

From: [Caroline Ford](#)
To: [Archie Mackay-James](#); [Nigel Simkin](#); [Alex Chrusciak](#)
Cc: [Rob Bolton](#); [Paul Martin](#); emusgrove@firethortrust.com; [Hannah Leary](#); [Nick Fell](#); [Ian Tarbet](#)
Subject: RE: 31036-A3-NW Bicester-Actions arising from today"s meeting
Date: 20 September 2022 18:55:27
Attachments: [image001.gif](#)
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Hi Archie,

I will ask OCC around HIF to come back to you under separate cover.

I'm afraid I'm very behind on actions with me for this site and I am about to go on leave for two weeks later this week. As such, I will ask OCC the question on HIF and may be able to revert back once I return but the other matters will take longer for me to resolve as I don't have time this week to progress this. We are making some steps to deal with our capacity issues and to assist me further on this and other NW Bicester matters due to various pressures and changes at this end.

I trust this assists for now.

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Team Leader – South Area Major Projects Team

Development Management Division

Communities Directorate

Cherwell District Council

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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.conservation@cherwell-dc.gov.uk. For the latest information on Planning and Development please visit www.cherwell.gov.uk

From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Sent: 20 September 2022 14:53

To: Nigel Simkin <Nigel.Simkin@hld-uk.com>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>

Cc: Rob Bolton <rb@reviewpartners.uk.com>; Paul Martin <pmartin@firethorntrust.com>; emusgrove@firethorntrust.com; Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Nick Fell <Nick.Fell@rapleys.com>; Ian Tarbet <Ian.Tarbet@rlf.co.uk>

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

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Nigel,

I have carried out a review of your email with the client team and provide clarifying responses and comments below.

Mosaic's analysis of my proposed sensitivity mix

We have liaised with the scheme architect, Mosaic, regarding your concerns specifically:

- The density assumptions that they have assumed for each dwelling type.
- Their assessment that the site is approximately 86% efficient.
- Your statement that the land area required for Mosaic's 530 dwelling scheme is above the 12.35 hectares net developable area assumed (and in the order of 13.27 hectares).

Mosaic have provided an email attached (email titled Bicester Workings), which addresses these. A full masterplan layout is included that demonstrates the mix/densities assumptions that Mosaic have calculated as part of the robustness. This is an "outline application" based on a defined set of parameters around density/heights/open space etc. The masterplan has been produced to inform the application (and any developer) that the mix of houses can physically be laid out on the site. I trust this provides a satisfactory response on these matters.

As previously clarified by Mosaic, your alternative mix of dwellings that you are proposing to sensitivity test cannot fit on the NDA and therefore it should not form the basis of sensitivity testing. We look forward to considering your position on the submitted scheme in your report.

Other appraisal assumptions

I note your comments in your email below in relation to the pre-consultation FVA and GDV pricing and have updated the table attached which details my understanding of the current position on the viability appraisal assumptions and the remaining points of difference. My client has instructed that both you and I as well as RLF and G & T should not spend any further time negotiating on the remaining points of difference and that you should commence with the preparation of your viability report based on the agreed appraisal assumptions thus far, your interpretation of the remaining points of difference and RLF's latest cost positions. I appreciate RLF need to update their cost plan to account for triple glazing to adhere to Future Homes Standard requirements and would be happy to discuss the table attached should you have any queries or comments.

I appreciate there are some other matters that remain outstanding that will impact on your final report, specifically:

- Feedback from CDC on True Zero Carbon (TZC) build specification assumptions following submission of letter (Email attached titled "NW Bicester").

- Feedback from CDC and OCC regarding the level of s106 contributions that have been assumed for the application.
- Feedback from CDC and OCC on the level of HIF funding that would be granted to deliver the scheme.
- Feedback from OCC regarding the level of visitor parking that should be assumed for the scheme.

[@Caroline](#), are you able to advise on when we will receive feedback on these points?

Kind Regards

Archie

Archie Mackay-James

MRICS

Senior Associate

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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Sent: 02 September 2022 16:25

To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: Nick Fell <Nick.Fell@rapleys.com>; Rob Bolton <rb@reviewpartners.uk.com>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

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

Dear Archie,

I hope that you are keeping well.

Thank you for your email whilst I was on annual leave. As you are aware, I returned this Tuesday and have been catching up on the correspondence this week. It was also good to catch up with you on the telephone yesterday afternoon.

Rather than respond to the various emails separately, as discussed on the telephone, I thought it would be useful to review the correspondence received just prior to and during my annual leave, and provide you with one comprehensive response.

