



APPENICIES 1-7

Review of Applicant's Financial Viability Assessment (FVA)

**Planning Application Reference Number 21/01630/OUT
Land at North West Bicester, Home Farm, Lower Farm and
SGR2, Caversfield, Oxfordshire, OX27 8AN**

21 November 2022



Appendices

Appendix 1 – Location, Situation and Site Plan

Appendix 2 – Updated HLD Sales Value Position

Appendix 3 – Illustrative Masterplan

Appendix 4 – Copy of HLD Initial Viability Review 23 March 2022

Appendix 5 – Copy of Planning Appeal APP/V3120/W/20/3264500

Appendix 6 – Letter from Rapleys dated 5 April 2022

Appendix 7 – Email from CDC Planning Officer dated 14 April 2022

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Cornwall Buildings, Newhall Street, Birmingham, B3 3QR

Appendix 1

Location, Situation and Site Plan

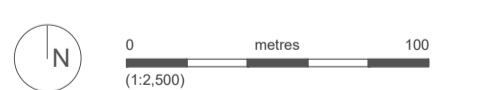


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Situation Plan - Land at North West Bicester



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- Application boundary 24.16 hectares
- Other land under the applicants ownership 0.03 hectares

Project
Land at North West Bicester

Drawing Title
Location Plan

Date	Scale	Drawn by	Check by
16/11/2021	1:2,500 at A1	LA	LA
Project No	Drawing No	Revision	
1192	001	J	

Appendix 2

Updated HLD Sales Value Position

Appendix 3

Illustrative Masterplan



- Key
- 01 Vehicular, pedestrian and cycle access point
 - 02 View to church
 - 03 Sustainable Drainage System (SuDS)
 - 04 Play
 - 05 Small new copses
 - 06 Trim trail
 - 07 Edible landscapes
 - 08 Wetland habitat
 - 09 Woodland with some limited public access
 - 10 Pedestrian connection
 - 11 Potential pedestrian connection
 - 12 Modern farmstead interpretation
 - 13 Lower density rural edge
 - Site boundary

0m 100m



CLIENT: Firethorn
 PROJECT: North West Bicester
 DRAWING: Illustrative masterplan
 PROJECT NUMBER: I192
 DRAWING NUMBER: SK004 CHECKED BY: MI/LA
 REVISION: C STATUS: Draft
 DATE: 14/04/2021 SCALE: 1:2,000



Appendix 4

Copy of HLD Initial Viability Review 23 March 2022

Nigel Simkin

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 23 March 2022 16:54
To: Hannah Leary; rb@reviewpartners.uk.com
Cc: Archie Mackay-James; Nick Fell; Alex Chrusciak; Nigel Simkin
Subject: FW: North West Bicester - 1st Draft Viability Appraisal
Attachments: 1st Draft HLD FVA NW Bicester BASELINE 21.03.2022a.PDF; GDV Review & GIAs - HLD - Home Farm, NW Bicester - December 2021.xlsx; UK Land Reg Data for Cherwell 21.03.2022.pdf; Base Build Future Homes Standards 2025 Summary 23.02.2022.pdf; Note on HLD Changes to Rapley Development Appraisal 23.03.2022.pdf

Hannah, Rob,

Please see attached and below the first draft work undertaken by HLD for your review and comment. Please advise us if you have any queries.

As you will note, Nigel has suggested that there are some elements that should be reviewed before we review S106 and Affordable Housing including development mix and dwelling sizes and the interpretation of FHS and TZC.

I trust this is of assistance to you. I must stress that this is provided without prejudice to any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Environment and Place Directorate
Cherwell District Council
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My usual working hours are: Monday to Friday, 09:00am to 17:15pm.

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From: Nigel Simkin <Nigel.Simkin@hld-uk.com>
Sent: 23 March 2022 09:56
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Ian Tarbet <ian.tarbet@rlf.co.uk>; Tom Ackrill <Tom.Ackrill@hld-uk.com>
Subject: North West Bicester - 1st Draft Viability Appraisal

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Dear Caroline

I hope that you are keeping well.

Further to our discussions, I write to provide you with the 1st draft development viability appraisal that I have undertaken of the Applicant's (Firethorn Trust) proposals for 530 dwellings as part of the next phase of North West Bicester Eco Town on the land known as Home Farm, Lower Farm and SGR2 at Caversfield, near Bicester.

This follows the finalisation of RLF's Feasibility Cost Estimate – NW Bicester Masterplan at the end of **February 2022**.

Overview

This email sets out our first draft appraisal so that you can consider the approach and methodology adopted; the key assumptions and areas of difference with the Applicant, and also the likely impact on development viability.

Once you are happy with the 1st draft appraisal, I would propose that this is shared with the Applicant and their advisors, Rapleys, for their comment prior to me providing my final written report to Cherwell District Council (CDC).

The Applicant's Viability Position

As you are aware, the Applicant has presented 12 scenarios in their FVA Report dated **22 October 2021**, which are summarised on Pages 3 and 4 of their Executive Summary.

Their scenarios involve four main affordable housing tenure mixes as follows:

- **Scenarios 1 to 3** assume a mix of Affordable Rent and Shared Ownership (30% affordable housing overall).
- **Scenarios 4 to 6** assume a mix of Social Rent and Shared Ownership.
- **Scenarios 7 to 9** sensitivity test the impact of all of the 30% affordable housing being delivered as Shared Ownership; and
- **Scenarios 10 to 12** sensitivity test the impact of 100% market housing (i.e. no affordable) on development viability.

Within these scenarios, the Applicant's starting point was to test costs in line with 'traditional house building' costs, and then sensitivity test the impact of the following additional costs:

- The impact of the Applicant's interpretation of the requirements of the Future Homes Standard (FHS) 2025;
- The impact of both the FHS 2025 and the additional requirements of delivering True Zero Carbon (TZC) in line with the North West Bicester SPD 2016).

Based upon the Applicant's viability analysis, two things are interesting to note, as follows:

1. Where 30% affordable housing is provided (with a 70% Affordable Rented with 30% Shared Ownership tenure mix), the scheme is viable **before** the costs of FHS 2025 and TZC are included in the viability appraisal. The Applicant therefore concludes that it is these additional environmental standards which are having an impact on viability (and without them, policy compliant affordable housing could be delivered). However, it is worth noting that this is only where Affordable Rented accommodation is provided. Where Social Rented is provided instead of Affordable Rented, then the scheme is not viable based upon the Applicant's viability analysis.

2. Where no affordable housing is assumed (Scenarios 10 to 12), the reduction in affordable housing to 0% alone *is not sufficient* to generate a viable scheme based upon the Applicant's figures (as both the FHS 2025 and TZC scenarios are unviable).

HLD's 1st Draft Review of Applicant's Viability Appraisal

As discussed, for the purpose of providing our baseline 1st Draft viability analysis, we have updated the Applicant's development viability appraisal of their Scenario 3 (which assumes 30% affordable housing scheme split 70% Affordable Rented and 30% Shared ownership, and that TZC is provided).

This scenario therefore assumes that all 'rented' affordable accommodation is provided as Affordable Rented rather than Social Rented (I note that when we spoke prior to you going in leave, you stated that whilst the policy could be interpreted this way, the preference would be to have some Social Rented include within the mix, albeit that we discussed that this would reduce development viability).

The Applicant has provided their working 'Argus Developer' files to enable us to access the Argus model for their Scenario 3 appraisal. We have therefore utilise the Applicant's appraisal for Scenario 3 as a base, and updated it broadly as follows:

- Inputting the outcome of RLF's Feasibility Cost Estimate (I attach for your reference alongside the summary sheet we produced with RLF which sets out the extra-over costs including FHS and TZC);
- Making a range of other adjustments as required to reflect our assumptions (I have also attached a detailed note which I would propose can be shared with the Applicant which sets out the other adjustments to their Argus model that I have made in arriving at our first draft viability position for Scenario 3).

We have adopted this approach given that the scheme is complex, and in order to be fully transparent with the Applicant as to the changes that we have made to their model, so that they can fully understand how our alternative viability position has been reached.

In addition, as this is an outline planning application (albeit that we recognise that it will in reality be a unique scheme), we have also raised several queries relating particularly to the specification and mix of development that the Applicant has proposed. Whilst we have not changed these issues in our development appraisal at this stage, I have highlighted where further debate/clarity may needed either through discussion with yourselves and/or the Applicant, in order to discuss and agree what are appropriate assumptions at this outline scheme (in the absence of a definitive masterplan being approved by this outline planning application).

I summarise the key adjustments that we have made (or the areas for further discussion/clarity) that we have identified, as follows:

Assumed Development Mix and Areas - whilst we are broadly happy with the mix that the Applicant has proposed, we would propose several adjustments to it.

In particular, the two-bedroom terraced dwellings appear to be very small at 54.8 sq m (590 sq ft) - significantly smaller than the two bedroom flats assumed for market sale, and also, the two bedroom terraced houses assumed as part of the affordable housing mix). We would propose to increase the area, value and cost of these dwellings so that they are more in line with the larger 2 bedroom affordable dwellings, unless CDC can highlight a reason for this size of dwelling is appropriate, or this can be justified by the Applicant.

We also query why the four-bedroom dwellings are on the small side, and that there are no 5 bedroom houses in the development mix (as they appear to be being delivered by other housebuilders in Bicester). Our detailed comments on the mix are set out in the attached Excel spreadsheet on the first tab, and are highlighted in red type.

In addition to the above comments, the gross to net ratio for the apartment dwellings seems high at 70% (i.e. there is 30% circulation space assumed). The 70% assumed is typically in line with higher density town/city centre apartment development in our experience, rather than lower density suburban apartment developments. We would therefore propose to reduce the gross to net ratio to 80% unless the Applicant can demonstrate robust reasons for why the 70% ratio assumed is appropriate.

Finally, it should be noted that we have relied on the Gross Internal Areas (GIA) areas applied by both G&T and RLF. However, it should be noted that we believe that there is a slight inconsistency between the RLF/G&T areas and those applied in Rapleys appraisal (as our analysis on the 4th tab of the attached excel generates slightly different areas). This may be due to rounding in the Argus appraisal and we do not anticipate that it will impact too much on viability, but we would be happy to explore further with Rapleys to see if we can resolve this issue to ensure that all areas are consistent.

We also have a range of other queries regarding the mix/scheme as follows:

- The extent of garages that are in the scheme (i.e. whether they would all be required as they come at significant cost). It should be noted that the provision of garages does not appear to have been factored into the values prepared by Green & Co etc.).
- The extensive areas of visitor car parking assumed by the Applicant in the Cost Plan.
- The extent of electric charging points for visitors (which appears to me to be a significant over-provision, given that each dwelling will also have its own EV charging point).

These sorts of requirements should be considered and potential cost savings made if these items are identified as not being required by the scheme by CDC, thus improving the viability of the scheme. The scheme being appraised now needs to reflect, as far as possible, what is likely to be approved by CDC at the Reserved Matters stage.

We have not made the proposed adjustments to the mix/areas to date and proposed that these are considered with CDC and/or the Applicant so that our proposed adjustments can be discussed and agreed. We have however updated the sales values (as discussed below).

- **Sales values** - we have made two main adjustments to the sales values proposed by the Applicant. First, whilst we are broadly comfortable with the average values of many of the dwelling types, we have adjusted the values of some of the three and four bedroom dwellings, the capital values for which appeared too low in the Applicant's assessment. Again, the attached spreadsheet provides a comparison of what has been assumed by Rapleys and the adjustments that we have made (please see Tabs 1-3).

Second, the build costs prepared by RLF and G&T have been updated to reflect **Q1 2022**. Accordingly, we have added in an inflationary factor to the sales prices of all dwellings of 1.78%, drawing upon Land Registry data for Cherwell District for 'All Dwelling Types', to move prices from **October 2021** to **December 2021** (December 2021 being the last available month of analysis on the UK Land Registry website). This adjustment is an important, given that both values and costs are rising significantly in the current market, and the appraisal needs to reflect the same cost and value date (as far as possible).

