

**Andy Green**

**From:** Chris Still  
**Sent:** 31 May 2016 17:01  
**To:** 'Matthew Parry'; 'Francesca Robinson'; Lisa Michelson; 'Chillman, Barbara - CEF'; 'White, Joy - E&E'; Payne, Odele - E&E  
**Cc:** Bob Duxbury; Jon Westerman; Andy Green; Liam Ryder; Richard Horsfield  
**Subject:** RE: Banbury 17 Applications - Clarification of Actions  
**Attachments:** Final BANBURY 17 Draft Delivery Timescales and Trajectory 31 05 16.pdf; Final BANBURY 17 Draft Delivery Timescales and Trajectory 31 05 16.docx

**Importance:** High

All

Apologies we did not make the 30<sup>th</sup> May 2016 deadline due to the Bank Holiday. Please find attached the trajectories for both sites in both pdf and word formats.

Kind regards

Chris Still

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**From:** Matthew Parry [mailto:Matthew.Parry@Cherwell-DC.gov.uk]  
**Sent:** 25 May 2016 11:56  
**To:** 'Francesca Robinson' <frobinson@DavidLock.com>; Chris Still <C.Still@gladman.co.uk>; Lisa Michelson <Lisa.Michelson@Oxfordshire.gov.uk>; 'Chillman, Barbara - CEF' <Barbara.Chillman@Oxfordshire.gov.uk>; 'White, Joy - E&E' <Joy.White@Oxfordshire.gov.uk>; Payne, Odele - E&E <Odele.Payne@Oxfordshire.gov.uk>  
**Cc:** Bob Duxbury <Bob.Duxbury@Cherwell-DC.gov.uk>; Jon Westerman <Jon.Westerman@Cherwell-DC.gov.uk>  
**Subject:** Banbury 17 Applications - Clarification of Actions

All

Following yesterday's meeting, for the purposes of clarity I thought it would be useful to circulate a brief summary of what we understand to be the immediate actions stemming from the meeting and their associated timeframe.

1. Gladman/Gallagher – By 30<sup>th</sup> May - To provide to me (and copy to relevant OCC officers – Lisa Michelson and Barbara Chillman) revised build-out trajectories for the site. A similar trajectory will be sought from Redrow by CDC and similarly sent through to OCC.
2. By 6<sup>th</sup> June - OCC (Lisa/Barbara) to calculate the timing of the need for the new primary school (and potentially the secondary school land) based on these trajectories taking account of other projects for schools in the pipeline as well as existing capacity i.e. at the new Longford Park Primary School. Submit this information back to Gladman/Gallagher and copy me in as case officer.
3. By 10<sup>th</sup> June - Gladman/Gallagher to submit to me a newly entitled Comprehensive Masterplan based on the existing Illustrative Framework Plan together with a proposed Infrastructure Programme for the whole Banbury 17 site taking account of the education information provided by OCC.
4. 14<sup>th</sup> June – Meeting arranged between all relevant parties to discuss progress including CDC/OCC commenting on the proposed Infrastructure Programme.

Alongside this process, the following actions should be undertaken:

CDC – Discuss with relevant Members whether there is merit/interest in an Officer/Member site visit before Committee so as to avoid the prospect of a deferral for this reason. Discuss with Redrow the prospect of including a pedestrian crossing on the Bloxham Road between the two existing PROWs or, more likely, provide a financial contribution to OCC for part of the cost as well as other minor alterations to their current application. OCC's transport

development control team to be involved in these discussions. I will update Gallagher/DLA on the outcome of these discussions before the 14<sup>th</sup> June meeting.

OCC (Odele?) – Re-run the traffic modelling with the new sensitivity test included to ensure that the modelling is sufficiently robust. OCC to report back at 14<sup>th</sup> June meeting on the conclusions of this updated modelling.

Gallagher – Proceed with amending the proposed access from Bloxham Road to ensure that it complements the proposed access arrangements to the north – i.e. all cycle lane/footways properly join up in a coordinate manner, amendment to arc radius into roundabout, inclusion of a pedestrian crossing to link up the bridleway/footpaths between Banbury 16 and 17, alterations to the means of accessing the two existing houses on Bloxham Road (to restrict access to the Bloxham Road at its northern end and provide a more suitable route for cyclists).

