

Annex A



WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire District Council
Infrastructure Funding Statement (IFS)
2020/2021

December 2021

Contents

1. Introduction.....	3
2. Infrastructure needs in West Oxfordshire.....	5
3. Section 106 Planning Obligations.....	8
4. Community Infrastructure Levy (CIL)	14
5. Infrastructure Funding Gap and Future Spending Priorities	15

List of Tables

Table 1 – Section 106 funds secured through S106 agreements entered into in 2020/21	9
Table 2 – Affordable housing required from S106 planning obligations signed in 2020/21	9
Table 3 – Other non-monetary contributions required from S106 planning obligations signed in 2020/21	9
Table 4 – Section 106 funds collected in 2020/21	10
Table 5 – Section 106 funds spent in 2020/21	11
Table 6 – Allocated Section 106 funds	12
Table 7 – Non-allocated Section 106 funds.....	13

I. Introduction

- I.1. In order to support planned growth, developers are often asked to make what are known as ‘developer contributions’ towards new or improved infrastructure (schools, roads etc.). Such contributions can take a number of different forms but most typically include Section 106 (S106) legal agreements and the Community Infrastructure Levy (CIL).
- I.2. Section 106 agreements often relate to direct provision e.g. a developer agreeing to provide say 40% affordable housing as part of a residential scheme, and/or can also take the form of a financial contribution e.g. where the developer makes a payment towards improving community facilities nearby.
- I.3. Importantly, S106 agreements are required to meet three key tests; in particular they must be:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- I.4. The Community Infrastructure Levy (CIL) applies where local authorities have adopted a CIL Charging Schedule and is essentially a fixed financial contribution based on the size of development proposed. Unlike S106 agreements, money received through CIL is not tied to a particular development and can be spent more flexibly on new and enhanced infrastructure across the District.
- I.5. To ensure greater transparency on the receipt and use of developer contributions, in accordance with the CIL Regulations (2019) as amended¹, local authorities are now required to produce an Infrastructure Funding Statement (IFS) by 31st December each year (or more often if a local authority chooses to do so).
- I.6. The main purpose of the IFS is to ‘look back’ over the previous financial year² in terms of Section 106 agreements and CIL monies agreed, received, allocated and spent.
- I.7. The IFS must also ‘look forward’ setting out, where possible, estimated future income from developer contributions along with the Council’s future infrastructure spending priorities, in particular which infrastructure projects or types of infrastructure are expected to be funded via CIL.

¹ Regulation 121A

² For this report from the 1st April 2020 – 31st March 2021.

1.8. There is no single format for preparing an IFS but, as a minimum, it must include the following information:

- A report relating to the previous financial year on the Community Infrastructure Levy (where CIL is in place);
- A report relating to the previous financial year on section 106 planning obligations; and
- A report on the infrastructure projects or types of infrastructure that the Council intends to fund wholly or partly through CIL.

1.9. This West Oxfordshire IFS for 2020/21 is structured as follows:

- Section 1 (this section) provides a brief overview of what an IFS is and the legal requirements for preparing one;
- Section 2 provides an overview of identified infrastructure needs and anticipated costs in West Oxfordshire;
- Section 3 provides a summary of developer contributions relating to Section 106 (S106) Legal Agreements allocated, collected and spent by the District Council in 2020/21;
- Section 4 provides a brief update on the implementation of CIL in West Oxfordshire;
- Section 5 provides an overview of the estimated infrastructure 'funding gap' that exists in West Oxfordshire and explains how S106 planning obligations and potentially CIL contributions will be used going forwards.

1.10. This IFS should also be read in conjunction with Oxfordshire County Council's IFS which is available to view separately at <https://www.oxfordshire.gov.uk/>.