- **HIF Funding** – as discussed, the approach to this needs to be agreed, albeit that the Applicants appraisal assumed £6.7 million of HIF funding in all of their appraisal Scenarios.

At present, I have put the HIF funding in at a nominal '£1' in the appraisal, and understand that CDC will need to consider what (if any) HIF Funding the Applicant may receive. In reality, I understand that the HIF monies have already been used to deliver infrastructure which is not included in the Applicant's FVA appraisal, and that the Applicant will be asked to make a contribution to this infrastructure to CDC as the HIF funding monies needs to be repaid. Please can you confirm so that we can update the appraisal accordingly?

- **Affordable housing values** - as discussed with the Applicant in **November 2021**, I have altered the affordable housing values slightly increasing them from 30% to 35% for Social Rent, 50% to 55% for Affordable Rent, but reducing Shared Ownership from 70% to 65% of Market Value. These revised values are in line with our market experience.
- **Costs** - I have incorporated RLF's costs as set out in their **February 2022** Feasibility Cost Estimate.
- **Benchmark Land Value (BLV)** - the Applicant has proposed a BLV of **£11.8 million** based upon a gross site area of 59 acres and a rate of £200,000 per gross acre. Whilst I am happy that the gross area is utilised to calculate the BLV, I have reduced the rate to £150,000 per gross acre, as discussed with the Applicant in **November 2021**. From

my records, this is more in line with (although actually slightly above) the BLV per acre of just under £130,000 per gross acre assumed in the previous FVA submission undertaken by Turner Morum on behalf of A2 Dominion in **2018**.

We have adjusted the BLV on the basis that it seems odd that the landowners are now proposing a higher BLV than they did three to four years ago, particularly given the significant viability issues that are being experienced at the site. This reduces the BLV to **£8.85 million**.

- **Marketing fees** – We have made some minor adjustments to the marketing fees in the appraisal, as set out in the detailed note attached.
- **Phasing and Finance** – We have made some detailed changes to the finance and phasing assumptions in the Argus model, which are summarised in the more detailed note attached.

HLD Findings

Having made the above adjustments in the development viability appraisal, our 1st draft viability position is as follows:

Scenario	Residual Land Value (RLV)	Benchmark Land Value (BLV)	Project Gap
Updated Scenario 3 – 30% affordable housing (70% Affordable Rent and 30% Social Rent), with TZC	£1.31 million	£8.85 million	£7.54 million

The above table shows that our first draft baseline appraisals for Scenario 3 (which best represents the policy compliant position assuming that affordable rented affordable housing can be delivered as the ‘rented’ element of the affordable) demonstrates that, based upon HLD’s and RLF’s figures, the project gap has reduced from that set out by Rapleys (their appraisal for this Scenario producing a Residual Land Value (RLV) of -£5.52 million); however, there is still a significant project gap which will need to be addressed in order for the scheme to be viable of approximately **£7.54 million**.

As discussed on the telephone, we have not yet undertaken any sensitivity testing to address how this gap might be addressed, as there are several things that need to be ‘firmed up’ in the appraisal as follows:

- **Development Mix and Dwelling Sizes** – are adjustments required to the outline scheme envisaged such as the quantum of garages, car parking spaces, EV charging points for visitors, and size of some of the dwellings (e.g. the two bed terraces for market sale) which may impact on viability?
- **First Homes** – As discussed, do First Homes need to be included? If so, the appraisals will need to be updated accordingly.
- **Section 106 costs** - at the moment, we have taken the Applicant’s Section 106 assumptions ‘as read’. These may need to be updated to reflect CDC’s updated requests (when finalised), and this will have an impact on viability. The approach to HIF and strategic infrastructure will also have to be confirmed.
- **Interpretation of FHS and TZC** – As you are aware, the work undertaken by RLF (and hence our 1st Draft appraisal) assumes that the Applicant’s interpretation of both FHS and TZC, and the resultant specification requirements and associated costs, are appropriate. Our appraisals may therefore need to be updated depending upon the outcome of Bioregional’s review (which will also hopefully suggest that certain requirements envisaged by the Applicant as part of the FHS/TZC can be reduced in order to improve viability). These will need to be explored and the appraisals updated accordingly.

Moving forward, once we have your comments and thoughts on the above, I would propose that our 1st draft appraisal is shared with the Applicant (along with the attached note and supporting documents) so that they can consider it and we can consider their responses in our final version of our development appraisal and report, prior to undertaking any sensitivity testing that might be required.

I trust that this provides a useful updated analysis on the 1st draft viability position for this part of North West Bicester, and look forward to reviewing with you when you have had a chance to consider. If you have any queries, please do not hesitate to contact me on the telephone.

Kind regards

Nigel



Nigel Simkin MRICS MRTPI

Director

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1st Draft HLD FVA
Home Farm and Lower Farm, North West Bicester
30% AH. 30% AR & 70% SO, TZC Build costs

Development Appraisal
Prepared by Highgate Land and Development Consultancy Limited
HLD UK
21 March 2022

APPRAISAL SUMMARY**HLD UK**

1st Draft HLD FVA
Home Farm and Lower Farm, North West Bicester
30% AH, 30% AR & 70% SO, TZC Build costs

Appraisal Summary for Phase 1**Currency in £****REVENUE**

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Residential Houses	332	291,270	424.34	372,279	123,596,543
Private Residential Flats	35	26,372	411.60	310,138	10,854,837
Shared Ownership Houses	47	42,289	258.52	232,605	10,932,444
Affordable Rent Houses	70	72,976	211.68	220,677	15,447,405
Affordable Rent Flats	46	<u>27,986</u>	251.73	153,151	<u>7,044,957</u>
Totals	530	460,893			167,876,186

Additional Revenue

HIF Funding			1		1
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NET REALISATION**167,876,187****OUTLAY****ACQUISITION COSTS**

Residualised Price			1,313,285		1,313,285
Stamp Duty			55,164		
Effective Stamp Duty Rate		4.20%			
Agent Fee		1.00%	13,133		
Legal Fee		0.80%	10,506		
					78,803

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Private Residential Houses	291,270	118.93	34,641,126
Private Residential Flats	37,674	142.00	5,349,566
Shared Ownership Houses	42,289	121.78	5,149,954
Affordable Rent Houses	72,976	121.78	8,887,017
Affordable Rent Flats	<u>39,977</u>	142.01	<u>5,677,160</u>
Totals	484,186 ft²		59,704,824
Infrastructure Contingency		10.00%	1,553,300
Developer Contingency		5.00%	4,206,199

1st Draft HLD FVA

Home Farm and Lower Farm, North West Bicester

30% AH, 30% AR & 70% SO, TZC Build costs

Infrastructure / Abnormals -Upfront			2,882,525
Infrastructure / Abnormals - Over C			12,650,475
Garages			2,908,000
Permeable Pavements to Farmstd Locs			231,418
Permeable Visitor Parking			504,441
Additional Foundation Reqs FOGs			128,000
Fruit Tree to Each Private Garden			101,923
Extra/O Assumed FHS 2025	530 un	31,303.36 /un	16,590,781
Extra/O For TZC (Carbon Offs)			543,600
Extra/O Inflation Allowance			3,411,000
Health s106	530 un	281.29 /un	149,084
Neighbourhood Police s106	530 un	164.03 /un	86,936
Community Building s106	530 un	1,138.37 /un	603,336
Caversfield Church crossing s106			1
Community Dev workers s106	530 un	376.70 /un	199,651
Community Development fund s106	530 un	49.10 /un	26,023
Primary school s106	530 un	11,163.28 /un	5,916,538
Secondary school s106	530 un	7,805.38 /un	4,136,851
Special education needs s106	530 un	558.26 /un	295,878
Sports Pavilion s106	530 un	534.48 /un	283,274
Sports Pitch and maintenance s106	530 un	518.25 /un	274,673
Burial ground s106	530 un	10.91 /un	5,782
Community management org s106	530 un	1,537.21 /un	814,721
Community Facility maintenance s106	530 un	427.23 /un	226,432
Waste s106	530 un	106.90 /un	56,657
Bus Provision s106	530 un	1,179.46 /un	625,114
Ped / Cycle infrastructure s106	530 un	707.56 /un	375,007
Right of way s106	530 un	32.87 /un	17,421
Improvements to junction B4100 s106	530 un	499.02 /un	264,481
Travel Monitoring Plan s106	530 un	5.48 /un	2,904
Unallocated parking bays s106	530 un	1,029.93 /un	545,863
Local Road improvements s106	530 un	377.35 /un	199,996
Bicester leisure centre s106	530 un	534.48 /un	283,274
Biodiversity s106	530 un	65.35 /un	34,636
Junction of charlotte avenue s106	530 un	84.79 /un	44,939
Strategic highway contribution s106	530 un	5,882.35 /un	3,117,646
Library services	530 un	58.34 /un	30,920
Children's services	530 un	8.68 /un	4,600
Village traffic calming	530 un	62.34 /un	33,040
Secondary school land contribution	530 un	677.17 /un	358,900
			124,431,064

APPRAISAL SUMMARY**HLD UK****1st Draft HLD FVA****Home Farm and Lower Farm, North West Bicester****30% AH, 30% AR & 70% SO, TZC Build costs****PROFESSIONAL FEES**

Professional Fees	8.00%	7,972,559	7,972,559
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DISPOSAL FEES

Marketing (Private Only)	1.50%	2,016,771	
Sales Agent Fee	1.00%	1,344,514	
Sales Legal Fee	0.35%	470,580	
Affordable Legal Fee	0.35%	116,987	
			3,948,851

FINANCE

Timescale	Duration	Commences
Pre-Construction	6	Jan 2022
Construction	93	Jul 2022
Sale	93	Nov 2022
Total Duration	103	

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Land	399,300	
Construction	840,833	
Total Finance Cost		1,240,133

TOTAL COSTS**138,984,695****PROFIT****28,891,492****Performance Measures**

Profit on Cost%	20.79%
Profit on GDV%	17.21%
Profit on NDV%	17.21%
IRR% (without Interest)	34.22%

Pricing Analysis by Unit Type (Summary) - NW Bicester - December 2021

Private

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Rapleys Value (£)	Rapleys Value per Sqft (£)	HLD Value (£)	HLD Value per Sqft (£)	HLD Comments	
Flat	Flat		3	2	753	£ 300,000	£ 398.41	£ 300,000.00	£ 398.41	No 1 bed flats, all 2 beds? We would have assumed that there would be some 1 Bedroom apartments for private market sale.
Flat over Garage (FOG)	Flat		3	2	753	£ 315,000	£ 418.33	£ 315,000.00	£ 418.33	
Semi-Detached	House		2	2	590	£ 280,000	£ 474.58	£ 290,000.00	£ 491.53	590 sqft - This is very small for a 2 bed semi - and hence valued less than a flat. What is the rationale for such a small unit for private market sale? I propose to increase so that it is in line with the affordable size/value.
Terraced	House		2	3	737	£ 330,000	£ 447.76	£ 330,000.00	£ 447.76	This is also on the small side for a 3 bed - e.g. the 2 bed AH units below are larger i.e., 755 and 856 sqft
Semi-Detached	House		2	3	958	£ 385,000	£ 401.88	£ 395,000.00	£ 412.32	
Wide-Front - Semi	House		2	3	947	£ 385,000	£ 406.55	£ 395,000.00	£ 417.11	
Terraced 2.5 Storey	House		2.5	3	1,068	£ 375,000	£ 351.12	£ 375,000.00	£ 351.12	
Terraced 3 Storey	House		3	3	1,210	£ 415,000	£ 342.98	£ 415,000.00	£ 342.98	
Semi-Detached	House		2	4	1,045	£ 430,000	£ 411.48	£ 430,000.00	£ 411.48	The 4 bedroom dwellings are small - typically 4 beds in Bicester are 1,200 - 1,500 sqft plus and widely delivered in the market as detached rather than semi-detached dwellings.
Detached 2.5 Storey	House		2.5	4	1,235	£ 450,000	£ 364.37	£ 485,000.00	£ 392.71	There are also No 5 bed units in the mix - comparable sites demonstrate a market for them (e.g. CALA etc.). Again, this size is at the smaller end of the range. Also - evidence suggests larger 4 beds are significantly above Rapleys's prices. Therefore have increased prices accordingly.

