

Sharon Lowin

From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>
Sent: 09 August 2022 10:56
To: Caroline Ford; Hannah Leary; Alex Chrusciak; Eleanor Musgrove; rb@reviewpartners.uk.com
Cc: pmartin@firethorntrust.com; Nick Fell; Nigel Simkin
Subject: RE: 31036-A3-NW Bicester-Actions arising from today's meeting
Attachments: Copy of Bicester Area comparison 26.07.2022 LA notes V3.xlsx

Good morning Caroline,

Further to my email yesterday, please find attached the spread sheet with the workings carried out by the applicant's architect, Mosaic.

Mosaic comment that they use a plot density to create a land take by unit type. This uses an assumption that averages out a mid and end plot size. They then apply an efficiency % to the land take for each plot. In this instance, having drawn the 530 units out they have found this site to be at approximately 86% efficiency. The reason they do this is to allow for character such as curving roads, irregular plot shape as well as incidental public open space. This is apparent in the east and west of the Bicester site. If the site was 100% efficient then it would look like perfect rectangular plots – which our site is not. Typically, most sites are on average 75 - 80%, so we are doing well on this point.

The excel attached demonstrates that Mosaic have run the numbers and they estimate that the alternative mix that Nigel is proposing will need 13.15 hectares of Net Developable Area (NDA). Mosaic comment that this is an extra 0.80 Ha on top of what we have – which will be virtually impossible to claw back in the site red line unless they get rid of drainage basins/ woodland or open space – which needs to be 40% in policy – so then we wouldn't be conforming to policy. I trust this serves as satisfactory evidence that the alternative mix that Nigel is proposing does not fit on the NDA and therefore should not form the basis of sensitivity testing.

I can confirm that my client is content that Nigel will charge on a time charge basis for reviewing this information and re-pricing the GDV. We look forward to receiving the GDV pricing for the original 530 unit scheme and the RLF cost plan, which are two key determiners of the viability position and have not yet been received, as soon as possible so we can consider and review.

I have prepared a Gant Chart separately which will be forwarded for review following client approval.

Kind Regards

Archie

Archie Mackay-James
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Senior Associate
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From: Archie Mackay-James
Sent: 08 August 2022 17:12
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Eleanor Musgrove <emusgrove@firethornttrust.com>; rb@reviewpartners.uk.com
Cc: pmartin@firethornttrust.com; mkirby@velocity-tp.com; Nick Fell <Nick.Fell@rapleys.com>
Subject: RE: 31036-A3-NW Bicester-Actions arising from today's meeting

Thanks Caroline.

I have just received the architect's detailed calculations illustrating how the alternative 530 unit scheme proposed by HLD does not fit in the NDA.

I will forward this to you along with a Gant chart outlining the FVA actions and timescales tomorrow following a review with the applicant team.

Kind Regards

Archie

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 08 August 2022 15:54
To: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Eleanor Musgrove <emusgrove@firethornttrust.com>; rb@reviewpartners.uk.com; Archie Mackay-James <Archie.Mackay-James@rapleys.com>
Cc: pmartin@firethornttrust.com; mkirby@velocity-tp.com
Subject: RE: 31036-A3-NW Bicester-Actions arising from today's meeting

Thanks Hannah,

Archie – on the last point, we checked with our Planning Policy colleagues and our understanding is that it is only once the Local Plan viability work is completed would this be made public. At the moment this is anticipated to be ready at the Reg 18 stage which is scheduled to be November 2022. As such, we would not be able to confirm that this can be referred to at this stage. You may wish to consider contacting the Council's Viability Consultant for the Local Plan to understand the basis for their findings and whether that data could be accessed without therefore relying on the draft Local Plan viability report.

I have spoken with Nigel and asked him to hold off on doing too much further for now. I understand you are due to provide some further information to us and I would be grateful to receive this soon – please can you confirm when providing this that you are content that Nigel will charge on a time charge basis for reviewing such information.

Lastly, I note from Nigel's email last Thursday that there were some actions with you Archie that he awaits to hear from you on.

I trust this assists at this stage. It is of course provided without prejudice.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

Planning and Development services can be contacted as follows: Development Management - planning@cherwell-dc.gov.uk; Building Control - building.control@cherwell-dc.gov.uk; Planning Policy - planning.policy@cherwell-dc.gov.uk; Conservation - design.conservations@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>

Sent: 06 August 2022 16:01

To: Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Eleanor Musgrove <emusgrove@firethorntrust.com>; rb@reviewpartners.uk.com; Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: pmartin@firethorntrust.com; mkirby@velocity-tp.com

Subject: 31036-A3-NW Bicester-Actions arising from today's meeting

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All,

As agreed, please see below a list of the actions arising from yesterday's meeting. Apologies for the delay on this:

Firethorn:

- Provide Nigel/Caroline with the 'test evidence' from Mosaic further to their testing of Nigel's latest sensitivity test mix;

- Provide a response to Caroline’s letter of 21st July;
- Prepare and share for agreement, a ‘gant chart’ timeline to Committee based around the FVA timescales, as it was agreed that this is likely to be the key driver in terms of timescales to Committee;
- Mark to liaise with Joy White as regards a timescale for the OCC Highways response on the latest Velocity Technical Note; and
- Aspect Ecology drafting a GCN technical note for agreement with Charlotte and Connie, before sharing this with Caroline for agreement in principle.

