

## Appendices to Proof of Evidence of Ben Pycroft BA(Hons), Dip TP, MRTPI in relation to Housing Land Supply

For Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May | 23-425

Residential development of up to 120 dwellings at Land east of Ploughley Road,  
Ambrosden (LPA refs: 22/02866/OUT and 23/00091/REF, PINS ref:  
APP/C3105/W/23/3327213)

- EP1.** 5YHLS calculations
- EP2.** Braintree Proformas
- EP3.** E-mails relied on by South Oxfordshire at Sonning Common
- EP4.** E-mails and proformas relied on by West Oxfordshire
- EP5.** South Kesteven proformas
- EP6.** Information in relation to South East Bicester
- EP7.** Information in relation to Bicester Gateway



EP1

## Appendix EP1 – 5YHLS Calculations

Table A – Cherwell Council’s claimed deliverable supply Figures at 1<sup>st</sup> April 2022 against a Local Housing Need of 742 dwellings per annum in Cherwell and a separate calculation for Oxford’s Unmet Housing Need

		Council’s supply in Cherwell excluding Oxford’s Unmet Housing Need	Oxford’s Unmet Housing Need
	<b>Requirement</b>		
A	Annual requirement	742	380 <sup>1</sup>
B	Undersupply to be addressed in 5YHLS period	0	340
C	Total 5YHLS requirement (A X 5 + B)	3,710	2,240
D	Total 5YHLS requirement plus 5% buffer	3,896	2,352
E	Annual requirement plus 5% buffer	779	470
	<b>Supply</b>		
F	Claimed supply	4,008	80
G	Supply in years (F / E)	5.15	0.17
H	Over / under supply (F – D)	112	-2,272

<sup>1</sup> i.e. 340 dwellings per annum 2022-26 and 540 dwellings per annum in 2026/27 = 1,900 / 5 = 380

Table B – Cherwell Council’s supply figure against a single housing requirement including the local housing need for Cherwell and the adopted housing requirement for Oxford’s unmet housing need

	Local housing need 710 dwellings p.a. plus Oxford’s unmet need	Local housing need 742 dwellings p.a. plus Oxford’s unmet need
Annual requirement	710 + 380 = 1,090	742 + 380 = 1,122
Shortfall	340	340
Five year requirement	5,790	5,950
Five year requirement plus 5% buffer	6,080	6,248
Annual requirement plus 5% buffer	1,216	1,250
5YHLS	4,088 <sup>2</sup>	
Years supply	3.36	3.27
Under / oversupply	-1,992	-2,160

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<sup>2</sup> 4,008 dwellings in Cherwell and 80 dwellings on sites in the Partial Review

**Table C – The Appellants’ supply figure against the other housing requirement scenarios**

	Separate 5YHLS calculations – Cherwell (LHN of 742)	Separate 5YHLS calculations – i.e. Council’s requirement case – Cherwell (LHN of 710)	Separate 5YHLS calculations – i.e. Council’s requirement case – Oxford’s unmet housing need	Single 5YHLS calculation – LHN of 710 dwellings p.a.
Annual requirement	742	710	380	710 + 380 = 1,090
Shortfall	0	0	340	340
Five year requirement	3,710	3,550	2,240	5,790
Five year requirement plus 5% buffer	3,896	3,728	2,352	6,080
Annual requirement plus 5% buffer	779	746	470	1,216
5YHLS	3,565	3,565	0	3,565
Years supply	<b>4.58</b>	<b>4.78</b>	<b>0</b>	<b>2.93</b>
Under / oversupply	<b>-331</b>	<b>-163</b>	<b>-470</b>	<b>-2,515</b>

**Table D – Cherwell’s 5YHLS position against its adopted housing requirement**

		Council’s supply against the adopted housing requirement
	<b>Requirement</b>	
A	Annual requirement	1,142
B	Undersupply to be addressed in 5YHLS period	1,859
C	Total 5YHLS requirement (A X 5 + B)	7,569
D	Total 5YHLS requirement plus 5% buffer	7,947
E	Annual requirement plus 5% buffer	1,589
	<b>Supply</b>	
F	Claimed supply	4,088
G	Supply in years (F / E)	<b>2.52</b>
H	Over / under supply (F – D)	<b>-3,859</b>

**Table E – Cherwell’s housing supply against the draft Local Plan Review housing requirement**

		Council’s supply against the draft Local Plan Review requirement
	<b>Requirement</b>	
A	Annual requirement	1,293
B	Undersupply to be addressed in 5YHLS period	219
C	Total 5YHLS requirement (A X 5 + B)	6,684
D	Total 5YHLS requirement plus 5% buffer	7,018
E	Annual requirement plus 5% buffer	1,403
	<b>Supply</b>	
F	Claimed supply	4,088
G	Supply in years (F / E)	<b>2.91</b>
H	Over / under supply (F – D)	<b>-2,930</b>



**Table F – Cherwell Council’s claimed 5YHLS (excluding Oxford’s Unmet Needs) against the Local Housing Need of 742 dwellings per annum**

		Cherwell excluding Partial Review requirement and supply
	<b>Requirement</b>	
A	Annual requirement	742
B	Undersupply to be addressed in 5YHLS period	0
C	Total 5YHLS requirement (A X 5 + B)	3,710
D	Total 5YHLS requirement plus 5% buffer	3,896
E	Annual requirement plus 5% buffer	779
	<b>Supply</b>	
F	Claimed supply	4,008
G	Supply in years (F / E)	5.15
H	Over / under supply (F – D)	112

EP2

**Braintree District Monitoring Report 2018**  
**Addendum to the Monitoring Report:**

**Subject:**

**Five Year Housing Supply 2018-2023**



**11 April 2019**

**From:** [Carpenter, Kathy](#)  
**To:** [Laura Dudley-Smith](#)  
**Subject:** RE: Request for information forecast development Land south of The Limes Gosfield  
**Date:** 04 December 2018 10:02:00

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Many thanks for your help, I think I can take it from here.  
Best wishes,  
Kathy

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**From:** Laura Dudley-Smith  
**Sent:** 03 December 2018 17:35  
**To:** Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>  
**Cc:** James Firth  
**Subject:** RE: Request for information forecast development Land south of The Limes Gosfield

Dear Kathryn,

The land at Gosfield is no longer owned by Marden Homes Ltd. We are now acting on the site on behalf of it's new owner, Chelsteen Homes. The contact there is Bill Poulton.

A revised planning application has been submitted to BDC for consideration. There are no significant issues that have been identified however that should present delay to delivery should the revised application be determined favourably.

Please let me know if you would like us to complete a revised form in this regard.

Laura

Laura Dudley-Smith  
Strutt & Parker

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**From:** Carpenter, Kathy [<mailto:kathy.carpenter@braintree.gov.uk>]  
**Sent:** 30 November 2018 17:38  
**To:** Laura Dudley-Smith  
**Subject:** Request for information forecast development Land south of The Limes Gosfield  
**Importance:** High

Dear Laura,  
Please see the attached file. Braintree District Council needs to check information the anticipated timing of completions on the above site, as part of work on checking the deliverable housing land supply in the District. Our records show that you were the contact for the development; could you please advise on the site or provide contact details for someone who can confirm?  
Kind regards,

Kathryn Carpenter  
**Senior Planning Officer**

**Please return forms by Friday 7th December 2018**



# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk) or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

## **PART A** Developer/Promoter Details

Contact Name:	Steve Read
Position:	Divisional Development & Planning Manager
Organisation:	Bellway Homes Ltd
E-mail Address:	
Telephone Number:	

## **PART B** Site Details (please use separate form for each site)

Site Address/Location:	Site 38 Land east of Sudbury Road Halstead
Planning application reference(s):	BTE/17/0705

Is the site:

Owned by Developer	<input checked="" type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input type="checkbox"/>

## **PART C** Site Progress

Will Housing completions begin on site before April 2023?	Yes
Planning Status at 31 March 2018:	Outline planning permission
Update on Planning Status:	Full application submitted for 218 homes BTE/18/01749, agent <a href="mailto:jennifer.carroll@struttandparker.com">jennifer.carroll@struttandparker.com</a>

# Site Progress cont..

HALSTEAD



Full/reserved matters status: approved, applied for, when planned to be submitted	Submitted FULL APPLICATION SUBMITTED
Details of Discharge of conditions status: submitted	Submitted November 2018; Building Regs Intial Notice (NHBC) submitted
Information on Constraints: Actions needed before completions can be achieved	PLANNING APPROVAL AND COMMENCEMENT OF BUILD.
Access/transport:	ACCESS POINTS AGREED AT OUTLINE APPROVAL
Ground conditions/ contamination:	FARM LAND NO CONTAMINATION EXPECTED.
Drainage (SUDS, flood prevention etc):	APPLICATION WITH FULL PLANNING SUBMISSION
Land ownership:	BELLWAY HOMES.
Other constraints (describe), including market:	N/A.

Total/estimated total site capacity	205 OUTLINE
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	205
Forecast completions Year 1: April 2018/March 2019	0
Forecast completions Year 2: April 2019/March 2020	20
Forecast completions Year 3: April 2020/March 2021	70
Forecast completions Year 4: April 2021/March 2022	70
Forecast completions Year 5: April 2022/March 2023	58

218 FULL APPLICATION

Other developer/site promoter/landowner comments	
(Internal use)	Outline permission for 205 also included site for a care home; whereas this is omitted from the full application for 218 - i.e. supply may exceed the 205 indicated as at March 2018

**Return by Friday 7<sup>th</sup> December 2018 to:**

[PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk)

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**From:** [Wilde, Mathew](#)  
**To:** [Carpenter, Kathy](#)  
**Subject:** FW: 18/60196/PREAPP Land north East of Inworth Road  
**Date:** 05 February 2019 14:23:41  
**Attachments:** [image001.gif](#)

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FYI

Kind Regards,

**Mathew Wilde**

**Senior Planner – Development Management**

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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**From:** Catherine Williams **Sent:** 05 February 2019 2:21 PM  
**To:** Wilde, Mathew <[Mathew.Wilde@braintree.gov.uk](mailto:Mathew.Wilde@braintree.gov.uk)>  
**Subject:** RE: 18/60196/PREAPP Land north East of Inworth Road

Mathew,

In terms of start on site:

- Infrastructure to commence late summer 2019
- With an anticipated build rate of 50 per year we would expect to have 150 completions by April 2023.

Regards,

**Catherine Williams BA(Hons) MA MRTPI**  
**Associate Director**  
**Planning**

Savills, 33 Margaret Street, London, W1G 0JD  
Tel

Email

Website : [www.savills.co.uk](http://www.savills.co.uk)



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**From:** Wilde, Mathew [<mailto:Mathew.Wilde@braintree.gov.uk>]

**Sent:** 28 January 2019 9:59 AM

**To:** Catherine Williams

**Subject:** 18/60196/PREAPP Land north East of Inworth Road

Hi Catherine,

Thank you for our meeting on Friday. I have asked Lee to go through the boundary treatment plan with me this week so I will provide comments on this shortly.

In terms of the coloured block plan, please may I have an electronic copy of this?

I have also been asked if I could get some confirmation in writing from you in respect to timescales for the REM submission? And when roughly will works commence?

Could you also please give an indication if possible please?:

- If the site will start to produce completions before April 2023
- View of expected development rates - how many of the 165 are expected to be completed by April 2023?

Many thanks in advance for your help.

Kind Regards,

**Mathew Wilde**

**Senior Planner – Development Management**

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**Please return forms by Friday 7th December 2018**

# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

## **PART A** Developer/Promoter Details

<b>Contact Name:</b>	Matthew Wood, agent Phase 2 Planning and Development
<b>Position:</b>	Principal Planner
<b>Organisation:</b>	CALA Homes (North Home Counties) Ltd
<b>E-mail Address:</b>	
<b>Telephone Number:</b>	

## **PART B** Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Station Field, Land W of Kelvedon Station Station Rd (Monks Farm) Kelvedon
<b>Planning application reference(s):</b>	Site 041 BTE/17/0418

Is the site:

Owned by Developer  Site Actively being marketed

Sale to developer under negotiation  Site not actively being marketed

## **PART C** Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	Yes,subject to RM approval
<b>Planning Status at 31 March 2018:</b>	Outline permission
<b>Update on Planning Status:</b>	RM to be submitted early 2019

# Site Progress cont..

<b>Full/reserved matters status: approved, applied for, when planned to be submitted</b>	RM to be submitted early 2019
<b>Details of Discharge of conditions status: submitted</b>	Condition submissions to be made early 2019
<b>Information on Constraints: Actions needed before completions can be achieved</b>	
<b>Access/transport:</b>	Access approved at outline stage.
<b>Ground conditions/ contamination:</b>	Agricultural land.
<b>Drainage (SUDS, flood prevention etc):</b>	SUDS system to be included within Reserved Matters application.
<b>Land ownership:</b>	CALA Group
<b>Other constraints (describe), including market:</b>	

<b>Total/estimated total site capacity</b>	250
<b>Dwellings built as at 31 March 2018</b>	0
<b>Outstanding capacity as at 31 March 2018</b>	250
<b>Forecast completions Year 1: April 2018/March 2019</b>	0
<b>Forecast completions Year 2: April 2019/March 2020</b>	50
<b>Forecast completions Year 3: April 2020/March 2021</b>	50
<b>Forecast completions Year 4: April 2021/March 2022</b>	50
<b>Forecast completions Year 5: April 2022/March 2023</b>	50

<b>Other developer/site promoter/landowner comments</b>	
<b>(Internal use)</b>	As condition of the outline permission dated October 2017, reserved matters application for first phase must be submitted by October 2019 (i.e. within 2 years)

**Return by Friday 7<sup>th</sup> December 2018 to:**

[PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk)

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**From:** [Heather Organ](#)  
**To:** [Carpenter, Kathy](#)  
**Subject:** RE: Development site at land at Ashen Road Ridgewell  
**Date:** 13 March 2019 15:13:14  
**Attachments:** [~WRD000.jpg](#)  
[image001.png](#)

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Dear Kathryn,

We intend to be in a position to submit an application for planning shortly - in late March or early April 2019. Assuming we are successful I would anticipate completion of the whole site in the first quarter of 2021 based on our clients current aspirations.

I am unable to provide the name of the developer at this time but I trust the above information answers your main queries.

Kind Regards,  
Heather.

Heather Organ BSc Architecture

Heather



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**From:** Carpenter, Kathy <kathy.carpenter@braintree.gov.uk>  
**Sent:** 13 March 2019 11:51  
**To:** Heather Organ <[REDACTED]>  
**Subject:** Development site at land at Ashen Road Ridgewell  
**Importance:** High

Dear Heather Organ,

We spoke on the telephone recently, when I was enquiring about whether this above site is coming forward for development in the next few years, as you acted as agent for a Mr J Williams in a 2018 pre application, following the sale of the site by the landowner to a developer. The site currently has the benefit of an extant outline permission and is shown as a draft allocation in the emerging Draft Braintree District Local Plan. You kindly provided me with a verbal response, confirming that the site is now owned by a developer, and that a detailed planning application is being drawn up for submission (in 2019?) following on from the pre-application consideration.

Could I please ask if you could provide this confirmation in writing for us – by e-mail response would be fine? If possible, as well as confirming whether the site is expected to start to produce completions by April 2023, any information would be helpful if available on expected estimated timescales for submission of the planning application, start on site, and expected number of dwellings by year –  
April 2019/March 2020 (I assume that will be 0)

April 2020/March 2021  
April 2021/March 2022, and  
April 2022/March 2023.

If you are able to confirm the name of the developer that would also be helpful.

Kind regards,

Kathryn Carpenter

**Senior Planning Officer**

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Please return forms by Friday 7th December 2018

## Review of Housing Sites Identified in the 5 Year Supply 2018-2023

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As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

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This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

### **PART A** Developer/Promoter Details

Contact Name:	Stuart Williamson agent Amec Foster Wheeler
Position:	
Organisation:	The Hunt Property Trust
E-mail Address:	[REDACTED]
Telephone Number:	

### **PART B** Site Details (please use separate form for each site)

Site Address/Location:	Land rear of Halstead Road Earls Colne
Planning application reference(s):	BTE/15/1580

Is the site:

Owned by Developer

Site Actively being marketed

Sale to developer under negotiation

Site not actively being marketed

### **PART C** Site Progress

Will Housing completions begin on site before April 2023?	YES
Planning Status at 31 March 2018:	Outline permission
Update on Planning Status:	

## Site Progress cont..

Full/reserved matters status: approved, applied for, when planned to be submitted	JULY 2019
Details of Discharge of conditions status: submitted	NONE TO DATE
Information on Constraints: Actions needed before completions can be achieved	NONE BEYOND USUAL
Access/transport:	(Access Reserved ie approved)
Ground conditions/ contamination:	Further investigations per outline
Drainage (SUDS, flood prevention etc):	" " "
Land ownership:	-
Other constraints (describe), including market:	-

Total/estimated total site capacity	80
Dwellings built as at 31 March 2018	0
Outstanding capacity as at 31 March 2018	80
Forecast completions Year 1: April 2018/March 2019	
Forecast completions Year 2: April 2019/March 2020	25
Forecast completions Year 3: April 2020/March 2021	55
Forecast completions Year 4: April 2021/March 2022	
Forecast completions Year 5: April 2022/March 2023	

Other developer/site promoter/landowner comments	
(Internal use)	

**Return by Friday 7<sup>th</sup> December 2018 to:**

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**From:** [Conan Farningham](#)  
**To:** [Carpenter, Kathy](#)  
**Cc:** [Havers, Timothy](#); [Banks, Natalie](#); [Alice Patchett](#)  
**Subject:** Silver End/Conrad Rd  
**Date:** 01 March 2019 11:00:51  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Morning,

I would advise the following for Conrad Road, Witham (Southfields):

- . We have submitted the application and awaiting for further timescales etc
- . Yes, this scheme along with Silver End are key to delivering our Homes England Programme and overall targets
- . Completions are assumed as follows but these will likely change following appointment of a contractor and also the decision date:

April 2019/March 2020: 0  
April 2020/March 2021: 21  
April 2021/March 2022: 67  
April 2022/March 2023: 36  
April 2023/March 2024: 26

Please be advised that we are currently programming the S106 units to be delivered April 21/22 hence the spike in completions.