Affordable

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Rapleys Value (£)	Rapleys Value per Sqft (£)	HLD Value (£)	HLD Value per Sqft (£)	HLD Comments	
Flat	Flat		3	1	538	£ 260,000	£ 483.27	£ 260,000.00	£ 483.27	
Flat over Garage (FOG)	Flat		3	1	538	£ 265,000	£ 492.57	£ 265,000.00	£ 492.57	
Flat	Flat		3	2	753	£ 295,000	£ 391.77	£ 300,000.00	£ 398.41	The proposed Market Value is £5k lower than the same dwelling for market sale. We have therefore adjusted up so that both values are consistent.
Terraced	House		2	2	755	£ 320,000	£ 423.84	£ 320,000.00	£ 423.84	The 737 sqft unit type (smaller) terraced for private sale has 3 bedrooms not 2? Again, these sizes make the 737 sq ft unit for private market sale look too small for a 3 bed dwelling.
Terraced	House		2	2	856	£ 330,000	£ 385.51	£ 330,000.00	£ 385.51	The Market Value for Terraced and Semi-detached dwellings - We anticipate more value for semi-detached dwellings. Again it should be noted that these dwellings are much larger than 2 bed in the private sale mix (590 sqft).
Semi-Detached	House		2	2	856	£ 330,000	£ 385.51	£ 340,000.00	£ 397.20	We have added £10k for semi-detached over terrace premium.
Terraced	House		2	3	1,000	£ 370,000	£ 370.00	£ 380,000.00	£ 380.00	The 1,000 sqft semi-detached dwellings here are valued £15k per unit lower than the smaller, 947 sqft and 958 sqft 3 bed semis which for private sale (£385k). We have therefore increased the values accordingly.
Semi-Detached	House		2	3	1,000	£ 370,000	£ 370.00	£ 395,000.00	£ 395.00	In addition, the assumed Market Value for Terraced and Semi-detached dwellings is the same - we anticipate more value for semi-detached as discussed above.
Detached	House		2	4	1,546	£ 480,000	£ 310.48	£ 535,000.00	£ 346.05	Comparables suggest similar size dwellings selling significantly above Rapleys's prices - so have increased values accordingly (see commentary on comparables below).
Bungalow	Bungalow		1	3	1,114	£ 465,000	£ 417.41	£ 465,000.00	£ 417.41	
Bungalow	Bungalow		1	3	1,368	£ 475,000	£ 347.22	£ 475,000.00	£ 347.22	

Affordable

Tenure	Rapleys % of OMV	HLD % of OMV
Social Rented	30%	35%
Affordable Rented	50%	55%
Intermediate	70%	65%

Relevant Comparables

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Comments	HLD Queries/Commentary	
Flat	Flat		3	2	753	1) Kingsmere (CALA) - 2 bed Flat sold for £280,000 (936 sqft) according to Land Registry (LR) - sold in June 2020, slightly dated comparable. 2) Roberts Drive, Graven Hill - 2 bed Flats on the market - 748 sqft and 774 sqft on for £262,500 and £267,500.	
Flat over Garage (FOG)	Flat		3	2	753	1) Hemins Place (David Wilson Homes) - SW Bicester - FOG units - 704 sqft between £290,000 and £300,000 sold - no data on LR or Rightmove to check. SOLD. 2) Kingsmere (Bellway/Ashberry) - FOG units - 774 sqft, on the market for £333,000. FOG sold according to Rapley submission for £305,550 (reflecting 3% discount on each sale). 3) Kingsmere (CALA) - FOG units - 700 sqft sold between £289,555 and £290,430. No data available on LR to check.	3% discount is applied on each sale - Bellway/Ashberry scheme - in Rapley's evidence. Can Rapleys confirm that this 3% adjustment/discount is Rapley's adjustment, rather than Bellway's?
Semi-Detached	House		2	2	590	1) Hemins Place (David Wilson Homes) - Semi-Detached 2 bed of 620 sqft sold for £325,000 in May 2021 according to Rapleys evidence. 2) Kingsmere (Linden Homes) - Semi-Detached 2 bed sold for £282,995 (646 sqft) in July 2021 - according to LR data. Further properties sold for £284,995, £289,995 and £294,995 (646 sqft).	As set out above, these units are very small - two comparable properties sold in the last 12 months (in HLD and Rapleys data)
Terraced	House		2	3	737	1) Elmsbrook NW Bicester - 3 bed terraced of 818 sqft sold for £320,000 in Feb 2020.	Most terraced properties in new build schemes around Bicester tend to be 2.5 storey, much larger
Semi-Detached	House		2	3	958	1) Kingsmere (Linden Homes) - Semi-Detached 3 bed of 840 sqft sold for £344,995 in April 2021 according to LR. 2) Kingsmere (CALA) - Semi-Detached 3 bed sold for £345,000 (980 sqft) in January 2020. 3) Hemins Place (David Wilson Homes) - Semi-Detached 3 bed of 832 sqft sold for £385,000 in April 2021. 4) Elmsbrook (NW Bicester) - Semi-Detached 3 bed properties at 980 sqft sold between £380,000 and £385,000 in February 2020. 5) The Chimes (Barratt) - currently marketing a 1,093 sqft semi-detached 3 bed for £434,995. Understand that one unit of the same type sold for £390,000 (net) in November 2021. 6) Kingsmere (Ashberry/Bellway) - marketing 802 sqft mid-terraced units for £385,000.	
Wide-Front - Semi	House		2	3	947	See above	
Terraced 2.5 Storey	House		2.5	3	1,068	1) Hemins Place (David Wilson Homes) - 2.5 storey 3 bed semi-detached on the market at £395,000 (1,089 sqft). Link-detached sold at £385,000 in April 2021. In May 2021, two units sold at £400,000 and £407,500 respectively (semi-detached). 2) Kingsmere (CALA) - 2.5 storey 3 bed terraced - sold for £375,502 and £379,788 (1,158 sqft) in March 2021. Checked via LR - units mainly sold between £365,000 and £375,000.	
Terraced 3 Storey	House		3	3	1,210	1) Kingsmere (CALA) - terraced houses of 1,320 sqft sold between £405,000 and £411,000 in April 2021 (according to LR). In Feb 2021, three sales for the same unit type completed between £395,000 and £402,138 according to Rapleys. 2) Kingsmere (Bovis) - terraced houses of 1,200 sqft on the market for £417,995. Assuming 3% for incentives, this equates to a net price of £405,000.	
Semi-Detached	House		2	4	1,045	Very small for a 4 bed house in this location - market typically delivering between 1,250 sqft and 1,500 sqft (with asking prices at David Wilson and Barratt between £500,000 and £600,000). Direct comparables sold between £425,000 and £435,000.	
Detached 2.5 Storey	House		2.5	4	1,235	1) The Chimes (Barratt) - 1,225 sqft - detached unit (the Alderny) sold for £470,000 in October 2021. Now on the market for £500,000. 2) Hawkswood (Linden Homes) - detached 4 bed on the market (1,521 sqft) for £549,995. Assuming 3% for incentives, net price would be circa £533,000. 3) Kingsmere (Ashberry/Bellway) - 1,513 sqft detached dwelling on the market for £565,000. Assuming 3% for incentives, net price would be circa £550,000. 4) Hemins Place (David Wilson Homes) - sold 1,434 sqft unit in June 2021 for £540,000. Same unit type on the market now for £567,500.	

Dwelling Type	House/Flat	Storey	Bedrooms	Area (Sqft)	Comments	HLD Queries	
Flat	Flat		3	1	538	1) Roberts Drive, Graven Hill - 1 bed Flats between 379 sqft and 562 sqft on the market for £157,500 and £217,500.	
Flat over Garage (FOG)	Flat		3	1	538	See above	
Flat	Flat		3	2	753	See above	
Terraced	House		2	2	755	See above	
Terraced	House		2	2	856	See above - added £10k to capital value as 100 sqft larger than the 755 sqft unit type.	
Semi-Detached	House		2	2	856	See above - added £10k to capital value as semi-detached rather than terraced.	
Terraced	House		2	3	1,000	1) Elmsbrook (NW Bicester) - 980 sqft terraced units sold for £370,000 and £375,000. 2) Kingsmere (CALA) - 1,087 sqft terraced units sold between £355,000 and £365,000.	
Semi-Detached	House		2	3	1,000	1) The Chimes (Barratt) - 1,093 sqft Semi-Detached unit sold for £411,995 in October 2021 and another in November 2021 for £386,890.	
Detached	House		2	4	1,546	1) The Chimes (Barratt) - 1,225 sqft - detached unit (the Alderny) sold for £470,000 in October 2021. Now on the market for £500,000. 2) Hawkswood (Linden Homes) - detached 4 bed on the market (1,521 sqft) for £549,995. Assuming 3% for incentives, net price would be circa £533,000. 3) Kingsmere (Ashberry/Bellway) - 1,513 sqft detached dwelling on the market for £565,000. Assuming 3% for incentives, net price would be circa £550,000. 4) Hemins Place (David Wilson Homes) - sold 1,434 sqft unit in June 2021 for £540,000. Same unit type on the market now for £567,500.	
Bungalow	Bungalow		1	3	1,114	1,100 sqft bungalows on the market in Upper Heyford for £400,000.	
Bungalow	Bungalow		1	3	1,368	1,100 sqft bungalows on the market in Upper Heyford for £400,000.	

HLD Review of GIA Assumptions - Land at North West Bicester, Home Farm - December 2021

Private Build Cost (TZC Build Costs)					
Unit Type	£ Psf	Agg Sqft	GIA (Apts 70% N:G)	Build Cost	
Flats	£ 176.62	26,355	37,650	£	6,649,743
Housing	£ 176.62	290,833	290,833	£	51,366,924
		317,188	328,483	£	58,016,667

G:N of 70% efficiency seems low. Envisage more like 80% for smaller blocks (3-4 storey).

Affordable Build Cost (TZC Build Costs)					
Unit Type	£ Psf	Agg Sqft	GIA (Apts 70% N:G)	Build Cost	
Flats	£ 176.62	27,973	39,961	£	7,057,988
Housing	£ 176.62	115,061	115,061	£	20,322,074
		143,034	155,022	£	27,380,061

1)	HLD Replication of Rapleys	460,222	483,505	Sqft
		<i>NIA</i>	<i>GIA</i>	
2)	Rapleys Appraisal Figures	460,893	484,186	Sqft
		<i>NIA</i>	<i>GIA</i>	

Difference **671** **681 Sqft**

Rounding issues - G&T have sqm so decimal places on sqft assumptions



UK House Price Index

House price index by type of property in Cherwell

July 2021 – February 2022

	Reporting period	Sales volume	House price index All property types
July 2021	monthly	99	129.2
August 2021	monthly	193	131.9
September 2021	monthly	161	132.8
October 2021	monthly	71	135.1
November 2021	monthly		136.3
December 2021	monthly		137.5

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Application release 1.5.19

NW Bicester Masterplan
Feasibility Cost Estimate
Detailed Costings



Houses and Apartments - Build Cost Summary

Ref.	Description	Total £	£/No	£/sq.ft
1	Base Build - Houses and Apartments			
	Houses and Apartments	59,705,114.00	112,651.16	123.31
	Garages and Car Ports	2,908,000.00		
	Allocated Parking - Permeable Paving to 'Farmstead' Locations	231,418.00	6,875.21	7.53
	Unallocated Parking - Permeable Paving to Visitor Parking	504,441.00		
	Sub-Total	63,348,973.00	119,526.36	130.84
2	Assumed Future Homes Standard 2025			
	Permeable paved finishes to Housing Plots	374,071.00	705.79	0.77
	Lifts to Apartments (Lifetime Homes Standards)	272,400.00	513.96	0.56
	Passive Ventilation (5% of dwellings)	245,160.00	462.57	0.51
	Air Source Heat Pumps, Shower waste water heat recovery, Photovoltaic panels, enhancements to building envelope to achieve higher thermal efficiencies to houses	8,874,454.00	16,744.25	18.33
	Night storage heaters, Shower waste water heat recovery, Photovoltaic panels, enhancements to building envelope to achieve higher thermal efficiencies to apartments	916,626.00	1,729.48	1.89
	Rainwater harvesting and greywater harvesting to Houses and Apartments	5,908,072.00	11,147.31	12.20
	Sub-Total	16,590,783.00	31,303.36	34.27
3	Items assumed as extra-over base build; and not Future Homes Standard			
	Additional foundation requirements to Flats Over Garages	128,000.00	241.51	0.26
	Fruit tree variety to each private garden	101,923.00	192.31	0.21
	Sub-Total	229,923.00	433.82	0.47
	Total Excluding True Zero Carbon	80,169,679.00	151,263.55	165.58
4	Uplift to True Zero Carbon			
	Carbon offset contribution	543,600.00	1,025.66	1.12
	Total Including True Zero Carbon	80,713,279.00	152,289.21	166.70
	Note - All the above exclude 10% Contingency.			