2. Infrastructure needs in West Oxfordshire

West Oxfordshire Infrastructure Delivery Plan

- 2.1. The main source of information on infrastructure needs in West Oxfordshire is the District Council's [Infrastructure Delivery Plan \(IDP\) 2016](#).
- 2.2. The IDP identifies the infrastructure that is needed to support housing and employment growth in West Oxfordshire during the Local Plan period 2011 – 2031.
- 2.3. The IDP considers infrastructure needs under three broad categories.
 - **Physical infrastructure** (including transport, water, energy, waste and recycling, minerals and telecommunications);
 - **Social infrastructure** (including education, leisure and sport, health, public safety, community and culture, social care and criminal justice); and
 - **Green infrastructure** (including informal and formal green space, public rights of way, Local Wildlife Sites, Conservation Target Areas etc.)
- 2.4. Appendix I of the IDP comprises a schedule of identified infrastructure projects based on these three main categories. For each project, the schedule provides details of the anticipated costs (where known) expected delivery partners, any funding which has already been secured and how any shortfall is expected to be funded (e.g. S106, CIL).
- 2.5. The projects are also categorised as either 'critical', 'necessary' or 'desirable' and include an indication of expected timescales for delivery. Appendix I is supported by a written narrative set out within the main body of the IDP.
- 2.6. A number of key projects identified in the IDP have now been completed including Phase 2 of Carterton Leisure Centre, a pedestrian crossing on Bridge Street in Witney and improvements to the Downs Road/A40 junction at Witney.
- 2.7. Others such as the new Eynsham Park and Ride remain ongoing with some projects such as the West End Link Road in Witney expected to come forward in the later period of the Local Plan. The IDP (2016) will be updated as part of the forthcoming review of the West Oxfordshire Local Plan, which is expected to commence in spring 2022.

Eynsham Area Infrastructure Delivery Plan (July 2020)

- 2.8. The West Oxfordshire Local Plan 2031 identifies the provision of around 3,200 new homes to the north and west of Eynsham, the former comprising a new garden village of around 2,200 homes and the latter, a sustainable urban extension of around 1,000 homes (237 of which are already completed/underway).
- 2.9. Delivery of the garden village (now referred to as Salt Cross) is being led by an Area Action Plan (AAP) and West Eynsham through a developer-led masterplan.
- 2.10. An Eynsham Area IDP ([Stage 1 Draft Report, May 2019](#) and [Updated Draft Report, July 2020](#)) has been prepared, forming part of the evidence base for the Salt Cross AAP and helping to inform the master-planning process for West Eynsham.
- 2.11. The Eynsham Area IDP sets out the potential infrastructure requirements associated with the strategic growth at Eynsham and taking into account other planned growth in the wider area, which is likely to have a cumulative impact.
- 2.12. For each category, the IDP considers relevant plans and strategies, existing provision and where applicable, any relevant standards, translating this into an assessed need for the Garden Village, West Eynsham SDA and the remainder of the study area.
- 2.13. In July 2021, following hearing sessions on the Salt Cross AAP, the Inspector paused the examination to enable the District Council to undertake some additional work on the phasing of infrastructure. At the time of writing, this work remains ongoing and will be provided to the Inspector for consideration in due course.

Woodstock Community and Infrastructure Delivery Plan (2019)

- 2.14. In February 2019 the Blenheim Estate and Woodstock Town Council commissioned Community First Oxfordshire (CFO) to consult the community about the current and future infrastructure needs of Woodstock.
- 2.15. Following extensive consultation during 2019, the findings of the CFO work were launched at community events held in November 2019. Their report can be viewed [online](#) including a series of supporting appendices.

2.16. Key local priorities identified in the CFO report include:

- A new doctor's surgery with parking on the former police station site at Hensington Road;
- A new library - potentially as part of a Community Hub;
- Improve Marlborough School sports facilities, relocating Woodstock FC;
- Indoor swimming pool;
- Invest in a pool of electric cars and develop a community transport/ lift-share scheme;
- Community Development Worker to support new housing developments;
- Pre-school, primary school and secondary school infrastructure;
- Road safety improvements on the A44, Old Woodstock;
- Provision of drop-off areas for cars and school buses in the vicinity of Woodstock Primary and The Marlborough School;
- Blenheim to provide parking (including coaches) inside Hensington gate;
- Wider road environment (traffic management, A44 capacity increase);
- Environmental and low carbon improvements: biodiversity, wildlife habitats and green spaces;
- Improvement to pavements in the vicinity of Woodstock Primary and The Marlborough School;
- Public and school transport improvements/ initiatives;
- Multi-storey car park at Hensington Road; and
- Increase and improve school parking.

2.17. The CFO report also identifies a number of specific local priorities for two Woodstock Local Plan housing allocations at Hill Rise and Banbury Road including EV charging points, wildlife corridors, renewable energy, footpaths and cycleways, sports and play provision.

2.18. The report will be taken into account in future discussions on potential planning obligations associated with the two allocated sites mentioned above and will also be taken into account in the review of the West Oxfordshire IDP (2016).