Regards,

Conan

**Conan Farningham**  
**Head of Land and Planning**

Sanctuary Group

Office: 02088261598

Email:



---

**From:** Carpenter, Kathy [mailto:kathy.carpenter@braintree.gov.uk]  
**Sent:** 28 February 2019 15:44  
**To:** Conan Farningham  
**Subject:** RE: Silver End  
**Importance:** High

Dear Conan – thank you very much for your prompt response. Could I please ask, are you able to provide me with the equivalent information in respect of Conrad Road Witham, which I believe you know as Southfields?

Kind regards,  
Kathy Carpenter

Kathryn Carpenter  
**Senior Planning Officer**  
Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB  
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**Please return forms by Friday 7th December 2018**

# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk) or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

## **PART A** Developer/Promoter Details

<b>Contact Name:</b>	Stephen M Clark
<b>Position:</b>	Chief Executive
<b>Organisation:</b>	Churchmanor Estates plc
<b>E-mail Address:</b>	
<b>Telephone Number:</b>	

## **PART B** Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Site 050 Land south of Maltings Lane Witham
<b>Planning application reference(s):</b>	BTE/12/1071

Is the site:

Owned by Developer	<input type="checkbox"/>	Site Actively being marketed	<input type="checkbox"/>
Sale to developer under negotiation	<input type="checkbox"/>	Site not actively being marketed	<input checked="" type="checkbox"/>

## **PART C** Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	Yes
<b>Planning Status at 31 March 2018:</b>	Outline planning permission
<b>Update on Planning Status:</b>	See below



# Site Progress cont..

<b>Full/reserved matters status: approved, applied for, when planned to be submitted</b>	
<b>Details of Discharge of conditions status: submitted</b>	
<b>Information on Constraints: Actions needed before completions can be achieved</b>	
<b>Access/transport:</b>	
<b>Ground conditions/ contamination:</b>	
<b>Drainage (SUDS, flood prevention etc):</b>	
<b>Land ownership:</b>	
<b>Other constraints (describe), including market:</b>	Need a mini Masterplan to deal with housing/neighbourhood shops and public open space

<b>Total/estimated total site capacity</b>	268
<b>Dwellings built as at 31 March 2018</b>	205
<b>Outstanding capacity as at 31 March 2018</b>	63
<b>Forecast completions Year 1: April 2018/March 2019</b>	
<b>Forecast completions Year 2: April 2019/March 2020</b>	
<b>Forecast completions Year 3: April 2020/March 2021</b>	
<b>Forecast completions Year 4: April 2021/March 2022</b>	
<b>Forecast completions Year 5: April 2022/March 2023</b>	

<b>Other developer/site promoter/landowner comments</b>	Current discussions with LPA case officer Neil Jones to combine this application with the provision of Neighbourhood Shops
<b>(Internal use)</b>	Discussions with LPA taking place on proposed mixed use development on remaining, final phase of largely completed strategic site (Land south of Maltings Lane)

**Return by Friday 7<sup>th</sup> December 2018 to:**

[PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk)

If you have any other questions about the consultation please contact the Planning Policy Team by email [PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk) or by phone on 01376 552525 and ask for Planning Policy.

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**Please return forms by Friday 7th December 2018**

# Review of Housing Sites Identified in the 5 Year Supply 2018-2023

The National Planning Policy Framework (July 2018) requires local planning authorities to identify and update annually a supply of specific deliverable sites to be measured against their housing requirements (paragraph 73). As part of this process, local planning authorities are required to engage with developers and others who have an impact on delivery (see paragraph 74).

As you represent one or more of these sites, we would appreciate you taking the time to fill out the below form. Please complete a separate form for each site.

This form can be returned electronically to [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk) or in hard copy if necessary to: Planning Policy, Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB.

This form has three parts: Part A – Developer/Company/promoter Details, Part B - Site details and Part C – Site Progress

## **PART A** Developer/Promoter Details

<b>Contact Name:</b>	Kevin Coleman, agent Phase 2 Planning & Development Ltd
<b>Position:</b>	Mersea Homes Ltd And Hills Residential Ltd
<b>Organisation:</b>	
<b>E-mail Address:</b>	
<b>Telephone Number:</b>	

## **PART B** Site Details (please use separate form for each site)

<b>Site Address/Location:</b>	Site 52 Land West of Panfield Lane Braintree
<b>Planning application reference(s):</b>	BTE/15/1319

Is the site:

Owned by Developer  Site Actively being marketed

Sale to developer under negotiation  Site not actively being marketed

## **PART C** Site Progress

<b>Will Housing completions begin on site before April 2023?</b>	Yes
<b>Planning Status at 31 March 2018:</b>	Without permission; adopted Local Plan Allocation, hybrid application for: 411 homes outline; plus 189 homes full
<b>Update on Planning Status:</b>	Planning application planned to be put before Planning Committee Spring 2019

## Site Progress cont..

<b>Full/reserved matters status: approved, applied for, when planned to be submitted</b>	Hybrid application submitted
<b>Details of Discharge of conditions status: submitted</b>	
<b>Information on Constraints: Actions needed before completions can be achieved</b>	
<b>Access/transport:</b>	
<b>Ground conditions/ contamination:</b>	
<b>Drainage (SUDS, flood prevention etc):</b>	
<b>Land ownership:</b>	
<b>Other constraints (describe), including market:</b>	

<b>Total/estimated total site capacity</b>	600
<b>Dwellings built as at 31 March 2018</b>	0
<b>Outstanding capacity as at 31 March 2018</b>	600
<b>Forecast completions Year 1: April 2018/March 2019</b>	0
<b>Forecast completions Year 2: April 2019/March 2020</b>	0
<b>Forecast completions Year 3: April 2020/March 2021</b>	25
<b>Forecast completions Year 4: April 2021/March 2022</b>	100
<b>Forecast completions Year 5: April 2022/March 2023</b>	100

<b>Other developer/site promoter/landowner comments</b>	Assumed programme is for infrastructure start on site before the end of 2019, residential development starting in 2020 on the hybrid/detailed element, with 25 completions second half of 2020, followed by approx. 100 per annum thereafter. Assuming of course that we actually get planning permission 1st half of 2019.
<b>(Internal use)</b>	

**Return by Friday 7<sup>th</sup> December 2018 to:**

[PlanningPolicy@braintree.gov.uk](mailto:PlanningPolicy@braintree.gov.uk)

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EP3

## Smith, Nicola

---

**From:** Dawn Brodie [REDACTED]  
**Sent:** 16 April 2021 16:38  
**To:** Bowerman, Emma  
**Subject:** RE: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

Sorry Emma,

I was trying to speak to the client.

Yes please use the latest delivery information we provided you with. In terms of pre-app we don't really have an issue advising that you are aware that we are progressing the reserved matters application despite the outline having not quite been issued yet.

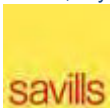
In terms of the time limit extension, I am hopeful that the final matters will be tidied up and agreed well in advance of this date however, to allow for some slippage I am happy to agree this date on behalf of my client. Of course, the sooner we can get this issued the better from our point of view!

Many thanks and have a good weekend.

Dawn

**Dawn Brodie**  
**Associate Director**  
**Planning**

Savills, Wytham Court, 11 West Way, Oxford OX2 0QL



Tel [REDACTED]  
[REDACTED]  
[REDACTED]



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---

**From:** Bowerman, Emma [mailto:Emma.Bowerman@southandvale.gov.uk]  
**Sent:** 16 April 2021 16:26  
**To:** Dawn Brodie <[REDACTED]>  
**Subject:** FW: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

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Hi Dawn

I have worked through the info we have and I can see that you already responded to us on delivery (attached). So sorry to have asked again. I will suggest we increase delivery rates to 30 in 2024/25 and 30 2025/26 as per your email on 8 March 2021.

I would be grateful for a response to the other two matters.

With kind regards

Emma

Emma Bowerman  
Principal Major Applications Officer  
Planning  
South Oxfordshire and Vale of White Horse District Councils  
Direct dial: 07717 150603  
Email: [emma.bowerman@southandvale.gov.uk](mailto:emma.bowerman@southandvale.gov.uk)  
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---

**From:** Bowerman, Emma  
**Sent:** 16 April 2021 11:31  
**To:** Dawn Brodie [REDACTED]  
**Subject:** RE: P21/S0112/PEJ and P17/S3952/O - Hale Road, Benson

Many thanks Dawn – I will get this over to my manager for final sign off so if there is anything to resolve, we can do this before the S106 is complete.

I also had a quick query in terms of the delivery of this site, as we have an appeal coming up where our five year land supply is being challenged and this is one of the sites where the Appellant is questioning delivery – extract below from their proof (attached):

- a) **Site: 1929 Benson NDP: Site BEN 2 (52 dwellings).**
- 5.2 This Site was allocated in Benson NDP and the outline application has remained undetermined since 2017 (P17/S3952/O)
- 5.3 The Council's trajectory is based on developer's delivery intentions.  
*Appellants Commentary*
- 5.4 No Planning Permission has been granted. The target date for decision 20th April 2018 and there is no activity recorded on the application since 2018.
- 5.5 Reduce supply by 52 dwellings.

The council's housing land supply statement has this site down as delivering 26 homes in 2023/24 and 26 homes in 2024/25 and it states that this trajectory is based on the developers delivery intentions. Can you please confirm that this still accords with your expected delivery rates?

Also, I thought it might be prudent for us to agree a new target decision date for P17/S3952/O, to reflect the timeframes that we are working towards to complete the S106 and grant outline planning permission. Can you please agree to extend the target decision date for P17/S3952/O to 1 June 2021?

And finally, would it be acceptable to you / your client for the council to refer to the fact that we have engaged in pre-application discussions for the subsequent Reserved Matters application? We would not need to attach our pre-application response, which at the moment is retained as confidential, but will be publicly available when a Reserved Matters application is submitted. It would simply involve referring to the dates of your pre-application request.

I would be grateful if you could get back to me on these three matters as soon as possible due to the tight timeframes involved in the appeal.

Kind regards

## Smith, Nicola

---

**From:** [REDACTED]  
**Sent:** 12 March 2021 11:52  
**To:** Mircheva, Yoanna  
**Cc:** Sandith, Richard  
**Subject:** FW: Site delivery information

Morning Yoanna

Please see below a completed housing trajectory for Newnham Manor (highlighted in yellow).

Kind regards

Arron Twamley BA (Hons) Dip TP MRTPI  
Director ATP Ltd

Paddock Barn, Buckland, Oxfordshire, SN7 8PY



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**From:** Mircheva, Yoanna <[Yoanna.Mircheva@southandvale.gov.uk](mailto:Yoanna.Mircheva@southandvale.gov.uk)>  
**Sent:** 01 March 2021 15:29  
**To:** [REDACTED]  
**Cc:** Sandith, Richard <[richard.sandith@southandvale.gov.uk](mailto:richard.sandith@southandvale.gov.uk)>  
**Subject:** Site delivery information

Dear Arron

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land to the south of Newnham Manor, Crowmarsh Gifford Planning reference P16/S3852/FUL.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed	0	30	40	30	x		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

We anticipate the planning application will be taken back to planning committee late spring and the completion of the S106 shortly thereafter. Although a hybrid planning application the housing will benefit from full planning consent.

- estimated timeframes for progressing discharge of conditions;

We would ensure the planning conditions are submitted for determination by SODC within the Summer 2021

- estimated timeframes for progressing the signing of S106;

Completion by early Summer 2021

- site preparation or whether the site is under construction, and if so the number of completions;

n/a

- whether there is a developer(s) on board;

The applicant is the developer.

- is the site being marketed; and/or

n/a

- any site constraints that could impact the delivery of the site.

None.

- If applicable, how many self-build or custom build plots will be provided on the site.

None.

- If applicable, how many gypsy and traveller pitches will be provided on the site.

None.

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.



If you have any queries, please do not hesitate to contact me.

Best wishes,

**Yoanna Mircheva**  
**Enquires Officer/ Assistant Planning Officer**  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Please be aware that some of our staff may be redeployed to other roles where necessary to assist and deal with the Coronavirus outbreak.

Thank you for your understanding.

## Smith, Nicola

---

**From:** Grant Williams [REDACTED]  
**Sent:** 15 April 2021 15:12  
**To:** Moule, Phil  
**Cc:** Jason Cross; Moss, Lisa; Scotting, Cathie  
**Subject:** RE: 17S19 - Land north east of Didcot - P15/S2902/O

Hi Phil,

Keeping well thanks.

Based on current information and assumed run rate, the following applies.  
This will be updated on a regular basis in line with occupations which we submit.

- **Completions to date: 45**
- **Completions by End of 2021: 95**
- **Completions by End of 2022: 173**
- **Completions by End of 2023: 251**
- **Completions by End of 2024: 330**
- **Completions by End of 2025: 408**

Kind Regards,

Grant Williams  
Engineer

t. [REDACTED]



The Spirella Building, Bridge Road, Letchworth Garden City, SG6 4ET

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**From:** Moule, Phil <Phil.Moule@southandvale.gov.uk>  
**Sent:** 15 April 2021 14:04  
**To:** Grant Williams [REDACTED]  
**Cc:** Jason Cross [REDACTED]; Moss, Lisa <lisa.moss@southandvale.gov.uk>; Scotting, Cathie <Cathie.Scotting@southandvale.gov.uk>  
**Subject:** FW: 17S19 - Land north east of Didcot - P15/S2902/O  
**Importance:** High

Hi Grant,

Hope you are well.

In addition to the number of completions to date, please could you provide the projected completions over the next 5 years. The most recent information we have for (Croudace) Didcot NE is shown below, but I do not think this can be correct as (i) you have completions already and (ii) you will have projected completions between now and 2024/2025.

Land Suppl	Site Name	Settlement (parish)	Major or	Detailed permission in	Outlin plan
1009	Land to the North East of Didcot	Didcot	Major	No	P15

If you could provide your projected completions that would be greatly appreciated. It is needed for a report, so if you could advise by Monday that would be great.

Many thanks in advance,

Phil

Phil Moule MRTPI  
**Principal Major Applications Officer**  
**South Oxfordshire District Council and Vale of White District Council**  
Tel: 01235 422600  
Email: [phil.moule@southandvale.gov.uk](mailto:phil.moule@southandvale.gov.uk)  
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**From:** Grant Williams <[redacted]>  
**Sent:** 24 March 2021 16:55  
**To:** Moss, Lisa <[lisa.moss@southandvale.gov.uk](mailto:lisa.moss@southandvale.gov.uk)>  
**Cc:** Jason Cross <[redacted]>; Ken Armstrong <[redacted]>  
**Subject:** RE: 17S19 - Land north east of Didcot - P15/S2902/O

Hi Lisa,

Just wanted to confirm with our Sales Director.

**Smith, Nicola**

---

**From:** Emily Ford <[REDACTED]>  
**Sent:** 09 March 2021 09:03  
**To:** Mircheva, Yoanna  
**Cc:** Ben Stephenson; Sam Gammon  
**Subject:** RE: Site delivery information

**Categories:** Green Category

Dear Yoanna

Further to your email below, I am pleased to provide the following information in respect of projected delivery on the Homes England land at Didcot Gateway South.

Year	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
No. of dwellings completed			38	53	53	144

The above is based on an outline planning application being submitted in Spring 2021, with consent secured in October 2021. Homes England are anticipating tendering for delivery partners in 2021 with a developer to be appointed in May/June 2022. Reserved matters applications are anticipated during 2022, with consent secured by early 2023. On that basis, construction is anticipated to start in Spring 2023.

I trust this assists. Please do not hesitate to contact me if any further information would be of use.


Kind regards,

**Emily Ford**  
Senior Planner



**DDI:** [REDACTED]  
The Blade, Abbey Square, Reading, Berkshire, RG1 3BE



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**From:** Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>  
**Sent:** 08 March 2021 15:05  
**To:** Emily Ford <[REDACTED]>  
**Subject:** FW: Site delivery information  
**Importance:** High

Dear Emily,

**Smith, Nicola**

---

**From:** Colin Campbell [REDACTED]  
**Sent:** 12 March 2021 10:45  
**To:** Mircheva, Yoanna  
**Subject:** RE: Site delivery information

Yoanna

Please see below

Regards

Colin

**Colin Campbell**  
**Head of Planning**



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**From:** Mircheva, Yoanna <Yoanna.Mircheva@southandvale.gov.uk>  
**Sent:** 08 March 2021 13:40  
**To:** Colin Campbell [REDACTED]  
**Subject:** FW: Site delivery information  
**Importance:** High

Dear Colin,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

**Yoanna Mircheva**  
Enquires Officer/ Assistant Planning Officer  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)  
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Thank you for your understanding.

---

**From:** Mircheva, Yoanna  
**Sent:** 01 March 2021 15:34  
**To:** Colin Campbell <[REDACTED]>  
**Cc:** Sandith, Richard <[Richard.Sandith@southandvale.gov.uk](mailto:Richard.Sandith@southandvale.gov.uk)>  
**Subject:** Site delivery information

Dear Colin

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land West of Marley Lane, Chalgrove. Planning reference P17/S0094/O.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed		70	70	60			

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications; **RMs approved March 2021**
- estimated timeframes for progressing discharge of conditions; **pre-comm conditions discharged April**
- estimated timeframes for progressing the signing of S106; **n/a**
- site preparation or whether the site is under construction, and if so the number of completions; **n/a**
- whether there is a developer(s) on board; **agreement in place to sell to Ridgepoint Homes who have RMs submitted**
- is the site being marketed; and/or **see above**
- any site constraints that could impact the delivery of the site. **no**
- If applicable, how many self-build or custom build plots will be provided on the site. **none**
- If applicable, how many gypsy and traveller pitches will be provided on the site. **none**

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

**Yoanna Mircheva**  
**Enquires Officer/ Assistant Planning Officer**  
 Planning Policy  
 South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)  
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Thank you for your understanding.



