capital Funds & Reserves	107,128	179,864	150,000	150,000	107,128	150,000	150,000	179,864	0	0	179,864

	Revised Balance at 1.4.2005	Actual Balance at 1.4.2005	Budgeted Contribution to funds 2005/06	Budgeted Usage of Funds 2005/06	Budgeted Balance at 1.4.2006	Revised Contribution to funds 2005/06	Revised Usage of funds 2005/06	Revised Balance at 1.4.2006	Budgeted Contribution to funds 2006/07	Budgeted Usage of Funds 2006/07	Budgeted Balance at 1.4.2007
From External Contributions											
Private Estates Fund	197,056	280,522	24,758	24,758	172,298	24,758	24,758	255,764	2,454	2,454	253,310
Affordable Housing commuted payments	250,404	250,404			250,404			250,404			250,404
Developers' contributions & grants	1,093,525	1,038,582			1,093,525			1,038,582			1,038,582
Revenue Funds & Reserves - Ext source	1,540,985	1,569,508	0	24,758	1,516,227	0	24,758	1,544,750	0	2,454	1,542,296

	Revised Balance at 1.4.2005	Actual Balance at 1.4.2005	Budgeted Contribution to funds 2005/06	Budgeted Usage of Funds 2005/06	Budgeted Balance at 1.4.2006	Revised Contribution to funds 2005/06	Revised Usage of funds 2005/06	Revised Balance at 1.4.2006	Budgeted Contribution to funds 2006/07	Budgeted Usage of Funds 2006/07	Budgeted Balance at 1.4.2007
From Balances											
Contingency	177,832	518,272	232,000	409,477	355	455,749	455,749	62,523	582,000	643,956	567
Capacity Fund	75,000	75,000		75,000	0	75,000	75,000	(0)			(0)
Election Equalisation Fund	70,742	71,169	16,000	1,500	85,242	16,000	1,500	85,669	16,000	6,500	95,169
Information Technology Fund	36,299	39,513	50,000	85,000	1,299	50,000	85,000	4,513	85,000	85,000	4,513
Investment Income Support	(0)	0			(0)			0			0
Legal Reserve	50,395	32,556			50,395			32,556			32,556
Local Plan Enquiry Fund	274,177	300,177	120,000	259,000	135,177	120,000	259,000	161,177	105,000	160,000	106,177
Partial Exemption Fund	100,000	100,000		100,000	0		100,000	0			0
Redundancy Fund	78,288	75,313			78,288			75,313			75,313
Rent Deposit Guarantee	12,000	24,539			12,000			24,539			24,539
Reservoir	150,000	150,000	100,000	50,000	200,000	100,000	50,000	200,000	100,000	50,000	250,000
Self Insurance Fund	114,915	82,840			114,915			82,840			82,840
Superannuation (Actuarial Reval) Fund	255,000	255,000			57,000			57,000			50,000
EMU	58,478	58,478			(0)			(0)			(0)
Revenue Funds & Reserves - Int source	1,453,125	1,782,858	518,000	1,236,455	734,670	286,000	1,282,727	786,131	938,000	1,002,456	721,674
Total Revenue Funds & Reserves	2,994,110	3,352,366	518,000	1,261,213	2,250,896	286,000	1,307,485	2,330,881	938,000	1,004,910	2,263,970

	Budgeted Contribution to funds 2007/08	Budgeted Usage of Funds 2007/08	Budgeted Balance at 1.4.2008	Budgeted Contribution to funds 2008/09	Budgeted Usage of Funds 2008/09	Budgeted Balance at 1.4.2009	Budgeted Contribution to funds 2009/10	Budgeted Usage of Funds 2009/10	Budgeted Balance at 1.4.2010
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From Capital

IEG Grants Fund			91,097			91,097			91,097
Lottery & Other Grants Support Fund			88,767			88,767			88,767
Capital Funds & Reserves	0	0	179,864	0	0	179,864	0	0	179,864

From External Contributions

Private Estates Fund		2,454	250,856	2,454	2,454	248,402	2,454	2,454	245,948
Affordable Housing commuted payments			250,404			250,404			250,404
Developers' contributions & grants			1,038,582			1,038,582			1,038,582
Revenue Funds & Reserves - Ext source	0	2,454	1,539,842	0	2,454	1,537,388	0	2,454	1,534,934

From Balances

Contingency	1,083,000	1,083,489	78	1,478,000	1,477,856	222	2,041,000	2,040,825	397
Capacity Fund			(0)			(0)			(0)
Election Equalisation Fund	16,000	92,000	19,169	33,000	1,500	50,669	33,000	1,500	82,169
Information Technology Fund	85,000	85,000	4,513	85,000	85,000	4,513	85,000	85,000	4,513
Investment Income Support			0			0			0
Legal Reserve			32,556			32,556			32,556
Local Plan Enquiry Fund	85,000	25,000	166,177	85,000	25,000	226,177	85,000	25,000	286,177
Partial Exemption Fund			0			0			0
Redundancy Fund			75,313			75,313			75,313
Rent Deposit Guarantee			24,539			24,539			24,539
Reservoir			250,000			250,000			250,000
Self Insurance Fund			82,840			82,840			82,840
Superannuation (Actuarial Reval) Fund	25,000		75,000	25,000		100,000	25,000		125,000
Revenue Funds & Reserves - Int source	1,294,000	1,285,489	730,185	1,706,000	1,589,356	846,830	2,269,000	2,152,325	963,505

Total Revenue Funds & Reserves	1,294,000	1,287,943	2,270,028	1,706,000	1,591,810	2,384,218	2,269,000	2,154,779	2,498,439
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REPORT OF THE STRATEGIC DIRECTOR
TO THE EXECUTIVE
7 OCTOBER 2005

Request for new post of Database Co-ordinator

1.0 Introduction and Report Summary

- 1.1 The Uniform system is the primary computer system and database for several services - Environmental Health, Planning, Building Control, Housing, Legal, Land Charges, Estates and Asset Management.
- 1.2 There are currently two 'gaps' in the support needed to maintain and develop the Uniform system. Firstly, in the Environmental Health service area there is no modular system administrator to provide expert advice on system development, report-writing, data retrieval, query resolution, best practice research and user group representation. Secondly there is no corporate resource across all the service areas to provide cross service area co-ordination, resolve system-wide problems and manage system-wide upgrades.
- 1.3 The first of these resource 'gaps' was recognised in the Council Budget when a Contingency sum was earmarked for support in one of the service areas. A recent corporate review has confirmed the continuing need for this additional resource as well as the corporate resource. This report sets out the business case for creating a new post of Database Co-ordinator.
- 1.4 The Contact Officer for this report is Steve Bishop, Strategic Director (01235 540332).

2.0 Recommendations

- (a) *To create a new post of 'Database Co-ordinator';*
- (b) *To release the earmarked contingency to part-fund the cost of the new post; and,*
- (c) *To approve a recurring supplementary estimate to be met from Contingency to cover the remaining cost of the post.*
- (d) *Subject to the above recommendations being agreed, that the adequacy of the new arrangements in meeting the needs set out in this report be assessed and subsequently reported to the Executive.*

3.0 Relationship with the Council's Vision, Strategies and Policies

- (a) Vision Statement objectives A and B.
- (b) The report does not contravene any Council policy or strategy.

4.0 Background and Supporting Information

- 4.1 The Uniform system is the primary computer system and database for several services - Environmental Health, Planning, Building Control, Housing, Legal, Land Charges, Estates and Asset Management.

- 4.2 The ICT Operations team provides technical support to all the service areas and all but one of the service areas also possesses 'system supervisor' resource. However, Environmental Health does not have a system supervisor, preventing it from fully utilising the Environmental Health Uniform module and sub modules which has led to problems in retrieving management data and managing performance. Also, there is no broader co-ordination resource to share best practice across the various modules, manage upgrades and solve systemic problems.
- 4.3 Without additional system administration resource (an 'expert user'), the service areas will experience difficulties in keeping pace with software changes and making optimum use of the system.
- 4.4 Assistant Directors first raised this over a year ago. Members recognised the particular problem experienced in Environmental Health by earmarking a sum in Contingency to resolve it. More recently the Scrutiny Committee expressed concern about this when examining the Waste contract and noted the Council's inability to extract contract monitoring data from the system.

5.0 **Business Case for a new post**

- 5.1 After the Directors revisited the problem earlier this year, the Assistant Director (Audit) undertook an objective assessment of the situation. This exercise identified that the service areas have a definite need for additional resource to link up the services and provide a common and consistent approach to Uniform development. Also, without the expertise to generate the necessary management information reports, Environmental Health is suffering from inadequate performance management and contract monitoring capability.
- 5.2 Although the exact resource requirement across the four service areas has not been quantified, the Assistant Director (Audit) confirmed it is at least 1 full time equivalent post.
- 5.3 It is suggested that an initial post be created in Environmental Health to provide immediate support to address the most pressing need. The post will also be made available to the other Uniform-using service areas whilst the Assistant Directors assess whether the resource is sufficient. The impact of the new post will be reviewed in a year's time to ensure that this investment is cost-effective. If it is not considered to be adequate any additional resource need will have to be demonstrated.
- 5.4 The existing Uniform system supervisors do not have any extra capacity. The designated system supervisor post in Legal provides a useful template for the new one, although the new post will undertake more complex query resolution, system development and corporate co-ordination. It is therefore likely that the new post would be Grade 5 – 6 (subject to job evaluation), total cost £25 - 35k including oncosts. The new post's job description will clearly differentiate between the service-specific Environmental Health Service Area support duties and the corporate duties, in support of all service areas.
- 5.5 Part of the cost (£15k per annum) would be met from earmarked Contingency. The remaining net cost after utilising the earmarked Contingency would be £10 - 20k per annum. It is hoped that this cost could be met from savings likely to result from the reorganisation of several vacant posts. However, this cannot be assured at present and the net cost would initially need to be funded from a supplementary estimate.

6.0 **Options**

- 6.1 Members may choose not to create this extra resource, thereby freeing up the earmarked contingency sum and not incurring the increased employee costs. This would maintain the status quo position. Officers strongly advise Members that this option represents a significant

risk of service failure and is not sustainable. The performance management and contract enforcement problems in Environmental Health would continue to escalate and corporate Uniform maintenance and development would be impeded.

- 6.2 Alternatively, Members may wish to consider the creation of more than one support post. The Assistant Director (Audit) concluded that, ideally, each of the four service areas would possess its own support officer (although not necessarily full-time posts) to specialise in the system aspects relevant to their own service area's module. This would increase the costs. As the exact resource has not yet been quantified this could actually lead to over-staffing.
- 6.3 Officers suggest that neither of these options should be pursued. Instead, a single full-time post should be created initially, which will address the immediate service needs and will help to quantify the exact resource requirement.