3. Section 106 Planning Obligations

- 3.1. Planning obligations (generally referred to as Section 106 agreements) are legal obligations entered into in order to mitigate the impacts of a development proposal and make it acceptable in planning terms.
- 3.2. Most often, this will be via a planning agreement under Section 106 of the Town and Country Planning Act 1990 – known as a Section 106 or S106 agreement and will involve both the person with an interest in the land and the Council. It can also be achieved via a unilateral undertaking without the Council’s involvement.
- 3.3. Planning obligations should only be used where it is not possible to address the unacceptable impact of development through a planning condition or by the use of other statutory controls. They are legally binding and enforceable if planning permission is granted and they are tied to the land.
- 3.4. Importantly, planning obligations must meet three specific tests. In particular they must be:
 - a) Necessary to make the development acceptable in planning terms;
 - b) Directly related to the development; and
 - c) Fairly and reasonably related in scale and kind to the development.
- 3.5. These tests are set out as statutory tests in CIL regulation 122 and as policy tests in the National Planning Policy Framework (NPPF).
- 3.6. The District Council has been negotiating, securing and entering into S106 agreements for many years and has used this process to successfully deliver a raft of benefits to West Oxfordshire residents including new affordable housing, highway improvements, pedestrian and cycling routes, leisure and sports facilities, culture and art, primary health care provision and so on.
- 3.7. Set out below is an overview of S106 contributions which have been secured (i.e. formally agreed), collected, spent and allocated during 2020/21.

Section 106 contributions secured (formally agreed) in 2020/21

- 3.8. A total of £1,671,560.00 in financial contributions that will be due to West Oxfordshire District Council was secured through Section 106 agreements entered into in 2020/21. This sum is broken down in Table I, which sets out the location of each development and the type of provision/contribution made.
- 3.9. It is expected that the contributions listed below will come forward in a phased manner and it is important to note that the majority of the contributions will be

index-linked and therefore this total should not be taken to be an exact sum that will be received by the District Council.

- 3.10. There are also a number of non-monetary obligations which have been entered into through S106 Agreements signed in 2020/21, including on-site affordable housing provision and public open space. These are categorised and listed by location in Tables 2 and 3.

Table 1 – Section 106 funds secured through S106 agreements entered into in 2020/21

Reference	Location	Type	Amount (£)
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Affordable Housing	1,250,000.00
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Middle Barton Community Bus	50,000.00
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Traffic Calming	200,000.00
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Environmental/Social Mitigation	N/A*
18/03403/FUL	Olivers Garage, 80 – 82 Main Road, Long Hanborough	Public Art	4,410.00
18/03403/FUL	Olivers Garage, 80 – 82 Main Road, Long Hanborough	Sport and Leisure	28,900.00
18/03403/FUL	Olivers Garage, 80 – 82 Main Road, Long Hanborough	Play and Recreation	20,450.00
19/03318/FUL	18 - 19 Market Place, Chipping Norton	Car Parking	110,000.00
20/01756/FUL	Eynsham Hall, North Leigh	Provision of planters	2,000.00
20/01933/FUL	Police Station, Banbury Road, Chipping Norton	Affordable Housing	5,800.00
			1,671,560.00

* 5% of the excess of the annual income of the Museum from ticket sales over the annual expenditure of the Museum on running costs including the Shuttle Bus Service but excluding any such expenditure related to commercial activities (to be paid yearly)

Table 2 – Affordable housing required from S106 planning obligations signed in 2020/21

Reference	Location	Total Units
18/03403/FUL	Olivers Garage, 80 - 82 Main Road, Long Hanborough	4

Table 3 – Non-monetary contributions from S106 planning obligations signed in 2020/21

Reference	Location	Type
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Shuttle Bus
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Community Forum
18/03319/OUT	The Driving Centre, Enstone Airfield, Enstone	Car Park*
20/00991/FUL	Land North Of Gas Lane And, Ascott Road, Shipton Under Wychwood	Public Open Space

* developer may also opt to pay a Car Park Contribution of £200,000 in lieu of delivering the car park

Section 106 contributions collected in 2020/21

- 3.11. A total of £986,491.41 was collected by West Oxfordshire District Council through Section 106 planning obligations in 2020/21.
- 3.12. Of this total, the majority was collected towards sports, recreation and play facilities (£622,936) affordable housing (£164,563) public art (£61,652) and Kilkenny Lane Country Park (£58,478). A full breakdown of the contributions collected is provided in Table 4 below.