## Scotting, Cathie

---

**From:** Eastwood, Stephanie (Avison Young - UK)  
**Sent:** 12 March 2021 12:58  
**To:** Mircheva, Yoanna  
**Cc:** Gardner, Robert (Avison Young - UK); Ward, Louisa (Avison Young - UK)  
**Subject:** FW: Site delivery information - OBU Wheatley Campus

Hi Yoanna

I hope you are well.

Further to your email below we have reviewed the housing delivery trajectory for the Wheatley Campus site following the outcome of the appeal in April last year based on what we consider to be reasonable assumptions from the information currently available, noting that my client will be disposing of the site to a developer to construct and deliver the scheme.

Please see below our updated housing trajectory:

2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
-	-	76	92	92	92	92	56

CBRE has been appointed by the University to market and dispose of the site. It expects formal marketing to commence in late spring and for the sale of the site to be completed by the end of the summer this year. However, there is already significant interest in the site from multiple house builders.

We would assume that a lead in of c. 16 months be allowed for the approval of reserved matters and discharge of pre-commencement conditions in relation to the first phase of development by the housebuilder before a start on site in around December 2022. Following site preparation, it is anticipated that the first dwelling could then be complete and occupied by around June 2023.

The trajectory is based on the assumption that development will commence in two phases on the areas of the site where there are no significant existing University buildings that would need to be demolished whilst the University continues to occupy certain buildings within the centre of the centre of the site in the short-term. The University would vacate the small number of buildings that it continues to occupy in the main body of the campus and demolition works would take place whilst the initial phases of development are under construction and subsequent phases of development would follow.

At this stage, it is anticipated that there would be two sales outlets on site. It is expected that these would each deliver approx. 2.5 market sales per month (i.e. 60 dwellings per annum across the two outlets). As affordable housing would be pepper-potted through the site and be built out contiguously with the private sale dwellings. We assume that an additional approx. 32 affordable dwellings per annum would be delivered based on the proportion of affordable housing secured as part of the consent (34.5%). This would give a total annual delivery rate of c. 92 dwellings (in a full year) as set out above.

Hopefully this is of assistance and is all clear, however, please let us know if you have any queries.

Many thanks,

Steph

**Stephanie Eastwood**  
Associate Director

  
3 Brindleyplace, Birmingham, B1 2JB

**From:** Mircheva, Yoanna <[Yoanna.Mircheva@southandvale.gov.uk](mailto:Yoanna.Mircheva@southandvale.gov.uk)>

**Sent:** 01 March 2021 17:00

**To:** Eastwood, Stephanie (Avison Young - UK) [redacted]; Gardner, Robert (Avison Young - UK) [redacted]

**Cc:** Sandith, Richard <[richard.sandith@southandvale.gov.uk](mailto:richard.sandith@southandvale.gov.uk)>

**Subject:** Site delivery information

**External Sender**

Dear Stephanie and Robert,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Land at Wheatley campus, Oxford Brookes University.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed							

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;
- estimated timeframes for progressing discharge of conditions;
- estimated timeframes for progressing the signing of S106;
- site preparation or whether the site is under construction, and if so the number of completions;
- whether there is a developer(s) on board;
- is the site being marketed; and/or
- any site constraints that could impact the delivery of the site.
- If applicable, how many self-build or custom build plots will be provided on the site.
- If applicable, how many gypsy and traveller pitches will be provided on the site.

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

**Yoanna Mircheva**  
Enquires Officer/ Assistant Planning Officer  
Planning Policy

South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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## Smith, Nicola

---

**From:** Smith, Nicola  
**Sent:** 19 April 2021 13:00  
**To:** Smith, Nicola  
**Subject:** FW: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

**From:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >  
**Sent:** 16 April 2021 12:17  
**To:** Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Cc:** Stockall, Peter (Avison Young - UK) [REDACTED] >  
**Subject:** RE: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

Hi Tracy

I do not have a specific phasing plan but, yes, it is proposed to construct, complete and occupy the development within the next 5 years.

Kind regards

Charlotte

### Charlotte Taylor-Drake

Associate Director, Planning Development and Regeneration

[REDACTED]

---

[REDACTED] Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Sent:** 16 April 2021 11:24  
**To:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >  
**Cc:** Stockall, Peter (Avison Young - UK) [REDACTED] >  
**Subject:** Re: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

### External Sender

Many thanks Charlotte, do they have phasing plan for build out.  
Would it be constructed and completed within the next 5 years?  
Many thanks.  
T

Tracy Smith  
**Principal Planning Appeals Officer**  
**South Oxfordshire and Vale of White Horse District Councils**  
Mobile: 07717 271927  
Email: [tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)

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**I AM THEN ON LEAVE AND WILL RETURN TO THE OFFICE ON TUESDAY 18 MAY**

---

**From:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED] >  
**Sent:** 16 April 2021 11:16  
**To:** Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Cc:** Stockall, Peter (Avison Young - UK) <[REDACTED]>  
**Subject:** RE: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

Hi Tracy

I can confirm that the site has been bought from RV with the intention to build it out and deliver the scheme in line with the outline planning permission. The operator will be ARCO accredited as an operator of a retirement villages with 24/7 care and facilities. The intention is to submit reserved matters/discharge planning conditions with a view to commence development in Q1 2022.

I hope that helps but please let me know if you have any queries.

Kind regards

Charlotte

**Charlotte Taylor-Drake**  
Associate Director, Planning Development and Regeneration

[REDACTED]

---

**From:** Smith, Tracy <[tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)>  
**Sent:** 16 April 2021 10:23  
**To:** Taylor-Drake, Charlotte (Avison Young - UK) [REDACTED]  
**Cc:** Stockall, Peter (Avison Young - UK) [REDACTED]  
**Subject:** Re: URGENT Lower Shiplake - Reserved matters pursuant to P18/S3210/O

External Sender

**2244 Land to the east of Reading Road Lower Shiplake RG9 4BG Shiplake  
P18/S3210/O (65 dwellings)**

5.58 Site has outline planning permission (P18/S3210/O) granted on appeal.

5.59 The Council's trajectory based on officer's assessment of lead-in times and build out rate analysis.

*Appellants Commentary*

5.60 The Council's assessment relies solely on average lead in times and build out rates.

5.61 There has been no activity in terms of discharging conditions or RM.

5.62 This is not clear evidence of delivery.

5.63 Remove 65 dwellings.

Many thanks Charlotte.

T

Tracy Smith

**Principal Planning Appeals Officer**

**South Oxfordshire and Vale of White Horse District Councils**

Mobile: 07717 271927

Email: [tracy.smith@southandvale.gov.uk](mailto:tracy.smith@southandvale.gov.uk)

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**I AM THEN ON LEAVE AND WILL RETURN TO THE OFFICE ON TUESDAY 18 MAY**

**Smith, Nicola**

---

**From:** Alex Dalton <[REDACTED]>  
**Sent:** 12 March 2021 15:40  
**To:** Mircheva, Yoanna  
**Cc:** [REDACTED]  
**Subject:** Re: FW: Site delivery information (Site B)

Dear Yoanna,

Apologies for the delay in coming back to you. I have filled in the table in your email, and responded to your questions in red.

Please let me know if you need any more information.

Kind regards,

Alex

Alexander Dalton MPlan LRTPI  
Project Planner  
for and on behalf of:

Howard Sharp and Partners LLP  
79 Great Peter Street  
Westminster  
London  
SW1P 2EZ

[REDACTED]

On 08/03/2021 15:55 Mircheva, Yoanna <yoanna.mircheva@southandvale.gov.uk> wrote:

Dear Tom and Alex,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

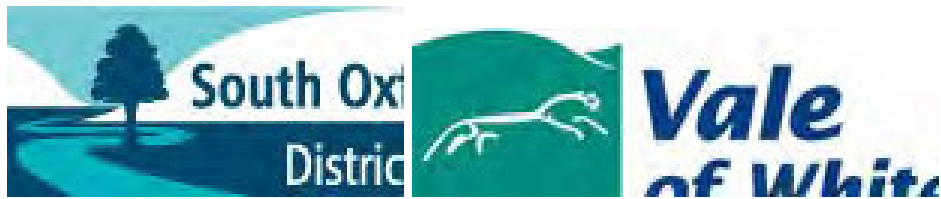
Best wishes,

**Yoanna Mircheva**

**Enquires Officer/ Assistant Planning Officer**  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Thank you for your understanding.

---

**From:** Mircheva, Yoanna  
**Sent:** 01 March 2021 17:05  
**To:** [REDACTED]  
**Cc:** Sandith, Richard <[Richard.Sandith@southandvale.gov.uk](mailto:Richard.Sandith@southandvale.gov.uk)>  
**Subject:** Site delivery information

Dear Tom and Alex,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Watlington NDP: Site B- Land Off Cuxham Road and Willow Close.



Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed		10	30	20	10		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;  
**RM submission likely this year**
- estimated timeframes for progressing discharge of conditions;  
**Pre-commencement conditions anticipated to be discharged by 2022/23**
- estimated timeframes for progressing the signing of S106;  
**S106 expected to finalise early this year**
- site preparation or whether the site is under construction, and if so the number of completions;  
**Construction has not yet commenced**
- whether there is a developer(s) on board;  
**Terms agreed with interested housebuilder**
- is the site being marketed; and/or
- any site constraints that could impact the delivery of the site.  
**No significant constraints. In terms of timescale, the route of the edge road needs to be finalised to inform the RM submission**
- If applicable, how many self-build or custom build plots will be provided on the site.  
**0**
- If applicable, how many gypsy and traveller pitches will be provided on the site.  
**0**

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Thank you for your understanding.

## Smith, Nicola

---

**From:** Alex Dalton [REDACTED]  
**Sent:** 12 March 2021 15:42  
**To:** Mircheva, Yoanna  
**Cc:** [REDACTED]  
**Subject:** Re: FW: Site delivery information

Dear Yoanna,

I have filled in the table in your email below. Please also see my comments in red.

My mobile is best if you have any queries.

Kind regards,

Alex

Alexander Dalton MPlan LRTPI  
Project Planner  
for and on behalf of:

Howard Sharp and Partners LLP  
79 Great Peter Street  
Westminster  
London  
SW1P 2EZ

[REDACTED]

On 08/03/2021 15:54 Mircheva, Yoanna <yoanna.mircheva@southandvale.gov.uk> wrote:

Dear Tom and Alex,

Please see my previous email. If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer  
Planning Policy  
South Oxfordshire and Vale of White Horse District Councils

Email: [yoanna.mircheva@southandvale.gov.uk](mailto:yoanna.mircheva@southandvale.gov.uk)

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Thank you for your understanding.

---

**From:** Mircheva, Yoanna

**Sent:** 01 March 2021 17:06

**To:** [REDACTED]

**Cc:** Sandith, Richard <[Richard.Sandith@southandvale.gov.uk](mailto:Richard.Sandith@southandvale.gov.uk)>

**Subject:** Site delivery information

Dear Tom and Alex,

South Oxfordshire District Council is updating its housing trajectory for sites. As part of this process we are updating the projected delivery rate of permitted and allocated sites. To assist the Council with this process, can you please provide the projected delivery rate for the site:

- Watlington NDP: Site C- Land off Pyrton Lane.

Can you please provide the projected construction delivery rate by financial year (1st April to 31st March):

Year	2021/22	2022/23	2023/24	2024/25	2025/26		
No. of dwellings completed			25	25	10		

The projected delivery rate should be as realistic as possible, taking account of time to secure planning permission and site preparation, therefore can you also provide details on the following, if applicable:

- estimated timeframes for progressing the site through any further full or reserved matters applications;

RM submission likely this year

- estimated timeframes for progressing discharge of conditions;

Pre-commencement conditions anticipated to be discharged by 2022/23

- estimated timeframes for progressing the signing of S106;

S106 expected to finalise early this year

- site preparation or whether the site is under construction, and if so the number of completions;

Construction has not yet commenced

- whether there is a developer(s) on board;

Terms agreed with interested housebuilder

- is the site being marketed; and/or

- any site constraints that could impact the delivery of the site.

No significant constraints. In terms of timescale, the route of the edge road needs to be finalised to inform the RM submission

- If applicable, how many self-build or custom build plots will be provided on the site.

0

- If applicable, how many gypsy and traveller pitches will be provided on the site.

0

We understand that circumstances are difficult at the moment, but it would be greatly appreciated if you could provide at least an estimated delivery rate **by end of play 12 March** please.

If you are not the correct contact, please either forward this email on to the correct person with me cc'd or please pass on their contact details.

If you have any queries, please do not hesitate to contact me.

Best wishes,

Yoanna Mircheva

Enquires Officer/ Assistant Planning Officer  
Planning Policy  
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Please be aware that some of our staff may be redeployed to other roles where necessary to assist and deal with the Coronavirus outbreak.

Thank you for your understanding.

## Smith, Nicola

---

**From:** Nick McEntyre <[REDACTED]>  
**Sent:** 19 April 2021 14:29  
**To:** Emma Runesson; Smith, Nicola  
**Subject:** Re: Land at Marley lane, Chalgrove

Nicola,

This is confirmed.

Please let me know if you require anything further.

Kind Regards

**Nick McEntyre**  
Managing Director

### RIDGEPOINT HOMES LTD

Terriers House | 201 Amersham Road | High Wycombe | Buckinghamshire | HP13 5AJ

M: [REDACTED]  
[REDACTED]

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---

**From:** Smith, Nicola <Nicola.Smith@Southandvale.gov.uk>

**Sent:** Monday, April 19, 2021 11:52:58 AM

**To:** Nick McEntyre [REDACTED]

**Subject:** Land at Marley lane, Chalgrove

Dear both,

I hope you are well,

As I have mentioned previously, I am involved in a Public Inquiry which starts next week, the appellants have questioned our five year land supply and yours is one of the sites where the Appellant is questioning delivery – extract below from their proof :

#### **I) 1639 Land West of Marley Lane, Chalgrove (P17/S0094/O) 10/04/2018 (200 dwellings)**

6.2 Site has outline planning permission.

6.3 The Council's trajectory is based on developer delivery intentions; RM approval Q3 2020 and start on site Q4 2020.

*Appellants Commentary*

6.4 While there has been activity in discharging conditions it is noted that a further OL application was submitted by Hill Property Investments on the 18 December 2020 on the grounds that: *Given the ongoing uncertainty regarding COVID, the applicants consider it prudent to submit this application in case for any reason the extant application should expire on 1st May 2021.*

6.5 The reserved matters are still outstanding the landowner has expressed doubts regarding the implementation of the consent in a timely manner. Furthermore, the lead in time and build out rate is more optimistic than the councils evidence base (CD:K32 appendix C page 57). Utilising this evidence would suggest that there will be at least a year between RM approval and first completions so first completion will be 2022/3 build out rate of 52 dpa as per Interim Report would deliver 156 dwellings not 200 and this would mean a reduction of 44 dwellings.

6.6 Reduce supply by 44 dwellings.

The council's housing land supply statement has this site down as delivering 20 homes in 2021/22, 90 in 2022/23 and 90 in 2023/24 and it states that this trajectory is based on the developers delivery intentions. I would be extremely grateful if could please confirm as soon as possible that this accords with your expected delivery rates? I am currently preparing a rebuttal statement so I would be grateful for a response as soon as possible.

Kind Regards

Nicola

Nicola Smith  
Principal Major Applications Officer  
Planning Service  
Vale of White Horse District Council and South Oxfordshire District Council

T: 01235 422600  
E: Nicola.smith@southandvale.gov.uk  
A : 135 Eastern Avenue, Milton Park, Milton, Abingdon, OX14 4SB

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EP4

# **Appendix 3**

## **Information from Developers/Landowners relating to Expected Delivery of Housing from Disputed Large Sites within the District**

## Chris Wood

---

**From:** Thomas Corbin <[REDACTED]>  
**Sent:** 12 September 2022 17:28  
**To:** Chris Hargraves  
**Cc:** Paul Comerford  
**Subject:** RE: Letter to Prior and Partners re Salt Cross Garden Village  
**Attachments:** Salt Cross Garden Village (September 2022 housing trajectory).doc

Hi Chris,

Sorry slightly behind Friday's deadline but please see attached updated housing trajectory for the Salt Cross Garden Village. You will note this is behind the 150 homes previously assumed in the Council's 5yHls paper but consistent with the latest AAP phasing and reinforced by the fact that the Applicant and Landowners are committed to delivering homes on this site as soon as the submitted OPA is determined. We have included some key assumptions in the attached regarding targeting milestones. In all honesty, we believe this could be expedited through the renewed focus on the OPA's determination and on-going Section 106 negotiations but have updated to attached to represent current likelihoods.

The estimate for resolution to grant (RTG) in the Salt Cross phasing report (EV36, March 2022) aimed for an August 2022 RTG (extract below) resulting in completions in the second half of 2026. Despite currently assuming a delayed RTG (which is now targeted for the end of this year) is achieved, we would hope we could retain a mid-2023 section 106 agreement through collaborative working over the next few months.