To recap, the emails are as follows:

- Your email of **9 August 2022** – which sets out your client's architect's (Mosaic) analysis of the land take required for my proposed 'sensitivity test' of an adjusted dwelling mix for 530 houses;
- Your email of **11 August 2022** – which provides some further information regarding Benchmark Land Values (BLVs) based upon the emerging viability work to inform the Local Plan, along with confirmation of your response on your action points.
- Caroline Ford's email of **18 August 2022** (which forwards on Rob Bolton's email of **16 August**

2022). This email includes a response regarding the requirements of the scheme and how they are set out in the Cost Plan.

Following the above, whilst on leave I have also received the consultation documents for the emerging Local Plan viability study from Caroline, which have been prepared by HDH Planning & Development, to assist my review of your email of **11 August 2022**.

I set out my comments on each of the above emails below.

9 August 2022 – Mosaic’s analysis of my proposed sensitivity mix

I have reviewed the Excel spreadsheet provided which I understand has been annotated by Mosaic, to demonstrate that the land take required for my proposed sensitivity test of the dwelling mix would require an additional 0.8 hectares of land (i.e. 13.15 hectares of net developable residential land in total). The current assumption is that the site provides 12.35 hectares of net developable land.

Mosaic have assumed specific plot densities which results in anticipated areas (in hectares) for each dwelling type. However, there is no further evidence demonstrating how these plot density assumptions for each dwelling type have been arrived at for each dwelling, and hence I am unable to comment further on the robustness of this exercise. Therefore, in order for me to be able to consider this further, Mosaic would need to demonstrate that the density assumptions that they have assumed for each dwelling type are robust, and also how they have arrived at their assessment that the site is approximately 86% efficient. Given the detail that we are now getting into on plot sizes, I may also need a master planner to be appointed to audit Mosaic’s assumptions.

A further issue is that I have undertaken a sensitivity test of Mosaic’s analysis, utilising their assumed plot densities that they have assumed for each type of dwelling, but applying it to the mix of dwellings that they have proposed for the 530 dwelling scheme. My analysis suggests that, when utilising their own areas for each plot, and making adjustments as necessary, that the land area required for Mosaic’s 530 dwelling scheme is also above the 12.35 hectares net developable area assumed (and in the order of 13.27 hectares). Please see the attached spreadsheet ‘Quick Sensitivity test of ha for Mosaic Scheme 02.09.2022’.

Therefore, I remain sceptical about your proposed mix for the reasons that we have previously rehearsed at length, and will be sensitivity testing my proposed adjustments to the mix as previously discussed (bearing in mind that this is an outline application, and hence your mix will not be conditioned as part of the planning application, and it would be up to housebuilders to propose their own mix at the reserved matters stage).

Email of 11 August 2022, on mix and other actions

I note that you are not prepared to share the emerging mix proposed by the incoming developer for part of the scheme. This is disappointing, given that it was referred to in our call on the 26th July by both yourself and Rob as demonstrating that the mix that you are currently proposing was robust, and that Mosaic’s scheme has been market tested. In the absence of receiving this evidence (either responses to the market testing, or the reserved matters scheme currently being proposed), I can attach no weight to your comments that Mosaic’s proposed mix has been market tested and therefore is an accurate reflection of how developers in the market are likely to seek to develop the site at the reserved matters stage.

Notwithstanding the above, I note your responses to the other actions, and am pleased that we have been able to reach some further common ground on the assumptions in the viability appraisals, namely;

- Finance costs of 6.75% debit rate in the appraisal, with no credit rate.
- Lead-in period reduced (i.e. assuming an implemental planning consent).

I note your intention to continue to assume an average of six months from the start of construction of each house to its sale. Hence, this remains an area of difference between us.

I also note the commentary that you have provided on the BLV regarding the emerging viability evidence which will underpin the Local Plan for Cherwell District, being undertaken by HDH Planning and Development. I understand that on this basis, you have reflected on your original BLV which equated to £200,000 per gross acre, and propose to reduce this to £171,943 per acre (i.e. an overall benchmark of £10.14 million). There is therefore much less difference between us on this point, my BLV equating to £150,000 per gross acre (approximately £8.85 million).

Whilst the emerging Local Plan viability study is interesting, I understand that Caroline confirmed via email to you on the **8 August 2022** that the Local Plan viability evidence is at its very early stages, and hence has not been published for **Regulation 18** consultation (which is anticipated in **November 2022**). Therefore, clearly the emerging viability evidence from HDH is in its early stages, as is highlighted throughout the wider draft HDH Consultation Draft Report that Caroline has provided me. In addition, this report is yet to be scrutinised or examined by a Planning Inspector. Therefore, as you will appreciate, whilst interesting, it is difficult to give it any weight to it at this stage.