STEVE BISHOP
STRATEGIC DIRECTOR

Background Papers: Report of the Assistant Director (Audit)

REPORT OF THE ASSISTANT DIRECTOR (BUILDING CONTROL)
TO THE EXECUTIVE
7 October 2005

Building Regulation Charges 2005-2006

1.0 Introduction and Report Summary

- 1.1 This report contains proposals to update this Council's Scheme of Charges for Building Regulations.
- 1.2 The changes are intended to ensure that the Charges:
- (a) do not fall below the "proper costs" of the service provided
 - (b) are maintained at competitive and reasonable levels
 - (c) are presented in a simple and logical format and
 - (d) continue represent best value and the provision of a quality service
- 1.3 The contact officer for this report is Bill Farrar, Assistant Director (Building Control) Tel: 01235 540202 ext 356

2.0 Recommendation

- 2.1 *The Executive recommends to the Council that:
The Council adopts the revised "Scheme for the Recovery of Building Regulation Costs and Associated Matters" as its formal scheme, made under the Building (Local Authority Charges) Regulations 1998, and to take effect from 1 November 2005.*

3.0 Relationship with the Council's Vision, Strategies and Policies

- 3.1 This report complies with the Council's Vision Statement and Objectives A, D, E and G.
- 3.2 This report supports the Council's strategy for sound financial management.
- 3.3 This report does not directly conflict with any existing Council policies.

4.0 Background

- 4.1 Local Authority Building Control has been subject to competition since the inception of Approved Inspectors in 1985. The Building (Local Authority Charges) Regulations 1998 gave power to Local Authorities to set their own charges for Building Regulation work.
- 4.2 The Charges are intended to provide a flexible method of recovering the costs generated by Building Regulation work only, which is separate from the other additional responsibilities of local authority building control.
- 4.3 The Regulations require the Council to make a Scheme of Charges for their Building Control function. Local Authorities are required to fix and publicise their Charges each financial year. In addition, they must produce, within its annual accounts, a "Building Control Statement" in which the income and "proper costs" relating to Building Regulations are clearly set out.
- 4.4 Although the Regulations require the level of Charges to be not less than the "proper costs" there is an expectation that they should not be too great either. The former is to prevent the occurrence of "unfair competition" with private sector building control whilst the latter is to ensure best value to customers.

- 4.5 The Office of the Deputy Prime Minister has expressed its wish for local authorities to “balance” their accounts annually within a three-year rolling accounting period. The scheme is intended to be simple, self-regulating and accountable and such that this Council may follow accepted procedures laid down by CIPFA.
- 4.6 As the ODPM has expressed a preference for Local Authorities to set their Charges individually, based on local cost and performance criteria, it is now recommended that Council should take this opportunity to depart from the Local Government Association Model Scheme. Whilst the LGA Scheme has served this Council well for many years it has become outdated.
- 4.7 A review has been carried out by the Service Area with regard to its estimated income and expenditure for the current financial year. This is to ensure that Building Regulation Charges are set at appropriate levels in order to keep within the ODPM guidelines.
- 4.8 The Building Regulation Charge Account has an overall net surplus over the specified rolling three-year period is £69,530. This amounts to an average annual surplus of £23,176 (i.e. approx. 4%).
- 4.9 A deficit of £23,415 occurred in the 2004-05 financial year which followed a surplus of £36,965 during the previous year.
- 4.10 This large variance indicates the need for the Service Area to adjust its method of generating sufficient income in order to keep pace with inflation, to provide a quality service in line with published performance targets and to invest in the future.
- 4.11 This Council complies with the basic aspirations and principles of the Charges concept, i.e.
- (a) to be in line generally with most other Councils policies and rates
 - (b) to be in accord with local groups such as the Oxfordshire Local Authority Building Control
 - (c) not to set Charges, over the 3-year period, lower than the proper costs
 - (d) not to set Charges too high and
 - (e) to balance a 3-year rolling account within a modest accounting margin
- 4.12 The Building (Local Authority Charges) Regulations 1998 specify three categories of Charges for building control work. A realignment of the fee bands is proposed which will provide a simpler and more logical system of calculating the Charges. The effect of these changes is to produce an overall consequential increase of approximately 3%.
- 5.0 **Future Actions and Timescales**
- 5.1 Major procedural and technological changes in Building Regulations continue to be introduced regularly which in turn impact on resources and in order to maintain a viable trading position in the building control market and to meet statutory requirements, this Council will need to continue to keep its Charges under review.
- 5.2 In reviewing the Service Area’s Building Regulation Charging Account the Council is advised that proper consideration must be given to the levels of investment required to maintain and develop the quality service needed to successfully compete against private sector building control.
- 5.3 The Council will be advised of any future changes that would significantly affect the service and will be the subject of a separate report from the Assistant Director (Building Control).
- 6.0 **Alternatives and Options**
- 6.1 The LGA Model is no longer a realistic scheme to follow as the LGA has decided to refrain from providing guidance regarding new Building Regulation Charges.

- 6.2 Nevertheless, the proposed Charges which are the subject of this report will continue to be in line with the majority of local authority building control bodies both nationally and locally.
- 6.3 If the Charges were to remain at the same levels the Service Area's quality of service and its ability to compete in a commercial market will be substantially depleted and threatened.

BILL FARRAR
Assistant Director (Building Control)

STEVE BISHOP
Strategic Director

**THE SCHEME FOR THE RECOVERY OF
BUILDING REGULATION COSTS AND ASSOCIATED MATTERS**

FOR

THE VALE OF WHITE HORSE DISTRICT COUNCIL

To Be Read In Conjunction With

The Building [Local Authority Charges] Regulations 1998

This Scheme is effective as of 1st November 2005

SCHEME FOR THE RECOVERY OF COSTS

Principles of This Scheme

Charges have been set for the functions prescribed in **Regulation 4 of the Building (Local Authority Charges) Regulations 1998**, namely: -

- **A Plan Charge**, payable when plans of the building work are deposited with the Local Authority.
- **An Inspection Charge**, payable on demand after the Local Authority carry out the first inspection in respect of which the charge is payable.
- **A Building Notice Charge**, payable when a building notice is given to the Local Authority.
- **A Reversion Charge**, payable for building work in relation to a building:-
 - which has been substantially completed before plans are first deposited with the Local Authority in accordance with Regulation 20 of the Approved Inspectors Regulations, or
 - in respect of which plans for further building work have been deposited with the Local Authority in accordance with Regulation 20 of the Approved Inspectors Regulations,
 - on the first occasion on which those plans have been deposited.
- **A Regularisation Charge**, which is payable at the time of the application to the Local Authority in accordance with Regulation 21 of the Building Regulations.

You are advised that: -

- The sum of the Plan Charge and the Inspection Charge will be equal to the Building Notice Charge.
- The Reversion Charge shall be equal to the Building Notice Charge.
- The Regularisation Charge shall be 20% greater than the Building Notice Charge.
- Any Charge, except the Regularisation Charge, which is payable to the Local Authority shall be subject to Value Added Tax at the standard rate.
- Where the Charge is based on an estimated cost of work and the estimated cost is below £7,001 a separate Inspection Charge is not payable.
- Where the Charge is for the erection of an attached or detached building which consists of a garage or carport, or both, having a floor area not exceeding 40m² in total and is intended only to accommodate vehicles and be used in common with an existing dwelling, and which is not an exempt building, the Inspection Charge is payable as a single stage payment at the time of plan deposit. Details of buildings, which are exempt, are contained within Schedule 2 of the Building Regulations.
- Where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension, the Charge is based on the estimated cost of the work in accordance with Schedule 3 subject to the sum of the Plan Charge and the Inspection Charge or the Building Notice Charge being not less than the Charge payable for Band D in Schedule 2 (£474.89)
- Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the Charge is based on the estimated cost of the work in accordance with Schedule 3

subject to the sum of the Plan Charge and the Inspection Charge or the Building Notice Charge being not less than the Charge payable for Band C in Schedule 2 (£355.75).

- Charges are not payable in respect of work, which is carried out for the benefit of a disabled person in accordance with Regulation 9 of the Building (Local Authority Charges) Regulations 1998, which states that:
 1. "A Local Authority is not authorised to fix by means of a scheme and recover a Charge-
 - a. where they are satisfied that the whole of the building works in question consists of an alteration: and
 - b. where the building work is-
 - i. solely for the purpose of providing means of access to enable disabled persons to get into or out of an existing building and to or from any part of it or of providing facilities designed to secure the greater health, safety, welfare or convenience of such persons; and
 - ii. is to be carried out in relation to-
 - a) an existing building to which members of the public are admitted (whether on payment or otherwise); or
 - b) an existing dwelling which is, or is to be, occupied by a disabled person".
 2. "A Local Authority is not authorised to fix by means of a scheme and recover a charge which consists solely of a Charge in respect of building work for the provision or extension of a room in a dwelling where they are satisfied that the sole use of the room is or will be-
 - a. for the carrying out of medical treatment of a disabled person which cannot reasonably be carried out in any other room in the dwelling; or
 - b. for the storage of medical equipment for the use of a disabled person; or
 - c. to provide necessary accommodation or a necessary facility by adapting or replacing accommodation or a facility which already existed within the building which was incapable of being used, or used without assistance, by the disabled person.
 3. In this regulation, "disabled person" means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of Schedule 13 to the Children Act 1989".

Principles Relating to the Erection of Small Domestic Buildings, Certain Garages, Carports and Extensions

1. Where building work comprises-
 - a. the erection of one or more small domestic buildings; or
 - b. the erection of a detached or attached building which consists of a garage or carport (or both) with a total floor area not exceeding 40m² and is intended only to accommodate vehicles and be used in common with an existing dwelling or
 - c. the extension of any dwelling by a floor area not exceeding 60m².

the Charges for that building work are set by reference to the floor area of the building or extension, as the case may be, and in the case of the work mentioned in sub-paragraph (c) above, the charges so determined shall cover any associated work relating to means of access.

2. Where any building work of a kind mentioned in paragraph 1c. comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single dwelling, the total floor areas of all such extensions shall be aggregated to determine the relevant Charge payable.
3. Where the aggregation of the floor area of all extensions referred to in paragraph 1c. does not exceed 60m², the relevant Charge is based on the total floor area of the extensions.
4. Where the total or the aggregation of the floor area of one or more extensions referred to in paragraph 1c. exceeds 60m², the relevant Charge is based on the estimated cost of the building work as prescribed in Regulation 6 of the Building (Local Authority Charges) Regulations 1998 and shall be calculated in accordance with Schedule 3.
5. Where work consists of the alterations of a dwelling to form a room or room(s) in a roof space the Charge payable shall be calculated in accordance with Schedule 3.