Kind regards,

Tom

Item	Description	Potential timing
1.	WODC resolution to grant outline planning permission.	June - August 2022
2.	Completion of section 106 agreement(s).	June - August 2023
3.	Grant of outline planning permission.	June - August 2023
4.	Discharge pre-commencement conditions.	October - December 2023
5.	Initial infrastructure works; i.e. to open up the site (see Note 1).	January - June 2024
6.	Pre-planning and marketing of first sub-phase.	January - June 2024
7.	Conditional contract with first housebuilder.	June - December 2024
8.	Phase 1a - pre-application design and consultation work.	January - March 2025
9.	Submission of first sub-phase reserved matters application ("RMA").	May - July 2025
10.	Determination of first sub-phase RMA.	August - October 2025
11.	Discharge pre-commencement conditions.	October - December 2025
12.	Mobilization.	January - March 2026
13.	Commencement on site.	April - June 2026
14.	First completions.	Second half of 2026

**Notes:**

1. The overall timeline may need to be extended to allow more time for design work on and subsequent approval of enabling infrastructure RMAs; e.g. the first sections of the spine road.

**Thomas Corbin**  
Associate

t: [REDACTED]  
m: [REDACTED]

w: [priorandpartners.com](http://priorandpartners.com)

a: 70 Cowcross Street, London, EC1M 6EJ



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---

**From:** Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>  
**Sent:** 31 August 2022 13:03  
**To:** Paul Comerford [REDACTED]  
**Cc:** Thomas Corbin [REDACTED]  
**Subject:** Letter to Prior and Partners re Salt Cross Garden Village

Dear Paul

I hope you are well. Please find attached a letter in relation to Salt Cross Garden Village in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves  
Planning Policy Manager  
West Oxfordshire District Council

Chris Hargraves  
Planning Policy Manager - West Oxfordshire District Council



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**Planning and Strategic Housing**

Reply to : Chris Hargraves  
Tel : 01993 861686  
Email : [chris.hargraves@westoxon.gov.uk](mailto:chris.hargraves@westoxon.gov.uk)

**Elmfield**

New Yatt Road,  
WITNEY,  
Oxfordshire,  
OX28 1PB,  
Tel: 01993 861000  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)



Your Ref :  
Our Ref :  
Date : 31 August 2022

Dear Paul

**West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to Salt Cross Garden Village**

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2027.

The update will take account of housing completions from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2022 and extant planning permissions and other commitments as of 1<sup>st</sup> April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which Salt Cross Garden Village has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.  
Yours sincerely



**Chris Hargraves**  
**Planning Policy Manager**

Anticipated development trajectory – Salt Cross Garden Village

	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	1 <sup>st</sup> April 2026 – 31 <sup>st</sup> March 2027	1 <sup>st</sup> April 2027 – 31 <sup>st</sup> March 2028	1 <sup>st</sup> April 2028 – 31 <sup>st</sup> March 2029	1 <sup>st</sup> April 2029 – 31 <sup>st</sup> March 2030	1 <sup>st</sup> April 2030 – 31 <sup>st</sup> March 2031	1 <sup>st</sup> April 2031 – 31 <sup>st</sup> March 2032	1 <sup>st</sup> April 2032 – 31 <sup>st</sup> March 2033	1 <sup>st</sup> April 2033 – 31 <sup>st</sup> March 2034	1 <sup>st</sup> April 2034 – 31 <sup>st</sup> March 2035	1 <sup>st</sup> April 2035 – 31 <sup>st</sup> March 2036	1 <sup>st</sup> April 2036 – 31 <sup>st</sup> March 2037
Number of anticipated housing completions (per annum)					50	70	135	160	180	195	195	210	210	210	195
Cumulative completions for reference					50	120	255	415	595	790	985	1,195	1,405	1,645	1,810

Additional notes (please set out here any further information in support of the above assumptions)

- Grosvenor’s outline planning application (20/01734/OUT) was submitted in July 2020. Although the Salt Cross AAP is yet to be formally adopted, we believe the Inspector finding the AAP sound subject to main modifications provides weight to the AAP as a material consideration in the determination of the OPA a strong indicator of the deliverability of the OPA. Grosvenor remain committed to the delivery of the Garden Village and eagerly await the positive determination of the submitted planning application.
- The above housing trajectory is based on the below estimated milestones and the trajectory within the Salt Cross Phasing report (March 2022):
  - December 2022 - Salt Cross AAP adopted
  - December 2022 / January 2023 - Resolution to grant
  - August 2023 – Section 106 signed
  - 2024/25: Early phase RMA(s) produced, submitted and approved
  - 2025/26: Construction starts on site
  - Late 2026: First completions

## Chris Wood

---

**From:** Ashley Maltman [REDACTED]  
**Sent:** 11 September 2022 23:28  
**To:** Chris Hargraves  
**Cc:** Roger File; Nigel McGurk  
**Subject:** FW: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road  
**Attachments:** Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road (003).doc

Hi Chris,

Thanks for your e-mail in relation to our proposals at Hill Rise and Banbury Road, for completeness I have also sought to provide delivery rates on our sites at Eynsham and Park View, Woodstock.

### Hill Rise and Banbury Road

See attached completed trajectory for both sites. As you know these are 2 allocated sites and two planning applications are with WODC planning officers for consideration, both originally submitted January 2021. We sent back to officers last week what we hope are final responses that address any concerns they previously had. We are hoping that they will both go to and receive approval at the October Uplands Committee meeting, however, we are yet to hear confirmation of this from Officers.

Hill Rise is a hybrid application, and our current plan is to be on site Q2 2023 - 1<sup>st</sup> completion Q1 2024 - if a consent is granted at the October planning committee and any s106 concluded rapidly, any reserved matters application will follow for the remainder of the site to allow continuity of delivery on site.

Banbury Road is an outline application, and we would immediately follow with preparing a Reserved Matters application but would not expect to be on site for 12-18 months following grant of outline permission to allow for reserved matters approval and discharge of conditions

Both planning applications have been with officers for a considerable amount of time and hopefully we are in a position where positive recommendations will be forthcoming in October/November 2022. We have invested considerable time and money into these applications and if consents are not forthcoming, for reasons discussed with my colleagues, we will need to review our position and no realistic timeline can be predicted. In such a scenario, we must consider proceeding to appeal as our view is that the determination timescales for both planning applications - which are ambitious proposals for exemplar schemes on 2 allocated sites - have taken far too long.

### Eynsham

See below our proposed trajectory, however, in similar vein to Hill Rise and Banbury Road, this is dependent upon the timely determination of the planning application (full planning application) which is to be submitted in Q4 2022:

- 2022-2023
- 2023-2024
- 2024-2025 - 18 dwellings
- 2025-2026 - 35 dwellings
- 2026-2027 – 17 dwellings

### Park View, Woodstock

See below our completions expected over the corresponding period.

- 2022-2023 – 70 dwellings
- 2023-2024 - 70 dwellings
- 2024-2025 – 53 dwellings



- 2025-2026 – 42 dwellings

You will also note we now have an interest in North Witney site allocation; however, the consortium's position and trajectory will be conveyed through Tim Burden at Turleys for this site.

If you have any further questions, please don't hesitate to contact me.

Kind regards

Ash

**Ashley Maltman**  
Head of Planning



**T:** 01865 373903|**M:** 07850640593

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---

**From:** Chris Hargraves <[Chris.Hargraves@westoxon.gov.uk](mailto:Chris.Hargraves@westoxon.gov.uk)>

**Sent:** 31 August 2022 13:23

**To:** Roger File <[REDACTED]>

**Subject:** Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Roger

I hope you are well. Please find attached a letter in relation to land at Hill Rise and land north of Banbury Road, Woodstock in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the sites through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves  
Planning Policy Manager  
West Oxfordshire District Council  
Chris Hargraves  
Planning Policy Manager - West Oxfordshire District Council



---

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**Planning and Strategic Housing**

Reply to : Chris Hargraves  
Tel : 01993 861686  
Email : chris.hargraves@westoxon.gov.uk

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Oxfordshire,  
OX28 1PB,  
Tel: 01993 861000  
www.westoxon.gov.uk



Your Ref :  
Our Ref :  
Date : 31 August 2022

Dear Roger

**West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land at Hill Rise and land north of Banbury Road, Woodstock**

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2027.

The update will take account of housing completions from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2022 and extant planning permissions and other commitments as of 1<sup>st</sup> April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the sites at Hill Rise and to the north of Banbury Road have reached in the planning process and their anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

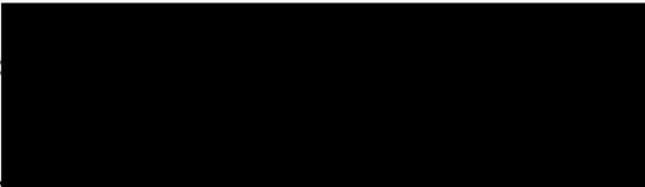
If you are able to complete the trajectory for the entire build out of your sites that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely



**Chris Hargreaves**  
**Planning Policy Manager**

Anticipated development trajectory – Land at Hill Rise, Woodstock

	<sup>1</sup> st April 2022 – 31 <sup>st</sup> March 2023	<sup>1</sup> st April 2023 – 31 <sup>st</sup> March 2024	<sup>1</sup> st April 2024 – 31 <sup>st</sup> March 2025	<sup>1</sup> st April 2025 – 31 <sup>st</sup> March 2026	<sup>1</sup> st April 2026 – 31 <sup>st</sup> March 2027	<sup>1</sup> st April 2027 – 31 <sup>st</sup> March 2028	<sup>1</sup> st April 2028 – 31 <sup>st</sup> March 2029	<sup>1</sup> st April 2029 – 31 <sup>st</sup> March 2030	<sup>1</sup> st April 2030 – 31 <sup>st</sup> March 2031	<sup>1</sup> st April 2031 – 31 <sup>st</sup> March 2032	<sup>1</sup> st April 2032 – 31 <sup>st</sup> March 2033	<sup>1</sup> st April 2033 – 31 <sup>st</sup> March 2034	<sup>1</sup> st April 2034 – 31 <sup>st</sup> March 2035	<sup>1</sup> st April 2035 – 31 <sup>st</sup> March 2036	<sup>1</sup> st April 2036 – 31 <sup>st</sup> March 2037
Number of anticipated housing completions (per annum)		12	48	48	48	24									

Additional notes (please set out here any further information in support of the above assumptions)

Anticipated development trajectory – Land north of Banbury Road, Woodstock

	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	1 <sup>st</sup> April 2026 – 31 <sup>st</sup> March 2027	1 <sup>st</sup> April 2027 – 31 <sup>st</sup> March 2028	1 <sup>st</sup> April 2028 – 31 <sup>st</sup> March 2029	1 <sup>st</sup> April 2029 – 31 <sup>st</sup> March 2030	1 <sup>st</sup> April 2030 – 31 <sup>st</sup> March 2031	1 <sup>st</sup> April 2031 – 31 <sup>st</sup> March 2032	1 <sup>st</sup> April 2032 – 31 <sup>st</sup> March 2033	1 <sup>st</sup> April 2033 – 31 <sup>st</sup> March 2034	1 <sup>st</sup> April 2034 – 31 <sup>st</sup> March 2035	1 <sup>st</sup> April 2035 – 31 <sup>st</sup> March 2036	1 <sup>st</sup> April 2036 – 31 <sup>st</sup> March 2037
Number of anticipated housing completions (per annum)			24	48	48	48	48	19							

Additional notes (please set out here any further information in support of the above assumptions)

**Planning and Strategic Housing**

Reply to : Chris Hargraves  
Tel : 01993 861686  
Email : chris.hargraves@westoxon.gov.uk

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Oxfordshire,  
OX28 1PB,  
Tel: 01993 861000  
www.westoxon.gov.uk



Your Ref :  
Our Ref :  
Date : 31 August 2022

Dear Tim

**West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the North Witney Strategic Development Area (SDA)**

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2027.

The update will take account of housing completions from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2022 and extant planning permissions and other commitments as of 1<sup>st</sup> April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the North Witney SDA has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely



**Chris Hargraves**  
**Planning Policy Manager**



Anticipated development trajectory – North Witney SDA

	<sup>1</sup> April 2022 – 31 <sup>st</sup>	<sup>1</sup> April 2023 – 31 <sup>st</sup>	<sup>1</sup> April 2024 – 31 <sup>st</sup>	<sup>1</sup> April 2025 – 31 <sup>st</sup>	<sup>1</sup> April 2026 – 31 <sup>st</sup>	<sup>1</sup> April 2027 – 31 <sup>st</sup>	<sup>1</sup> April 2028 – 31 <sup>st</sup>	<sup>1</sup> April 2029 – 31 <sup>st</sup>	<sup>1</sup> April 2030 – 31 <sup>st</sup>	<sup>1</sup> April 2031 – 31 <sup>st</sup>	<sup>1</sup> April 2032 – 31 <sup>st</sup>	<sup>1</sup> April 2033 – 31 <sup>st</sup>	<sup>1</sup> April 2034 – 31 <sup>st</sup>	<sup>1</sup> April 2035 – 31 <sup>st</sup>	<sup>1</sup> April 2036 – 31 <sup>st</sup>
	March 2023	March 2024	March 2025	March 2026	March 2027	March 2028	March 2029	March 2030	March 2031	March 2032	March 2033	March 2034	March 2035	March 2036	March 2037
Number of anticipated housing completions (per annum)		25	75	100	150	200	200	200	200	175	75				

Additional notes (please set out here any further information in support of the above assumptions)

## Chris Wood

---

**From:** Andrew Winstone <[REDACTED]>  
**Sent:** 16 September 2022 12:26  
**To:** Chris Hargraves  
**Cc:** Abby Fettes  
**Subject:** RE: Letter to Bloor Homes re land east of Monahan Way, Carterton  
**Attachments:** Letter to Bloor Homes re land east of Monahan Way, Carterton.doc; Letter to Bloor Homes re land east of Monahan Way, Carterton.pdf

Dear Chris,  
Thank you for your e-mail, and apologies for the delay in providing the requested information. Please see attached in Word and pdf formats.  
Kind regards,  
**Andrew Winstone**  
Planning Manager

### Bloor Homes Western

Western House, Furrowfield Park, Tewkesbury, Gloucestershire, GL20 8UR

Tel: [REDACTED]  
Em: [REDACTED]



---

**From:** Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>  
**Sent:** 31 August 2022 13:11  
**To:** Andrew Winstone <[REDACTED]>  
**Subject:** Letter to Bloor Homes re land east of Monahan Way, Carterton

Dear Andrew

I hope you are well. Abby Fettes kindly provided your contact details and I attach a letter in relation to land east of Monahan Way, Carterton in the context of anticipated housing land supply.

Essentially we would be grateful for an update on your expected timescales for taking the site through to completion. I am aware from Abby that you are looking for some additional numbers on the site so please feel free to reflect that possibility when providing your response.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves

Planning Policy Manager

West Oxfordshire District Council

Chris Hargraves

Planning Policy Manager - West Oxfordshire District Council



---

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## Planning and Strategic Housing

Reply to : Chris Hargraves  
Tel : 01993 861686  
Email : [chris.hargraves@westoxon.gov.uk](mailto:chris.hargraves@westoxon.gov.uk)

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Tel: 01993 861000  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)



Your Ref :  
Our Ref :  
Date : 31 August 2022

Dear Andrew

### **West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land east of Monahan Way, Carterton**

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1<sup>st</sup> April 2022 – 31<sup>st</sup> March 2027.

The update will take account of housing completions from 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2022 and extant planning permissions and other commitments as of 1<sup>st</sup> April 2022.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which your site has reached in the planning process and the anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your site that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely

A black rectangular redaction box covers the signature area. A small circle is visible below the redaction, likely representing the end of a line or a specific mark.

**Chris Hargraves**  
**Planning Policy Manager**

Anticipated development trajectory – Land East of Monahan Way, Carterton

	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	1 <sup>st</sup> April 2026 – 31 <sup>st</sup> March 2027	1 <sup>st</sup> April 2027 – 31 <sup>st</sup> March 2028	1 <sup>st</sup> April 2028 – 31 <sup>st</sup> March 2029	1 <sup>st</sup> April 2029 – 31 <sup>st</sup> March 2030	1 <sup>st</sup> April 2030 – 31 <sup>st</sup> March 2031	1 <sup>st</sup> April 2031 – 31 <sup>st</sup> March 2032	1 <sup>st</sup> April 2032 – 31 <sup>st</sup> March 2033	1 <sup>st</sup> April 2033 – 31 <sup>st</sup> March 2034	1 <sup>st</sup> April 2034 – 31 <sup>st</sup> March 2035	1 <sup>st</sup> April 2035 – 31 <sup>st</sup> March 2036	1 <sup>st</sup> April 2036 – 31 <sup>st</sup> March 2037
Number of anticipated housing completions (per annum)	119	103	103	103	103	0	0	0	0	0	0	0	0	0	0

Bloor Commentary:

Our current delivery rate to date has been approximately 100 dwellings per annum.

Our forecast completions for 1<sup>st</sup> April 2022 to 31<sup>st</sup> March 2023 total 119 dwellings.

The current outline planning permission for the site is for 700 dwellings. Bloor will shortly be submitting a planning application for a further 100 dwellings approximately.

Whilst inevitably there will be some uncertainty as to economic and market conditions going forwards, currently, and assuming we obtain planning permission for the additional 100 dwellings, it is reasonable to forecast the delivery of a further 100 (approx.) dwellings per annum over the four years from 1<sup>st</sup> April 2023, with site completion by mid-2027.