Table 4 – Section 106 funds collected in 2020/21

Reference	Location	Contribution for	Received (£)
08/1020/P/FP	Land Adj Elmhurst Way, Carterton	Kilkenny Lane Country Park Car Park	38,079.00
14/0091/P/OP	Land East Of Monahan Way, Carterton	Recycling	5,394.00
14/1234/P/OP	Land South Of Witney Road, Long Hanborough	Sports and Recreation	56,106.00
15/01550/OUT	Land North Of Cote Road, Cote Road, Aston	Traffic Calming	10,000.00
15/03128/OUT	Land South Of High Street, Milton Under Wychwood	Public Art	7,205.82
15/03128/OUT	Land South Of High Street, Milton Under Wychwood	Play and Recreation	32,096.86
15/03128/OUT	Land South Of High Street, Milton Under Wychwood	Sports and Recreation	42,697.45
15/03148/OUT	Land West Of Thornbury Road, Eynsham	Public Art	18,098.00
15/03797/OUT	Land South East Of Pinsley Farm, Main Road, Long Hanborough	Public Art	12,600.00
15/03797/OUT	Land South East Of Pinsley Farm, Main Road, Long Hanborough	Sport and Recreation Facilities	45,288.00
15/03797/OUT	Land South East Of Pinsley Farm, Main Road, Long Hanborough	Play Recreation and Activity Areas	33,368.28
15/04061/OUT	Land South Of Stanmore Crescent, Carterton	Leisure Facilities	81,235.00
15/04061/OUT	Land South Of Stanmore Crescent, Carterton	Town Centre Improvement	18,440.00
15/04061/OUT	Land South Of Stanmore Crescent, Carterton	Landscape Improvements	36,880.00
15/04061/OUT	Land South Of Stanmore Crescent, Carterton	Signage	6,147.00
16/01450/OUT	Land At Downs Road, Curbridge, Witney	Sports and Recreation	227,156.86
16/02851/OUT	Land South Of Milton Road, Shipton Under Wychwood	Sports and Recreation	27,840.00
16/02851/OUT	Land South Of Milton Road, Shipton Under Wychwood	Play Facilities	23,898.00
16/03415/OUT	Land East Of Mount Owen Road, Bampton	Public Art	21,182.14
17/01174/FUL	Land South Of Jubilee Lane, Jubilee Lane, Milton Under Wychwood	Affordable Housing	164,563.00
18/01517/FUL	Linden House, Kilkenny Lane, Brize Norton, Carterton	Public Art	2,567.00
18/01517/FUL	Linden House, Kilkenny Lane, Brize Norton, Carterton	Sports and Recreation	21,513.00
18/01517/FUL	Linden House, Kilkenny Lane, Brize Norton, Carterton	Play Facilities	17,380.00

18/01517/FUL	Linden House, Kilkenny Lane, Brize Norton, Carterton	Kilkenny Lane Country Park Trees	20,399.00
18/02597/FUL	Garden Centre, Park Road, North Leigh	Play Facilities	5,531.00
18/02597/FUL	Garden Centre, Park Road, North Leigh	Sport Facilities	8,826.00
20/01756/FUL	Eynsham Hall, North Leigh	Provision of planters	2,000.00
			986,491.41

Section 106 funds spent in 2020/21

- 3.13. A total of £728,626.96 of funds collected from S106 planning obligations was spent in 2020/21.
- 3.14. The Council did not spend any funds collected from S106 planning obligations on repaying borrowed money.
- 3.15. The Council did not spend any funds collected from S106 planning obligations on monitoring the delivery of planning obligations.

