

Sharon Lowin

From: Archie Mackay-James <Archie.Mackay-James@rapleys.com>
Sent: 21 December 2022 18:03
To: Caroline Ford
Cc: Hannah Leary; Nigel Simkin; Rob Bolton (rb@reviewpartners.uk.com); Paul Martin; Eleanor Musgrove; Alex Chrusciak; Andrew Thompson; Nick Fell; Jamie Miller
Subject: RE: North West Bicester Viability
Attachments: NW Bicester Mtg on 14 Dec 2022 - Agreement and Action Points.pdf

Caroline,

Whilst our meeting at your offices last week was productive, with some key points agreed and a way forward set out by Alex at the end of the meeting (please refer to the meeting notes attached), we need to keep up the momentum to ensure that the final points on viability are agreed asap between parties. We are still working towards the presentation of this application to your Planning Committee on 12th January, unless you advise us otherwise. I am aware that Hannah sent across the information required to address the Parameters points that you have raised last week, and the OCC Highways objection has been removed, so viability remains the key outstanding point to be finalised/agreed.

As advised at the meeting last week, what we need now is the final S106 table in order to provide final conclusions on the viability position and ensure that we can provide the best offer possible for presentation to Members, with a focus on maximising affordable housing. We have been asking for the S106 table for some time and it remains outstanding, and it is now crucial to this application being able to progress. To this end we would be grateful for a timescale for its receipt. Our Client has made clear that there is now an increasing amount of pressure on the remaining time within which a positive resolution, S106 and formal planning approval need to be achieved, and we cannot afford anymore slippage in this respect.

Kind Regards

Archie

Archie Mackay-James
MRICS
Senior Associate
Residential Development Consultancy
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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>
Sent: 09 December 2022 11:23
To: Archie Mackay-James <Archie.Mackay-James@rapleys.com>
Cc: Caroline Ford <Caroline.Ford@cherwell-dc.gov.uk>; Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Rob Bolton (rb@reviewpartners.uk.com) <rb@reviewpartners.uk.com>; Paul Martin <pmartin@firethornttrust.com>; Eleanor

Musgrove <emusgrove@firethorntrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew Thompson <Andrew.Thompson@cherwell-dc.gov.uk>

Subject: RE: HLD FVA Report - North West Bicester - Email 1 of 4

Archie

Hope you are well.

Please find the raw land registry data from the UK Gov/ONS website attached that I used to inform my sensitivity test. My file notes suggest that I took the figures from March 2022 to August 2022 in order to generate the % figures referred to in my report.

Kind regards

Nigel



Nigel Simkin MRICS MRTPI
Director

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From: Nigel Simkin

Sent: 08 December 2022 08:40

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

Cc: Caroline Ford <Caroline.Ford@cherwell-dc.gov.uk>; Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Rob Bolton (<rb@reviewpartners.uk.com> <rb@reviewpartners.uk.com>); Paul Martin <pmartin@firethorntrust.com>; Eleanor Musgrove <emusgrove@firethorntrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew Thompson <Andrew.Thompson@cherwell-dc.gov.uk>

Subject: Re: HLD FVA Report - North West Bicester - Email 1 of 4

Morning Archie

Hope you are well.

Yes certainly, I'll dig those out for you tomorrow when I'm back at my desk. That sensitivity test was informed direct from by UK Land Registry data on the ONS website from what I recall.

Kind regards

Nigel

Sent from my iPhone

On 7 Dec 2022, at 17:17, Archie Mackay-James <Archie.Mackay-James@rapleys.com> wrote:

Nigel,

Please can you confirm / provide the data sets and calculations that have informed your house price inflation conclusions at point 6.18 of the FVA?

Kind Regards

Archie

Archie Mackay-James

MRICS

Senior Associate

Residential Development Consultancy

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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 21 November 2022 09:37

To: Hannah Leary <Hannah.Leary@bartonwillmore.co.uk>; Archie Mackay-James <Archie.Mackay-James@rapleys.com>

Cc: Rob Bolton (<rb@reviewpartners.uk.com> <rb@reviewpartners.uk.com>); Paul Martin <pmartin@firethorntrust.com>; Eleanor Musgrove <emusgrove@firethorntrust.com>; Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>; Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>; Nigel Simkin <Nigel.Simkin@hld-uk.com>

Subject: FW: HLD FVA Report - North West Bicester - Email 1 of 4

Hannah, Archie,

Please see attached the FVA from HLD received through this morning. There are three separate emails with the appendices which will follow. I will put these onto the file and make them public this morning.

I would be grateful for your response to this as soon as possible given where we are relative to our deadline for the Planning Committee report.

With respect to your separate email on Friday Hannah, on the basis that we are working towards the December Committee, I don't think there will now be time to share the draft report in advance of it being finalised as we are likely to be working on this close to the deadline. We need the time this week to finalise this so I would also prefer not to arrange a further meeting which will take time away from working on the report.

I trust this is of assistance at this stage. I must though stress that this is provided entirely without prejudice to any formal decision by the Local Planning Authority.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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Development Management Division
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Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

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: Nigel Simkin <Nigel.Simkin@hld-uk.com>
Sent: 21 November 2022 07:35
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: HLD FVA Report - North West Bicester

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Caroline

I hope that you are keeping well and had a good weekend?