Details of Charges are given in Schedule 1 in respect of the erection of small domestic buildings.

Details of Charges are given in Schedule 2 in respect of extensions of any dwelling by a floor area not exceeding 60m² and of the erection of a detached or attached building which consists of a garage or car port or both with a total floor area not exceeding 40m² and intended for use with an existing dwelling.

6. When it is intended to carry out additional building work on a dwelling at the same time that any of the work to which type of work categories B, C and D in Schedule 2 relates then the Charge for this additional work shall be calculated by reference to Schedule 3.

All Other Building Work

All Charges other than those referred to above are determined by reference to the estimated cost of the building work. These Charges relate to any existing or proposed use of a building or whether the building work is in respect of the construction of a new building or an alteration or extension to an existing building. These Charges are detailed in Schedule 3.

Estimates

In order to determine the correct Charge the Local Authority must receive a written estimate of the cost of the building work when the plans or the building notice is deposited. A written estimate is also required when building work reverts to a Local Authority in accordance with Regulation 11(2) of the Building (Local Authority Charges) Regulations 1998. The 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable)

If the estimated cost of work has been established by a Local Authority other than the authority in which the development is to be built or by a business development director working on behalf of Local Authority building control then this estimated cost shall be considered as being reasonable

Reductions

1. Except as detailed in paragraph (2) below, where one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 30% reduction in the charge will be made for all work detailed in Schedule 3.
2. Where one application or building notice is in respect of two or more buildings and relates to building works that consists of the provision or replacement or extension of windows, roof lights, roof windows and external doors and the building work is substantially the same a 30% reduction in the building notice charge will be made.
3. Where in accordance with Regulation 8b of the Building (Local Authority Charges) Regulations 1998 an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been approved or building works previously inspected by the same local authority, and where that local authority are satisfied that the owner of the plans who deposits them or who gives a building notice in respect of them, is the same person who originally deposited the plans or gave a building notice in respect of them, a 30% reduction in the charge will be made.
4. In relation to work to which Schedule 2 applies the reduction shall be calculated as a percentage of the average plan charge of each individual extension and in relation to Schedule 3 the reduction shall be calculated as a percentage of the plan charge of those buildings or building works which are substantially the same as each other.

Payment by Instalment

The Local Authority accepts payment by instalment in respect of all building work detailed in Schedules 1 and 3. The Local Authority on request will specify the amounts payable and dates on which instalments are to be paid.

Other Matters

1. Where a Plan Charge has been paid and not refunded, the Local Authority will in any case they consider reasonable decide not to make a further plan charge in respect of plans subsequently deposited for substantially the same building work;
2. Where for any reason notice of passing or rejection of plans is not given within the period required by Section 16 of the Act, the Plan Charge paid shall be refunded;
3. Any Plan Charge, Inspection Charge, Reversion Charge, or Building Notice Charge is to be payable by the person who carries out the building work, or on whose behalf the building work is carried out, and any Regularisation Charge is to be payable by the owner of the building.

Non-Payment of a Charge

Attention is drawn to Regulation 10(2) of the Building (Local Authority Charges) Regulations 1998 which explains that plans are not treated as being deposited for the purposes of Section 16 of the 1984 Act or building notices given unless the Council have received the correct Charge.

Transitional Provisions

1. The councils scheme for the recovery of charges dated 1st April 2001 continues to apply in relation to building work for which plans were first deposited or a building or initial notice given between 1st April 2001 and 31st March 2002 (inclusive).

2. The councils scheme for the recovery of charges dated 1st April 2002 continues to apply in relation to building work for which plans were first deposited or a building or initial notice given between 1st April 2002 and 31st March 2003 (inclusive).

CHARGES FOR ONE OR MORE SMALL DOMESTIC BUILDINGS AND CONNECTED WORK

[Charges for Schedule 1 includes works of drainage in connection with the erection of a building or buildings even where those works are commenced in advance of the plans for the building(s) being deposited]

1. Plan Charge

Where a Plan Charge is payable in respect of the erection of one or more small domestic buildings shown on the deposited plan, the Plan Charge payable for that building or those buildings or for those works is the total of the amounts shown in, or calculated by reference to columns (2) and (3) of the Table as relevant for the number of dwellings in that building or those buildings.

2. Inspection Charge

The Inspection Charge payable in respect of the erection of one or more small domestic buildings or connected works is the total of the amounts shown in, or calculated by reference to, columns (4) and (5) of Schedule 1.

3. Building Notice Charge

The Building Notice Charge payable in respect of the erection of one or more small domestic buildings is the total of the Plan Charge and the Inspection Charge which would be payable in accordance with the Schedule if plans for the carrying out of that work had been deposited in accordance with the Building Regulations.

4. Reversion Charge

The Reversion Charge payable in respect of the erection of one or more small domestic buildings is the amount of building notice charge which would be payable under these Regulations if a building notice in relation to the carrying out of that work had been given in accordance with the Building Regulations at the time the Reversion Charge is payable.

5. Regularisation Charge

The Regularisation Charge payable in respect of the erection of one or more small domestic buildings is an amount equal to 120 percent of the total of the building notice charge which would be payable in accordance with the Schedule if a building notice for the carrying out of that work had been given at the time of the application for regularisation in accordance with the Building Regulations.

6. Interpretation of Schedule 1.

For the purposes of the Schedule, the reference in the heading to column (1) is a reference to the number of dwellings in the building or buildings referred to.

SCHEDULE 1 - CHARGES FOR SMALL DOMESTIC BUILDINGS

	Plan Charge	Inspection Charge
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Number of Dwellings	Basic Charge	Additional charge for each dwelling above minimum number in the band in column (1)	Basic Charge	Additional charge for each dwelling above minimum number in the band in column (1)
(1)	£ (2)	£ (3)	£ (4)	£ (5)
1	135	-	405	-
2	170	-	510	-
3	205	-	615	-
4	240	-	720	-
5	275	-	825	-
6	310	-	930	-
7	345	-	1,035	-
8	380	-	1,140	-
9	415	-	1,245	-
10	450	-	1,350	-
11	485	-	1,455	-
12	520	-	1,560	-
13	555	-	1,665	-
14	590	-	1,770	-
15	625	-	1,875	-
16	660	-	1,980	-
17	695	-	2,085	-
18	730	-	2,190	-
19	765	-	2,295	-
20	800	-	2,400	-
21	835	-	2,505	-
22	870	-	2,610	-
23	905	-	2,715	-
24	940	-	2,820	-
25	975	-	2,925	-
26	1,010	-	3,030	-
27	1,045	-	3,135	-
28	1,080	-	3,240	-
29	1,115	-	3,345	-
30	1,150	-	3,450	-
31 and over	1,150	20	3,450	60

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

1. Calculation of Charges

for work specified in column (1) of Schedule 2:

- a. The Plan Charge payable is the amount shown in column (2) of the Schedule in relation to that work
- b. The Inspection Charge payable is the amount shown in column (3) of the Schedule in relation to that work
- c. The Building Notice Charge payable is the amount shown in column (4) of the Schedule in relation to that work
- d. The Reversion Charge payable is the amount shown in column (4) of the Schedule in relation to that work
- e. The Regularisation Charge payable is the amount shown in column (5) of the Schedule in relation to that work.

2. Interpretation of Schedule 2

- a. Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions shall be aggregated in determining the charge payable in accordance with Schedule 2. Where the aggregated floor area is greater than 60m² the Charge payable is calculated in accordance with Schedule 3.
- b. In the Schedule below a reference to an extension is a reference to an extension, which has no more than three storeys, each basement level counting as one storey.

SCHEDULE 2 - CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

	Type of Work	Plan Charge	Inspection Charge	Building Notice or Reversion Charge	Regularisation Charge
	(1)	£ (2)	£ (3)	£ (4)	£ (5)
A	Erection or extension of a detached or attached building which consists of a garage or carport, or both, having a floor area not exceeding 40m ² in total and intended to only to accommodate vehicles and be used in common with an existing dwelling, and which is not an exempt building.	118.30	-	118.30	141.96
B	Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	118.30	126.81	245.11	294.13
C	Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension.	126.81	228.94	355.75	426.90
D	Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension.	135.52	339.57	474.89	569.87

For Charges relating to applications for cavity wall insulation, unvented hot water systems, any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, including means of access refer to Schedule 3.

If it is intended to carry out additional building work on a dwelling at the same time that any of the work to which type of work in Bands B, C and D (in the above Schedule 2) relates then the Charge for this additional work shall be calculated by reference to Schedule 3 multiplied by the factor included in Schedule 3 for the relevant work.

Work other than to which Schedules 1 and 2 Apply (Schedule 3)

1. Building Notice Charge and Reversion Charge

- a. Subject to (b) below, the amount of the Building Notice Charge or Reversion Charge for any work shall be that shown in Schedule 3 in relation to the estimated cost of that work.
- b. Where building work is carried out to an existing dwelling and the work consists of the provision or replacement or extension of windows, roof lights, roof windows or external doors the Building Notice Charge shall be £60.00 and the Regularisation Charge shall be £72.00.

2. Plan Charge

- a. The amount of the Plan Charge for any work shall be that shown in Schedule 3 in relation to the estimated cost of that work.

3. Inspection Charge

- a. No Inspection Charge is payable in respect of any work the estimated cost of which is £7,000 or less.
- b. The amount of the Inspection Charge for any work shall be that shown in Schedule 3 in relation to the estimated cost of that work.

4. Regularisation Charge

- a. The amount of the Regularisation Charge for any work shall be 120% of the Building Notice Charge in relation to the estimated cost of that work.

NOTE: The following minimum charges apply:

Where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension the sum of the plan charge and the inspection charge or the building notice charge must not be less than £474.89.

Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £355.75.