I hope this is a clear and accurate summary of the actions that came out of the meeting but if you feel I have missed something important please let me know.

Kind regards

**Matthew Parry**  
**Principal Planning Officer**  
Development Management  
Cherwell District Council  
Telephone: 01295 221837  
Email: [matthew.parry@cherwell-dc.gov.uk](mailto:matthew.parry@cherwell-dc.gov.uk)  
Website: [www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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## **BANBURY 17 Draft Delivery Timescales and Trajectory.**

### **Gladman Site**

<b><u>Item</u></b>	<b><u>Timescales</u></b>	<b><u>Comments</u></b>
Spine Road connection on western boundary	Part of outline – Agreed coordinates on plan ref. 1361/13 Rev C	Potential for cross reference to this plan and coordinates within draft condition 7 and S.106.
Full details of Spine Road across this part of BANBURY 17	Prior to the submission of any reserved matters but after the approval of the design code	See draft condition 7. GDL consider that there is no reason why the design of the Spine Road cannot follow the submission (not approval) of the design code and masterplan. CDC to consider amending. If design code, masterplan, Spine Road design and reserved matters could be submitted in parallel rather than each one having to wait for the other to be approved it could reduce the overall timescales by 12 – 24 months.
Completion of the Spine Road to the western boundary	Fully completed and available for public use the earliest of <ol style="list-style-type: none"><li>1) Occupation of 75% of the final number of dwellings approved</li><li>2) 4 years following first commencement of any part of the development</li><li>3) Two months before first opening of the new primary school</li></ol>	See draft condition 49
<b>N.B Spine Road also referred to within Heads of Terms for OCC S.106 (page 92 of Committee Report).</b>		

**Gladman Initial Trajectory Estimate - Based on the current draft conditions and after the grant of Outline Planning permission (which could take 12-15 months).**

<b>Year 1</b>	<b>Details</b>
0-1	Marketing and sale of site Prepare and submit design code
1-2	Approval of design code Prepare and submit masterplan Masterplan approval Prepare and submit Phasing Plan Phasing Plan approval Prepare and submit Spine Road Details
2-3	Spine Road approval Progress S.278 Prepare and submit reserved matters
3-4	S.278 continued Approval of reserved matters Pre-commencement conditions Start on site – access works, services, groundworks
4-5	25
5-6	50
6-7	50
7-8	50
8-9	50 SPINE ROAD TO WESTERN BOUNDARY
9-10	50
10-11	5

**N.B. If the design code, masterplan and spine road details were capable of being submitted without having to await approval of the others (i.e. not as per the current draft conditions) then there would be the potential for significant improvement to these estimates.**

## Wykham Park Farm Site

### Gallagher Initial Trajectory Estimate – Based on no. of years following a grant of Outline Planning Permission

This trajectory is subject to receipt of draft conditions for the application site, and assumes that details requiring approval prior to submission of reserved matters can be submitted and approved in parallel rather than sequentially. It also assumes an expedient determination process.

Should conditions be imposed that require sequential approval of pre-submission of reserved matters, (i.e. in a stepped process- approval of the former prior to submission of the latter) this would have implications for completions, and we will need to adjust the trajectory accordingly.

Year 1	Details
0-1	Prepare and submit design code and masterplan Approval of design code and masterplan Prepare and submit Phasing Plan Phasing Plan approval Prepare and submit Spine Road Details
1-2	Spine Road approval (Progress S.278) Pre-commencement conditions (Site Access/Spine Road)
2-3	Start on site – access works, services, groundworks, landscaping (Site Access) Sale of parcels to housebuilders Prepare and submit reserved matters Approval of reserved matters Submission and Approval of outstanding pre-commencement conditions
3-4	50
4-5	75
5-6	100
6-7	100
7-8	100 PRIMARY SCHOOL SITE
8-9	100
9-10	100
10-11	100 SPINE ROAD
11-12	100
12-13	100
13-14	75

**Gallagher Infrastructure Delivery Timescale – Based on no. of unit occupations on Wykham Park Farm site**

<b><u>Item</u></b>	<b><u>Timescales</u></b>
Primary School Site to be accessible and serviced	Prior to the occupation of 401 units
Spine Road connection to be delivered on eastern boundary	Prior to the occupation of 70% of the final number of dwellings approved