Please find attached our final FVA report for the above. Due to its size, I have split the report and appendices into 4 separate documents. The 3 appendices will now follow in separate emails.

I trust that this is in order; however, if you have any queries, please do not hesitate to contact me.

Kind regards

Nigel

Nigel Simkin MRICS MRTPI
Director
T: 0121 740 0591 | M: 07854 836 811

E: Nigel.Simkin@hld-uk.com | W: www.hld-uk.com
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MEETING NOTES

Job No: 31036 A7

Subject: NW Bicester (21/01630/OUT) – Viability Negotiation Meeting

Date: 14th December 2022 @ 0930

Present: *At CDC's Offices:*
Caroline Ford - **CDC (Planning)**
Andrew Thompson - **CDC (Planning)**
Nigel Simkin - **Highgate Land and Development**
Lewis Knight - **Bioregional**
Paul Martin - **Firethorn Trust**
Rob Bolton - **Review Partners**
Nick Fell - **Rapleys**
Jamie Miller - **Rapleys**
Hannah Leary - **Barton Willmore**
Via Teams:
Alex Chrusciak - **CDC (Planning)**
Euan Stewart - **CDC (Strategic Housing)**
Eleanor Musgrove - **Firethorn Trust**
Tom Motchman - **Gardiner and Theobald**
Archie Mackay-James - **Rapleys**

Location: In person/Via Teams (see above)

No.	Subject	Action
1	Aims of the Meeting: It was agreed that the purpose of the meeting was to come to an agreement as far as possible, between all parties present, on the final outstanding points between us to enable a final FVA and viability offer to be made in advance of a Committee meeting in January or February 2023.	ALL
2	Parameter Plans: HL explained that, further to the letter from CF on 24 th November, the team has considered the comments regarding the clarity of the Parameter Plans and has made some minor amendments to essentially remove overlap between built envelopment and the green buffers. HL advised that these amendments have been considered from an EIA perspective and the change does not affect the conclusions of the ES assessments as they had all assumed that there is no built development within the green buffers (as is set out in the Development Parameters text). HL advised that the amendments, and an EIA 'Statement of Conformity' letter will be submitted to CDC before the end of the week. CF agreed that the application could still be presented to Committee (assuming all other matters are resolved) if there is an unexpired consultation period in respect of these amendments.	HL
3	VIABILITY MATTERS: S106 Obligations table: NF asked for an update on the availability of the table on the basis that the Firethorn team cannot close to a final position until we understand the Council's requirements and their priorities (on the basis that the development cannot afford all S106 contributions without there being an impact on the amount of affordable housing provision). CF advised that she is working on this, but it isn't yet ready as she is awaiting confirmation from CDC colleagues on the contributions that they have identified. HL queried whether CF is also checking and confirming that the OCC contributions set out in their letter of 29 th November are the correct and most up-to-date numbers, and CF confirmed that she is.	CF

No.	Subject	Action
4	AC advised that it should be noted that CDC will be seeking to flex the S106 contributions to maximise the level of affordable housing achieved as far as possible and applying a 'balanced approach'.	Noted
5	CF also advised that the inputs to the S106 table are being indexed to Q1 2022. NF advised that we have indexed to Q4 2022, and it was agreed that Q4 2022 should be used by all for the purposes of indexation.	ALL
6	<p>SLR costs:</p> <p>In respect of these costs, HL acknowledged that we can only assume the costs as known now, on the basis that they are estimated based on the current SLR scheme, but as we are all aware, there are suggestions that the SLR should be redesigned. HL suggested that if that is the case, and the SLR costs decrease as it is value-engineered through the redesign process, that reduction in cost should be recaptured through the S106 as a 'credit'. AC agreed and suggested that this should be managed via the Review Mechanism, and that any 'credit' should go towards the provision of a policy compliant level of affordable housing should this not be achieved as a base position.</p>	ALL
7	NF confirmed that the "value engineered" scheme should form the basis of viability analysis moving forward.	ALL
8	<p>Indexation of Build Costs & Residential Sales Values:</p> <p>It was agreed that the indexation of build costs in line with BCIS to Q4 2022 was appropriate. However, NS did not agree that Residential Sales Values should be adjusted in line with House Price Index rebased to Cherwell District due to his view that this understates house price growth for new build units in Bicester. It was agreed that the applicant team would consider and propose alternative indices to apply to residential sales values.</p>	NF / AMJ
9	<p>NEXT STEPS:</p> <p>AC summarised as follows:</p> <ul style="list-style-type: none"> • Affordable housing level is low and is therefore problematic in terms of presentation to Members, so we need to make sure that the FVA is robust, and we can explain the reasons why this is the case, and sell that to Members • We need to consider carefully between us how we layer the package being offered in order to present the best possible story • CDC remain focussed on getting this application to Committee as soon as possible • Finalising the S106 table remains CDC's key focus • The submission of the Parameter amendments/Statement of Conformity this week is noted, and a positive step forward 	CDC
10	HL queried what the absolute cut-off is for having all matters resolved to a point at which the application can be presented to the February committee. AC/CF advised that this would be at or around 20 th January. NF emphasised again the need to have the S106 table from CDC asap in order to enable us to meet that timeline.	Noted

END