SCHEDULE 3 - CHARGES FOR ALL OTHER BUILDING WORK

	Type of Work		Plan Charge	Inspection Charge	Building Notice or Reversion Charge	Regularisation Charge
	(1)		£	£	£	£
			(2)	(3)	(4)	(5)
A	£1,000	or Less	70		70	84
B	£1,001	to £2,000	120	-	120	144
C	£2,001	to £5,000	170	-	170	204
D	£5,001	to £6,000	180	-	180	216
E	£6,001	to £7,000	190	-	190	228
F	£7,001	to £8,000	60	140	200	240
G	£8,001	to £9,000	65	145	210	252
H	£9,001	to £10,000	70	150	220	264
I	£10,001	to £11,000	75	155	230	276
J	£11,001	to £12,000	80	160	240	288
K	£12,001	to £13,000	85	165	250	300
L	£13,001	to £14,000	90	170	260	312
M	£14,001	to £15,000	95	175	270	324
N	£15,001	to £16,000	100	180	280	336
O	£16,001	to £17,000	105	185	290	348
P	£17,001	to £18,000	110	190	300	360
Q	£18,001	to £19,000	115	195	310	372
R	£19,001	to £20,000	120	200	320	384
S	£20,000	to £100,000				
		Base	120	200	320	384
		and for every £1,000 (or part) over £20,000 add	2	6	8	9.60
T	£100,000	to £1,000,000				
		Base	280	680	960	1,152
		and for every £1,000 (or part) over £100,000 add	1	2	3	3.60
U	£1 million	to £10 million				
		Base	1,180	2,480	3,660	4,392
		and for every £1,000 (or part) over £1 million add	0.9	1.8	2.7	3.24
V	More than £10 million					
		Base	1,180	2,480	27,960	33,552
		and for every £1,000 (or part) over £10 million add	0.7	1.4	2.1	2.52

REPORT OF THE ASSISTANT DIRECTOR (BUILDING CONTROL)
TO THE PERSONNEL, REGULATORY AND APPEALS COMMITTEE
29 SEPTEMBER 2005
AND TO THE EXECUTIVE
7 OCTOBER 2005

**Scheme for Out-of-Hours Working
for Incidents of Dangerous Structures and Emergencies**

1.0 **Introduction and Report Summary**

- 1.1 This report contains proposals for the introduction of a scheme of out-of-hours working arrangements relating to incidents of dangerous structures and emergencies.
- 1.2 The contact officer for this report is Bill Farrar, Assistant Director (Building Control)
Tel: 01235 540202 ext 356

2.0 **Recommendation**

- 2.1 *That the Personnel, Regulatory and Appeals Committee approves the Scheme as set out in the appendix to this report.*
- 2.2 *That the Executive agrees an annual supplementary estimate of £5,000 pro rata for the remainder of 2005-06 and for members to consider future year financial consequences as part of the budget setting process*

3.0 **Relationship with the Council's Vision, Strategies and Policies**

- 3.1 This report complies with the Council's Vision Statement and Objectives A, D, E and G.
- 3.2 This report supports the Council's strategy for sound financial management.
- 3.3 This report does not directly conflict with any existing Council policies.

4.0 **Background**

- 4.1 Under the Building Act 1984 Local Authorities are required to deal with incidents of Dangerous Structures which may occur within their respective Districts. This responsibility involves situations of serious damage or instability of buildings and other structures that may become dangerous due to old age, rapid deterioration, and inclement weather or by more dramatic causes such as fire, explosion or impact by vehicles.
- 4.1 A Dangerous Structure situation may arise with any permanent or temporary building or structure or erection when it poses a threat to the health and safety of people in or about that structure as specified by Section 12 of the Building Act 1984.
- 4.2 The Vale of White Horse District Council has charged its Building Control Service Area with the responsibility of this statutory duty.
- 4.3 The Dangerous Structure function protects the community and the public by maintaining the health and safety of people in and around buildings and structures with Local Authority Building Control using its emergency powers to enforce the legislation.

- 4.4 Once an incident has been reported a Surveyor is required to visit the site to assess the situation to check whether a danger actually exists. Where a building or structure is considered by the Local Authority to be dangerous due to its unstable condition or excessive loading immediate action should be taken to obviate the danger.
- 4.5 Where the threat is considered to be not immediate the danger should be removed as soon as practicable and under Section 77 of the Building Act 1984 a Local Authority may apply to a Magistrates Court for an order requiring the owner to:
- obviate danger or
 - if owner elects, demolish building or structure and remove any rubbish, or
 - where the Dangerous Structure arises from an excessive structural loading, restrict its use until the Magistrates Court is satisfied with its stability
- 4.6 This responsibility is a regular function of the Building Control Service Area. However, whilst Building Control Surveyors are expected to respond to such incidents within normal working hours as a regular part of their job the area of out-of-hours working has relied on the goodwill and professional attitude of those officers.
- 4.7 The proposal is to introduce a formally recognised system of out-of-hours working for dangerous structures and emergencies, bringing this Council into line with other Local Authorities in the country who have already addressed this issue.
- 4.8 This Scheme is based on a Procedure Document which covers legislative, financial and health and safety aspects with a Schedule of Payment Rates to staff. In particular, it requires staff to operate a duty rota system, carry out risk assessments and comply with lone working rules.
- 4.9 In addition, it is intended to develop lists of nominated contractors and consultants and to ensure appropriate staff training.
- 5.0 **Future Actions and Timescales**
- 5.1 Procedural and technological changes will continue to affect the way buildings are constructed and, therefore, it is imperative, in order for effective action to be taken in dangerous structure incidents that this Council continues to provide a professional Building Control Service which can respond quickly.
- 5.2 The financial impact of the scheme is estimated to be low whilst in satisfying the Council's statutory obligations and performance standards. The total cost will vary according to the number of call-out incidents. It is expected to cost approximately £5,000 per annum
- 5.3 Other than to formalise the policy, there are no other issues to be resolved in this area of work and the Council shall continue to be advised of any future changes that would significantly affect the service and this would be the subject of a separate report from the Assistant Director (Building Control).
- 6.0 **Alternatives and Options**
- 6.1 If the current arrangements continue this important service would continue to be voluntary and rely upon goodwill of staff willing to respond on an ad-hoc basis. This is a high risk strategy and is consistent with other professional groups who already have such strategies in place.
- 6.2 The new Scheme will be voluntary rather than mandatory, at least initially, as this is consistent with other Council out-of-hours schemes and it is envisaged that there will be a

sufficient number of Building Control Inspectors who will wish to participate. However, this will be reviewed and if too few inspectors volunteer to participate the Scheme will need to be made mandatory.

- 6.3 If the Council were to opt for external consultants to tender for this service there is a likelihood that those costs would exceed the expenditure estimated to provide the service in-house. There may also be an element of lost flexibility and control with an external body.
- 6.4 Opportunities for working with other Local Authorities have been explored in the Oxfordshire Building Control Association and this Council has on occasion commissioned the services of an adjoining Council to assist. There has been no evidence of another such Authority being able to offer a more effective or economic service provision.

BILL FARRAR
Assistant Director (Building Control)

STEVE BISHOP
Strategic Director

Background Papers

- Dangerous Structure Procedures Document
- Scheme for Out-of-Hours Working – Payments Document
- Comparison with Other Authorities in Similar Family-Group

Vale of White Horse District Council**Building Control Service Area**Scheme for Out-of-Hours Working

1. These terms relate to occasions where this Council requires an employee or group of employees to carry out statutory duties on its behalf. The main areas of responsibility are those of dangerous structures and other building-related emergencies as conferred by the Building Act and other associated legislation.
2. The following arrangements and rates will apply where prior agreements have been made with nominated staff to remain in close proximity to a mobile phone against the possibility of call out outside of normal working hours.
3. A stand-by arrangement will involve a permanent stand-by on specific days, or parts thereof.
4. Stand-by periods will commence at normal finishing time on one day and end at normal starting time the next day. Stand-by on Saturdays, Sundays and Public Holidays will run from the equivalent of normal starting time on each day for a period of 24 hours.
5. Stand-by payments will not apply in cases where an officer is not available for stand-by duty including sickness and holidays.
6. Payment for call-out (*as opposed to stand-by*) shall be on the basis of agreed overtime rates subject to a minimum payment of two hours at the appropriate rate, irrespective of grade
7. The following schedule indicates the current rates of allowances payable for periods of stand-by and actually performed duties:

Schedule – Rates of Payment

	<i>Period</i>	Rate
A	Stand-by Rate for whole week (ie. 7 days, including Bank and Public)	£80
B	Hourly Rate for Mondays to Friday and Saturday	1½ times normal hourly rate
C	Hourly Rate for Sundays and Bank and Public Holidays	2 times normal hourly rate

REPORT OF THE ASSISTANT DIRECTOR (PLANNING)
TO THE STRATEGIC AND LOCAL PLAN ADVISORY GROUP
31 AUGUST 2005

Joint Inspectors' Report Relating to the Major Housing Development West of Didcot

1.0 Introductions and Summary

- 1.1 Members will recall that as part of the Vale's local plan applies to the proposed major development area west of Didcot which is also covered by the South Oxfordshire Local Plan, a joint local plan inquiry was held into objections to this development at the end of 2004. The joint Inspectors' Report was published in May 2005. Copies are available in the Members Lounge in Abingdon and can be viewed via the Council's web site.
- 1.2 The Inspectors' recommendations relate mainly to the housing development west of Didcot. Appendix 1 to this report lists the Inspectors' recommendations, Appendix 2 contains the officers' comments and recommendations, Appendix 3 is a list of the draft proposed modifications arising as a result of considering the Inspectors' report and Appendix 4 shows the proposed modifications incorporated into the text of the housing chapter in the local plan.
- 1.3 The normal process following the Council's consideration of the Inspectors' recommendations would be to publish proposed modifications to the plan for further comment. However, this cannot take place until the Council has received and considered the recommendations in the Inspector's Report on the main part of the Local Plan. The Inspector has indicated that he expects his report to be with the Planning Inspectorate by the end of the year. Rather than not progressing the Inspectors' recommendations for Didcot at all at this stage, it is considered that in view of the planning applications for Didcot West, it would be useful for the Council to consider the Inspector's recommendations on the joint inquiry for Didcot and publish 'draft proposed modifications'. These will be formally published with the local plan next year.
- 1.4 The contact officers for this report are Nick Burroughs, Principal Planning Officer, extension 496, and Katie Barrett, Section Head (Planning Strategy) tel no 01235 640339.

2.0 Recommendation.

- 2.1 *That the Advisory Group recommends the Executive to i) agree the officer's observations and recommendations in Appendix 2 and paragraph 4.5 below; and ii) that the recommended changes to the draft plan, as set out in Appendices 3 and 4 be posted as draft proposed modifications to the plan on the Council's web site pending the publication of the proposed modifications to the local plan next year.*

3.0 Relationship with the Council's Vision, Strategies and Policies

- 3.1 This report supports strands A, B, D, F and G of the Council's Vision Statement and does not conflict with any existing Council policies or strategies.