Table 5 – Section 106 funds spent in 2020/21

Reference	Contribution for	Recipient	Amount (£)
12/0084/P/OP	West Witney Recreation Ground	Witney Town Council	259,349.00
12/0084/P/OP	Corn Exchange	Witney Town Council	103,740.00
12/1037/P/FP	Public Art Programme	Witney Community Hospital	404.05
13/1752/P/FP	Public Art (Temporary)	West Oxfordshire District Council (Community Albums)	2,720.00
14/01884/FUL	Public Art (Temporary)	West Oxfordshire District Council (Human Restoration Project Ltd)	7,975.00
14/01884/FUL	Public Art (Temporary)	West Oxfordshire District Council (Chipping Norton Theatre)	20,437.00
14/01884/FUL	Public Art (Temporary)	West Oxfordshire District Council (Ian Nolan Events)	1,500.00
14/02130/OUT	Play Facilities	Stonesfield Parish Council	3,403.00
14/02130/OUT	Public Art	Stonesfield Parish Council	7,785.00
14/1234/P/OP	Sports and Recreation	Hanborough Parish Council	27,020.00
15/01550/OUT	Cote Road Traffic Calming Measures	Aston, Cote, Shifford & Chimney Parish Council	10,000.00
15/04061/OUT	Maintenance of Local Equipped Area for Play	Carterton Town Council	78,787.58
16/01353/OUT	Bus Service Improvements	Oxfordshire County Council	48,011.00
16/01353/OUT	Bus Stop Improvements	Oxfordshire County Council	10,539.00
16/01353/OUT	Play Facilities	Freeland Parish Council	7,755.00
16/02657/FUL	Parish Hall Refurbishment	Curbridge and Lew Parish Council	17,627.00
16/02851/OUT	Public Art	Shipton Under Wychwood Parish Council	5,876.33
17/00924/FUL	Education - Primary	Oxfordshire County Council	42,698.00
STC032	Maintenance of Open Spaces	West Oxfordshire District Council	73,000.00
			728,626.96

Section 106 money received by the Council but not spent in 2020/21

- 3.16. The CIL Regulations require local authorities to report on the total amount of money under any planning obligations that was received before the reported year but which has not been allocated by the authority, and the total amount of money under any planning obligations that was allocated but not spent during the reported year.
- 3.17. A total of £1,706,920.34 received under planning obligations was allocated for funding infrastructure but not spent during 2020/21.

Table 6 – Allocated Section 106 funds

Reference	Allocated to	Amount (£)
07/0696/P/FP	Temporary public art activities by Stanton Harcourt Primary School	535.00
07/1970/P/FP	Temporary public art programme at Windrush Place, Witney	2,894.24
12/0084/P/OP	Public art and a temporary public art programme led by West Oxfordshire DC	33,654.00
12/0084/P/OP	Public art features on site led by West Oxfordshire DC	70,086.00
13/1752/P/FP	Temporary public art and interpretation in Carterton provided by West Oxfordshire DC	47,280.00
14/0091/P/OP	Public art features and programme in village and Brize Meadow by Brize Norton Parish Council	30,694.98
14/01884/FUL	Temporary public art programmes for youth and community in Chipping Norton delivered by various organisations	35,681.00
16/00758/OUT	Public art features as part of sensory garden by Ducklington Parish Council	2,639.00
16/04230/FUL	Temporary public art programme led by the Theatre Chipping Norton	3,190.21
W2002/0665	Temporary public art in form of an artist's programme at Witney Community Hospital by Oxford Health Arts Partnership	3,409.56
CGU008	Marriott's Walk Play Area	6,334.50
13/0345/P/FP	Raleigh Crescent Play Area	75,000.00
14/1215/P/OP	West Witney Sports Ground	258,350.00
16/01450/OUT	3G Football Pitch	476,823.86
14/01884/FUL	Chipping Norton Leisure Centre	21,367.01
16/04230/FUL	Chipping Norton Leisure Centre	18,422.21
13/1752/P/FP	Toilets at Kilkenny Lane Country Park	11,133.00
18/01517/FUL	Kilkenny Lane Country Park Trees	20,399.00
Various	Car park at Kilkenny Lane Country Park	179,386.42
Various	Heylo Affordable Housing Scheme	409,640.35
		1,706,920.34

- 3.18. A total of £5,797,172.53 has been received through planning obligations before 1 April 2021, and has not yet been allocated by the District Council.
- 3.19. A breakdown per category is set out in Table 7 below. As and when decisions are made to allocate these various S106 contributions, this will be set out in future iterations of the IFS as per the information in Table 6 above.