## Chris Wood

---

**From:** Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>  
**Sent:** 07 September 2022 19:40  
**To:** Chris Hargraves  
**Subject:** RE: Letter to MOD re REEMA North

Chris,

In response to your email and letter, our anticipated programme for the development of Service Families Accommodation and private housing on the REEMA North site generates the numbers set out in the table below, although as you recognise these numbers are subject to planning (and other issues):

### Anticipated development trajectory – REEMA North, Carterton

	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	1 <sup>st</sup> April 2026 – 31 <sup>st</sup> March 2027	1 <sup>st</sup> April 2027 – 31 <sup>st</sup> March 2028	1 <sup>st</sup> April 2028 – 31 <sup>st</sup> March 2029	1 <sup>st</sup> April 2029 – 31 <sup>st</sup> March 2030	1 <sup>st</sup> April 2030 – 31 <sup>st</sup> March 2031	1 <sup>st</sup> April 2031 – 31 <sup>st</sup> March 2032	1 <sup>st</sup> April 2032 – 31 <sup>st</sup> March 2033
Number of anticipated housing completions (per annum)				100	175						

I hope that helps,

**Jon Wooden** BSc MBA MCMi MAPM MRICS

Deputy Head Estates (Accommodation Optimisation), Defence Infrastructure Organisation

Army Headquarters | IDL 412 | 2nd Floor | Ramillies Building | Marlborough Lines | Monxton Road | Andover | Hants | SP11 8HJ

Mobile: 07769 648837 | MOD telephone: 94391 3437 | Telephone: 01264 383437 | Email: Role Mailbox: [DIOEstates-AODH@mod.gov.uk](mailto:DIOEstates-AODH@mod.gov.uk) | Personal Mailbox: [Jonathan.Wooden426@mod.gov.uk](mailto:Jonathan.Wooden426@mod.gov.uk)

---

**From:** Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>  
**Sent:** 31 August 2022 12:24  
**To:** Wooden, Jonathan Mr (DIO Estates-AOT DH) <Jonathan.Wooden426@mod.gov.uk>  
**Subject:** Letter to MOD re REEMA North

Dear Jonathan

I hope you are well. Please find attached a letter in relation to the REEMA North site at Carterton in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the site through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves  
Planning Policy Manager  
West Oxfordshire District Council

Chris Hargraves  
Planning Policy Manager - West Oxfordshire District Council

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## Chris Wood

---

**From:** Annette Simpkins <[REDACTED]>  
**Sent:** 02 September 2022 12:33  
**To:** Chris Hargraves  
**Subject:** Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. We have considered the options and would like to retain the land as an allocated housing site, please, as we may want to bring it forward for development sometime in the future.

Many thanks.

Yours sincerely,

Annette Simpkins

Sent from my iPad

On 1 Sep 2022, at 17:56, Chris Hargraves <Chris.Hargraves@westoxon.gov.uk> wrote:

Dear Ms Simpkins

Many thanks for your email. It is very helpful to understand your position. We are about to review our local plan and I wonder if we should look at 'de-allocating' the site if you have no interest in bringing it forward for development.

Perhaps you could let me know if this is something you would like us to further consider or whether you would like to retain it as an allocated housing site to provide some more flexibility in the longer term should your position change?

Kind regards

Chris

---

**From:** Annette Simpkins <[REDACTED]>  
**Sent:** 31 August 2022 16:54  
**To:** Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>  
**Subject:** Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. Our position hasn't changed since last September. We will not be considering the land for development before 2027.

To be honest, Long Hanborough has had 3 developments to absorb in very quick succession, together with the small development currently under construction on the old Oliver's Garage site - another 24 homes. Our local infrastructure is at breaking point and we strongly feel that, in all fairness, we cannot be responsible for further development in the village.

We hope you understand our position.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 31 Aug 2022, at 13:16, Chris Hargraves  
<[Chris.Hargraves@westoxon.gov.uk](mailto:Chris.Hargraves@westoxon.gov.uk)> wrote:

Dear Ms Simpkins

I write by way of follow up to my previous email of September last year. I appreciate that you said you would get in touch with us should your position change, but as we are about to update our housing land supply position statement, I thought it would be sensible just to quickly contact you to see if there was any movement regarding the potential release of this site for development.

Our new position statement will cover the 5-year period 2022 – 2027 and will essentially set out how many new homes we anticipate being delivered for particular sites over that timescale.

As such, if you could just provide a further brief update that would be very helpful.

Kind regards

Chris Hargraves

Planning Policy Manager

---

**From:** Annette Simpkins <[REDACTED]>  
**Sent:** 24 September 2021 08:01  
**To:** Chris Hargraves <[Chris.Hargraves@westoxon.gov.uk](mailto:Chris.Hargraves@westoxon.gov.uk)>  
**Subject:** Re: Land at Myrtle Farm, Long Hanborough

Dear Mr Hargraves

Thank you for your email. The field in question is currently being farmed by a neighbouring farmer, and we intend that this will continue for the foreseeable future.

Thank you for your interest - we will contact you if our position changes.

Yours sincerely

Annette Simpkins

Sent from my iPad

On 23 Sep 2021, at 14:04, Chris Hargraves  
<[Chris.Hargraves@westoxon.gov.uk](mailto:Chris.Hargraves@westoxon.gov.uk)> wrote:

Dear Ms Simpkins

I hope this email finds you well. You will recall from previous correspondence (below) that my colleague Deborah Wyatt contacted you last year regarding land at Myrtle Farm and whether there was any interest in bringing the site forward for development.

As it has been some time since this last exchange, I thought I would seek a further update from you to see if the position remains the same.

As part of its commitment to tackling the climate emergency, the District Council is looking for flagship schemes to demonstrate best practice in terms of building fabric efficiency and the use of renewable energy and I thought this site could be a potential candidate.

We are also about to embark on a review of our local plan and as part of that process will need to consider those sites which are already allocated for development and whether they are realistically likely to come forward or not.

As such, if you do have time to give me a very brief update on your thoughts regarding the site, it would be very much appreciated.

Many thanks in anticipation.

Kind regards

Chris Hargraves  
Planning Policy Manager  
West Oxfordshire District Council

Chris Hargraves  
Planning Policy Manager - West Oxfordshire District Council



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-----Original Message-----

From: Annette Simpkins

[Redacted email address]

Sent: 23 June 2020 15:43

To: Deborah Wyatt

Subject: Land at Myrtle Farm, Long Hanborough

Thank you for your letter of 18th June regarding the development of land at Myrtle Farm, Long Hanborough.

My brother and I have also had numerous requests from private developers to sell the land, but we have decided, for the foreseeable future, to leave it as an agricultural field.

As you will know, our village has had to absorb three large housing estates along with smaller developments, and the amenities in the village are already heavily overburdened. (We have a brand new larger doctors' surgery being built but with no guarantee of additional doctors.) We cannot, in good conscience, add to this state of affairs.

If we have a change of mind in the future, and land is still required for housing, we will get back in touch with you.

Yours sincerely

Annette Simpkins

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## Chris Wood

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**From:** Jeremy Flawn [REDACTED]  
**Sent:** 07 October 2022 15:28  
**To:** Chris Hargraves  
**Cc:** Charles Maxlow-Tomlinson  
**Subject:** West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to the East Chipping Norton SDA  
**Attachments:** Land E Chipping Norton Trajectory October 22.doc

Dear Chris,

Please find attached trajectory information for the land to the north of London Road Chipping Norton as requested. This concerns the OCC land north of London Road only.

Please do not hesitate to contact me if you have any questions concerning the attached or the assumptions behind the figures.

Best regards,

Jeremy

Jeremy Flawn  
Partner – Bluestone Planning

M: [REDACTED]

BP    
Bluestone Planning


Phone 01235 766825

Address 13 The Black Barn, Manor Farm, Manor Road, Wantage, OX12 8NE

ISO UKAS accredited 9001, 14001 and 45001



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 Think of the environment. Please avoid printing this e-mail

Anticipated development trajectory – East Chipping Norton SDA – LAND NORTH OF LONDON ROAD ONLY

	1 <sup>st</sup> April 2022 – 31 <sup>st</sup> March 2023	1 <sup>st</sup> April 2023 – 31 <sup>st</sup> March 2024	1 <sup>st</sup> April 2024 – 31 <sup>st</sup> March 2025	1 <sup>st</sup> April 2025 – 31 <sup>st</sup> March 2026	1 <sup>st</sup> April 2026 – 31 <sup>st</sup> March 2027	1 <sup>st</sup> April 2027 – 31 <sup>st</sup> March 2028	1 <sup>st</sup> April 2028 – 31 <sup>st</sup> March 2029	1 <sup>st</sup> April 2029 – 31 <sup>st</sup> March 2030	1 <sup>st</sup> April 2030 – 31 <sup>st</sup> March 2031	1 <sup>st</sup> April 2031 – 31 <sup>st</sup> March 2032	1 <sup>st</sup> April 2032 – 31 <sup>st</sup> March 2033	1 <sup>st</sup> April 2033 – 31 <sup>st</sup> March 2034	1 <sup>st</sup> April 2034 – 31 <sup>st</sup> March 2035	1 <sup>st</sup> April 2035 – 31 <sup>st</sup> March 2036	1 <sup>st</sup> April 2036 – 31 <sup>st</sup> March 2037
Number of anticipated housing completions (per annum)			70	100	65										

Additional notes (please set out here any further information in support of the above assumptions)

A. Timescale s:

- |   |                |
|---|----------------|
| 1. Updates to surveys                           | Oct – Dec 2022 |
| 2. Pre-application engagement and consultations | Nov – Jan 2023 |
| 3. Submission of application                    | Mar 2023       |
| 4. Resolution to grant outline pp               | Jul 2023       |
| 5. S106 / 30 / 278 negotiations                 | Jul – Sep 2023 |
| 6. Decision issued                              | Sep 2023       |
| 7. Sale of site                                 | Jan 2024       |
| 8. Reserved matters submissions                 | Feb 2024       |
| 9. Conditions discharged                        | Jun 2024       |
| 10. Start on site                               | Jul 2024       |

B. Assumes 2 outlets operating at max 50 completions / yr / outlet. If affordable units are delivered separately by a RP then the overall rate of completions / yr may increase.

C. Based on 235 units capacity.

EP5

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<i>Council’s Projected Completions</i>														
<i>Site Reference</i>		<i>S19/0338 Bridge End Road, Grantham, NG31 7TS (205)</i>												
<i>Completions to 31<sup>st</sup> March 2022: 0</i>														
<i>22/23</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<i>0</i>	<i>0</i>	<i>40</i>	<i>40</i>	<i>40</i>	<i>40</i>	<i>45</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Explanation: Site projections based on site of similar size and location.</i>														

Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
--	--------------------------------------	--------------------------

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
<i>22/23</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>														



## Part B: Deliverability

### Section 1 – About the Site

Site Reference	S19/0338
Site Address	Bridge End Road, Somerby Hill, Grantham, NG13 7TS
Agent/Landowner	Cerda Planning Ltd /Balderson Brothers

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	<u>Yes</u>
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	<u>Yes</u>  <u>Not aware of</u>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	<u>Not available</u>
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	<u>24/25</u>

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<u>N/A</u>	
6	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?	<u>N/A</u>	
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline	✓	S19/0338 – 29 Nov 2021
	Reserved Matters		
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<u>2022 – Q3</u>	
8	If you do not have planning permission, when do you intend to submit a planning application?	<u>N/A</u>	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>No</u>	
10	When do you think that the affordable housing element will be delivered?	<u>25/26</u>	
11	What is the planned phasing of delivery and are there any specific reasons for this?	<u>Not aware</u>	
12	If site is not under construction what time has been allowed for site preparation works?	<u>3 months</u>	
13	If site is not under construction when do you expect to complete the first dwelling?	<u>24/25 – Q3</u>	

### Section 3 – Infrastructure

14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	<u>None</u>
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	<u>24/25</u>
16	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	<u>No</u>


### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	S19/0338
Site Address	Bridge End Road Grantham Lincolnshire NG31 7TS

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	
Signature(s)	
Date	
Developer (where an option agreement is in place)	

Signature	Date
 <b>DEBBIE FARRINGTON DipTP MRTPI</b> On behalf of Balderson Brothers	25/04/2022

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<i>Council’s Projected Completions</i>														
<i>Site Reference</i>		<i>S18/1557 The Grantham Church High School, Queensway, Grantham, NG31 9RA (40)</i>												
<i>Completions to 31<sup>st</sup> March 2022: 0</i>														
<i>22/23</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	40	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Council’s projections based on site of similar site and location.</i>														

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	
---	-----	--	----	--

If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
<b>22/23</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>28/29</b>	<b>29/30</b>	<b>30/31</b>	<b>31/32</b>	<b>32/33</b>	<b>33/34</b>	<b>34/35</b>	<b>35/36</b>	<b>2036 and beyond</b>
<b>Comments</b>														

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	
Site Address	
Agent/Landowner	

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)		
6	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?		
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full		
	Outline		
	Reserved Matters		
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?		
8	If you do not have planning permission, when do you intend to submit a planning application?		
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?		
10	When do you think that the affordable housing element will be delivered?		
11	What is the planned phasing of delivery and are there any specific reasons for this?		
12	If site is not under construction what time has been allowed for site preparation works?		
13	If site is not under construction when do you expect to complete the first dwelling?		

### Section 3 – Infrastructure

<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	

### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	
<b>Site Address</b>	

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	
<b>Signature(s)</b>	
<b>Date</b>	
<b>Developer (where an option agreement is in place)</b>	

<b>Signature</b>	<b>Date</b>

**Amy Bonfield**

---

**From:** Amy Bonfield  
**Sent:** 17 May 2021 11:37  
**To:** Amy Bonfield  
**Subject:** FW: South Kesteven District Council Annual Position Statement Housing Deliverability Request Form APS041

---

**From:** Angela Rennie [REDACTED]  
**Sent:** 04 May 2021 17:59  
**To:** Jessica Dewar <[J.Dewar@southkesteven.gov.uk](mailto:J.Dewar@southkesteven.gov.uk)>  
**Subject:** RE: South Kesteven District Council Annual Position Statement Housing Deliverability Request Form APS041

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Dear Jessica  
Thank you for your email.  
We are content for the delivery rates to be based on the Council's own assumptions and expect the site to be brought forward for development once a decision has been issued but we are unable to put a timeframe on this.  
Hope this helps.  
Kind regards

Angela Rennie  
Office Manager

Tel : [REDACTED]  
[REDACTED]



[REDACTED]

---

[REDACTED]

---



Thank you for your email. The request for a submission on delivery rates is to inform the Council's APS and the anticipated delivery of housing on all sites across the District. The site LV-H7 Main Road (South), Long Bennington is allocated for housing within the Local Plan and the principle of development for housing is accepted by the Local Plan. Should you wish to continue to not submit a response, the site is considered to be deliverable and delivery rates will be based on the Council's own assumptions.

I would be grateful if you could confirm that once a decision has been issued the site will be brought forward for development?

Kind regards,

Jessica.

---

**From:** Angela Rennie [REDACTED]  
**Sent:** 28 April 2021 17:20  
**To:** Amy Bonfield <[A.Bonfield@southkesteven.gov.uk](mailto:A.Bonfield@southkesteven.gov.uk)>  
**Cc:** PLANNING POLICY <[PLANNINGPOLICY@southkesteven.gov.uk](mailto:PLANNINGPOLICY@southkesteven.gov.uk)>  
**Subject:** FW: South Kesteven District Council Annual Position Statement Housing Deliverability Request Form APS041

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Amy

Thank you for your email below, requesting information on **Local Plan Allocation LV-H7 Main Road (South), Long Bennington.**

This site refers to application ref : S20/0775, which is still undetermined; we are waiting for a date when the application will be heard at committee.

Until a decision has been issued unfortunately we are not able to complete the information you are requesting.

Kind regards

Angela Rennie  
Office Manager

Tel : [REDACTED]  
[REDACTED]



**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>														
<b>Site Reference</b>		<b>Local Plan Allocation LV-H10 Thistleton Lane and Mill Lane (34)</b>												
		<b>Completions to 31<sup>st</sup> March 2022: 0</b>												
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	8	9	9	8	0	0	0	0	0	0	0
<i>Explanation: Council's projections based on previous APS submission (site was removed from supply in accordance with Inspectors report). Site has two landowners, part of site temporary occupation of a poultry farm. Planning application expected within 1 year for Bullimores Sand and Gravel parcel.</i>														

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes		No	<input checked="" type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	6	8	10	10	0	0	0	0	0	0	0	0	0
<b>Comments</b>														
we are moving towards the submission of an outline planning permission application in 2022 which, once approved, should accelerate the future development of the site														

**Part B: Deliverability**

**Section 1 – About the Site**

Site Reference	ALLOCATION LV - H10
Site Address	THISTLETON LANE + MILL LANE
Agent/Landowner	BULLIMORES

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	<input checked="" type="checkbox"/>
Not Aware	<input type="checkbox"/>

POTENTIAL ECOLOGICAL ISSUES

**Section 2 – Deliverability**

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	YES
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	YES  NO AGREEMENT AS YET
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	2024 ONWARDS

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	OPP TO BE APPLIED FOR IN SUMMER 2022	
6	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	NO	
	Outline	NO	
	Reserved Matters	NO	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	OPP TO BE APPLIED FOR IN SUMMER 2022	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	POSSIBLE ECOLOGY ISSUES	
10	When do you think that the affordable housing element will be delivered?	NOT KNOWN	
11	What is the planned phasing of delivery and are there any specific reasons for this?	SEE PART A	
12	If site is not under construction what time has been allowed for site preparation works?	18 + MONTHS	
13	If site is not under construction when do you expect to complete the first dwelling?	2024?	