4.0 The Inspectors' Recommendations

4.1 The main recommendations made in the Joint Inspectors' Report are:

- a) the boundary of the housing development west of Didcot should be as shown on Fig 8.1 in the Vale's local plan (recommendation no 4)
- b) the land developed for housing should be 80 hectares at an average net density of 40 dwellings a hectare as in the Vale Local Plan (recommendation no.6)
- c) the two Councils and the County Council should consider detailed options for an A4130 to A417 link road, to include a Harwell by-pass. For the section between the A4130 and the B4493, this link should not require additional land outside the boundary of the major development area (recommendation no.13);
- d) policy TR3 relating to pedestrian and cycle routes, which had been deleted at second deposit stage, be replaced with a new policy TR3 as follows:

“ The needs of pedestrians and cyclists will be taken into account in determining proposals for development, and in the design and implementation of highway and traffic management schemes, by seeking the provision of safe and convenient facilities and secure and covered cycle parking.” (recommendation no.14)

- 4.2 With regard to the detailed options for an A4130 to A417 link, see c) above, it should be noted that a Harwell bypass is not a proposal in either the Vale or South Oxfordshire draft local plans. The Inspectors indicated their disappointment that very little in the way of approved transport proposals were put before the inquiry (para. 11.2.143) and considered they did not have sufficient information to make any firm recommendations regarding the wording of a proposal for a principal distributor road which could incorporate an eastern bypass for Harwell (para. 20.1.1). For this reason their recommendation number 13 urges urgent consideration of detailed options for a link between the A4130 and the A417 to include a Harwell bypass. Your officers consider that reference could be made to this in paragraph 8.51 of the Local Plan (see Appendix 2, officer's recommendation on Inspectors' recommendation 13, and Appendix 3 to this report).
- 4.3 The Inspectors' Report also considered objections that were made at the Didcot Joint Inquiry to the Vale's local plan policies GS1-development in existing settlements, DC11-agricultural land, DC14-flood risk & water run-off, TR2-implications of integrated transport and land use strategies for new development, TR7-transport assessments and travel plans, NE10-urban fringes and countryside gaps and H1-the managed release of sites. As the Inspectors' recommendation in each case was that there should be no change, no further comment is made on these recommendations.
- 4.4 An issue on which objection had been made to the Vale's local plan as well as South Oxfordshire's local plan, but which is not addressed in the Joint Inspectors' Report, concerns whether the local plan should refer to a specific period of time for the payment of commuted sums to cover maintenance costs. In summary, the period shown in the first deposit draft Vale plan was 10 years (paragraph 4.20), but at second deposit this was increased to 25 years for facilities provided in association with major development at Didcot, Grove and Faringdon (paragraphs 4.20 and 8.50) in line with South Oxfordshire's local plan.
- 4.5 The Inspector's recommendation on this matter contained in the report on the main part of South Oxfordshire's local plan inquiry refers to "a commuted sum equivalent to at least 10 years' maintenance costs to be provided by the developer may also be sought" (Section 5.23, paras. 5.23.1 – 5.23.9). Since the Inspector's report was received the Government has issued revised guidance on planning obligations in Circular 05/2005. This states at paragraph B18 that it may be appropriate to require developers to provide for the subsequent maintenance of facilities in perpetuity. It is understood that South Oxfordshire's officers are recommending their cabinet to change the lower case text of the local plan to refer to provision being made for

the maintenance of outdoor playing space which may be required in perpetuity. Your officers consider that it would not be logical for this Council to have a different approach to what is, in effect, the same development. It is, therefore, proposed that, subject to South Oxfordshire District Council's decision the final sentence of paragraph 8.50 should be changed to refer to maintenance of outdoor play space in perpetuity.

RODGER HOOD
ASSISTANT DIRECTOR (PLANNING)

Background Papers :

*South Oxfordshire Local Plan 2011 and Vale of White Horse Local Plan 2011 -
Inspectors' Report*

Summary List of Recommendations

1. Policy H6 - Add at the start of the first line: "Except as specifically provided for under other plan policies,"

2. Policy T1 - Re-arrange the listed order so that (iv) becomes (ii) and vice versa.

3. Paragraph 10.6 (v) [Appendix 5(v)] - Add to the first sentence after "Strategy": "consistent with the objectives of the Didcot Area ITS,"

4. Map 13 - Amend map to show the same MDA boundary as on Fig 8.1 of the VWHLP;

5. Add a new 5th sentence to paragraph 10.10 (SOLP) and a new 7th sentence to paragraph 8.36 (VWHLP), after the sentences referring to Map 13 or Fig 8.1 respectively, to read -

"It includes a 12ha field in the north-western corner which is to be considered as a reserve allocation, solely for the purpose of accommodating playing fields, if such a facility cannot be located elsewhere within the area."

6. Policy DID2 - Replace "84" with "80" and "38" with "40" in criterion(i). [This will make the SOLP version of this criterion the same as that for policy H7 of the VWHLP].

7. Add "and larger" at the end of the second sentence of para 10.12 [paragraph 8.42].

8. Replace "74" with "62" in the first line of DID2(vii) [policy H7(vii)].

9. Add to the end of paragraph 10.20 [paragraph 8.50] a new sentence;

"The boundary of the MDA shown on Map 13 [Fig 8.1] includes a field in the north-western corner which may be necessary to accommodate playing fields if suitable land cannot be found elsewhere on the site. If it is not required for this purpose the land should not be developed and should remain in agricultural use."

10. Replace "inter alia" with "where appropriate" in policy DID2(ix) [policy H7(ix)].

11. Add to the first line of criterion (xi) after "infrastructure":

"in accordance with Policy T1 [policy TR1], aimed at encouraging sustainable modes of travel and reducing the need to travel by car"

12. Reword the second and third sentences of para 10.21 [paragraph 8.51] to read:

"Criterion (xi) will secure this objective by providing appropriate on and off-site transport infrastructure. The highway authority and the Highways Agency will advise on the transport measures required. These measures will be identified through the development of an integrated transport strategy for the Didcot

area, having regard to the following objectives:

- To reduce reliance on the use of the private car by improving choices available to meet transport needs within Didcot and between Didcot and the surrounding settlements;
- To increase accessibility to facilities for those without cars and/or with mobility impairment;
- To promote the use of public transport (bus and rail);
- To identify and provide a safe, continuous and high quality network of pedestrian and cycle routes;
- To promote road safety and reduce the number and severity of road casualties;
- To promote efficient highway management including the identification of transport infrastructure as appropriate, and parking demand and supply;
- To improve provision for interchange between all modes of transport; and
- To relieve traffic congestion where it is causing significant amenity or environmental problems.”.

13. The District Councils and OCC should urgently consider the detailed options for an A4130 to A417 link, to include a Harwell by-pass. For the section between the A4130 and the B4493, this link should not require additional land outside the boundary of the MDA.

14. Replace policy TR3 (VWHLP) as follows:

“The needs of pedestrians and cyclists will be taken into account in determining proposals for development, and in the design and implementation of highway and traffic management schemes, by seeking the provision of safe and convenient facilities and secure and covered cycle parking.”.

Appendix 2

Joint Inspectors' Report on the Joint Local Plan Inquiry for Didcot Schedule of Inspectors' Recommendations and Officers' Observations and Recommendations

Inspectors' Recommendations (p.105 of Inspectors' report)		Observations and Recommendations of the Assistant Director (Planning)
No.	Description	Inspectors' Recommendations
1.	Policy H6 in SODC Local Plan	N / A
2.	Policy T1 in SODC Local Plan	N / A
3.	Appendix 5	Appendix 5(v) – Add to the first sentence after "Strategy": "consistent with the objectives of the Didcot Area ITS," Agreed. RECOMMENDATION: Appendix 5(v) – First sentence, after ".strategy" add "consistent with the objectives of the Didcot Area ITS,"
4.	Map 13 in SODC Local Plan	Amend map to show the same MDA boundary as on Fig 8.1 of the VWHLP Noted
5.	Paragraph 8.36 – 8.40 Public green spaces	The alteration to the MDA boundary in Fig. 8.1 agreed at 2 nd deposit includes this area of playing fields. The suggested wording clarifies the position. RECOMMENDATION: a) Paragraph 8.36: add a new final sentence "It includes a 12ha field in the north-western corner which is to be considered as a reserve allocation, solely for the purpose of

			<p>accommodating playing fields, if such a facility cannot be located elsewhere within the area."</p> <p>b) Figure 8.1, annotate the field in the north west part of the MDA as 'Possible Location for Playing Fields' and amend the key accordingly.</p>
6.	SODC policy DID2 Number of dwellings and average net density.	Replace "84" with "80" and "38" with "40" in criterion (i). This will make the SOLP version of this criterion the same as that for policy H7 of the VWHLP. Add "and larger" at the end of the second sentence of paragraph 8.42.	Noted
7.	Paragraph 8.42, Mix of dwelling types and sizes		The Inspectors agreed the mix of dwellings but suggested this amendment to refer to properties with 4 bedrooms or more to provide a certain amount of flexibility. Accept. RECOMMENDATION: Para.8.42, at the end of 2nd sentence, add "and larger".
8.	Policy H7 criterion (vii) Public greenspaces.	Replace "74" with "62" in the first line of policy H7 (vii).	This would change the figure back to the figure shown originally in the first deposit draft. The figure had been increased to 74 ha by 12 ha to allow for the location of the playing fields on the flat land in the north west of the MDA. (See response to recommendation no. 5, paras.8.36 – 8.40 above). The Inspectors were shown the consortium's masterplan which indicates there is no need to include this additional area of land. This is not accepted by both Councils but both Councils and the Inspectors accepted that at a density of 40

			<p>dph no more than 62 ha are required for public openspace. The Inspectors also accepted that if the 12 ha were not required for playing fields they should remain in agricultural use. Agreed. RECOMMENDATION: Policy H7 vii), first sentence: replace "74" with "62"</p>
<p>9.</p> <p>Paragraph 8.50, Boundary of MDA</p>		<p>Add to the end of paragraph 8.50 a new sentence; "The boundary of the MDA shown on Figure 8.1 includes a field in the north-western corner which may be necessary to accommodate playing fields if suitable land cannot be found elsewhere on the site. If it is not required for this purpose the land should not be developed and should remain in agricultural use."</p>	<p>Accepted. RECOMMENDATION Paragraph 8.50: add a new final sentence; "The boundary of the major development area shown on Figure 8.1 includes a field in the north-western corner which may be necessary to accommodate playing fields if suitable land cannot be found elsewhere on the site. If it is not required for this purpose the land should not be developed and should remain in agricultural use."</p>
<p>10.</p> <p>Policy H7 criterion (ix) Mitigation of impact on off-site infrastructure and services</p>		<p>Replace "inter alia" with "where appropriate" in policy H7.</p>	<p>The Inspectors noted that 'inter alia' (the Vale plan uses 'among other things') presupposes that contributions will be justified in all instances whereas this may not be the case. The Inspectors' re-wording makes the policy less prescriptive. Accepted. RECOMMENDATION: Policy H7 ix): replace "among other things" with "where appropriate"</p>
<p>11.</p> <p>Policy H7 criterion (xi)</p>		<p>Add to the first line of criterion (xi) after</p>	<p>The Inspectors noted that although H7 was</p>