CDC:

- Caroline to provide the updated RLF cost plan to Archie asap – as this will have an impact on the timetable; and
- Alex to establish whether or not the Pre-Consultation Viability Assessment relating to the CDC Local Plan 2040 can be used/relied on in respect of BLV for the purposes of the Firethorn FVA discussions.

Hannah Leary
 Planning Director



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HLD Scheme Sensitivity Test

530 unit scheme

	Dwelling Type	House/Flat	Storey	Beds	No. of Units	Individual Unit Area (Sqft)	Total Area (Sq ft)	Unit D/Ha	Ha required	
Market Housing	Flat	Flat	3	2	24	753	18,072	80	0.35	
	Flat over Garage (FOG)	Flat	3	2	11	753	8,283	60	0.21	
	Semi-Detached	House	2	2	93	700	65,100	49	2.21	
	Terraced	House	2	3	47	900	42,300	43	1.27	
	Semi-Detached	House	2	3	10	958	9,580	43	0.27	
	Wide-Front - Semi	House	2	3	36	947	34,092	40	1.05	
	Terraced 2.5 Storey	House	2.5	3	44	1,068	46,992	47	1.09	
	Terraced 3 Storey	House	3	3	0	1,210	0			
	Semi-Detached	House	2	4	60	1,045	62,700	40	1.74	
	Detached 2.5 Storey	House	2.5	4	18	1,235	22,230	42	0.50	
Affordable Rented	Detached	House	2	4	6	1,546	9,276	26	0.27	368
	Detached	House	2	5	19	1,684	31,996	22	1.00	9.96
	Flat	Flat	3	1	26	538	13,988	80	0.38	
	Flat over Garage (FOG)	Flat	3	1	5	538	2,690	60	0.10	
	Flat	Flat	3	2	15	753	11,295	80	0.22	
	Terraced	House	2	2	4	755	3,020	80	0.06	
	Terraced	House	2	2	12	753	9,036	80	0.17	
	Semi-Detached	House	2	2	8	753	6,024	80	0.12	
	Terraced	House	2	3	19	904	17,176	43	0.51	
	Semi-Detached	House	2	3	14	904	12,656	43	0.38	
Shared Ownership	Detached 2.5 Storey	House	2.5	4	11	1,235	13,585	42	0.30	
	Detached	House	2	4	0	1,546	0			
	Bungalow	Bungalow	1	3	1	1,114	1,114	23	0.05	
	Terraced	House	2	2	5	755	3,775	80	0.07	120
	Terraced	House	2	2	17	753	12,801	80	0.25	
	Semi-Detached	House	2	2	10	753	7,530	80	0.15	
	Terraced	House	2	3	6	904	5,424	43	0.16	
	Semi-Detached	House	2	3	8	904	7,232	43	0.22	
	Bungalow	Bungalow	1	3	1	1,368	1,368	20	0.06	42
	TOTAL				530		479,335		13.15	

368 9.96

120

42 3.19
162
530

TOTAL HA REQ 13.15

Comparison Table

Dwelling Type	No. of units difference between the revised 530 unit scheme and 500 unit scheme	Area difference between 530 unit scheme and 500 unit scheme	
1 bed flats	#REF!	#REF!	More Units in 500 Scheme
2 bed flats	#REF!	#REF!	Less units in 500 scheme
2 bed houses	#REF!	#REF!	Less units in 500 scheme
3 bed houses	#REF!	#REF!	Less units in 500 scheme
4 bed houses	#REF!	#REF!	More Units in 500 Scheme
5 bed houses	#REF!	#REF!	More Units in 500 Scheme
Total	#REF!	#REF!	

Dwelling Type	Average Size (psf)	% of Total	No. of Total Mix
1 Bed Flat	538	5.85%	31
2 Bed Flat	753	9.43%	50
2 Bed House	695	#####	149
3 Bed House (inc 2x Bungalow)	957	#####	186
4 Bed House	1,135	#####	95
5 Bed House	1,684	3.58%	19
		#####	530

	Density Analysis	
	530 Scheme	500 Scheme
Net Developab	30.12	30.12
Net Developab	12.19	12.19
Density per net	17.60	#REF!
Density per net	43.48	#REF!
Sq Ft per ner a	15,914.18	#REF!