Note on HLD Changes
to Rapley's Development Viability Appraisal (Scenario 3)
of part of North-West Bicester Eco-Town

1. **Construction Costs** – Rapleys' **Scenario 3** appraisal has been updated to reflect RLF's cost position set out in their 'Feasibility Cost Estimate – NW Bicester Masterplan **February 2022**'.

We have made an adjustment as to how the 'extra over costs' of Future Home Standards 2025 and True Zero Carbon (TZC) are included in the appraisal, by adding in additional cost lines to reflect these items. We have also added in similar lines for 'garages', 'permeable pavements', additional foundations to Flats Over Garages (FOGs), and 'Fruit Trees to each private garden'.

This is a slight refinement to the Rapleys' Argus model, which assumed that all of these additional costs were 'wrapped up' in the £ per sq ft construction rate. Our approach enables the base build costs identified by RLF to be identified, along with the additional cost items that we have identified which can now be seen separately.

2. **Development Mix/Areas** – Please see comments in other correspondence along with the corresponding Excel spreadsheet.
3. **Sales Values** – Please see comments in other correspondence and corresponding Excel spreadsheet.
4. **HIF Funding** - We have reduced the assumed HIF funding of **£6.7 million** to **£1** (albeit that CDC should confirm the precise position relating to any HIF funding received (i.e. will the Applicant receive any of these monies, and will they be required to contribute to the infrastructure that the HIF delivered - as we understand that CDC may need to 'pay back' the HIF monies to Homes England?).
5. **Infrastructure costs** – G&T assume **£21,888,000** whereas RFL have advised **£15,533,000**. Rapleys' appraisal has an 88 month period for the delivery of infrastructure, albeit that in our view, most of these infrastructure costs are 'external works', rather than up-front infrastructure works, and hence in our opinion can be incurred over the duration of the construction period.

We have therefore separated these costs out into the infrastructure that we believe would be required 'up front' (environmental and ecological works, demolition, site clearance and the land formation, new access, and utilities reinforcement - these costs equate to **£2,892,525**). We have assumed that these costs are up front in the pre-construction period of the development appraisal.

For the remaining infrastructure costs (**£12,650,475**), we have assumed that they are delivered over the life of the construction period.

6. **Section 106** - We have assumed that the Section 106 costs are in line with **Appendix 5** of Rapleys' report. As we have made adjustments to the development phasing/timescales (see below), we have updated the phasing of each payment to ensure that the trigger points are consistent with our revised phasing programme, as far as possible.

The Section 106 costs will need to be updated as and when they are finalised by CDC.

7. **Professional fees** – whilst we are happy with the 8% assumed, this appears to be applied on the contingency as well. We have therefore removed the allowance from applying on contingency.
8. **Marketing and Disposal fees** – Rapleys have assumed 3% for marketing, agency and legal fees on the dwellings for private market sale. We have separated these out in line with our standard allowances, which are 1.5% for marketing; 1% for agents fees and 0.35% for legal fees. This provides a slightly lower marketing and disposal fees allowance of 2.85%.

An agency fee for the affordable housing is also included in Rapleys' development appraisal of 0.5%. We have removed this from the HLD development appraisal, as it is typical that most house builders undertake the affordable housing sale to a Registered Provider themselves (rather than this being undertaken by external agents).

9. **Developer's return for risk (profit)** – We are content with the developer's return for risk (profit) assumptions applied of 20% on the market dwellings and 6% on the affordable dwellings. The 'blended' level of profit in our appraisal is approximately 17.21% and is slightly different from Rapleys, given that we have applied slightly different values in the development viability appraisal.
10. **Residual Land Value (RLV)** - No SDLT was applying on the RLV in the Rapleys appraisal of Scenario 3. However, I note that SDLT is present in all of Rapleys other appraisals where SDLT is relevant (i.e. there is a positive land value). Hence, I am unsure why it was not applying when adjusting the Rapleys model for Scenario 3. I have updated this to ensure that SDLT is applying in the HLD appraisal.
11. **Finance** – Rapleys have assumed 7% finance which we understand is in line with the Local Plan viability evidence, along with a 0.25% credit rate. We have assumed 6.5% on debt in line with our market experience. In reality, this level of finance costs is still high for large schemes, but reflects the fact that we have not allowed for 'entry' and 'exit' fees which typically drive up finance costs (with the actual debt finance rates being generally lower than 6.5%). We have not allowed for a credit rate, in line with our market experience.
12. **Phasing and finance** – We have made quite extensive adjustments to the phasing assumptions in Rapleys Argus appraisal. Rapleys assumed:
 - a. One month for purchase;
 - b. 12 month lead-in;
 - c. 88 month construction period;
 - d. One year lag from the start to construction to the construction of the first house; and
 - e. 93 months sales period.

As there are approximately 332 market dwellings, I calculate that this is a sales take up rate of approximately 3.57 market dwellings per month, and a construction period equating to 3.77 market dwellings per month. We would usually assume a delivery rate of four dwellings per month (for both construction and sale), as in our experience, housebuilders seek to phase their build to match the take up rate of sales anticipated.

We are also concerned that construction commences some 12 months after project start (with very limited activities taking place in the first 12 months according to Rapleys' cash flow). In addition, Rapleys' appraisal then assumes that it takes a further year from the start of construction for a house to be sold.

We have therefore assumed the following, in line with our experience of residential schemes:

- f. One month for site purchase.
- g. Six months lead-in period.
- h. 83 month construction period.
- i. 83 months sales period (staggered four months from the start of construction), given that in our experience, houses can be constructed within a four-month period by typical house builders and then are sold to the market.

13. **Cash flow** - we have also made some adjustments to the cash-flow assumptions in Rapleys model. These are summarised as follows:

- a. **Sales** - private sales values in the Rapleys' model were pro-rata'd over the life of the sales period, with which we agree.

However, the affordable housing is not timed in line with the delivery of sales, and we cannot understand the rationale for the different timing assumptions that have been applied in the Rapleys model. We have therefore assumed that affordable dwellings will be delivered in 'tranches' whilst the market housing is delivered, and have updated the cash flow to assume quarterly tranches of sales to an RP at the same time that the market housing is delivered.

- b. **Infrastructure** – As discussed above, we have split the infrastructure into 'upfront' infrastructure and inputted a separate line for items that can be delivered over the life of the development (as set out above).

Rapleys' approach seems to assume that approximately 20% of the infrastructure would be required in the first year of development, albeit that this appeared to be set at a higher level when looking into the workings of the cash flow in Rapleys' appraisal.

- c. We have added in a separate line for garages, permeable pavements, additional foundations and the fruit trees for private gardens (as discussed above). We have pro-rata'd these costs over the life of the construction period.

We have adopted the same approach for the additional costs of FHS 2025 and also TZC, along with the 'extra over inflation allowance' in RLF's Cost Plan to reflect **Q1 2022** prices.

- d. **Construction costs** - all of Rapleys construction costs were phased on an 'S curve' in the appraisal cash-flow. Whilst this is appropriate for large blocks of apartments, in our view, is not appropriate for larger residential schemes where house builders typically 'smooth out' construction costs incurred by moving trades around dwellings which are at different stages of completion (etc.).

We have therefore pro-rata'd the construction costs over for the residential build over the construction period on a monthly basis. Rapleys' assumption would assume that at the start and the end of the development there were very minimal construction costs incurred; however, in the middle of the development the costs are extremely high (regardless of the number of dwellings that are being completed. This approach is inconsistent with Rapleys' sales revenues, which assumes an equal release of dwellings to the market on a monthly basis.

- e. **Section 106 costs** - We have assumed the timings proposed by Rapleys in their report at Appendix 5 (as far as possible), but have updated it in order to reflect the revised timescales and project programme discussed above.

Nigel Simkin MRICS MRTPI

Director

For and on behalf of Highgate Land and Development Consultancy Limited

23 March 2021

Appendix 5

Copy of Planning Appeal Reference
APP/V3120/W/20/3264500



Appeal Decision

Inquiry Held on 27 - 30 April and 24 - 25 May 2021

Site visits made on 21 April and 11 June 2021

by H Porter BA(Hons) MSc Dip IHBC

an Inspector appointed by the Secretary of State

Decision date: 20 July 2021

Appeal Ref: APP/V3120/W/20/3264500

Land South of Steeds Farm, Coxwell Road, Faringdon

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Welbeck Strategic Land II LLP against the decision of Vale of White Horse District Council.
 - The application Ref P18/V0259/O, dated 30 January 2018, was refused by notice dated 27 August 2020.
 - The development proposed is outline planning application for up to 125 dwellings and associated public open space. All matters except access reserved.
-

Decision

1. The appeal is allowed and planning permission is granted for outline planning application for up to 125 dwellings and associated public open space all matters except access reserved at Land South of Steeds Farm, Coxwell Road, Faringdon in accordance with the application Ref P18/V0259/O, dated 30 January 2018, and the conditions in the Schedule at Annex 1 to this decision.

Preliminary Matters

2. The virtual Inquiry sat for four days between 27 and 30 April 2021, adjourned, and resumed on 24 May 2021. An informal, unaccompanied site visit was made before the Inquiry opened and a further unaccompanied site visit after it closed.
3. Documents that were submitted during the course of the Inquiry are listed at Annex 2 (referred to as ID1, ID2 etc).
4. A certified Deed of Agreement made pursuant to S.106 of the Town and Country Planning Act 1990 (as amended) (S106 Agreement), dated 10 June 2021, was submitted post close of the Inquiry and in accordance with an agreed timetable. The S106 Agreement contains planning obligations including in relation to the provision of affordable housing and the payment of financial contributions towards affordable housing, various on- and off-site infrastructure, primary and early years education, highways works; the management and delivery of public open space and public art on the site, as well as monitoring fees. The extent to which certain provisions of the S106 Agreement meet the tests set out in the Framework and Regulations 122 of the Community Infrastructure Regulations 2010 (as amended) are a main issue in this appeal. The weight I attach to the provisions of the S106 Agreement is dealt with later in this decision letter.

5. The development plan includes policies from the Vale of White Horse Local Plan 2031 Part 1 (LPP1)¹; Vale of White Horse Local Plan 2031 Part 2 (LPP2)²; and the Great Coxwell Neighbourhood Plan, made July 2015 Review 2020³. Other material considerations include the National Planning Policy Framework, revised **February 2019 (the Framework)**; the **Government's Planning Practice Guidance (PPG)**; and RICS Guidance Assessing Viability in Planning Under the National Planning Policy Framework 2019 for England (RICS Guidance)⁴.
6. The application was submitted in outline, with all matters reserved save for that of access. Items such as drainage, layout, internal access and landscaping shown on the submitted drawings are treated as being only illustrative. I have also considered the scheme on the basis that 125 dwellings could be provided, although the outline proposal would not preclude the development of a lesser number.