	Transport infrastructure	<p>"infrastructure":</p> <p>"In accordance with policy TR1 aimed at encouraging sustainable modes of travel and reducing the need to travel by car"</p>	<p>the primary policy to guide the development of Didcot West, other relevant policies also apply and that it would be appropriate to cross refer. Paragraph 1.10 explains that the plan needs to be read as a whole but this clarifies the matter further. Accept.</p> <p>RECOMMENDATION: Policy H7 xi), first line: after " ..infrastructure" add "in accordance with policy TR1 aimed at encouraging sustainable modes of travel and reducing the need to travel by car"</p>
12.	Paragraph 8.51 Transport infrastructure	<p>Reword the second and third sentences of para. 8.51 to read:</p> <p>"Criterion (xi) will secure this objective by providing appropriate on and off-site transport infrastructure. The highway authority and the Highways Agency will advise on the transport measures required. These measures will be identified through the development of an integrated transport strategy for the Didcot area, having regard to the following objectives:</p> <ul style="list-style-type: none"> • To reduce reliance on the use of the private car by improving choices available to meet transport needs within Didcot and between Didcot and the surrounding settlements; • To increase accessibility to facilities for those without cars and/or with mobility impairment; 	<p>The Inspectors were disappointed not to be able to recommend specific highway schemes relevant to the major development area and commented that they could do no more than recommend the addition of detailed guidelines to criterion xi). In the context of the above and in view of the importance the Council attaches to the consideration of the detailed options for a Harwell bypass to carry traffic from all developments in the Didcot area, the guidelines are proposed to be accepted and a new paragraph added to clarify the Council's position.</p> <p>RECOMMENDATION: a) Para. 8.51, delete the 2nd and 3rd sentences and insert: "Criterion (xi) will secure this objective by providing appropriate on and off-site transport infrastructure. The highway authority and the Highways Agency will</p>

	<ul style="list-style-type: none"> • To identify and provide a safe, continuous and high quality network of pedestrian and cycle routes • To promote road safety and reduce the number and severity of road casualties; • To promote efficient highway management including the identification of transport infrastructure as appropriate, and parking demand and supply; • To improve provision for interchange between all modes of transport; and • To relieve traffic congestion where it is causing significant amenity or environmental problems." 	<p>advise on the transport measures required. These measures will be identified through the development of an integrated transport strategy for the Didcot area, having regard to the following objectives:</p> <ul style="list-style-type: none"> • To reduce reliance on the use of the private car by improving choices available to meet transport needs within Didcot and between Didcot and the surrounding settlements; • To increase accessibility to facilities for those without cars and/or with mobility impairment; • To identify and provide a safe, continuous and high quality network of pedestrian and cycle routes; • To promote road safety and reduce the number and severity of road casualties; • To promote efficient highway management including the identification of transport infrastructure as appropriate, and parking demand and supply; • To improve provision for interchange between all modes of transport; and • To relieve traffic congestion where it is causing significant amenity or environmental problems. <p>The Council, together with South Oxfordshire District Council and the</p>
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			<p>County Council, will be seeking the progression of measures identified in phase 2 of the provisional strategy as a matter of urgency. The provisional strategy proposes a range of transport measures which include a Harwell bypass in order to alleviate the impact of traffic arising from developments in the Didcot area.”</p>
<p>13.</p>	<p>Harwell by-pass</p>	<p>The District Councils and OCC should urgently consider the detailed options for an A4130 to A417 link, to include a Harwell by-pass. For the section between the A4130 and the B4493, this link should not require additional land outside the boundary of the MDA.</p>	<p>The Harwell bypass is not a proposal in the Local Plan. However, the Inspectors noted that a precise route will take time to prepare and that it might be possible for an area of safeguarding to be shown on the proposals map (paras. 11.2.155 & 20.1.2). They urged both Councils and the County Council to consider this matter further. The Vale Council is not in a position to identify a safeguarded area for a Harwell bypass at this stage. However, the Vale Council together with South Oxfordshire District Council and the County Council are working together to progress the measures identified in phase 2 of the provisional strategy.</p>
<p>14.</p>	<p>National Cycle Network</p>	<p>Replace policy TR3 (VWHLP) as follows: "The needs of pedestrians and cyclists will be taken into account in determining proposals for development, and in the design and implementation of highway and traffic management schemes, by seeking</p>	<p>The Inspectors agreed that walking and cycling were covered in policy DC5 but the deletion of TR3 left the 'Walking and Cycling' section unbalanced. The Inspectors suggested a new more focussed policy. Although TR3 is subject to other comments which will be considered by the</p>

		<p>the provision of safe and convenient facilities and secure and covered cycle parking."</p>	<p>Inspector in his report on the major part of the Vale's plan, it can be accepted now as a draft proposed modification. RECOMMENDATION: After para 5.35 insert a new policy TR3: "THE NEEDS OF PEDESTRIANS AND CYCLISTS WILL BE TAKEN INTO ACCOUNT IN DETERMINING PROPOSALS FOR DEVELOPMENT, AND IN THE DESIGN AND IMPLEMENTATION OF HIGHWAY AND TRAFFIC MANAGEMENT SCHEMES, BY SEEKING THE PROVISION OF SAFE AND CONVENIENT FACILITIES AND SECURE AND COVERED CYCLE PARKING."</p>
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Appendix 3

Draft Proposed Modifications to the Local Plan Arising from Consideration of the Joint Inspectors' Report on the Joint Local Plan Inquiry for Housing West of Didcot

(The page numbers referred to relate to the Second Deposit Draft plan, June 2004)

- 1 Page 71: after paragraph 5.35 insert a new policy TR3

'POLICY TR3
THE NEEDS OF PEDESTRIANS AND CYCLISTS WILL BE TAKEN INTO ACCOUNT IN DETERMINING PROPOSALS FOR DEVELOPMENT, AND IN THE DESIGN AND IMPLEMENTATION OF HIGHWAY AND TRAFFIC MANAGEMENT SCHEMES, BY SEEKING THE PROVISION OF SAFE AND CONVENIENT FACILITIES AND SECURE AND COVERED CYCLE PARKING.'
- 2 Page 147, paragraph 8.36: add a new final sentence
'It includes a 12 ha field in the north western corner which is to be considered as a reserve allocation, solely for the purpose of accommodating playing fields, if such a facility cannot be located elsewhere within the area.'
- 3 Page 148, paragraph 8.42: at the end of the second sentence add 'and larger'.
- 4 Page 150, fig 8.1: annotate the field in the north-west part of the major development area as 'Possible Location for Playing Fields'.
- 5 Page 152, paragraph 8.50, final sentence: delete 'for a period of 25 years' and insert 'in accordance with policy DC8 and paragraph 4.20. In the case of outdoor playing space this may be required in perpetuity.'
- 6 Page 152, paragraph 8.50: add a new final sentence:
'The boundary of the major development area shown on figure 8.1 includes a field in the north western corner which may be necessary to accommodate playing fields if suitable land cannot be found elsewhere on the site. If it is not required for this purpose the land should not be developed and should remain in agricultural use.'
- 7 Page 152, paragraph 8.51: delete the second and third sentences and insert:
'Criterion (xi) will secure this objective by providing appropriate on and off-site transport infrastructure. The highway authority and the Highway Agency will advise on the transport measures required. These measures will be identified through the development of an integrated transport strategy for the Didcot area, having regard to the following objectives:
 - To reduce reliance on the use of the private car by improving choices available to meet transport needs within Didcot and between Didcot and the surrounding settlements;
 - To increase accessibility to facilities for those without cars and/or with mobility impairment;

- To identify and provide a safe, continuous and high quality network of pedestrian and cycle routes;
- To promote road safety and reduce the number and severity of road casualties;
- To promote efficient highway management including the identification of transport infrastructure as appropriate, and parking demand and supply;
- To improve provision for interchange between modes of transport; and
- To relieve traffic congestion where it is causing significant amenity or environmental problems.

The Council, together with South Oxfordshire District Council and the County Council, will be seeking the progression of measures identified in phase 2 of the provisional strategy as a matter of urgency. The provisional strategy proposes a range of transport measures which include a Harwell bypass in order to alleviate the impact of traffic arising from developments in the Didcot area.'

- 8 Page 154. policy H7 vii): replace '74' with '62'.
- 9 Page 155, policy H7 ix): replace 'among other things' with 'where appropriate'.
- 10 Page 155, policy H7 xi), first line: after 'infrastructure' add 'in accordance with policy TR1 aimed at encouraging sustainable modes of travel and reducing the need to travel by car'.
- 11 Page 326, Appendix 5 v), first sentence: after 'strategy' add 'consistent with the objectives of the Didcot ITS'.

Appendix 4

Proposed Modifications to the Local Plan, Arising from Consideration of the Joint Inspector's Report on the Local Plan Inquiry for Housing West of Didcot

Major Development West of Didcot

- 8.36 The Oxfordshire Structure Plan proposes major housing development at Didcot adjoining the western edge of the town and extending north and south of the Wantage Road (B4493). Although Didcot is in South Oxfordshire, the administrative boundary between the two districts is close to the western edge of the town. In recognition of this, the Structure Plan requires some 500 dwellings of the western expansion of the town to be built in the Vale. In preparing their local plans the two councils are working together to determine the optimum form and layout of the development. The proposals map shows the land allocated for that part of the area which lies within the Vale. Map 8.1 shows the whole extent of the area including that part which is allocated in the South Oxfordshire Local Plan
- DPM2 2011. *It includes a 12ha field in the north-western corner which is to be considered as a reserve allocation, solely for the purpose of accommodating playing fields, if such a facility cannot be located elsewhere within the area. The two Councils will ensure that the planning policy framework for the major development area west of Didcot is consistent in both local plans and the Councils will evaluate the policies in the context of the comments received before second deposit.*
- 8.37 The Councils intend to deliver a high quality, sustainable, mixed-use development and they consider that this is best achieved through the preparation of a comprehensive planning and development brief and more detailed design statements for the area. This will necessitate landowners and/or developers with a legal interest in the land to work together. Ideally this would be as a single body – 'the Master Developer' or 'Promoter' – that would assume responsibility for all stages of the planning, design and implementation of the site. This is the approach advocated by the Urban Villages Forum as best able to achieve sustainable, high quality development and the value of the urban village concept is recognised in PPG1. If the site was developed piecemeal by a number of landowners and developers sharing no common purpose then it would be difficult for the Councils to ensure the delivery of quality, sustainability and services when needed by the new resident population. The Councils will seek a planning obligation that would establish a single body to act as Master Developer.
- 8.38 The comprehensive planning and development brief should contain information on the following: the identity of the Master Developer; a site appraisal; the creation of walkable neighbourhoods; the disposition, function and design of all built development, public buildings, public urban space and public green space networks; a transport strategy; the definition of character areas; energy conservation and resource management; surface water drainage; protecting the historic environment; protecting and enhancing the ecology of the area; and the phased implementation of the development, delivery and management of infrastructure and services. Further details on the requirements of the planning and development brief and design statements are contained in Appendix 5 to