It also appears that strategic sites (such as North West Bicester) have not yet been viability tested by HDH, and no sites appear to have been viability tested of over 300 dwellings (reference **Paragraph 10.12** of the HDH Report). Therefore, the BLV that HDH are currently proposing to apply does not appear to be applied to larger strategic sites (such as North West Bicester). Furthermore, the viability analysis does not seem to include sites which are subject to additional planning requirements (such as North West Bicester), and hence does not test the impact of these costs on the BLV (albeit that the report does on several occasions state that such costs need to be taken into account when arriving at the BLV, in line with the Planning Practice Guidance (PPG)).

Therefore, in light of the above, my position remains that the BLV that I have proposed of £150,000 per gross acre for the subject site is more than generous, particularly in light of the appeal decision that I have previously provided to you and how the Planning Inspector their departed from the land values utilised to inform the BLV in the Local Plan viability evidence).

In addition, if we were to rely on the HDH Report, it is also worth noting:

- **Affordable Housing Values** - The value of the proposed affordable housing values are either in line with, or in some cases higher, the figures that we have agreed. If they were adopted, this would improve the viability of the scheme.
- **Finance** – HDH's finance rate is proposed at 6.5% on debt, with no credit rate. This is in line with what I previously proposed in my first draft assessment (and lower than the mid-point of 6.75% between our respective positions which we have now agreed, with no credit rate).
- **Developer's return for risk (i.e. profit)** - is lower at 17.5% on the GDV of the market housing (with the same level of 6% on the affordable housing).

There may be other areas of difference which either improve/reduce development viability throughout the report. However, if we were to adopt the emerging land value proposed by HDH, it seems wrong to disregard their approach to profit, finance and other matters which are contrary to what we have now agreed.

Therefore, in summary, I am content that the £150,000 per gross acre that I have applied is more than reasonable and I cannot see why this does not provide a reasonable incentive to the landowner to bring the site forward as required by the PPG.

Caroline's email of 18 August 2022 – which forwarded Rob Bolton's email of 16 August 2022

I have reviewed these documents and found them helpful, albeit that I will be led by RLF and Bioregional on these issues, as they relate more to their areas of expertise. My understanding is that some of the costs have changed in the G&T Cost Plan model which reflect additional costs that you now anticipate relating to u-values for the windows (etc.). This will need to be considered by RLF and Bioregional.

Second, you have responded on the items identified which might potentially reduce the viability gap, and in particular, there is discussion about fabric enhancements and their costs relative to the use of Photovoltaics (PV). Again, this commentary will need to be reviewed by Bioregional and RLF, and the Cost Plan positions updated as necessary.

Your email of 22 August 2022

Please see my updated analysis of the GDV 'HLD Updated Draft Review of Mix and GDV Pricing 02.09.22'.

Apologies for the delay in circulating this, but as set out in my email of **1 September 2022** and discussed on the telephone, I undertook most of the analysis prior to going on annual leave but it did take me longer than I anticipated. The reason for this was that our previous GDV analysis was based on **Q4 2021** values (and you will recall that I have applied a percentage uplift based upon Land Reg data to arrive at values for **Q1 2022**). Hence, it was not straightforward to compare with Green & Co's updated pricing exercise which is based at **Q1 2022** values.

For simplicity, the attached spreadsheet is based upon the one I circulated to you in **March 2022** to inform my 1st draft findings. However, I have updated this spreadsheet on the first tab to include:

- Your original pricing of the scheme based upon Green & Co's original advice;
- HLD's December 2021 pricing;
- HLD's pricing for each unit (updated by the Land Registry % to reflect Q1 2022 values) – see in blue;
- Green & Co's updated proposed pricing as at Q1 2022 values; and
- Our review of pricing based upon Q1 2022 values (along with commentary as to whether the value for each unit is agreed and if not, why we have adopted our pricing assumption).

To confirm, I have disregarded Green & Co's exercise for the 500 unit scheme, given that we have both agreed that this scheme will not be subject to the viability test. The second tab then calculates the resulting GDV of our updated assumptions for the 530 scheme you have proposed.

It is worth noting that whilst I have reviewed prices as at **Q1 2022**, undertaking this exercise as at **August 2022** demonstrates that some values, particularly for the 2 and 3 bedroom dwellings, appear to have **significantly increased** into Q2 and Q3 of this year. Whilst this is not yet factored into the viability analysis (given the base date of Q1 2021), this will need to be reflected when the viability appraisal is re-based at the appropriate time.