Background and Main Issues

7. The greenfield appeal site is situated on the south western outskirts of **Faringdon and is a part of the 'South of Faringdon' strategic site allocation** and where the principle of new residential development is accepted within the LPP1⁵. The northern part of that strategic site allocation, Steeds Phase 1, has been built out and is near completion.
8. Following a process of independent viability assessment, review and **negotiation at application stage, the Council's planning officer had** recommended the outline scheme for approval to its Planning Committee; and on the basis that the full affordable housing and complement of infrastructure contributions as sought in accordance with Policies CP24 and CP7 of the LPP1 could not viably be provided⁶. It is not my role to arbitrate on the comments and discussions from the Committee meeting. As was their prerogative, **Members resolved not to accept their officer's recommendation, nor the** affordable housing and infrastructure contributions being offered.
9. The third of the three reasons for refusal related to the absence of an S106 Agreement to secure the provision of affordable housing, delivery of infrastructure works and various financial contributions, which has now fallen away. The first and second reasons, relating to the provision of affordable housing and financial contributions, **instigated a fresh review of the scheme's viability by both sides. Whilst some aspects of the appellant's viability case** have emerged since the Statements of Case, I have determined the appeal based on the substance of all the evidence now before me in this appeal.
10. There is no longer disagreement over on-site public art and healthcare contributions. This leaves the primary area of dispute hinging on the matter of scheme viability and whether an enhanced level of affordable housing and leisure contributions could be provided. The Appellant is also arguing that the leisure infrastructure contributions sought by the Council do not satisfy the tests of Regulation 122 of the Community Infrastructure Levy (CIL) Regulations (Regulation 122 tests), even if it would be viable to provide them.

¹ CD7

² CD8

³ CD9

⁴ CD26

⁵ Allocated in LPP1 Core Policy 4 for around 200 dwellings (CD4)

⁶ LPP1 Policy CP24 requires 35% affordable housing at a split of 75/25 affordable rent/shared ownership. LPP1 Policy CP7 seeks contributions to infrastructure on and off-site infrastructure. Subject to scheme viability.

11. The appeal site is proximate to various designated heritage assets⁷. While heritage is not a matter in dispute, and I note the Statement of Common Ground between the main parties on this, Section 66(1) of the Act⁸ imposes a statutory duty on the desirability of preserving a listed building or its setting; while paragraphs 193 and 194 of the Framework require great weight be given to the significance of a designated heritage asset, which can be harmed by development within its setting. Any identified heritage harm carries great weight, therefore, the matter of heritage has been considered as a main issue.
12. With the above points in mind, I consider the main issues in this appeal to be:
- Whether or not the proposal would be viable whilst making a policy-compliant provision for affordable housing and other infrastructure contributions;
 - Whether, subject to it being viable to provide them, the disputed leisure contributions comply with the Regulation 122 tests and are justifiably sought; and
 - The effect of the proposed development on the settings and significance of the relevant designated heritage assets.

Reasons

Viability

13. The main parties are in agreement that the approach to viability should follow the PPG and RICS Guidance, and that a benchmark land value (BLV) should be established on the basis of the existing use value (EUV) of the land, plus a premium to the landowner⁹. Specific disagreement comes in establishing precisely what the EUV for the appeal site should be; the premium; and the implications of any abnormal, site-specific infrastructure and professional fee costs. I shall deal with each in turn.

Existing Use Value

14. The **Appellant's primary position is that that the EUV should be based on the appeal site's value as amenity land, more precisely for use as pony paddocks**¹⁰. The Council contends the EUV should be based on the site being in agricultural use and that an amenity/pony paddock use would represent an alternative use value (AUV).
15. The appeal site comprises around 7 hectares of arable fields on the edge of a settlement. The Local Plan Viability Study recognises that sites on the edge of a town may be used for agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use¹¹. For the purposes of the 2014 Viability Study, sites previously in agricultural use of 5 hectares or more are assumed to fall into the category where agricultural land represents the EUV.

⁷ Grade I listed building known as The Great Barn; the Great Coxwell and Little Coxwell Conservation Areas; and the Badbury Camp Schedule Ancient Monument

⁸ The Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act)

⁹ Paragraph: 013 Reference ID: 10-013-20190509

¹⁰ Will Seamer Montagu Evans LLP Proof of Evidence: Viability 29 March 2021 (MEPoE)

¹¹ Local Plan Viability Study 2014 (the 2014 Viability Study) (CD16)

16. The site is on the outskirts of Faringdon and located where pony paddocks may be desirable. However, the appeal site is not only in excess of the 5 hectare **threshold given for 'paddock' value in the 2014 Viability Study, it is also** significantly larger than the comparable amenity land sales evidenced by the Appellant¹². Perhaps more critically, beyond its size, the extant characteristics of the appeal site make it lacking in any obvious practical features that would lend it to being used as pony paddocks.
17. The RICS Guidance clarifies that permitted development and a use within the same use class are only in the existing use when no alterations are necessary to implement the use¹³. The facts on the ground lead me to the view that a number of material alterations would be necessary to implement a paddock/amenity use at the appeal site. Indeed, its sheer size and location close to a busy main road indicate that it would require some means of enclosure and subdivision in order for horses or ponies to be kept safely and accessed easily. The site is currently in arable production and lacks mains services; a source of fresh water, shelter and appropriate grazing would also, to my mind, be elemental to an amenity/paddock use.
18. The PPG sets out that where it is assumed that an existing use will be refurbished or redeveloped, this will be considered an AUV when establishing BLV¹⁴. **The term 'refurbishment' and 'redevelopment' may, in general terms, be** more analogous to a building than a field. Providing fencing and leaving land to pasture may also be within normal agricultural practices. Be that as it may, it does not indicate to me that the site, as it currently exists, could function as a pony paddock. Rather, I consider that the sum of necessary changes to facilitate such a use would, in combination with the time and degree of investment they would warrant, amount to **the site's re-development** or refurbishment.
19. I find the contention that the EUV should be based on amenity/paddock use unpersuasive **when considering the site's size and existing characteristics**. In my judgement, amenity/paddock use more aptly represents the value of the land for a use other than its existing use; that is an AUV. Drawing all of this together, I am of the opinion that the EUV of the appeal site should be based on its value in agricultural use.
20. On an agricultural EUV basis, the Council and Appellant's valuations, being £163,400 and £189,000 respectively, are relatively close. The Appellant concedes that the evidence of agricultural land transactions in the local area is **'somewhat historic'**¹⁵, casting doubt over whether the circa £27,000 per acre figure reflects the decrease in agricultural land value that ostensibly happened between 2017 and the final quarter of 2020. Furthermore, that per hectare figure is a rounding up of the average of the price per hectare of local transactions¹⁶.
21. The KF Appraisal¹⁷ comparables include guide as well as achieved sales prices. However, the transactions are more recent and have clearly taken account of site-specific factors, including land grade. **The appeal site's liability to flooding**

¹² Para 3.23 MEPoE

¹³ Para 5.4.3 CD26

¹⁴ Paragraph: 017 Reference ID: 10-017-20190509

¹⁵ Para 3.32 MEPoE

¹⁶ Para 3.31 MEPoE

¹⁷ Knight Frank appraisal 15.03. 21 Appendix 5 DJC PoE 30.03.21 (KF Appraisal)

and division by a drainage ditch seem to me legitimate limiting factors that might influence a slightly lower-than-average value. Conversely, I fail to see **why the site's proximity to the edge of a settlement would be particularly** advantageous to agricultural land valuation; whereas its smaller size and attractiveness as a bolt-on to another local farm, and presumably its proximity to a main road, might.

22. On **the evidence and cases put to me, I find the Council's valuation to be more** convincingly substantiated. On this basis, and **adopting the Council's approach**, the EUV of the appeal site would be £163,400.

Landowner premium

23. **The landowner's premium is the second component of the BLV.** There is no definitive answer in policy or guidance to how the premium should be calculated. Rather, the PPG establishes the premium to the landowner should reflect the *minimum return* (my emphasis) at which a reasonable landowner would be willing to sell their land; and provide a *reasonable incentive* (my emphasis), in comparison with other options available, for the landowner to sell while allowing a sufficient contribution to fully comply with policy requirements¹⁸. The RICS guidance reiterates that the premium should provide a reasonable incentive for a landowner to bring forward land for development, while allowing a sufficient contribution to fully comply with policy requirements. It is the minimum return that would persuade a reasonable landowner to release the land for development, rather than exercise the option to wait or any other options available to the landowner¹⁹.
24. The Appellant considers that if the valuation of the appeal site is to be based on its agricultural use, the premium should be 20x; while the Council considers that a 10x premium would be appropriate. With an EUV of £163,400, the **Appellant's 20x premium would result in a BLV of £3,268,000**; a 10x premium would result in a BLV of £1,634,000.
25. Various sources of premiums and uplifts were offered, which can range from anywhere from 10x to 28x for agricultural land. However, the range of premiums put to me, or those **analysed in the Council's own viability study and assessments**, appear to pre-date the latest policy and guidance and, inevitably, do not reflect the site-specific and policy circumstances relevant in this case.
26. **Taking the Appellant's argument that the premium should be 'sufficient to incentivise' the specific landowner to sell or that 'the premium required to incentivise the landowner to sell sites with lower EUVs is higher'** would, in my view, be problematic²⁰. On the other hand, for a premium to be linked simply to the EUV does not take account of the requirement to allow sufficient contribution to fully comply with policy requirements as endorsed by the PPG.
27. I take the point that Steeds Phase 1 neighbours the appeal site and was a fully policy-compliant scheme when it transacted in 2016. But, that scheme was not subject to a viability assessment so the assumptions are neither clear nor necessarily comparable. Additionally, that site was built out by a volume housebuilder, which is not yet certain in this case; and S106 contributions to make a policy-compliant scheme were considerably less than required of the

¹⁸ Paragraph: 013 Reference ID: 10-013-20190509

¹⁹ Para 5.3.2 CD26

²⁰ Para 3.37 MEPoE

appeal site. **Historically, a site's location in a high value area or an allocation** may have greatly influenced landowner expectations. The latest Framework and PPG guidance has sought to resolve the more market-driven 'circular' approach, while premium should be decided on a case-specific basis. With this in mind, the decisions and transactions as cross-checks, nor may not fully-reflect current policy requirements.

28. The landowner may well be disappointed upon comparing what was achieved on neighbouring land for a seemingly similar type of development and the **Council's own Viability Study documents may also suggest uplifts for** agricultural land being higher than 10x EUV. That said, the land value must represent the policy compliant implications of a site at the time it is developed. The reasonable expectations of the local landowner in this case would realistically have to be tempered by the policy requirements, including greater S106 contributions.
29. There are other options the landowner could exercise. One could be to wait and hold onto the land; thereby the landowner would gain no return. Alternatively, the landowner could decide to sell on the basis of the AUV being amenity/paddock land, although this would yield no premium. Comparing these other options and striking a balance between the aspirations of the landowner and the aims of the planning system, that is making provision for full affordable housing and contributions, I fail to see why a premium 10x EUV would not reflect either a minimum return or a reasonable incentive to release the land at the appeal site. **Thus, I am content to follow the Council's approach and** consider the BLV in this case should be £1,634,000.

Build Costs

30. The Inquiry heard much evidence on the detailed costs of developing the site for the purposes of viability. It is agreed that the costs should be based on BCIS Median, to which it would be appropriate to apply a 15% allowance for externals, plus any abnormal costs, plus a contingency; and that garage build costs should be at £50 per m². The main parties are also in agreement that electric vehicle charging points (EVCPs), drainage ditch realignment and culvert would be additional cost items.
31. I shall focus on the various items of outstanding disagreement between the **main parties'** respective quantity surveyors, as set out in the costs tracker provided during the Inquiry²¹.
32. In respect of changes to the Building Regulations, it is recognised that these will be forthcoming and that the costs of complying with the new Regulations would fall outside the BCIS build costs or externals allowance. Although the precise timetable remains unclear, it is common ground that the changes will not apply if a building notice is served by June 2022 and each plot is built out by June 2023²². It has been put to me that the timescales within the June 2020 MEVA are unrealistically tight²³ and that it would not be sensible for a developer to build some houses to different standards. However, it is far from conclusive that the cut-off dates will not be met **and taking the Appellant's timetable, they** surely would. The matter of market fluctuations is un evidenced and applies risk to any development. Even if not all buildings are commenced by June 2023,

²¹ Appendix 1 Wakemans/JA Costs and Comments tracker (ID4)

²² MHCLG Transitional arrangements in practice p. 102 Future Homes Standard 2019 Consultation, January 2021

²³ Montagu Evans Financial Viability Assessment June 2020 (2020 MEFVA) (CD25)

should that be the eventual cut-off date, the uplift in build costs would be the type of costs typically encountered and absorbed through contingency; a matter to which I will turn in more detail subsequently.