### Section 3 – Infrastructure


14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	NEW ACCESS TO MILL LANE AND FOOTPATH LINK VIA HAROLD ROAD
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	NO
16	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	NO


### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	ALLOCATION LV - H10
Site Address	TRISTLETON LANE + MILL LANE, SOUTH WITHAM

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	BULLIMORES
Signature(s)	
Date	12 APRIL 2022
Developer (where an option agreement is in place)	N/A

Signature	Date
	12 APRIL 2022

**Part A: Projected Completions**

The table below contains data from the Council's previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b>Council's Projected Completions</b>														
<b>Site Reference</b>		<b>Local Plan Allocation LV-H10 Thistleton Lane and Mill Lane (34)</b>												
<i>Completions to 31<sup>st</sup> March 2022: 0</i>														
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
0	0	0	0	8	9	9	8	0	0	0	0	0	0	0
<i>Explanation: Council's projections based on previous APS submission (site was removed from supply in accordance with Inspectors report). Site has two landowners, part of site temporary occupation of a poultry farm. Planning application expected within 1 year for Bullimores Sand and Gravel parcel.</i>														

<b>Do you agree that the information provided in the above Council's Projected Completions table is correct?</b>	Yes		No	No
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
	8	9	9	8										
<b>Comments</b>														
This is due to the short term extension to the life of the poultry farm at South Witham.														

## Part B: Deliverability

### Section 1 – About the Site

<b>Site Reference</b>	LV-H10
<b>Site Address</b>	Land to the west of Thistleton lane, South Witham, NG33 5QE
<b>Agent/Landowner</b>	Landowner

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

<b>Aware</b>	
<b>Not Aware</b>	Yes

### Section 2 – Deliverability

<b>Landownership</b>		
<b>1</b>	Do all landowners with an interest in the site support the development of the site?	Yes, the shareholders of GW Padley Holdings Limited support the development of this site.
<b>2</b>	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes and the developer not identified as yet.  No.
<b>3</b>	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	Yes, please find attached.
<b>Timescales</b>		
<b>4</b>	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Within the plan period.

<b>5</b>	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	We are currently discussing the site with our planning consultant.	
<b>6</b>	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?	<u>N/A.</u>	
<b>Site Delivery</b>			
<b>7</b>	<b>Has the site got planning permission</b>	<b>Yes/No</b>	<b>Application number and date of decision</b>
	Full	No	
	Outline	No	
	Reserved Matters	No	
<b>7a</b>	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A.	
<b>8</b>	If you do not have planning permission, when do you intend to submit a planning application?	Within the plan period.	
<b>9</b>	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Market trends/demand.	
<b>10</b>	When do you think that the affordable housing element will be delivered?	To be agreed with the LPA and subject to viability.	
<b>11</b>	What is the planned phasing of delivery and are there any specific reasons for this?	To be agreed with the LPA.	
<b>12</b>	If site is not under construction what time has been allowed for site preparation works?	3-6 months.	
<b>13</b>	If site is not under construction when do you expect to complete the first dwelling?	Within the first 12-18 months.	



### Section 3 – Infrastructure


<b>14</b>	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	None to our knowledge, local services are available.
<b>15</b>	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	N/A.
<b>16</b>	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	No.

### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

<b>Site Reference</b>	LV-H10
<b>Site Address</b>	Land to the wet of Thistleton Lane, South Witham, NG33 5QE

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

<b>Landowner(s)</b>	Richard G Padley
<b>Signature(s)</b>	
<b>Date</b>	05/04/2022
<b>Developer (where an option agreement is in place)</b>	N/A

<b>Signature</b>	<b>Date</b>
N/A	N/A

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<b><i>Council’s Projected Completions</i></b>														
<b><i>Site Reference</i></b>		<b><i>Local Plan Allocation DEP1-H1 Towngate West, Market Deeping (75)</i></b>												
		<b><i>Completions to 31<sup>st</sup> March 2022: 0</i></b>												
<i>22/23</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	0	0	23	50	0	0	0	0	0	0	0	0	0
<i>Explanation: Council’s projections based on previous APS submission.</i>														

<b>Do you agree that the information provided in the above <i>Council’s Projected Completions</i> table is correct?</b>	Yes		No	✓
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	2036 and beyond
			23	50										
<b>Comments</b>														

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	DEP1-H1
Site Address	Land West of Peterborough Road (Towngate West), Market Deeping
Agent/Landowner	The Rathbone Trust, c/o Mr Robert Love, Principal Planner, Bidwells, John Ormond House, 899 Silbury Boulevard, Milton Keynes, MK9 3XJ

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	
Not Aware	✓

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	Yes.
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	Yes.
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	Confirmed.
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	Approximately 2025/26.

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	The intention is to prepare and submit an outline planning application by the end of 2022.	
6	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?	N/A	
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	No	
	Outline	No	
	Reserved Matters	No	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	N/A	
8	If you do not have planning permission, when do you intend to submit a planning application?	The intention is to prepare and submit an outline planning application by the end of 2022.	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	Unknown.	
10	When do you think that the affordable housing element will be delivered?	Delivery of affordable housing to be confirmed.	
11	What is the planned phasing of delivery and are there any specific reasons for this?	Planned phasing of delivery to be confirmed.	
12	If site is not under construction what time has been allowed for site preparation works?	To be confirmed.	
13	If site is not under construction when do you expect to complete the first dwelling?	Approximately 2025/26.	

### Section 3 – Infrastructure

14	What new or improved infrastructure is needed within the scheme to ensure the development is deliverable and attractive to the market?	To be confirmed.
15	Is an implementation plan in place for the provision of infrastructure and if so, what are the timescales for delivery?	To be confirmed.
16	Is the site dependent upon the provision of off-site infrastructure? If so, is delivery of this infrastructure likely to affect the delivery of development on your site?	To be confirmed.

### Section 4 – Signed Statement

Section 2 question 3 requests a signed statement to demonstrate the commitment of landowners and developers to the development of this site. Please use this page to confirm that all parties involved in the site are committed to its development

Site Reference	DEP1-H1
Site Address	Land West of Peterborough Road (Towngate West), Market Deeping

The parties signed below confirm that they are committed to the development of this site for housing/mixed use development.

Landowner(s)	The Rathbone Trust, c/o Mr Robert Love, Principal Planner, Bidwells, John Ormond House, 899 Silbury Boulevard, Milton Keynes, MK9 3XJ
Signature(s)	[Redacted]
Date	12 <sup>th</sup> April 2022
Developer (where an option agreement is in place)	N/A

Signature	Date
[Redacted]	12 <sup>th</sup> April 2022

**Part A: Projected Completions**

The table below contains data from the Council’s previous trajectories for the below site, where data is not available best estimates have been used from a site of similar size and location.

<i>Council’s Projected Completions</i>														
<i>Site Reference</i>		<i>SKDC Council Capital Programme –Brittain Drive (16)</i>												
		<i>Completions to 31<sup>st</sup> March 2022: 0</i>												
<i>22/23</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
0	0	16	0	0	0	0	0	0	0	0	0	0	0	0
<i>Explanation: Site in Council’s Capital Programme and Housing Revenue Account. Submission of planning application anticipated late 2022.</i>														

<b>Do you agree that the information provided in the above Council’s Projected Completions table is correct?</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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If no, then please complete the table below with any changes and write your reasons in the comments below. If the projected build out rate is not known, then please show build out rates based on the nature of the site using best possible estimates.

<b>Projected Completions</b>														
<i>22/23</i>	<i>23/24</i>	<i>24/25</i>	<i>25/26</i>	<i>26/27</i>	<i>27/28</i>	<i>28/29</i>	<i>29/30</i>	<i>30/31</i>	<i>31/32</i>	<i>32/33</i>	<i>33/34</i>	<i>34/35</i>	<i>35/36</i>	<i>2036 and beyond</i>
<b>Comments</b>														

## Part B: Deliverability

### Section 1 – About the Site

Site Reference	Brittain Drive
Site Address	Land to rear of 63-89 Brittain Drive, Grantham
Agent/Landowner	SKDC

Please can you confirm that you are not aware of any technical constraints which would limit development or affect the viability of development?

Aware	x
Not Aware	

### Section 2 – Deliverability

Landownership		
1	Do all landowners with an interest in the site support the development of the site?	<u>Yes</u>
2	Have the landowners agreed to sell the land for development?  If so, are there any restrictions included in the option /developer agreement	<u>NA</u>
3	Please provide a signed statement (as attached – section 4) to demonstrate the commitment of all landowners and developers to the development of this site	
Timescales		
4	When do you expect development of the site to commence (subject to assumptions relating to the planning process)? If commencement is delayed, please explain why.  <i>If site is under construction, please state commencement date and total of units completed so far. If delivery has exceeded or not progressed as expected, please explain why.</i>	22/23

5	If you do not have planning permission but completions are expected on site within 5 years, please provide evidence (e.g. progress towards detailed permission)	<u>Pre-app submitted 22/12/21</u>	
6	If the site is not expected to be built within the next five years (i.e. by 2026/27) what are the reasons for this?		
<b>Site Delivery</b>			
7	Has the site got planning permission	Yes/No	Application number and date of decision
	Full	NO	
	Outline	NO	
	Reserved Matters	NO	
7a	If you answered Outline to question 7 and no reserved matters have been submitted when do you intend to submit a reserved matters application?	<u>NA</u>	
8	If you do not have planning permission, when do you intend to submit a planning application?	<u>22/23</u>	
9	Are there any events that may change the delivery schedule (such as other sites being prioritised elsewhere)?	<u>Possibility of other sites being prioritised</u> <u>Some technical constraints with pylon and unregistered ransom strip on access</u>	
10	When do you think that the affordable housing element will be delivered?	<u>All affordable</u>	
11	What is the planned phasing of delivery and are there any specific reasons for this?	<u>One phase</u>	
12	If site is not under construction what time has been allowed for site preparation works?	<u>tbc</u>	
13	If site is not under construction when do you expect to complete the first dwelling?	<u>23/24</u>	



EP6A

**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED)**

**Name and Address of Agent/Applicant:**

Boyer Planning  
Miss Julia Mountford  
Boyer Planning  
Crowthorne House  
Nine Mile Ride  
Wokingham  
RG40 3GZ

**Outline Planning Determination**

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**Date Registered:** 29th June 2016

**Proposal:** Outline application with all matters reserved apart from access for residential development including up to 1,500 dwellings, up to 7ha of employment land for B1 and/ or B8 uses, a local centre with retail and community use to include A1 and/ or A2 and/ or A3 and/ or A4 and/ or A5 and/ or D1 and/ or D2 and/ or B1, up to a 3 Form Entry Primary School, drainage works including engineering operations to re-profile the land and primary access points from the A41 and A4421, pedestrian and cycle access, circulation routes, related highway works; car parking; public open space and green infrastructure and sustainable drainage systems

**Location:** South East Bicester, Wretchwick Way, Bicester

**Parish(es):** Ambrosden

**OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS**

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information, **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council  
Bodicote House  
Bodicote  
BANBURY  
OX15 4AA



David Peckford  
Assistant Director – Planning and  
Development

**Date of Decision: 20th May 2022**

**Checked by: Alex Chrusciak**

## SCHEDULE OF CONDITIONS

### TIME LIMIT & GENERAL IMPLEMENTATION CONDITIONS:

1. The development hereby permitted shall comprise the following land uses in accordance with Land Use and Access Plan 10.146/PP02 Rev. N
  - Up to 1,500 dwellings;
  - A Local Centre with retail and community uses to include A1 and/or A2 and/or A3 and/or A4 and/or A5 and/or D1 and/or D2 and/or B1 uses and/or Extra Care;
  - A Primary School – 2.92ha site;
  - Up to 7ha Employment Land for B1 and/or B8 uses;
  - Drainage works including engineering operations to re-profile the land;
  - Primary access points from the A41 and A4421;
  - Pedestrian and cycle access;
  - Circulation routes and related highways works;
  - Car parking; and
  - Sports pitches, a pavilion, public open space, green infrastructure and sustainable drainage systems.

Reason: For the avoidance of doubt and to ensure a balanced mix of uses in accordance with Policy Bicester 12 of the Cherwell Local Plan 2011 – 2031 (Part 1). The application was submitted and considered on this basis, as were all significant environmental effects.

2. The development to which this permission relates shall be begun not later than either four years from the date of this permission, or two years from the date of the approval of the first reserved matters application, whichever is the later.

Reason: This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

3. Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the principles set out in the following plans and drawings but only insofar as they do not relate to matters reserved for later approval.
  - Application Boundary Plan – Drawing Number – 10.146/PP01 Rev. F
  - Land Use and Access Plan – Drawing Number – 10.146/PP02 Rev. N
  - Maximum Building Heights Plan – Drawing Number – 10.146/PP03 Rev. O
  - Maximum Residential Density Plan – Drawing Number – 10.146/PP04 Rev. I
  - Proposed Site Accesses onto A4421 Wretchwick Way/Gavray Drive – ITM7245-SK-006 Rev. L
  - Proposed Site Access / New 4 Arm Roundabout Junction on the A41 – ITM7245-SK-130 Rev. F
  - Phasing Plan – Drawing Number 1.146UD/451
  - Phase 2B Plan – Drawing Number 1.146UD/452
  - Green Infrastructure Plan – Drawing Number 1.146UD/910
  - Primary School Boundaries Plan – Drawing Number 10.146/103
  - Primary School Plan – Drawing Number C85140-SK-101 Rev. C

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

4. The development hereby permitted shall comprise up to 7ha of employment land for B1 and/or B8 uses of the Town and Country Planning (Use Classes) Order 1987 (or their equivalent in subsequent enactments or re-enactments) of which 60% of the employment floor space shall be utilised for purposes falling within use class B1 with the remainder of the employment floor space to be utilised for purposes falling within use class B8. For the avoidance of doubt and with

reference to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, from the 01 September 2020, Use Class B1 is now part of Class E, specifically Class E(g). The floorspace hereby approved, shall be used for no other uses covered by the other Categories of Class E.

Reason: In order to retain planning control over the use of the site and to ensure that the impacts of the development are no greater than those considered under this application and to ensure a balanced mix of uses in accordance with Policy Bicester 12 of the Cherwell Local Plan 2011–2031 (Part 1).

5. No removal of hedgerows, trees or shrubs shall take place between the 1st March and 31st August inclusive, unless a recent survey (within 3 calendar days) has been undertaken by a suitable qualified ecologist to assess the nesting bird activity and confirm absence or presence of nesting. Where presence is confirmed, a suitable sized buffer will be applied until the ecologist is satisfied that the young have fledged the nest. This will be in accordance with the approved details set out in the CEMP.

Reason: To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

**RESERVED MATTERS APPROVAL:**

6. No development shall commence on a phase (or sub-phase) identified within the phasing plan approved under condition no.9 of this permission until full details of the layout including internal access routes, scale, appearance and landscaping (hereafter referred to as reserved matters) of the development proposed to take place within that phase (or sub-phase) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

7. An application for the approval of the first reserved matters shall be submitted within three years from the date of this permission.

Reason: This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

8. In the case of all remaining reserved matters, no application for approval shall be made later than ten years from the date of the commencement of the first phase or sub-phase of the development hereby approved.

Reason: This permission is in outline only and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

**APPROVAL PRIOR TO OR ALONG WITH RESERVED MATTERS APPROVAL:**

9. Prior to the submission of the first reserved matters, a phasing plan covering the entire application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved phasing plan and reserved matters applications shall only be submitted in accordance with the approved phasing plan and refer to the phase (or sub-phase) they relate to unless an alternative phasing plan has subsequently been submitted to and approved in writing by the Local Planning Authority under the terms of this condition.

Reason: To ensure the proper phased implementation of the development and associated infrastructure in accordance with Government guidance contained within the National Planning Policy Framework.

10. Prior to or along with the first application for approval of reserved matters a site-wide Masterplan and Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall provide details and guidance in respect of:
- Residential Areas – character areas, block types, building typologies, materials and architectural details, building heights, frontages and boundary treatments;
  - Local Centre – design, form, access and servicing, materials and treatment of public realm;
  - Employment Area – design, form, access and servicing, materials and boundary treatments;
  - Streets and Movement – hierarchy, street form and design, cross sections; surface materials and street landscaping; cycleways and footways; rights of way and desire lines; crossing points and bus stop locations and street furniture including lighting;
  - Parking – car, lorry and cycle parking standards and approach for residential, commercial leisure uses and the school;
  - Landscaping – landscaped areas and green infrastructure, amenity spaces and public open space, play areas, street furniture and, retention of existing trees and hedgerows, and biodiversity measures;
  - Drainage – sustainable drainage systems, attenuation ponds/ drainage ditches/ swales; and
  - Public Art Strategy – context and objectives for public art which can take the form of sculptures or commissioned pieces; street furniture; or landscape features within the site.

A template for a Code Compliance Matrix will be included within the Design Code and will set out key criteria that each Reserved Matters will need to comply with. The development shall be carried out in accordance with the principles of the approved Design Code.

Reason: To ensure that the development is to an acceptable standard of design in accordance with policies Bicester 12 and ESD15 of the Cherwell Local Plan 2011 – 2031 (Part 1) and Government guidance contained within the National Planning Policy Framework.