The final (third) tab then undertakes the adjustments proposed (highlighted in blue type) which will form the basis of my sensitivity test for the 530 unit scheme (with some of the dwellings amounts, sizes and values adjusted to inform this sensitivity test).

I would be grateful for your thoughts/observations on this updated draft pricing exercise prior to me undertaking any updated development viability appraisals.

I acknowledge that, as with the costs, both values and costs will need to be updated from the **Q1 2022** base date at an appropriate point in time.

Summary

I trust that the above sets out my responses in a comprehensive manner on the various emails received. I would also like to thank your client for confirming that they are comfortable with meeting our reasonable time costs for reviewing this additional correspondence throughout August, and I will review my time costs for August as soon as possible next week, as agreed.

I look forward to your comments/observations on the revised pricing exercise on the mix in due course.

Kind regards

Nigel



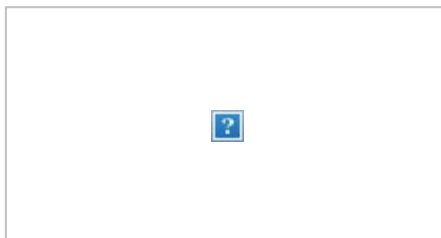
Nigel Simkin MRICS MRTPI

Director

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From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Sent: 01 September 2022 09:07

To: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Cc: Nick Fell <Nick.Fell@rapleys.com>; Rob Bolton <rb@reviewpartners.uk.com>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

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

Nigel,

Thanks for the update, let's speak later.

Kind Regards

Archie

Archie Mackay-James

MRICS

Senior Associate

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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Sent: 01 September 2022 07:55

To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: Nick Fell <Nick.Fell@rapleys.com>; Rob Bolton <rb@reviewpartners.uk.com>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

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

Archie

Thanks for your email.

I did most of the of the work on the GDV pricing prior to going on annual leave on the 19th August. I was hoping to issue prior to my annual leave but it took me longer than anticipated to work through that week. I am currently checking it through to make sure I am happy with it before I issue it.

I'm also in the process of reviewing and formulating a response to the correspondence received whilst I was away (I returned on Tuesday). I also have some additional information provided by Caroline on the Local Plan viability consultation whilst I was away, again which I am working through. My aim is to provide you with a full response on these issues, including GDV, hopefully by close tomorrow.

I'll call you when I can later today for a catch up.

Kind regards

Nigel



Nigel Simkin MRICS MRTPI
Director

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From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Sent: 31 August 2022 11:01

To: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Cc: Nick Fell <Nick.Fell@rapleys.com>; Rob Bolton <rb@reviewpartners.uk.com>

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

Hi Nigel,

I was wondering when you will be in a position to issue your updated GDV pricing? It would be useful to have a quick telephone discussion regarding the remaining points if you are able to give me a quick call when convenient.

Kind Regards

Archie

Archie Mackay-James

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From: Archie Mackay-James

Sent: 22 August 2022 11:54

To: Nigel Simkin <Nigel.Simkin@hld-uk.com>

Cc: Nick Fell <Nick.Fell@rapleys.com>; Rob Bolton <rb@reviewpartners.uk.com>

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

Hi Nigel,

Trust you had a good weekend.

I was just wondering how you were progressing with the private pricing exercise? It would be good to receive your position on this initially so that we can review and consider the overall viability position now that there are only a handful of assumptions where our assumptions aren't aligned.

I also attach an email which went across to the Council on Wednesday outlining a costing exercise which we have undertaken as requested by Caroline, which will need to be reviewed by RLF and Bioregional. I'd be happy to discuss this if you had any queries.

Kind Regards

Archie

Archie Mackay-James

MRICS
Senior Associate
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07467 941544



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From: Archie Mackay-James

Sent: 12 August 2022 09:40

To: Nigel Simkin <Nigel.Simkin@hld-uk.com>; 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@firethorntrust.com>; rb@reviewpartners.uk.com

Cc: pmartin@firethorntrust.com; Nick Fell <Nick.Fell@rapleys.com>

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

Thanks Nigel

Archie Mackay-James
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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>
Sent: 12 August 2022 08:15
To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>; 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@firethorntrust.com>; rb@reviewpartners.uk.com
Cc: pmartin@firethorntrust.com; Nick Fell <Nick.Fell@rapleys.com>
Subject: RE: 31036-A3-NW Bicester-Actions arising from today's meeting

Archie

Thanks for this and your email of Tuesday. I'll start going through this on Monday and revert on timescales and any queries I have then – but I'm hoping to update the pricing asap next week.