33. The rising main and pumping station is an unresolved technical item that had been factored into early MEVAs and subsequently removed. It therefore cannot be said that these costs were unexpected yet, equally, it cannot be said that works are not required. I do not know why the costs of the rising main and pumping station were not allowed for, but there seems consensus that the costs of this element could be in the region of £600,000. The scope for future cost savings through negotiation with Thames Water or the neighbouring landowner is uncertain and so I accept the cost for this item is justified.
34. Of the outstanding disputed costs, the debate was whether they fall within the 15% allowance for externals or constitute a site-specific infrastructure cost. While I have considered each cost individually, it is generally accepted that the appeal scheme would involve development of a straightforward greenfield site where issues such as ground contamination, demolition or archaeology are not present, and where the market is currently buoyant.
35. The PPG does identify that site-specific infrastructure costs might include access roads, SuDS systems and green infrastructure²⁴. In my view, the development's requirement for non-frontage roads, paths, landscaping, trees and footpaths, public open space, attenuation and fencing would be part and parcel of the planned and expected costs of what is to be a fairly standard scheme. These costs would all therefore be appropriately covered within the 15% uplift for externals in the BCIS rates. The need for a 350mm capping layer has not been substantiated through any specific site investigations. If a capping layer for non-plot roads was required, it would, in my opinion fall within the 15% for externals.
36. A suitable contingency is necessary to cover the costs that are not known. A 5% contingency is **added in all MEFVAs and accepted as being 'fair and reasonable' in the Council's viability PoE²⁵**. This, in my view, would be reasonable and expected even for a greenfield development such as this, as it would provide insurance against items that are not known.
37. 8% for professional fees has been maintained and inputted into both the **Appellant and Council's appraisals. Notwithstanding professional fees can range** or that fees of 5%, 6% or 7% for greenfield sites have been mentioned, I do not know the precise nature of the schemes where those lower figures were accepted. That the appeal site will be built out by a volume housebuilder is currently a matter of assumption, albeit a reasonably likely one. Therefore, it cannot be said that the cost savings associated with supply chains and economies of scale necessarily apply. I am therefore satisfied the 8% given for the professional fees is reasonable.
38. Drawing all of this together, the **'additions' to be made to costs would be the** £99,425 of costs set out in the Appraisal 1a²⁶ plus the £600,000 for the rising main and pumping station; keeping the contingency at 5% and professional fees at 8%. There is no guarantee at this stage that the scheme will be built out

²⁴ Paragraph: 012 Reference ID: 10-012-20180724

²⁵ Para 61 David Coate Adams Integra Development Viability/Affordable Housing Proof of Evidence 30.03.21 (AIPoE)

²⁶ Adams Integra Development Appraisal 1A 13 May 2021 (Appraisal 1A)

by a volume house builder at a Lower Quartile rate, giving no certainty at this stage of a 'buffer'.

Viability conclusions

39. In respect of residual land value (RLV), and taking construction contingency to be 5%, the RLV is taken by the parties to be £2,916,214. Congruent to the **Council's viability conclusions, I find the BLV in this case would be £1,634,000²⁷**. Even taking into account the additional cost items as above and making appropriate adjustments²⁸, and including all the disputed leisure contributions that would be in the region of £526,000²⁹, I calculate that the RLV would be still be in excess of the BLV.
40. I therefore come to the conclusion that, taking into consideration the viability evidence before me, the development could viably provide more than the affordable housing contributions currently proposed. Indeed, I conclude that the scheme would be viable whilst providing the full policy-compliant provision for affordable housing (that is at 35% with a 75/25 tenure split affordable/shared ownership) as sought by LPP1 Policy CP24.
41. Setting aside the conformity with the Regulation 122 tests, I likewise conclude that the proposal would be viable with the inclusion of the full complement of other (leisure) infrastructure sought in respect of LPP1 Policy CP7.
42. I have before me an S106 Agreement that secures the affordable housing and leisure infrastructure contributions at the levels sought by the Council. It is not the case that any lack of affordable housing or disputed contributions would render the proposal unsustainable or provide a reason to withhold granting planning permission. I turn next to the content of the S106.

Leisure contributions and the Regulation 122 tests

43. Regulation 122 of the Community Infrastructure Levy (CIL) Regulations 2010 requires that if planning obligations contained in S.106 Agreements are to be taken into account in the grant of planning permission, those obligations must be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question.
44. LPP1 Policy CP7 requires all new developments provide for, inter alia, off-site infrastructure requirements arising from the proposal, delivered by an appropriate financial contribution. LPP2 Policy DP34 and the Developer Contributions SPD³⁰, indicate that major development sites are required to provide financial contributions towards providing or improving off-site provision of leisure and sports. That is, subject to meeting the Regulation 122 tests.
45. CIL compliance and the burden of justifying contributions rests with the Council and is a matter I would have to satisfy myself of, irrespective of whether or not the Appellant advanced a case against various leisure contributions during the course of the appeal.
46. The Council is seeking £215,371 towards floodlighting, drainage and the **pavilion at Faringdon Rugby and Cricket Club. The Council's CIL Compliance**

²⁷ Para 75 David Coate Development Viability/Affordable Housing Rebuttal 23.04.21

²⁸ As set out in para 6b) Faringdon S106 Mechanism Agreed Note (ID12)

²⁹ The S106 disputed contributions package less the public art contributions now agreed

³⁰ Developer Contributions – Delivering Infrastructure to Support Development SPD (CD10)

Statement³¹ sets out that this sum has been calculated on the basis of the population proposed by the development. However, whilst there may be aspirations towards improving lighting and facilities, to my mind rugby and cricket facilities would be of benefit to a relatively small sub-section of the population associated with the development. This causes me to doubt the sum of money being sought, especially in comparison with the sums requested for the general leisure facilities at Faringdon Leisure Centre or the more specific squash and tennis facilities.

47. On the evidence before me, the Council have failed to properly justify the implication of the proposed housing on these facilities in relation to their catchment and the likely levels of participation. There is insufficient evidence on the evidence on the necessity of contributions, in relation to the implication such participation would have on the ongoing maintenance of those facilities. Therefore, I am not satisfied that the level of contribution at the Rugby and Cricket Club is proportionate or amply justified.
48. £107,425 is sought towards football pitch improvements at Tucker Park. The CIL Compliance Statement identifies this being a proportionate cost towards improvements and enhancements for the population generated by the proposal. As with rugby and cricket, I do accept that the development would create some increase in use of the football pitches, which may require improvements to provide additional capacity. However, the need to improve the quality and capacity of pitches was identified in a study from 2015³². I therefore find the evidence-base behind the football pitch contributions to be of some vintage causing me to doubt whether the contribution fully reflects the current need, or contributions already made from more recent developments. I therefore find that the Tucker Park football pitch contribution has not been justified.
49. To my mind, a very small proportion of the increased population associated with the development would utilise Faringdon Bowls Club. Furthermore, the £6,066 contribution being sought by the Council would be towards improvement and expansion of the existing car park, a very specific project. While noting that the sum requested has been calculated utilising the Sports England Calculator, there is very little evidence to indicate the extent to which the population generated by the proposal would utilise the car park or benefit from improvements to it. On this basis, I am unconvinced that the contribution towards car part improvements at Faringdon Bowls Club is justified.
50. Various contributions are sought in respect of improvements and enhancements at Faringdon Leisure Centre (sports hall, swimming pool, health and fitness, and squash). The Appellant contends that these are unjustified, principally based on there being no current capacity issues. Each of the leisure contributions ought, to my mind, to fairly reflect the increase in population resulting from the development and the proportion of the development that would be able to access and utilise Faringdon Leisure Centre. Whether or not there is capacity at Faringdon Leisure Centre, a current requirement for specific built infrastructure, or funding in place for a new boiler system, I consider it not unreasonable to consider that the impact of the development would generate a need over time for maintenance, improvements and enhancements of those facilities. Thus, these contributions would be directly attributable to

³¹ CIL Compliance Statement March 2021

³² Playing pitch Study Final Report 2015 (CD12)

the development. The sums sought are evidenced as being calculated on a proportionate basis and, in my judgement, are reasonably related in scale to it. It follows that I am satisfied that the contributions sought in relation to improvements and enhancements of the health and fitness facilities, the sports hall, squash facilities, and the swimming pool at Faringdon Leisure Centre are justified.

51. £1,232 is sought towards the provision of marked running routes within Faringdon. There may be a network of footways and footpaths in the vicinity of the appeal site. Even so, I consider the sum of money sought would be fairly and reasonably related in scale and kind to the development, supporting the policy requirements for off-site leisure that would promote the health and well-being of its new residential population. Thus, this athletics contribution would comply with the Regulation 122 tests and is justifiably sought.
52. The sum of £14,884 is sought towards improvements and enhancements of outdoor tennis facilities in Faringdon. Whether or not the tennis facilities are at capacity does not preclude a need for refurbishment or upgrading of the existing facilities that would, in all reasonable likelihood, be utilised by a proportion of the future population of the appeal proposal. In my view, the contribution for outdoor tennis facilities would be justified by policy requirements, proportionate to the population increase that would arise from the development and reasonably related in scale and kind to it.
53. The contribution sought in respect of a multi-use games area (MUGA) at Tucker Park has been calculated using the Sports England Calculator. The 2014 Leisure Study³³ identifies a need for youth provision/MUGAs and it seems reasonable to expect that such a provision, for which the Town Council have a costed plan, would be fairly and reasonably related in scale and kind to the development and is justified.
54. In conclusion, on the disputed leisure infrastructure contributions, I find that the contributions sought in relation to football pitches Tucker Park, the outdoor bowls and the cricket and rugby clubs have not convincingly been shown to be necessary, directly related, and fairly and reasonably related in scale and kind to the development in question. Therefore, the requirements of the Regulation 122 tests would not be met for these leisure contributions and they have not been justified.
55. On the other hand, I am satisfied that the contributions sought towards the sports hall, swimming pool, health and fitness and squash facilities at Faringdon Leisure Centre, along with the athletics, outdoor tennis and MUGA at Tucker Park contributions, would all be reasonably related in scale and kind to the development and therefore justified in respect of the Regulation 122 tests.

Heritage Assets

56. I must have special regard to the desirability of preserving a listed building or its setting³⁴. No equivalent statutory obligations for the settings of Conservation Areas or Scheduled Monuments exist, but, paragraphs 193 and 194 of the Framework³⁵ confirm that great weight should be given to the significance of a designated heritage asset and that that significance can be

³³ P. 20 Leisure and Sport Facilities Study Appendices 2014 (CD13)

³⁴ Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act)

³⁵ National Planning Policy Framework, Revised February 2019 (the Framework)

harmed by development within its setting. In respect of Little Coxwell, I agree with the main parties that the appeal scheme would not affect the character and setting of the Little Coxwell CA, causing no harm to its significance as a designated heritage asset.