11. Prior to or along with the first application for approval of reserved matters containing residential dwellings, a site wide Residential Energy Strategy shall be submitted in writing to the Local Planning Authority. The energy strategy will demonstrate how each phase of residential development on the site will achieve an overall energy performance standard equivalent to a 19% improvement on the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the Building Regulations 2013. No development shall take place in respect of any reserved matters containing residential dwellings until the energy strategy has been approved in writing by the Local Planning Authority and no dwelling shall be occupied unless it has been constructed to meet the energy performance standard in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and to reduce carbon emissions in accordance with policies, ESD3 and ESD5 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

12. Prior to or along with the first application for approval of reserved matters containing residential dwellings, a site wide Residential Water Efficiency Strategy shall be submitted in writing to the Local Planning Authority. The water efficiency strategy will demonstrate how all dwellings on the site can achieve a limit of 110 litres per person per day. No development shall take place in respect of any reserved matters until the water efficiency strategy has been approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and to reduce carbon emissions in accordance with policies, ESD3, and ESD5 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

13. Prior to or along with the first application for approval of reserved matters containing commercial accommodation, a site wide Commercial Energy Strategy shall be submitted in writing to the Local Planning Authority. The energy strategy shall demonstrate how all commercial buildings can be designed to achieve at least a BREEAM 'Very Good' rating based on the relevant BREEAM standard for that building type applicable at the time of the decision. No development shall take place in respect of any reserved matters containing commercial accommodation until the energy strategy has been approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and to reduce carbon emissions in accordance with policies ESD3, and ESD5 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

14. Along with the application for approval of reserved matters containing the Primary School, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Thereafter, the development shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

15. Prior to the submission of any reserved matters, a detailed site wide surface water drainage scheme for the site serving each development parcel shall be submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The strategy shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development and the drainage design must broadly accord with:

- Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire;
- Drainage Assessment (JNP Group / May 2016 / RE004 – D) and its updated Addendum (JNP Group / Sept 2018 / C85140 – RE008 – C);
- Flood Risk Assessment (JNP Group / May 2018 / RE001– E);
- Outline Planning Drainage Strategy drawing (Drawing Number: C85140–SK–036– A);
- Surface water exceedance conveyance routes (Drawing Number: C85140–SK-014–B);

The scheme shall also include:

- Discharge Rates;
- Discharge Volumes;
- Sizing of features – attenuation volume;
- Detailed drainage layout with pipe numbers;
- Network drainage calculations;
- Phasing;
- Flood routing in exceedance condition;
- Construction phase surface water management plan including details of how water quality shall be maintained during and after construction.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

16. Prior to or along with the submission of any reserved matters on a phase or sub-phase a detailed surface water drainage scheme for that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall be in accordance with the details already approved under condition no.15 of this permission.

The scheme will include for each phase or sub-phase at the reserved matters stage:

- A compliance report to demonstrate how the scheme complies with the agreed drainage strategy for the site outlined in the approved documentation, drawings and reports and the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire;
- Network Drainage Calculations;
- A Flood Exceedance Conveyance Plan which will accord and tie in with the overall flood exceedance strategy for the site (Drawing Number: C85140–SK-014–B);
- Detailed design drainage layout drawings of the SuDS proposals including long and cross section details and including pipe numbers and sizes;
- SUDS – These will include a range of SuDS in a treatment train approach to the management of surface water as outlined in Table 1 of the drainage strategy: ‘SuDS Selection’ – (Basins and Ponds, Filter Strips and Swales, Infiltration Devices, Permeable Paving, Tanked Systems);
- Phasing plans.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage of the site in the interests of public health, to avoid flooding of adjacent land and property and to comply with Policy ENV1 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

#### **APPROVAL PRIOR TO COMMENCEMENT OF DEVELOPMENT:**

17. No development shall take place on any phase or sub phase including any demolition works until a Construction Method Statement (CMS) for that phase has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. The statement shall provide for at a minimum:
- The parking of vehicles of site operatives and visitors;
  - The routing of HGVs to and from the site;
  - Loading and unloading of plant and materials;
  - Storage of plant and materials used in constructing the development;
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - Wheel washing facilities/ road sweeping;
  - Measures to control the emission of dust and dirt during construction;
  - A scheme for recycling/ disposing of waste resulting from demolition and construction works;
  - Delivery, demolition and construction working hours; and
  - The mitigation measures recommended at (paragraphs 8.179, 8.237, 8.245, 8.252, 8.254, 8.255, 8.279, 8.281, 8.283, 8.285, 9.121–9.124, 9.176, 11.75, 11.76, 11.79, 12.176, 15.107–15.112 & 16.103–16.109) of the submitted Environmental Statement (submitted on: 01/07/2016 and 20/06/2018).

The approved CMS shall be adhered to throughout the construction period for the development unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the environment is protected during construction and in the interests of highway safety, in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

18. No development shall take place in a phase or sub-phase until a Construction Traffic Management Plan (CTMP) for that phase or sub-phase addressing each construction activity within that phase or sub-phase has been submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority.

The approved CMTP shall be implemented in full during the entire construction phase and shall reflect the measures included in any Construction Method Statement received unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the environment is protected during construction and in the interests of highway safety, in accordance with Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework. This information is required prior to commencement of the development as it is fundamental to the acceptability of the scheme.

19. No development shall take place until the proposals for the realignment and enhancement of the watercourses within the site have been submitted and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall be based on recommendations resulting from a River Corridor Survey (RCS) which covers all retained sections of watercourse within the red line boundary and the Technical Notes for watercourse improvements submitted by the applicant (dated 01/09/2017) including drawing Dwg no. 3929\_004. The scheme shall include:
- Results of the RCS;
  - Recommendations informed by the RCS;
  - Plans to show where the enhancements will be carried out in accordance with the agreed minimum 15% channel length enhancements and 15 – 20% channel length realignment across cutters brook and appropriate retained tributaries;
  - Drawings to show typical proposed channel profile along the reaches to be enhanced;
  - Plans to show the proposed route of the alignment of the Cutters Brook as agreed with the Environment Agency and shown on drawing Figure 4: Proposed created, retained and enhanced habitats (linear features) dated 16 August 2018; and
  - Confirmation of the timing of all the in-stream and bankside works in a comprehensive manner to be agreed with the Local Planning Authority and the Environment Agency.

Thereafter, the development shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To secure the long term nature conservation of the site in accordance with policy ESD10 of the Cherwell Local Plan 2011 – 2031 (Part 1) and Government guidance contained within the National Planning Policy Framework.

20. No development shall take place on a phase or sub-phase until, a SuDS Management and Maintenance Plan (Part 1) for that phase or sub-phase is submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. Thereafter, the development shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority. The plan shall include:
- A Maintenance Schedule setting out which types of assets need to be maintained, at what intervals and what method is to be used;
  - A Site Plan identifying the location of each element of the drainage scheme, including access points, maintenance access easements and outfalls. Maintenance operational areas are to be identified and shown on the plans, to ensure there is room to gain access to the asset, maintain it with appropriate plant and then handle any arisings generated from the site for example by providing a silt deposit area and cut weed composting area for large ponds;
  - Any health and safety information required to manage identified residual risks associated with maintenance activities.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government advice in the National Planning Policy Framework.

21. No development shall take place until details of a scheme for flood storage compensation in accordance with the Flood Risk Assessment (FRA) (prepared by: JNP Group; dated: May 2018; reference: C85140-RE001-E) and accompanying Technical Note (prepared by: JNP Group;



dated: 29 January 2018; reference: TN006) has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The approved scheme shall be fully implemented prior to occupation of the development unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent flooding elsewhere and reduce the risk of flooding to the proposed development and future occupants by ensuring that compensatory storage of flood water is provided. This condition is requested in line with National Planning Policy Framework paragraphs 150, 155 and 163 and policies ESD1 and ESD6 of the Cherwell Local Plan 2011 – 2031 (Part 1).

22. No development shall take place within any phase or sub-phase until an Arboricultural Method Statement (AMS) for that phase or sub-phase, undertaken in accordance with BS:5837:2012 and all subsequent amendments and revisions, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, all works on site shall be carried out in accordance with the approved AMS unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the continued health and maintenance of retained trees and hedgerows and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing built environment and to comply with Policy C28 of the adopted Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

23. No development shall take place including any demolition until a professional archaeological organisation acceptable to the Local Planning Authority has prepared an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the recording and inspection of matters of archaeological importance on the site in accordance with Government guidance contained within the National Planning Policy Framework.

24. Following the approval of the Written Scheme of Investigation referred to in condition no.23 and prior to any demolition on the site and the commencement of the development (other than those which are in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority.

Reason: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with Government guidance contained within the National Planning Policy Framework.

25. No development shall take place (including demolition, ground works, vegetation clearance) until a site wide Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include the following:

- Details of a rolling programme of update surveys to be conducted on timescales to be agreed between the local planning authority ecologist and a suitably experienced and competent project ecologist. The timing and frequency of surveys may vary depending on the species concerned and patterns of changed (or not) in agricultural land-use across the site;
- Risk assessment of potentially damaging construction activities;
- Identification of “biodiversity protection zones”;
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (and informed, as appropriate, by update ecology surveys);

- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of and operations to be overseen by an Ecological Clerk of Works (ECoW) or similarly competent person;
- Details of protective fences, exclusion barriers and warning signs to be used;
- Site plans showing the “biodiversity protection zones”.

The development shall be implemented strictly in accordance with the approved CEMP: Biodiversity throughout the construction period, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

26. No development shall take place (including demolition, ground works and/or vegetation clearance) until a site wide Landscape and Ecology Management Plan (LEMP) has been submitted to and approved in writing by the local planning authority. The LEMP shall include the following:
- Details of a rolling programme of update surveys to be conducted on timescales to be agreed between the local planning authority ecologist and a suitably experienced and competent project ecologist. The timing and frequency of surveys may vary depending on the species concerned and patterns of change (or not) in agricultural land-use across the site;
  - Description and evaluation of features to be managed;
  - Ecological trends and constraints on site that might influence management;
  - Aims and objectives of management;
  - Appropriate management options for achieving aims and objectives;
  - Prescriptions for management actions;
  - Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period and informed, as appropriate, by updated ecology surveys);
  - Details of the body or organisation responsible for implementation of the plan;
  - Ongoing monitoring protocols and remedial measures;
  - Site plans indicating the features to be managed, location of management and monitoring actions;
  - Details of the delivery of the Nature Conservation Area (NCA) in line with the approved High Level Ecological Management Plan (HLEMP) (Version 1.9) prepared by LDA Design dated 29 April 2019.

Where it is intended to create semi-natural habitats, all species used in the planting proposals shall be locally native species of local provenance unless otherwise agreed in writing with the Local Planning Authority.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The development shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

27. The approved ecological measures secured through condition no. 25 and 26 shall be reviewed and, where necessary, amended and updated as informed by the rolling programme of update ecological surveys. The approach to update surveys will be agreed between the Local Planning Authority ecologist and a suitably experienced and competent project ecologist and may initially

take the form of periodical walkover surveys to assess any changes in habitats or condition of habitats. Subsequent to this, further detailed surveys of specific target groups (e.g. badger, water vole, bats) may be identified.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures (as set out in the CEMP and LEMP) will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the Local Planning Authority. All future submissions for the approval of Reserved Matters will be required to show compliance with the recommendations of the approved updated LEMP and CEMP.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

28. No development shall take place until a scheme for the provision and management of a 12m-wide ecological buffer zone along both sides of the Cutters Brook, measured from the top of bank, shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Environment Agency. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the Local Planning Authority in consultation with the Environment Agency. The buffer zone scheme shall be free from built development including footpaths (with the exception of paths to allow formal watercourse crossings), lighting, domestic gardens, non-native species and formal landscaping; and could form a vital part of green infrastructure provision. The scheme shall include:
- confirmation of the timing of the establishment of the ecological buffer zone;
  - plans to show the extent and layout of the buffer zone and how this relates to the watercourse;
  - details and locations of habitats to be retained, removed and created;
  - details of any proposed planting scheme (please note that this should include native species only);
  - details demonstrating how the buffer zone will be protected during development (e.g. hedges fencing) and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan;
  - details of any proposed footpaths and permanent fencing;
  - details of any watercourse crossings which should be clear span in design with abutments set back from the top of the bank; and
  - details of long-term management of the buffer to ensure that the biodiversity net gain is achieved and maintained over the duration of the LEMP.

Reason: Development that encroaches on watercourse and their corridors has a potentially severe impact on their ecological value, and land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. River corridors are natural networks of linked habitat which allow species movement between suitable habitats and promote the expansion of biodiversity (as recognised in Article 10 of the Habitats Directive).

29. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR112) and with the proposals detailed on plan "Wretchwick Green: Impact Plan for great crested newt District Licensing (version 6)", dated 16<sup>th</sup> March 2022.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence WML-OR112.

30. No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR112), confirming that all necessary measures in regard to great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the local planning authority and the local authority has provided authorisation for the development to proceed under the district newt licence.

The Delivery Partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts.

31. No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR112 and in addition in compliance with the following:
- a) Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the GCN Mitigation Principles.
  - b) Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
  - c) Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
  - d) Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.
  - e) The recommendations in report and plans listed below, provided as part of the planning application, must be complied with:
    - I. "Wretchwick Green District Licence HMMP (version 6)", dated 16<sup>th</sup> March 2022;
    - II. "Wretchwick Green: HMMP Plan for great crested newt District Licensing (version 6)", dated 16<sup>th</sup> March 2022;
    - III. "Wretchwick Green: HMMP Phasing Plan for great crested newt District Licensing (version 6)", dated 16<sup>th</sup> March 2022;
    - IV. "Wretchwick Green: Indicative footpath location plan for great crested newt District Licensing HMMP (version 6)", dated 16<sup>th</sup> March 2022.

Reason: In order to adequately mitigate impacts on great crested newts.

#### **APPROVAL BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE**

32. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

33. No development comprising the erection of a building within any phase or sub phase required to be served by water services shall be undertaken until full details of a scheme for the provision and phasing of mains foul sewage and water network infrastructure on and off site for that phase or sub phase has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been carried out in accordance with the approved scheme unless otherwise approved in writing by the Local Planning Authority.

Reason: To secure the necessary reinforcement works to accommodate additional demand on existing infrastructure as a result of the development to prevent flooding, pollution and detriment to public amenity in accordance with policy ENV1 of the Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

## APPROVAL OR COMPLIANCE PRIOR TO OCCUPATION OF THE DEVELOPMENT

34. Prior to the first occupation of any residential dwelling within the Local Centre, recycling banks for the purposes of recycling glass and textiles, shall be provided within the Local Centre and made accessible by the public.

Reason: In order that proper arrangements are made for the disposal of waste, and to ensure the creation of a satisfactory environment in accordance with Policy ENV1 of the adopted Cherwell Local Plan and the Council's Developer Contributions SPD (2018) as well as Government guidance contained within the National Planning Policy Framework.

35. Prior to the first occupation of any dwellings hereby approved a Residential Travel Plan shall be submitted to and approved by in writing by the Local Planning Authority in consultation with the Local Highway Authority. Thereafter, the development shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

36. Prior to the first occupation of any commercial development hereby approved and exceeding the thresholds set out in "Transport for New Developments: Transport Assessments and Travel Plans", a Workplace Travel Plan for that development shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Local Highway Authority. Thereafter, the development shall be implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

The travel plan(s) shall incorporate details of (i) the means of regulating the use of private cars at the development in favour of other modes of transport and (ii) the means of implementation and methods of monitoring site related travel.

Reason: In the interests of sustainability and to ensure a satisfactory form of development, in accordance with Government advice in the National Planning Policy Framework.

37. Prior to the first occupation of any phase or sub-phase, a SuDS Management and Maintenance Plan (Part 2) for that phase or sub-phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The plan shall include:
- Details of which organisation or body will be responsible for vesting and maintenance for individual aspects of the drainage proposals (individual properties/curtilages, roads, special areas etc.) with evidence that the organisation/body has agreed to such adoption. Where the agreement is subject to other legalities, it may be acceptable to provide agreement-in-principle;
  - Details of which organisation or body will be the main maintaining body where the area is multifunctional (e.g. open space play areas containing SuDS) with evidence that the organisation/body has agreed to such adoption.

Reason: To ensure that the development/site is served by sustainable arrangements for the disposal of surface water, to comply with Policy ESD6 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government advice in the National Planning Policy Framework.

## INFORMATIVES

1. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.
2. It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.
3. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority (which permits the development to proceed under the District Licence WML-OR112) are not licensed under the GCN District Licence. Any such works or activities have no legal protection under the GCN District Licence and if offences against GCN are thereby committed then criminal investigation and prosecution by the police may follow.
4. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those in condition 3 above would give rise to separate criminal liability under District Licence condition 12 (requiring authorised developers to comply with the District Licence) and condition 17 (which requires all authorised developers to comply with the GCN Mitigation Principles) (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (for which the Police would be the enforcing authority).

## DEVELOPMENT MONITORING

The Council has identified the development hereby approved as one that it considers appropriate to monitor during construction. We would therefore be grateful if you could let us know of your intention to start the development at least 14 days prior to the commencement of work on site. You can do this by emailing the Council on: [monitoring@cherwell-dc.gov.uk](mailto:monitoring@cherwell-dc.gov.uk) and providing us with the following information: application number; application address; and the date you intend to start the development. During the monitoring period, we will be assessing the development against the approved plans, and compliance with any conditions imposed on the permission. It is in your interest to comply with this request as it will help to avoid any unnecessary, and possibly expensive, corrective works.

## PLANNING NOTES

1. **Conditions** – the applicant's attention is drawn to the need to comply with all conditions imposed on this permission. Failure to do so could result in the council serving a breach of condition notice against which there is no right of appeal.

Under the Town and Country Planning (Fees for Applications, Deemed Application, Requests and Site Visits) (England) Regulation 2012 there is a fee payable each time you make a request to discharge any of the conditions attached to this permission. You can apply to discharge more than one condition at the same time. At the time of this decision the fee is £34 per request for householder development and £116 per request in all other cases. The fee may be more when you come to apply for the discharge of condition if the Regulations have been amended. The fee is payable when you submit the details to discharge the condition(s). The Council has '1app' forms for such applications, but their use is not mandatory.

There is no fee for the discharge of conditions on listed building consents.

**The Council has eight weeks to respond to applications to discharge conditions, so you will need to make your application in good time before commencing development.**

2. **Material Samples** – please note that where any of the above conditions require the approval of materials, material samples are no longer accepted at the Council offices and should in the first instance be left on the application site for the relevant case officer to view and assess in context with its surroundings. Material samples and sample panels should be placed/erected on the site before an application to discharge that condition(s) is submitted.

Should leaving samples on site be impractical then arrangements should be made with the relevant case officer to view samples on site.