Kind regards

Nigel



Nigel Simkin MRICS MRTPI
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From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Sent: 11 August 2022 16:40

To: Nigel Simkin <Nigel.Simkin@hld-uk.com>; 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@firethorntrust.com>; rb@reviewpartners.uk.com

Cc: pmartin@firethorntrust.com; Nick Fell <Nick.Fell@rapleys.com>

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

Nigel,

We have enquired regarding the incoming developer's scheme and clarified that their pre-app discussions have focused solely on the eastern parcel of the site and not the whole site. Their proposed scheme is not fixed and will be subject to change following pre-app discussions. For these reasons, it is not appropriate to share the incoming developer's scheme.

In terms of my action points, I can confirm the following:

- ***Review possibility of adjusting credit rate to 0%.***

We have reviewed and agree to proceed on the basis of a debit rate of 6.75% and a credit rate of 0%.

- ***Further consideration of lead-in period to account for detailed planning consent and procurement.***

We have considered further and agree to amending our assumption that there is an implementable detailed planning consent from day 1. However, we maintain that there should be a 3 month pre-construction period for procurement of the contractor for enabling works as recommended by G & T in the Gant Chart attached. The procurement process could not be progressed until there is certainty that a detailed, implementable planning consent is in place.

- ***Review possibility of reducing lag between construction start and sales start to 5 months.***

We have considered and maintain that 6 months is reasonable as recommended by G & T in the Gant Chart attached.

- ***Further consideration of agricultural land values, premium multiplier and benchmark land value.***

We have considered further and identified a pre-consultation Financial Viability Assessment (FVA) issued by the Council's viability consultant for the 2040 local plan. It includes research and conclusions in terms of benchmark land value and agricultural land values when adopting the EUV+ approach in line with the updated PPG and NPPF (I have attached the relevant pages). This is important as the Council's previous viability evidence bases were prepared prior to the PPG and NPPF being updated.

At point 6.22, having considered comparable evidence, HDH detail that a value of £25,000/ha is assumed to apply for the EUV component for agricultural land, which equates to just over £10,000 /acre. In terms of landowner premium, it later details at point 6.27 that for greenfield sites it has assumed EUV Plus £400,000/ha which effectively assumes a multiplier of 16 of the agricultural land value of £25,000/ha. When combining the EUV of £25,000/ha and premium of £400,000/ha, this effectively equates to an EUV+ for greenfield sites of £425,000 / ha or £171,943 per acre, which is just below the mid-point of our respective submission positions and generates a benchmark land value of £10.14 million based on the subject site's gross acreage. Having considered, we are proposing to adopt this as a compromised benchmark land value.

We look forward to receiving your pricing of the original scheme. Please can you confirm your timescales for providing this?

Kind Regards

Archie

Archie Mackay-James

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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>
Sent: 09 August 2022 12:36
To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>; 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@firethortrust.com>; rb@reviewpartners.uk.com
Cc: pmartin@firethortrust.com; Nick Fell <Nick.Fell@rapleys.com>
Subject: RE: 31036-A3-NW Bicester-Actions arising from today's meeting

Archie

Thanks.

How are you getting on with your remaining actions? And have you got a copy of the incoming developer's scheme please – as it will help me consider the updated comments/schedule from your architects.

Kind regards

Nigel



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Director

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From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Sent: 09 August 2022 10:56

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@firethorntrust.com>; rb@reviewpartners.uk.com

Cc: pmartin@firethorntrust.com; Nick Fell <Nick.Fell@rapleys.com>; Nigel Simkin <Nigel.Simkin@hld-uk.com>

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

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
MRICS
Senior Associate
Residential Development Consultancy
07467 941544



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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@firethorntrust.com>; rb@reviewpartners.uk.com
Cc: pmartin@firethorntrust.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

Archie Mackay-James
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Senior Associate
Residential Development Consultancy
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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@firethorntrust.com>; rb@reviewpartners.uk.com; Archie Mackay-James <Archie.Mackay-James@rapleys.com>
Cc: pmartin@firethorntrust.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@firethortrust.com>; rb@reviewpartners.uk.com; Archie Mackay-James <Archie.Mackay-James@rapleys.com>
Cc: pmartin@firethortrust.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.

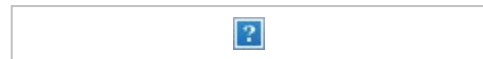
CDC:

- 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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