57. Badbury Camp, a Scheduled Monument, is an Iron Age hillfort that rises to the west of the appeal site. Although its relationship between the surrounding countryside is fundamental to an understanding of why it stands where it does, that relationship has been altered by changes over time, including settlement development. From what I have seen and read, the significance of the hillfort is due to its surviving defence structure and buried archeologically evidence of its former occupation; its woodland setting and the views it affords across the surrounding landscape. The local topography and vegetation severely limit intervisibility between Badbury Camp and the appeal site, which does not contribute meaningfully to its setting. I therefore conclude that the proposed development would not harm the significance of the heritage asset, either through any direct impact on buried archaeological remains within the scheduled area, or through its development within its setting.
58. The Grade I listed building known as The Great Barn is a monastic farm building dating from the 13th century. As well as the considerable interest derived from its age, architecture, materials and construction, the significance and special interest of The Great Barn is informed by its historic associations and the influence this had on the land and agricultural practices in the local area. The Great Barn is an important structure connected, if not still functionally so, with the agricultural landscape and historic settlements around it, which form a part of its setting. The appeal site forms part of the lands historically associated with The Great Barn and, to some slight extent, provides a continuing connection to an essentially agricultural landscape. Thus, the appeal site contributes in a small way to **The Great Barn's** overall significance as a designated heritage asset.
59. Irrespective of limited intervisibility or that intervening planting may screen or soften the proposed development from certain vantages, the appeal scheme would reduce something of the open, agricultural landscape that is of value to the setting and significance of The Great Barn. Some harm would arise as a result; however, I find the degree of harm would be less than substantial and at the lower end of that scale. Paragraph 196 of the Framework requires less than substantial harm be weighed against the planning benefits of the proposal.
60. The special interest and significance of the Great Coxwell Conservation Area (CA) is, in part, derived from the integral relationship between the historic and the vernacular buildings, some of which are listed, and its development over many centuries as a small rural settlement. The appeal site is part of the undeveloped lands surrounding Great Coxwell, which **creates a green 'buffer'** and emphasises its rural character. In this way, the appeal site is part of the **conservation area's setting** that contributes to its significance as a whole.
61. The proposal would reduce the extent of open, undeveloped agricultural land that forms the setting of Great Coxwell, **lessening the undeveloped 'buffer'** between it and Faringdon. The proposal would diminish, to a very small extent, the rural context around Great Coxwell, causing some harm to its setting and significance, although that harm would be less than substantial and at lesser end of that scale.

62. The less than substantial harm the appeal scheme would have on the significance of The Great Barn and the Great Coxwell CA shall be weighed against the public benefits of the proposal within my overall planning balance.

The S106 Agreement

63. As I have determined that the proposal would be viable if it were to provide the full policy-compliant level of affordable housing set out in LPP1 CP24, it would be appropriate to increase the affordable housing from that proposed up to the 35% affordable housing and comprising 75% affordable rented units and 25% shared ownership units, and provision of payment of an affordable housing contribution towards a fraction of a unit. The relevant S106 Agreement contains a mechanism by which this level of affordable housing can be secured. I am therefore satisfied that the affordable housing is required as part of the scheme and is justified to ensure compliance with the development plan.
64. I have already concluded that leisure contributions sought towards the sports hall, swimming pool, health and fitness and squash facilities at Faringdon Leisure Centre, athletics and outdoor tennis contributions, are justified in terms of mitigating the potential effects of the development and to ensure compliance with the development plan. **The 'essential infrastructure contributions' for health service, the Pumphouse Project, Reading Room, street naming, and waste and recycling are all justified as directly related and proportionate in scope and necessary to making the proposal acceptable in planning terms.**
65. The S106 Agreement would secure contributions towards funding on-site public art; the laying out and ongoing maintenance of public open space, including a play area and access routes to retained farmland; as well as provisions to secure the management of open space, public art and landscaping on the site. These facilities and features would ensure the development provides adequate recreation and an attractive environment. They would therefore be directly related, proportionate in scope and necessary to making the development acceptable in planning terms.
66. As the proposal would have a direct impact on the demand for school places, mitigation is required. The contributions sought in respect of Primary, Early Years, Secondary and SEN Education are directly linked to the development, reasonably related in scale to it and necessary to making it acceptable in planning terms.
67. Financial contributions relating to public transport infrastructure and services, Travel Plan Monitoring, and highways works, all stem from the development. These are all warranted to ensure that the development mitigates the impact on the surrounding highways network and to ensure that future occupiers have a choice of means of travel. I am satisfied that all of these contributions are fair, reasonable and necessary to mitigate the impacts of the development.
68. As already established, contributions towards football pitches at Tucker Park, outdoor bowls, cricket and rugby are not convincingly justified as being necessary, directly related, and fairly and reasonably related in scale and kind to the proposal. Thus, the requirements of the Regulation 122 tests would not be met for these leisure contributions. Accordingly, I have afforded no weight to these elements of the S106 Agreement and I take no account of them in the overall planning balance.

The Planning Balance

69. The Appellant and the Council agree that the appeal site is an appropriate location for housing and that the appeal proposals are in accordance with the spatial strategy of the development plan. The addition of up to 125 homes, even if they are **over and above the 'around 200'** for the allocated site and where a sufficient supply of housing land exists, would be wholly consistent with development and national policy that seeks to boost the supply of housing and make efficient use of land. The proposal would provide affordable dwellings at a full policy compliant level and with a mix of dwellings that would contribute to the choice of homes in the District. In economic terms, there would be jobs **and spend arising during the development's construction phase and future** residents would feed into the local economy, supporting the range of services and facilities therein. Opportunities to access those services and facilities by a range of sustainable modes also exist. These are economic and social benefits that carry very substantial weight in favour of the scheme.
70. The harm to the significance of designated heritage assets (to the Grade I listed Great Barn and to the Great Coxwell Conservation Area) would, in each case, be less than substantial and at a minor level. In my judgement, the public benefits of the proposal, by way of planning benefits outlined above, would be sufficient to outweigh the harm that would arise to designated heritage assets and the considerable weight I attribute to that harm.
71. By way of planning obligations, the proposal would mitigate its effect on essential and other infrastructure, highways and education that would accrue as a direct result of the development. Such contributions are now an express requirement of the site allocation and policy and in mitigation for the intensification associated with development increases in Faringdon³⁶. I therefore consider these contributions to be neutral in the overall planning balance.

Other matters

72. Concerns have been raised about the additional vehicular movements likely to be associated with the proposed new housing and the potential increased pressures on the local road network and parking. While noting these concerns, I see no reason to doubt the professional assessment of the Highway Authority or the Council that there would be no reason to refuse the development on the basis of transport grounds. Furthermore, the proposal will secure highways upgrades and a travel plan in order to mitigate transport impacts and encourage sustainable travel.
73. The **indicative figure of 'around 200'** that the **South of Faringdon strategic** allocation is expected to deliver sets no circumscribed upper limit on the quantum of housing³⁷. Neither **this, nor the Council's ability to demonstrate a** 5-year housing land supply indicate that outline planning permission should not be granted. Fundamentally, the appeal site forms part of a strategic allocation under the development plan where the principle of development is acceptable, including in respect of locational sustainability.
74. Detailed consideration of landscape, layout and appearance can properly be dealt with at reserved matters stage and, subject to the conditions I have

³⁶ Appendix A CD7

³⁷ Appendix A Western Vale Sub-Area CD7

imposed, there is no reason to doubt that a high-quality scheme would not be delivered. I therefore give very little weight to the objections citing additional housing; **the site's** proximity to facilities, services and employment or the limitation of those within Faringdon; the proposals effect on highway safety, or the character and appearance of the area.

Conditions

75. I have considered the suggested conditions that were discussed at the Inquiry against the six tests set out in paragraph 55 of the Framework. A condition relating to dwelling mix is not necessary in light of my conclusions on viability and affordable housing. With that exception, there was very little dispute as to the need or wording of the suggested conditions. I have removed the addition of tailpieces to various conditions where I considered they would be made imprecise; otherwise, I have adopted the suggested conditions with only minor changes to add clarity as appropriate.
76. Conditions setting out the reserved matters details, timescales for their approval and the commencement of the development, the list of approved plans, and limiting the number of dwellings, are all required as in the interests of providing planning certainty and clarity.
77. A condition requiring access arrangements and visibility splays be carried out in accordance with the approved details is necessary in the interests of highway safety. A condition requiring a construction management plan is required to mitigate the effects of construction traffic in terms of highway safety and safeguarding local air quality. A condition requiring the installation of electric vehicle charging points is necessary in the interests of mitigating climate change and contributing to sustainable development. A condition requiring the submission of a Travel Plan is necessary to ensure that the future occupiers are offered a sustainable choice of means of travel.
78. A condition requiring the submission of a biodiversity enhancement plan is necessary to ensure the proposal achieves a net gain in biodiversity. Conditions requiring details of green interfaces and building heights parameters are necessary in the interests of protecting the local landscape, the setting of settlements and designated heritage assets. Conditions controlling finished floor levels and lighting are also necessary to ensure the development does not harm the character and appearance of the area.
79. Safeguarding the living conditions of future residents in respect of air quality, noise and the disturbance associated with the Coxwell Road, mean a condition requiring submission of acoustic insulation and ventilation is necessary. Conditions are required to safeguard water management and water resources as a result of the development; also, to secure details of foul and surface water drainage in order to mitigate the risk of pollution or flooding that might arise as a result of the development.

Conclusion

80. I have concluded that the proposed development would be viable whilst providing the affordable housing and, where appropriate, leisure infrastructure sought by the Council. In all respects, the proposed development would accord with the development plan; it would satisfy all the strands of sustainable development in accordance with the Framework and deliver significant public

benefits to outweigh any heritage harms. I find no material considerations that indicate to me that a decision should be made other than in accordance with the development plan.

81. For all the reasons set out above and having considered all matters raised in evidence and during the Inquiry, I conclude that the appeal should be allowed.

H Porter

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr James Burton of Counsel
Instructed by Solicitor to VoWH DC

He called

Mrs Tracy Smith BA (Hons) BTP MRTPI	Principal Appeals Officer
Mr David Coate BSc (Hons) MCIOB ACIOH	Associate Director, Adams Integra
Mr Gavin Johnson	Managing Director, Johnson Associates (UK) Ltd
Ms Geri Beekmeyer	Principal Infrastructure Funding Negotiator, OCC
Dr Melanie Smans	Economic Development Manager
Mrs Sarah Commins	Solicitor
Mr Edward Church BSc MSc ACIEEM	Senior Countryside Officer

FOR THE APPELLANT:

Mr Daniel Kolinsky QC
Instructed by Mr John Baird, Osbourne Clarke

He called

Mr Nathan McLoughlin MRTPI	Director, McLoughlin Planning
Mr Will Seamer RICS	Partner, Montagu Evans
Mr Anthony Hooper ACIOB	Divisional Director, Wakemans Limited
Mr John Baird	Partner, Osbourne Clarke
Mrs Alice Lack, MRTPI	Director, Welbeck Land

INTERESTED PERSONS:

Cllr David Grant	Faringdon Ward Councillor
Cllr Mike Wise	Faringdon Town Council

Annex 1
SCHEDULE OF CONDITIONS

1. Details of the appearance, landscaping, layout (including internal access arrangements), and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
3. The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 7929-L-01-A; Proposed Access Arrangement Ghost Island Junction 5761.001; Framework Plan 7929-L-02 G (in respect of access only).
5. The development hereby permitted shall be limited to a maximum of 125 dwellings.
6. Prior to the first occupation of any dwelling hereby approved, the access arrangements and visibility splays shall have been carried out in accordance with the approved details as shown on the Access Arrangement Ghost Island Junction 5761.001 plan. The vehicular access and visibility splays shall thereafter be retained as approved and maintained free from obstruction to vision.
7. Concurrent with the submission of the reserved matters, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall include the following:
 - a) details of the biodiversity net gain metric calculations that demonstrate how the proposal will achieve a net gain in biodiversity compared to the biodiversity value of the site prior to the development;
 - b) details of the extent and location of any habitat creation or biodiversity enhancements shown on scaled plans;
 - c) details of the elevation, type and location of any species enhancements shown on scaled plans (such as bat and bird boxes etc. as appropriate);
 - d) details of strategies for creating / restoring target habitats or introducing target species;
 - e) details of the selection of specific techniques and practices for establishing vegetation;
 - f) details of sources of habitat materials (e.g. plant stock) or species individuals;
 - g) a Method Statement for site preparation and establishment of target features;

The habitat creation and biodiversity enhancements measures within the BEP shall be included within the landscaping plans that shall be submitted

as part of the reserved matters applications. The development shall be carried out in accordance with the approved BEP prior to the final occupation of the development or at the end of the next planting season (whichever is later), and thereafter be retained as approved.