Table 7 – Non-allocated Section 106 funds

Contribution for	Available (£)
Affordable Housing	2,188,503.73
Car Parking	251,563.77
Cemeteries	30,232.00
Community Facilities	488,986.87
Cycling	6,000.00
Education	10,147.00
Flood and Water Management	20,155.00
Green Infrastructure	483,383.20
Healthcare Facilities	29,166.00
Libraries	2,900.00
Public Art	158,495.64
Road Works/Improvements	17,647.00
Sports, Play and Leisure	1,732,145.32
Thames Valley Police	18,604.00
Town Centre Improvements	268,080.00
Waste/Recycling	91,163.00
	5,797,172.53

3.20. The District Council held a total of £1,490,105.59 in commuted sums for maintenance on 1 April 2021.

4. Community Infrastructure Levy (CIL)

- 4.1. CIL is a charge which can be levied by local authorities on new development in their area to help fund supporting infrastructure. Whereas S106 planning obligations are specific to particular developments, CIL is a more general financial contribution, the receipts from which can be spent flexibly on new and enhanced infrastructure across the whole District. CIL can however only be charged where there is an approved CIL Charging Schedule in place.
- 4.2. In West Oxfordshire, the most recent draft CIL Charging Schedule was published for consultation in July 2020. Further information including a copy of the draft charging schedule and the consultation responses received are available on the Council's website³.
- 4.3. At a meeting of the District Council's Cabinet on 15 September 2021, it was agreed that further progress towards the submission and examination of the Council's CIL charging schedule would be deferred pending the publication of the Government's new Planning Bill, which is expected to make significant changes to the current system of developer contributions.
- 4.4. As the Planning Bill has now been delayed, Officers are continuing to monitor the situation in order to determine whether to proceed to submission and examination.

³ <https://www.westoxon.gov.uk/planning-and-building/community-infrastructure-levy/community-infrastructure-levy-examination/>

5. Infrastructure Funding Gap and Future Spending Priorities

- 5.1. As part of its CIL draft charging schedule consultation in July 2020, the Council published an updated [Infrastructure Funding Gap Analysis](#) presenting an assessment of the likely infrastructure funding gap⁴ that exists in West Oxfordshire to meet identified needs.
- 5.2. The analysis identifies a total infrastructure funding gap of between £192.2m and £198m when taking account of expected costs and known sources of funding. However, this is considered to be a conservative estimate with the actual funding gap likely to be much higher.
- 5.3. This emphasises the importance of maximising available funding, including the use of Section 106 planning obligations subject to the relevant statutory tests and CIL, subject to potential national policy changes and implementation in West Oxfordshire.
- 5.4. In terms of future infrastructure spending priorities, these will be influenced by a number of factors including the West Oxfordshire Infrastructure Delivery Plan (2016) and any subsequent update and also where applicable, more locally specific evidence of infrastructure needs including the Eynsham Area IDP and Woodstock Community and Infrastructure Delivery Plan (2019).
- 5.5. In considering infrastructure priorities emerging from these studies the Council will have regard to relevant changes in circumstance (e.g. projects since having been completed, or additional/alternative sources of funding having been identified etc.) as well as the respective degree of importance of each infrastructure item in supporting planned growth.
- 5.6. Future funding will be drawn from a variety of sources including Section 106 legal agreements (planning obligations), CIL (depending on further progress towards adoption) and other potential sources of funding where applicable and available (e.g. from Central Government).
- 5.7. Further information on the District Council's future spending priorities is set out in the draft Developer Contributions Supplementary Planning Document (SPD) which was published for consultation in December 2020.
- 5.8. The draft SPD provides information on what contributions will be sought from new development in West Oxfordshire and from what source i.e. Section 106 and/or CIL.

⁴ i.e. The shortfall in funding available to meet identified infrastructure requirements when the total cost (where known) is set against known or likely available funding.

5.9. To summarise, the draft SPD proposes that S106 agreements will continue to be sought in respect of the following matters:

- Affordable housing
- Custom/self-build housing (5% provision on sites of 100 or more homes)
- Education
- Highways and access improvements
- Public transport
- Healthy and active travel
- Travel plans
- Indoor sports and leisure
- Outdoor sports
- Play areas
- Allotments and other community growing space
- Other green space
- Public rights of way
- Biodiversity mitigation and enhancement
- Air quality
- Flood risk, water management and sustainable drainage
- Public Realm and Public Art
- Community facilities
- Burial space
- Community Employment Plans (CEPs)

5.10 Subject to the implementation of CIL in West Oxfordshire, CIL receipts will be used to supplement any funding gaps that may exist in respect of the above matters and will also, more specifically be used to help fund the following:

- Community services
- Health care
- Fire and rescue
- Policing/community safety
- Ambulance service