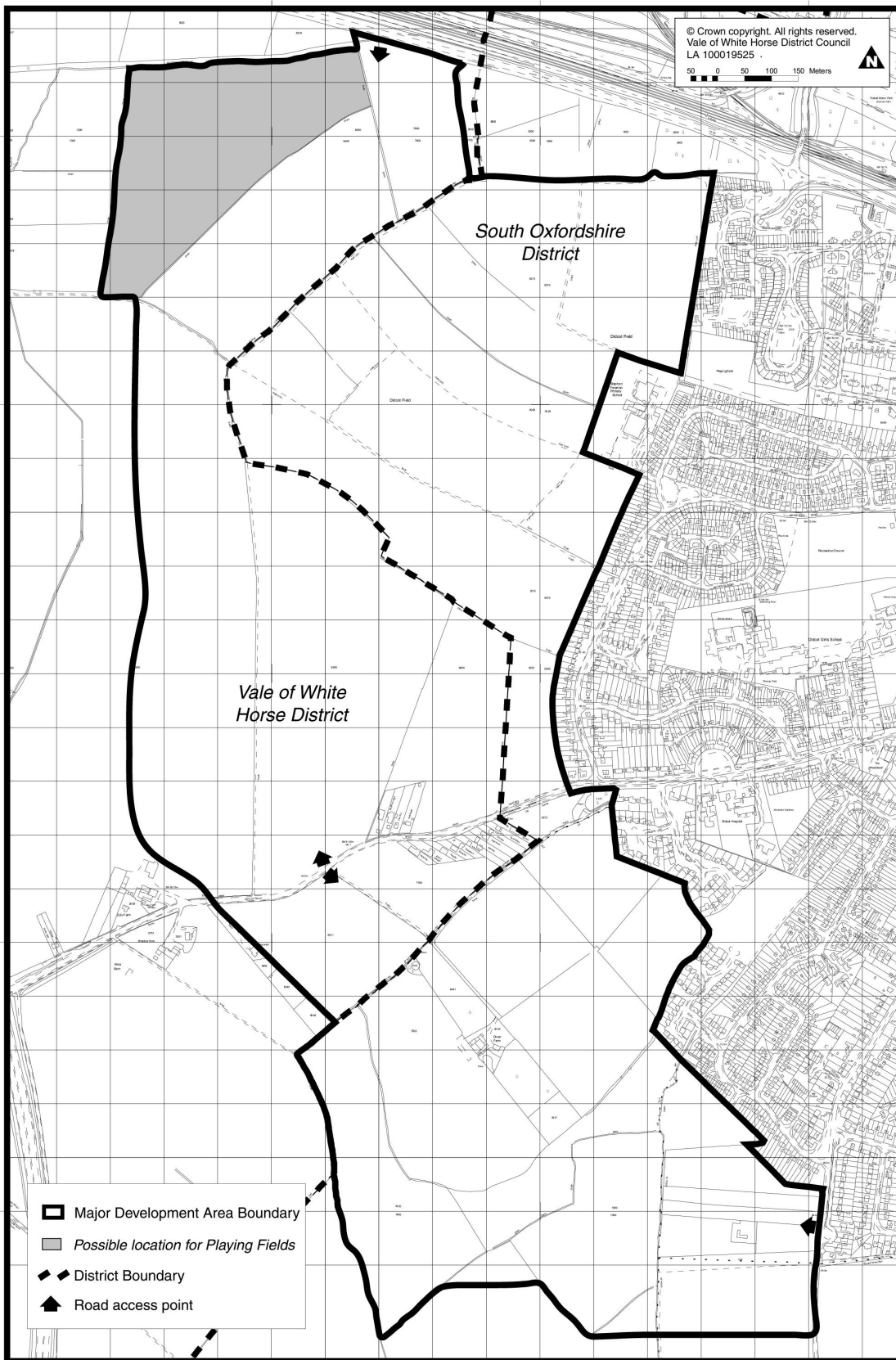
this Local Plan. These requirements are identical to those set out in South Oxfordshire's first deposit Local Plan.

- 8.39 It is essential that the Master Developer works with the Councils when the planning and development brief is being prepared and takes into account the Councils' views during the preparation. The draft planning and development brief will be the subject of public consultation and the views of consultees will be taken into account before the brief is finalised and adopted as supplementary planning guidance. The planning and development brief should be adopted prior to the submission of any planning applications. In determining planning applications the Councils will have regard to the requirements of the brief and may refuse permission for proposals that do not comply with it. The Councils will impose planning conditions and secure planning obligations to ensure that the site is developed in accordance with the development brief and design statements.
- 8.40 Design statements (see also Appendix 5 to this Plan) should be submitted with applications for full planning permission or the approval of reserved matters. The Master Developer should also have a design statement approved for land that will be transferred to another body. This is to ensure that intending developers have a clear idea of the high quality development sought by the Councils before contract terms are agreed. The Council may refuse planning permission in cases where the plans and drawings submitted indicate that the development would not achieve the quality to which the design statement aspires.
- 8.41 The criteria in policy H7 below set out the requirements for the development of the area. The average net housing density specified in criteria (i) is justified having regard to the need to make efficient use of the land and to the large proportion of small dwellings required in the area by criterion (ii). It is also justified by the intended delivery of very good accessibility to a wide range of services, facilities and employment opportunities in the site by all modes of transport.
- 8.42 The relatively high proportion of small dwellings in the general market housing sector required by criterion (ii) is justified by the local need for this type and category of dwellings as shown in the Councils' *Housing Needs Assessments*. The Council will seek about 10% 1 bedroom units, 40% 2 bedroom units, 30% 3 bedroom units and 20% 4 bedroom units and larger. As far as the mix of affordable housing is concerned the Councils will seek to ensure that the type and size of housing provided meets the need. As present, the Councils' waiting lists indicate a need for about 54% one bedroom units, 34% two bedroom units, 11% three bedroom units and 1% four bedroom units. The Council will also consider a mix of tenures depending on the identified needs and together with South Oxfordshire District Council will prepare supplementary planning guidance to clarify the detailed requirements for different categories of affordable housing to be provided on the site. This mix may change as the development progresses and the position alters. The Councils will require the affordable housing required by criterion (iii) to be distributed evenly throughout the area in order to encourage the development of a
- DPM3

mixed and balanced community as advocated in PPG3.

- 8.43 ~~The district centre will be the main focal point of this new urban area of Didcot and the neighbourhood centres will be the focal points of the two new neighbourhoods.~~ There will be three new neighbourhoods in the development area with the district centre being the focal point of the central neighbourhood as well as being the focal point of the development as a whole. Neighbourhood centres will be the focal points of the other two neighbourhoods. ~~Their general locations are shown on the proposals map.~~ These centres will enjoy good accessibility by all modes of transport and as such they are the appropriate locations for local services that generate many trips from new homes. The centres and the main movement corridors linking them are also the preferred locations for higher-density development containing large numbers of small dwellings in accordance with criterion (ii).
- 8.44 The requirement for the provision of new schools is based on information received from the County Council, acting as local education authority, and from the Learning and Skills Council. The school buildings should be focal points and key buildings in the townscape and should not be located away from street frontages in open campus settings where they would not fulfil these urban design functions.
- 8.45 The justification for the provision of three community centres on the site is based on the identified accommodation requirements of those voluntary and local authority bodies that intend to provide valued services to the new community. In planning the three community centres the Master Developer should have regard to the outline planning briefs that these bodies have supplied to South Oxfordshire District Council setting out their accommodation needs. The Councils, however, will seek to ensure by means of planning obligations that accommodation to be provided in all three community centres is not used exclusively by particular bodies. As with schools, the Councils will require the community centre buildings to act as focal points and key buildings in the townscape of the district and neighbourhood centres.
- 8.46 In planning the provision of indoor and outdoor community sports facilities the Councils will require the planning development brief to have regard to the background paper entitled *Didcot West Development: Sport and Recreation Facilities Planning Brief*, published by South Oxfordshire District Council. This recommends that all the community sports facilities be located at and adjacent to the new secondary school. This location will enable the provision of a dual-use sports facility maximising the benefits that can be obtained by both the school and the community in terms of the quality of the facilities to be provided and in terms of engaging young people in sports activity.

Fig 8.1 The Major Development Area West of Didcot –
 (see proposed changes dated 31 August 2005)



- 8.47 In accordance with PPG6, the Councils are proposing the establishment of convenience shops and other service uses in the district centre and two neighbourhood centres to meet people's day-to-day needs for convenience goods and services. The limitations on the number of such shop and service uses and the amount of floorspace to be provided are justified having regard to the position of the district and neighbourhood centres in the local hierarchy of centres. These local centres should be small in scale and the trade generated in them should not be such as to undermine the vitality and viability of Didcot town centre.
- 8.48 In order to enhance their vitality, the Councils will require the provision in the district centre and two neighbourhood centres of a number of two and three storey buildings with a mix of land uses in individual buildings. As a guideline, the Councils suggest the provision of about ten such individual buildings in mixed use in the district centre and three such buildings in each of the two neighbourhood centres. The reason for the limitation on the number and size of commercial uses is explained in paragraph 8.47 above. A proportion of these mixed use buildings will be 'live-work units' where the commercial use at street level would be linked internally to a dwelling at upper floor level. As a guideline, the Councils suggest that 50% of these mixed-use buildings should comprise 'live-work units'. Narrow-fronted buildings (5 to 8 metres wide) are required to create active frontages and a rich variety of buildings in the three centres.
- 8.49 The requirement for the provision of primary health care facilities located in the district centre is based on advice received from the local Primary Care Trust relating to the health care requirements of the new population.
- 8.50 The amount of land to be used for public space is based on the standards contained in the South Oxfordshire design guide and on the particular circumstances of the site. Public urban spaces will comprise focal points in the built-up area. Civic squares will have predominantly paved surfaces providing an open setting for buildings enclosing them. The focal points will also include public gardens with predominantly planted surfaces. The land uses to be accommodated in public greenspace are set out in criterion (vii) and the public realm functions are described in paragraph (iv) of Appendix 5. This requirement is justified particularly having regard to the need to provide generous space for informal recreation in an area containing a high proportion of small dwellings, some of which will lack private gardens. There is also a need to provide wide belts and blocks of woodland around the periphery of the site to screen and soften the landscape impact of buildings on an elevated and prominent site. **These open areas will also form a buffer between the new development and nearby villages and the built development on the site will not extend further south than the line of the existing southern built-up limit of Didcot. The Council will seek commuted payments to cover the costs of maintaining the open spaces and other facilities for a period of**
- DPM5 **25 years** *in accordance with policy DC8 and paragraph 4.20. In the case of*
- DPM6 *outdoor playing space this may be required in perpetuity. The boundary of the major development area shown on Figure 8.1 includes a field in the north-western corner which may be necessary to accommodate playing fields if suitable land cannot be found elsewhere on the site. If it is not required for this purpose the land should not be developed and should remain in agricultural use.*