### **STATEMENT OF ENGAGEMENT**

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set on in the case officer's report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/ieListMeetings.aspx?CIId=117&Year=0>

**NOTICE OF DECISION**  
**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED)**

**NOTES TO THE APPLICANT**

**TIME LIMITS FOR APPLICATIONS**

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply:

**Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

**Where the planning permission is complete and is not in outline**, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

**OTHER NECESSARY CONSENTS**

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters:

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before starting work on site - Telephone: 01295 227006. Email: [Building.Control@Cherwell-dc.gov.uk](mailto:Building.Control@Cherwell-dc.gov.uk)**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 01295 227006 or E-mail at [building.control@cherwell-dc.gov.uk](mailto:building.control@cherwell-dc.gov.uk)
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath.
- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.



- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

## **APPEALS TO THE SECRETARY OF STATE**

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

## **PURCHASE NOTICES**

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

## **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

EP6B

Katherine Daniels  
Cherwell District Council  
Bodicote House  
Bodicote  
Oxfordshire  
OX15 4AA

**Our ref:** WA/2022/129867/01-L01  
**Your ref:** 22/01978/DISC  
**Date:** 12 September 2022

Dear Katherine,

**South East Bicester, Wretchwick Way, Bicester.**

**Discharge of Condition 10 (Masterplan and Design Code) of 16/01268/OUT.**

Thank you for consulting us on the above discharge of condition application. I apologise for the delay in sending our response to you, which is predominantly due to our current resource pressures.

We **cannot recommend** the discharge of condition 10 for the reasons set out below. For us to recommend the discharge of this condition, the ecological buffer zones must be accurately represented in the Design Code and Masterplan. We are aware that we have now been consulted with the application to discharge condition 28 related to buffer zones, but this does not affect our comments below.

The Design Code shows phase 1 covering the area including the re-alignment of the Cutters Brook – we are pleased to see that this is included in the early stages and that stage 3 includes the green ‘tail’ of the Cutters Brook Park before the final residential areas are built.

However, the agreed 12 metre (m) ecological buffer zones are not represented or acknowledged in the Design Code and Masterplan and on several pages the information on design and planting is unacceptable.

Whilst green buffers and fingers are shown on the Masterplan on page 27, it should also show the agreed ecological buffer zones for the watercourses.

The description for the Cutters Brook Upper Park on page 34 includes the following statement:

*“This structure will start to loosen as it reaches the banks of Cutter’s Brook where a more organic approach can be taken to enhance the watercourse for biodiversity and the natural flow of water.”*

This does not describe an ecological buffer zone. The planting character section should include a specific section for ecological buffer zones planted and maintained to enhance the ecology of the brook, rather than to integrate this with ornamental planting.

Page 35 shows an image of a formal park adjacent to watercourse – this would be

unacceptable, and the image should be removed to avoid confusion. The section at the bottom of this page would be acceptable if a minimum buffer distance is added in a similar way to the section at the bottom of page 39 where *“min 20m buffer to active play area from dwelling frontage”* is specified.

On page 36 (Cutters Brook Park Lower), as with the previous section, this needs to incorporate the ecological buffer zone into the Design Code.

On page 37, as previously, the plans should include the minimum buffer zone distance to the watercourse.

If you have any queries about this response, please do not hesitate to contact me.

Yours sincerely,

**Clark Gordon**  
**Strategic Planning Specialist**

Direct dial 0203 025 8998

E-mail [clark.gordon@environment-agency.gov.uk](mailto:clark.gordon@environment-agency.gov.uk)

EP6C

Katherine Daniels  
Cherwell District Council  
Bodicote House  
White Post Road  
Bodicote  
Oxfordshire  
OX15 4AA

**Our ref:** WA/2022/130027/01-L01  
**Your ref:** 22/02559/DISC  
**Date:** 16 December 2022

Dear Katherine,

**South East Bicester, Wretchwick Way, Bicester.**

**Full discharge of conditions 21 (flood compensation) & 25 (CEMP: Biodiversity), 26 (LEMP), partial discharge (nature conservation area only) of conditions 19 (watercourse realignment) & 28 (buffer zones) of 16/01268/OUT.**

I apologise for the long delay in providing our comments on this application, which is due to the significant resource issues within our planning team currently. I note from your website that this application has now been withdrawn, however I provide this response so that you and the applicant are aware of our issues following our review.

Since I e-mailed you on 12 September to raise a query about the discharge of condition 21, the applicant's agent, Rodrigo Magno, has sent us some additional information about our flood risk concerns. We request that the applicant make this information clear to us in any future re-submissions of this application. Our comments below have not taken this additional information into account.

Based on the submitted information, we would not have recommended the discharge of conditions 19, 25, 26 or 28 for the reasons outlined below. We could have recommended the discharge of condition 21 for the NCA area only.

#### **Flood risk comments (condition 21)**

We have reviewed the technical note referenced BR31031-JNP-XX-XX-RP-C-1001 (dated: 08/08/2022). The document refers to condition 21, but it does not include any information about a scheme for floodplain compensation. Section 5 of the document refers to the nature conservation area (NCA), so we assume that the applicant wishes to partially discharge condition 21. Appendix D is referenced in section 5 of the technical note, but this document is dated 2018 so I understand there to be no new information that is relevant to discharging the condition for a flood compensation scheme. Appendix D refers to the residential, school, and industrial commercial aspects of the development requiring floodplain compensation, but the NCA is stated as water compatible. NCA Outline Design (dated 03/08/2022) shows a screening bund in Flood Zone 1 and lowering of ground levels to create wetlands so we could partially discharge condition 21 for the NCA if that is the intention of the applicant. We would need to see a full floodplain compensation scheme for the rest of the development.

## **Biodiversity comments (conditions 19, 25, 26 and 28)**

We have reviewed the following documents and plans:

- Letter from Michelle Quan (Boyer) to Caroline Ford (Cherwell DC), dated 19/08/2022 (ref: 10.1046);
- Technical Note No. BR31031-JNP-XX-XX-RP-C-1001 – Subject: Nature Conservation Area & Watercourse Enhancements (JNP Group, 08/08/2022);
- Landscape and Ecology Management Plan (BSG Ecology, Final Version, August 2022), including appendices;
- NCA Outline Design (drawing no. BR31031-JNP-XX-XX-SK-C-7001 Rev A);
- Watercourse Enhancement (Area 1) (drawing no. BR31031-JNP-XX-XX-SK-C-7005);
- Watercourse Enhancement (Area 2) (drawing no. BR31031-JNP-XX-XX-SK-C-7006 Rev A);
- Watercourse Enhancement (Area 3) (drawing no. BR31031-JNP-XX-XX-SK-C-7007 Rev A);
- Watercourse Enhancement (Area 4) (drawing no. BR31031-JNP-XX-XX-SK-C-7008);
- Watercourse Enhancement (Area 5) (drawing no. BR31031-JNP-XX-XX-SK-C-7009);
- Watercourse Enhancement (Area 6) (drawing no. BR31031-JNP-XX-XX-SK-C-7010);
- Watercourse Enhancement (Area 7) (drawing no. BR31031-JNP-XX-XX-SK-C-7011);
- Combined Hard & Soft Landscape Arrangement Plan Sheets 1 to 11 (drawing nos. D3180-FAB-NCA-XX-DR-L-1001-PL01, 1002-PL01, 1003-PL01, 1004-PL01, 1005-PL01, 1006-PL02, 1007-PL02, 1008-PL01, 1009-PL02, 1010-PL02, 1011-PL01);
- Hard & Soft Landscape Legend and General Notes for Soft Landscape (drawing no. D3180-FAB-NCA-XX-DR-L-1000 PL01);
- Construction Ecological Management Plan (CEMP): Biodiversity (BSG Ecology, 15 August 2022)

### Watercourse Enhancement / Realigned Channel

The drawings show the channel, both on the original line and the realigned section, as being very uniform throughout its length. Although shallow marginal shelves are proposed, these are shown as being very narrow and of uniform width throughout the channel and are on both banks. The exception to this is where works are proposed to one bank only to avoid damage to existing trees. More variety in terms of the channel cross section is required, perhaps with areas where there is a wider marginal shelf on one bank only in places, with this alternating from one bank to the other. The low flow channel should not be any wider, but the channel cross section above this should be more varied in width and form.

For the watercourse enhancements in Area 1, further details such as cross sections should be provided about the adjacent pond and the proposed 'weir'. It is not clear if there are fish in the Cutters Brook in this location, but if there were and the Cutters Brook were to overflow its banks, there may be an issue with fish being trapped in this area and unable to return to the watercourse.

Regarding the watercourse enhancements in Area 2, it is proposed to deepen a side channel, but this channel would remain very straight and essentially trapezoidal. Opportunities to create more variety should be taken (as above). It is not

clear how this channel ties into the Cutters Brook.

Again, in Area 3, there is little variety in the design of the channel as above. It is not clear on the drawings what is proposed to happen to the section of channel that would be bypassed. It is stated in the Landscape and Ecology Management Plan (LEMP), in 13 – Feature 9: Cutters Brook, that the bypassed section would be retained and allowed to remain. Further clarification is required about how this channel would function; would it be blocked at the upstream end and remain open at the downstream end, or remain open throughout its length, with presumably some measures taken to direct flow into the new section? This should be indicated clearly on the relevant drawings.

The comments regarding seeking additional variety on the existing channels applies in the remaining areas as well. Consideration could be given to additional minor meandering in the remaining straight sections of channel. The Area 6 cross-sections shows the channel being widened at the base which may lead to additional siltation issues in future. Further details are required about the proposed watercourse crossings, as requested in condition 28.

With regard to the watercourse enhancements proposed in Area 7, a channel is shown as being deepened although it is not clear by how much; further details regarding the purpose of this deepening is also required. No work is being proposed to the channel in the vicinity of one of the trees, therefore it would appear that there would be a high spot in the middle of the channel length. More details are required about how all the different channels come together and what impacts there would be from the proposed deepening of some of these.

In Appendix D: Watercourse Floodplain Management, the Technical Note refers in 4.4 to an average 12 metre (m) buffer being maintained to the Cutters Brook, with 10.2 stating that there will be a minimum 12m buffer from the top of the bank on both sides of the channel, apart from 'isolated and agreed narrowing points'. Clarification is required regarding where these narrowed points might be located, as well as plans to show the proposed 12m buffer on either side of the Cutters Brook should be provided.

#### Landscape and Ecology Management Plan

In 1.5 – LEMP Review, it is stated that the LEMP is capable of being rolled forward over a 30-year period; to ensure the long-term success of the proposed enhancement measures, the LEMP should be carried out for a minimum of 30 years and a mechanism to ensure this should be established. In addition to this, it is not clear what oversight there would be in terms of agreeing any potential changes to management that might be required as a result of ongoing monitoring other than between the management company and the ecologist. We would suggest input from the Local Planning Authority ecologist and for any amendments to be agreed formally.

In the table in 5.15 for Project 1-1, under Methodology, parameters are given for the design of the ponds, but no drawings showing cross sections or details have been provided - this should be remedied.

In 13, Feature 9: Cutters Brook, the watercourse is referred to as a 'ditch'. 13.7 states that *"the ditches/watercourses are in Poor condition due to low water levels, poor water quality and heavy shading which precludes growth of aquatic or marginal vegetation"*. We would argue that the trapezoidal cross section of the channels with little by way of suitable areas for marginal plant growth is likely to also be a factor.

Regarding 13.10, shallow ledges at a range of depths are proposed, which we would



welcome, however, a range of widths of these ledges is also important, as per our previous comments.

In 13.15, Project 9-1: Create New Meander, it is proposed to fence off the watercourse up to 10m from the bank on both sides to exclude livestock or to graze at low intensity to manage scrub cover. This should be shown on appropriate plans and should include access gates in the design.

#### Appendix 1: Landscape Maintenance & Management Specification (Fabrik, July 2022)

In section 12.0: Waterbodies, Marginal and Aquatic Plant Maintenance, sub-section 12.5 (AQ03: Build up of algae and water quality) states *“At times it may be required to apply shading dyes during the summer months to assist with the control of water temperature and algae development”*. Dyes should not be used here, but rather a more natural approach should be adopted. Use of dyes could be considered an admission of failure to control nutrients; a more acceptable solution would be to establish buffers to ensure water quality if protected, along with suitable planting in and around the ponds using native species. New ponds are likely to have some algae at first due to soil disturbance, but this should settle down after one or two years. Dyes would interrupt this process and should be avoided. Some manual removal of filamentous algae could be considered if excessive growth of this is viewed as an issue.

#### Combined Hard & Soft Landscape Arrangement Plan Sheets 1 to 11

Sheet 1 of 11 – Quite a large amount of native scrub planting is proposed around some of the ponds, perhaps too much if it is intended that these ponds would support marginal and aquatic plant species. No details have been provided about numbers and density of planting.

Sheet 2 of 11 – A bund is shown on the plans with a note referring to an engineer’s drawing, which does not appear to have been supplied. It is not clear if any action is proposed to manage or enhance the existing pond by the boundary. It is not clear which shrub mix is proposed where. While two different mixes are shown by different hatching on the Hard & Soft Landscape Legend and General Notes for Soft Landscape drawing, and two different shrub plant lists are given it is not clear which one would be applied to which area. We are pleased to note that these would all be native species.

Sheets 3, 4 and 5 of 11 – Comments as above.

Sheet 6 of 11 – The section of channel to be abandoned should be indicated as it is stated elsewhere that this section would be left open. See comments related to this above.

Sheet 7 of 11 – Comments as above regarding the channel cross-section. Additionally, cross sections should be provided through the proposed lowered wetland areas.

Sheet 8 of 11 – With regard to the existing pond, it should be made clear if any management/enhancement measures are proposed here and what these might consist of.

Sheet 9 of 11 – Cross sections through the lowered wetland areas should be provided, along with cross sections of the proposed ponds. A lowered area between the two wetland areas and the Cutters Brook is proposed, but no levels are given, and it is not clear how this would tie in to the channel on either side. Regarding the proposed wetland areas, these should be designed to have variation in depth across the base to provide greater diversity.

Sheet 10 of 11 – Further details are required about how the proposed diverted channel ties back into the existing channel at the downstream end; it is currently unclear. There appears to be a significant amount of shrub planting right up to the top of the riverbank on both sides of the channel, which is likely to lead to the channel being shaded again, which would impede the growth of marginal vegetation on the marginal shelves that are being proposed and would seem counterintuitive. The planting should be set further back from the channel to prevent this happening. This applies to sheets 6 and 9 as well.

Sheet 11 of 11 – Comments as above.

#### Construction Ecological Management Plan

Under Method Statement 1: Establishment of Biodiversity Protection Zones (including Protective Fencing), 4.1 lists habitats and features to be protected; the Cutters Brook and other channels/ditches that connect to it should be included within this and protective fencing applied here also. The 12m buffer zone to be established on either side of the Cutters Brook in line with Condition 28 should be highlighted here.

In Method Statement 4: Lighting, we note in 7.12 that night visits are proposed to check lighting after installation and connection for each phase during construction and at the start of the operational phase. The intention for this is to check that shrouding and light direction is appropriate, but it is not stated what remedial action would be taken should this not be the case - this should be made clear.

With Method Statement 6: Pollution Control and Contingency Plan, it should be noted in 9.1 that it is not just the Cutters Brook that is a sensitive receptor, but any other channel/ditch that feeds into it. We note in 9.3 that the baseline BMWP surveys were undertaken in spring/summer 2022; it is not clear if the prolonged dry weather throughout that period might have affected the results. Repeat monitoring every 2 years may not be often enough should there be any pollution events in the intervening period. Additionally, monitoring of the side channels may be appropriate.

We request that the following information is submitted in any future re-submissions:

- amended plans showing more variation in the channel cross section along the lengths of both the realigned and retained sections;
- plans showing details of how the abandoned section of channel ties in with the realigned section at the upstream and downstream ends;
- further details of the lowered wetland areas, including levels, cross sections and details of the lowered sections between the wetland areas and the channel;
- details of the proposed weir between the channel and an existing pond;
- details of any proposed bridge crossings;
- further details of the proposed deepening of channels in watercourse enhancement Areas 2 and 7;
- clear plans showing the 12m wide ecological buffer zones one either side of the Cutters Brook, including any potential pinch points;
- amended planting plans showing shrub planting set further back from the riverbanks to reduce potential shading and giving further clarification regarding which shrub planting lists are to be used in which areas;
- clarification/amendments to the LEMP as set out above;
- clarification/amendments to the CEMP as set out above.

If you have any queries about the comments raised in this response, please do not hesitate to contact me.

Yours sincerely,

**Clark Gordon**  
**Strategic Planning Specialist**

Direct dial 0203 025 8998

E-mail [clark.gordon@environment-agency.gov.uk](mailto:clark.gordon@environment-agency.gov.uk)

cc Michelle Quan – Boyer Planning  
Rodrigo Magno – JNP Group  
Martin Hitchcock – JNP Group  
Sam Hinson – JNP Group

EP7

## Wiktorja Sypnicka

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**From:** Chris Brotherton [REDACTED]  
**Sent:** 18 October 2023 08:47  
**To:** Ben Pycroft  
**Cc:** Andy  
**Subject:** Bicester Gateway

Ben

I can confirm that Thomas Homes owns the Bicester Gateway site.

We have been pursuing a detailed residential application on the site and have just gone through the pre-app process. As a result of this we have concluded that in the short and medium term a residential development on the site will not be viable.

As a result of this we are working with commercial developer to bring forward a scheme in line with the existing commercial consent.

Kind regards  
Chris

**Chris Brotherton**  
**Land and Sales Director**



**Thomas Homes Ltd**  
Arlington House, Arlington Grange, Curridge Road, Curridge, Thatcham, RG18 9AB  
**Tel:** (01635) 247950 | **Fax:** (01635) 247955

For more information on Thomas Homes, visit [www.thomashomes.co.uk](http://www.thomashomes.co.uk)

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