8.51 It is important that as residents move into their new homes they are afforded the opportunity for ease of movement by all modes of transport from Didcot and within Didcot. ~~Criterion (xi) will secure this objective. The highway authority will identify and the Highways Agency will advise on the transport strategy for the Didcot area.~~

DPM7 *Criterion (xi) will secure this objective by providing appropriate on and off-site transport infrastructure. The highway authority and the Highways Agency will advise on the transport measures required. These measures will be identified through the development of an integrated transport strategy for the Didcot area, having regard to the following objectives:*

- *To reduce reliance on the use of the private car by improving choices available to meet transport needs within Didcot and between Didcot and the surrounding settlements;*
- *To increase accessibility to facilities for those without cars and/or with mobility impairment;*
- *To identify and provide a safe, continuous and high quality network of pedestrian and cycle routes;*
- *To promote road safety and reduce the number and severity of road casualties;*
- *To promote efficient highway management including the identification of transport infrastructure as appropriate, and parking demand and supply;*
- *To improve provision for interchange between all modes of transport; and*
- *To relieve traffic congestion where it is causing significant amenity or environmental problems.*

The Council, together with South Oxfordshire District Council and the County Council, will be seeking the progression of measures identified in phase 2 of the provisional strategy as a matter of urgency. The provisionsl strategy proposes a range of transport measures which include a Harwell bypass in order to alleviate the impact of traffic arising from developments in the Didcot area.

POLICY H7

LAND WEST OF DIDCOT IS IDENTIFIED FOR HOUSING DEVELOPMENT WHERE DEVELOPMENT CAN START BEFORE 1 APRIL 2006. PROPOSALS WILL ONLY BE PERMITTED WHERE THEY ARE IN ACCORDANCE WITH A COMPREHENSIVE PLANNING AND DEVELOPMENT BRIEF AND DESIGN STATEMENTS AND WHERE ALL NECESSARY ON-SITE AND OFF-SITE INFRASTRUCTURE AND SERVICE REQUIREMENTS ARE MET. THE DEVELOPMENT OF THE SITE WILL INCLUDE:

- i) **PROVISION OF ABOUT 3200 DWELLINGS OF WHICH ABOUT 500 DWELLINGS WILL BE LOCATED IN THE VALE OF WHITE HORSE DISTRICT. THE LAND DEVELOPED FOR HOUSING (ABOUT 7480 HECTARES) WILL BE AT 4540 DWELLINGS PER HECTARE AVERAGE NET DENSITY;**

- ii) ~~A MIX OF DWELLING TYPES AND SIZES WITH ABOUT 12% OF THE GENERAL MARKET HOUSING COMPRISING ONE BEDROOM UNITS, ABOUT 47% TWO BEDROOM UNITS, ABOUT 23% THREE BEDROOM UNITS AND ABOUT 18% FOUR OR MORE BEDROOM UNITS;~~ WITH ABOUT 50% SMALL (1 OR 2 BEDROOM) UNITS;
- iii) PROVISION FOR AT LEAST 40% OF DWELLING UNITS TO BE AFFORDABLE HOUSING WITH THE UNITS DISTRIBUTED EVENLY THROUGHOUT THE AREA USED FOR HOUSING;
- iv) ~~PROVISION OF A DISTRICT CENTRE IN THE GENERAL LOCATION SHOWN ON THE PROPOSALS MAP INCLUDING:~~
- a) A SECONDARY SCHOOL;
 - b) A PRIMARY SCHOOL;
 - c) A COMMUNITY CENTRE;
 - d) AN INDOOR COMMUNITY SPORTS HALL;
 - e) PLAYING FIELDS FOR OUTDOOR COMMUNITY SPORTS AND AN EQUIPPED CHILDREN'S PLAY AREA;
 - f) PREMISES FOR A PRIMARY HEALTH CARE PRACTICE;
 - g) LOCAL SHOPS AND RETAIL SERVICES, LIMITED TO USES WITHIN PART A OF THE USE CLASSES ORDER, INCLUDING A SMALL SUPERMARKET (ABOUT 500 SQUARE METRES) AND FURTHER SMALL UNIT PREMISES (ABOUT 1200 SQUARE METRES IN TOTAL);
 - h) NARROW-FRONTED, MIXED-USE BUILDINGS GENERALLY MORE THAN TWO STOREYS IN HEIGHT. THE STREET-LEVEL USES IN THESE BUILDINGS WILL INCLUDE THE USES IN (g) ABOVE. A PROPORTION OF THESE MIXED-USE BUILDINGS WILL BE LIVE-WORK UNITS WITH INTERNAL ACCESS BETWEEN THE WORKSPACE AND A DWELLING AT UPPER FLOOR LEVEL; AND
 - i) BUILDINGS IN RESIDENTIAL USE, WITHIN PART C OF THE USE CLASSES ORDER, GENERALLY NARROW-FRONTED AND MORE THAN TWO STOREYS IN HEIGHT.

- v) ~~TWO NEIGHBOURHOOD CENTRES IN THE GENERAL LOCATIONS SHOWN ON THE PROPOSALS MAP WITH EACH CENTRE INCLUDING:~~
- a) A PRIMARY SCHOOL;
 - b) A COMMUNITY CENTRE;
 - c) LOCAL SHOPS AND RETAIL SERVICES, LIMITED TO USES WITHIN PART A OF THE USE CLASSES ORDER, IN SMALL UNIT PREMISES (ABOUT 500 SQUARE METRES IN TOTAL);
 - d) NARROW-FRONTED MIXED-USE BUILDINGS AS DESCRIBED IN H7 (iv) (h) ABOVE WITH THE EXCEPTION OF SMALL SUPERMARKETS; AND
 - e) BUILDINGS IN RESIDENTIAL USE AS DESCRIBED IN (iv)(i) ABOVE;
- vi) PROVISION OF A NETWORK OF PUBLIC URBAN SPACES (NOT LESS THAN 8 HECTARES) INCLUDING A PRIMARY CIVIC SPACE IN THE DISTRICT CENTRE, SECONDARY CIVIC SPACES IN THE NEIGHBOURHOOD CENTRES AND OTHER CIVIC SPACES WITHIN THE BUILT-UP AREA LOCATED AT KEY JUNCTIONS IN THE MOVEMENT NETWORK;
- vii) ~~PROVISION OF A NETWORK OF PUBLIC GREENSPACES (NOT LESS THAN 6274~~
DPM8 ~~62 HECTARES) IN THE INDICATIVE LOCATION SHOWN ON THE PROPOSALS MAP INCLUDING COMMUNITY OUTDOOR PLAYING SPACE, CHILDREN'S PLAY AREAS, PUBLIC GARDENS, OPEN GRASSLAND, WOODLAND, HEDGEROWS, WETLAND, PONDS AND WATERCOURSES~~ A SIGNIFICANT PROPORTION OF THE PUBLIC GREEN SPACE NETWORK WILL BE LOCATED AROUND THE WESTERN AND SOUTHERN EDGES OF THE BUILT-UP AREAS WITHIN THE SITE;
- viii) PROVISION OF CHILDREN'S PLAY AREAS WITHIN THE LAND DEVELOPED FOR HOUSING;
- ix) ~~PROVISION OF OFF-SITE INFRASTRUCTURE AND SERVICES INCLUDING, AMONG~~
DPM9 ~~OTHER THINGS WHERE APPROPRIATE,~~ FINANCIAL CONTRIBUTIONS TOWARDS IMPROVING LIBRARY, ARTS, CULTURAL AND ENTERTAINMENT FACILITIES IN DIDCOT TOWN CENTRE, AND IMPROVING COMMUNITY SPORTS FACILITIES AT DIDCOT WAVE LEISURE CENTRE, IMPROVEMENTS TO DIDCOT CIVIC HALL AND IMPROVEMENTS TO WASTE MANAGEMENT FACILITIES IN OR NEAR DIDCOT;

- x) **PROVISION OF OFF-SITE SURFACE WATER DRAINAGE WORKS; AND**

- xi) **PROVISION OF TRANSPORT INFRASTRUCTURE *IN ACCORDANCE WITH POLICY***
DPM10 ***TR1 AIMED AT ENCOURAGING SUSTAINABLE MODES OF TRAVEL AND***
REDUCING THE NEED TO TRAVEL BY CAR INCLUDING:
 - a) **A MOVEMENT NETWORK OF FOOTWAYS, FOOTPATHS, CYCLETRACKS AND ROADS IN THE SITE, ~~WITH CONNECTIONS~~ **CONNECTING TO EXISTING AND PROPOSED NETWORKS AT THE SITE BOUNDARIES. THE INDICATIVE LOCATION OF ROAD NETWORK CONNECTIONS IS SHOWN ON THE PROPOSALS MAP;****

 - b) **FINANCIAL CONTRIBUTIONS TO ENABLE THE PROVISION OF OFF-SITE FOOTWAY, FOOTPATH AND CYCLETRACK LINKS, ROAD IMPROVEMENTS AND TRAFFIC MANAGEMENT MEASURES IN DIDCOT AND IN THE COUNTRYSIDE AND VILLAGES AROUND DIDCOT **AND ON THE A34 TRUNK ROAD** MADE NECESSARY BY AND AS A CONSEQUENCE OF DEVELOPMENT ON THE SITE IN ACCORDANCE WITH PROPOSALS CONTAINED IN THE PLANNING AND DEVELOPMENT BRIEF;**

 - c) **FINANCIAL CONTRIBUTIONS TO ENABLE THE PROVISION OF BUS SERVICES AND ASSOCIATED INFRASTRUCTURE TO AFFORD RESIDENTS ON THE SITE GOOD PUBLIC TRANSPORT ACCESS FROM DIDCOT AND WITHIN DIDCOT IN ACCORDANCE WITH PROPOSALS CONTAINED IN THE PLANNING AND DEVELOPMENT BRIEF.**