8. Concurrent with the submission of the reserved matters, a Building Heights Parameters Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Building Heights Parameters Plan shall include details of building heights across the site that shall have been informed by **an analysis of the site's context and sensitivity** to the scale of development.

The development shall be carried out in accordance with the approved Building Heights Parameters Plan, and thereafter be retained as approved.

9. Concurrent with the submission of the reserved matters, a Green Interface Plan shall have been submitted to and approved in writing by the Local Planning Authority. The Green Interface Plan shall include details of green interfaces along the boundaries of the site; as well as a green 'buffer' that shall be at a minimum depth of 20m along the southern and western sides of the site.

The development shall be carried out in accordance with the approved Green Interface Plan and thereafter be retained as approved.

10. Concurrent with the submission of the reserved matters, a Lighting Scheme for the external areas of the development shall have been submitted to and approved in writing by the Local Planning Authority. The Lighting Scheme shall include details of how external lighting would be directed downwards to avoid light spillage.

The development shall be carried out in accordance with the approved Lighting Scheme, and thereafter be retained as approved.

11. Concurrent with the submission of the reserved matters, an Acoustic Insulation and Ventilation Scheme for the development shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved Acoustic Insulation and Ventilation Scheme, and thereafter be retained as approved.

12. Concurrent with the submission of the reserved matters, details of any off-site foul water network upgrades to accommodate the additional flows required from the development, or a housing and infrastructure phasing plan agreed in consultation with Thames Water, shall have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any dwelling, written confirmation shall have been provided that development has been carried out in accordance with the approved off-site foul water network upgrades or housing and infrastructure phasing plan.

13. Concurrent with the submission of the reserved matters, details of any off-site water supply network upgrades to accommodate the additional flows required to serve the development, or a housing and infrastructure phasing plan agreed in consultation with Thames Water, shall have been submitted to and approved in writing by the Local Planning Authority.

Prior to the first occupation of any dwelling, written confirmation shall have been provided that development has been carried out in accordance with the approved off-site water supply network upgrades or housing and infrastructure phasing plan.

14. As part of the reserved matters application, full details of the finished levels, above ordnance datum, of the ground floors of the proposed dwellings, in relation to existing ground levels have been submitted to and approved in writing by the Local Planning Authority.
15. No development shall take place until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall provide for:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) wheel washing facilities;
 - e) installation and maintenance of security hoarding / fencing;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works;
 - h) routing of construction traffic;
 - i) location of site offices and other temporary buildings;
 - j) delivery and construction working hours.

The approved CMS shall be adhered to throughout the construction period for the development.

16. Concurrent with the submission of the reserved matters, details of on-site foul and surface water drainage works shall have been submitted to and approved in writing by the Local Planning Authority. The submitted on-site foul and surface water drainage details shall include:
 - a) evidence that an assessment has been carried out of the potential for disposing of surface water by means of a sustainable drainage system, having regard to Defra's non-statutory technical standards for sustainable drainage systems (or any subsequent version), and the results of the assessment shall have been provided to the Local Planning Authority;
 - b) detailed design information, including detailed drawings, network arrangements and calculations in support of the on-site foul and surface drainage works, which shall include calculations demonstrating the drainage system performance for a range of storms period and intensities (including 1 in 1 year, 1 in 2 years, 1 in 30 years, 1 in 100 years, 1 in 100 years + climate change);
 - c) the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; include a timetable for its implementation;

- d) a management and maintenance plan for the lifetime of the development that shall include the name and contact details of any party responsible for the maintenance of any on-site drainage features (outside of individual plot boundaries); arrangements for adoption by any public authority or statutory undertaker including copies of correspondence with Thames Water indicating agreement to discharge foul drainage to the public sewer; and any other arrangements, to secure the operation of the scheme throughout its lifetime.

No dwelling hereby permitted shall be occupied until the on-site foul and surface water drainage works have been implemented in accordance with the approved details.

17. Prior to the first occupation of any dwelling hereby approved, a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Residential Travel Plan shall include details of:

- a) clear objectives to maximise the opportunities to promote sustainable transport access both within the development site and linking with surrounding facilities and employment;
- b) a time-bound programme of implementation, distribution, monitoring, and review of the Travel Plan;

Thereafter, the development shall be operated in accordance with the agreed details.

18. Concurrent with the submission of the reserved matters, an Electric Vehicle Charging Point (EVCP) Scheme shall have been submitted to an approved in writing by the Local Planning Authority. The EVCP Scheme shall include the specification and locations for EVCPs to be installed on no less than 93 of the dwellings hereby approved.

Thereafter, an EVCP shall be installed and available for use in accordance with the approved details (or as subsequently upgraded).

Annex 2

DOCUMENTS SUBMITTED AT THE INQUIRY

ID1 Appellant's Opening Statement

ID2 Tony Hooper Experience and Declaration

ID3 LPA Opening Statement

ID4 Appendix 1 Wakemans/JA Costs and Comments tracker

ID5 Email correspondence Thames Water re. rising main 3656_001

ID6.1 Draft S106 27.04 - PINS

ID6.2 Draft S106 27.04 – PINS Clean

ID7 Email from LPA 28.04 suggested wording for EV charging point condition

ID8.1 Cover email David Coate to Will Seamer 30.04

ID8.2 Appendix 1A – 29 April 2021

ID8.3 Appendix 2A – 29 April 2021

ID8.4 Appendix 2B – 29 April 2021

ID8.5 Appendix 2C – 29 April 2021

ID9 Recommended Conditions inc EV charging (reason amended) and mix 30.04
ID10 Fernham Fields Appeal Decision 3133745 – 30.04
ID11 Nathan McLoughlin cover email 20.05 re. updated appraisals and mechanism
ID12 Faringdon S106 Mechanism Note 20.05
ID13 Development Appraisal App 1A Adams Integra 13 May 2021
ID14 Development Appraisal Montagu Evans LLP 13 May 2021
ID15 Revised S106 Mechanism Note 24.05
ID16 234_5_21 S106 Clean for Inspector 24.05
ID18 Inspector’s suggested amendments to conditions (without prejudice) 21.05
ID17 NM TS Edit to Inspector’s suggested amendment to conditions 25.05
ID18 LPA’s Closing Submissions
ID20 Appellant’s Closing Submissions

Appendix 6

Letter from Rapleys dated 5 April 2022

AMJ/20-00678

5 April 2022

Caroline Ford
Development Management Division
Environment and Place Directorate
Cherwell District Council
Bodicote House
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LONDON
BIRMINGHAM
BRISTOL
CAMBRIDGE
EDINBURGH
HUNTINGDON
MANCHESTER

Dear Caroline,

Re: Land at North-West Bicester

We have carried out an initial review of Nigel's viability review and in this first instance, we are able to provide some clarifications with regard to the development mix and area assumptions as requested as well as the definition of FHS and TZC.

The proposed development mix and area assumptions have been formulated following detailed engagement with several major PLC housebuilders. The feedback from this process deemed that the mix and the size of units are appropriate and in line with market expectations. The mix and area assumptions are justified, and market tested and therefore should remain unchanged for the purposes of assessing viability. Ultimately this is an outline planning application, with the detailed design and mix to be determined at a later stage. We have made reasonable and justified assumptions regarding the mix and size of the units likely to be delivered on this site at this stage.

In terms of the gross to net ratio for the apartment dwellings, the Gross Internal Area (GIA) was assumed by Gardiner & Theobald based on the Net Internal Area (NIA) detailed by the scheme architects, Mosaic. During the cost plan review process, which included analysis of assumed areas, this gross to net ratio was accepted by RLF taking into consideration the scheme specific design requirements associated with delivering a TZC building. It is therefore justified and in line with market norms.

In terms of the nominal discrepancy between GIAs within our appraisals and the cost plans, Nigel is correct in assuming that this is due to rounding issue within Argus. We will update this in the next round of appraisals but due to the nominal difference, it does not impact on the overall position, and we agree that the GIA in RLF and Gardiner & Theobald's cost plans is correct.

The provision of garages within the scheme was again formulated following detailed engagement with several major PLC housebuilders. The feedback from this process deemed that most house builders prefer a garage for each 3-bed unit and upwards. The extent of garages is therefore justified, and market tested and should remain unchanged for the purposes of assessing viability. We have requested that Green and Co confirm that their residential sales values take account of garage provision.

The areas of visitor car parking assumed by the Applicant in the Cost Plan was informed following discussions with Oxford County Council (OCC) and the current car parking standards set out within Table A6.B1 of Appendix F of the CDC Residential Design Guide SPD (adopted on the 16th of July 2018). The areas for visitor car parking are therefore compliant and market driven.

The extent of provision of electric charging points for visitors within the scheme was informed by the Parking Standards set out within CDC's SPD – Residential Design Guide (Adopted July 2018). The SPD states that “every home should have access to at least one electric charging point” and the applicant has assumed a 50% provision for visitor parking as this development is being promoted as having high sustainability credentials on the assumption that a high level of provision for visitor spaces would be welcomed.

The Interpretation of FHS and TZC by the applicant has been informed with reference to the “Future Homes Standard: Changes to Part L and Part F of the Building Regulations for new dwellings” and Development Principle 2 of the SPD. We therefore assume our interpretations are policy compliant and hope that Bioregional's review will be forthcoming as soon as possible to confirm this. Please can you confirm when Bioregional's review will be received?

We would like to take the opportunity to thank Nigel Simkin for his response on the BLV providing the additional information requested. We are in the process of reviewing this and will respond in full next week.

We trust the above is clear and look forward to hearing that these assumptions are agreed so we can turn to the matter of s106 contributions and affordable housing.

Yours sincerely,

Archie Mackay-James

MRICS

Senior Associate

Archie.mackay-james@rapleys.com

07467941544

Appendix 7

Email from CDC Planning Officer dated 14 April 2022

Nigel Simkin

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 14 April 2022 15:34
To: Hannah Leary
Cc: rb@reviewpartners.uk.com; Archie Mackay-James; Alex Chrusciak; Nigel Simkin; pmartin@firethorntrust.com; Eleanor Musgrove
Subject: Viability - 21/01630/OUT Firethorn at NW Bicester

Dear Hannah,

I write in respect to the ongoing viability work and specifically to advise on some of the points arising from the letter sent from Archie at Rappleys dated 5th April 2022, received 7th April 2022.

Firstly, a point which has also arisen elsewhere and which has therefore been a matter we have looked into is the availability of the information relating to viability in the public domain. We have currently not published the majority of the submitted information other than the executive summary and therefore we have also not published any of the advice provided by the Council's advisors (albeit the advice from HLD is currently draft for consideration and discussion).

The PPG is clear that any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances (and we would need to understand if this is the case), an executive summary should be made publicly available and this in itself is also addressed by the PPG in that it should be prepared in accordance with the Government's data format and to present the data and findings more clearly so that the process and findings are accessible to affected communities. It sets out that as a minimum, the Government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, costs, as set out in the guidance where applicable and return to developer. It also sets out that where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then as well as setting out the proposed developer contributions and how this compares with policy requirements.

The PPG is clear that information used in viability assessment is not usually specific to a developer and therefore need not contain commercially sensitive data, however if specific details are deemed to be commercially sensitive then the information should be aggregated in published viability assessments and executive summaries and included as part of total costs figures.

Having reviewed this guidance, it is clear that the information submitted should be made public. Before doing so however, I can give you an opportunity to consider the guidance and to advise if there are exceptional circumstances which mean that the submitted information should be kept out of the public domain. If that were the case and the Local Planning Authority were content that certain information were commercially sensitive, then the Executive Summary would need considerable updating to provide more detailed information as to the case being made and as set out by the PPG guidance. We will also need to consider the publication of the advice provided to the Council by its advisors. This ensures accountability and transparency of process as we move through to considering how a viability gap might be closed as part of the public record.

Please can you consider this further and advise me on your thoughts on this?

Nigel Simkin has raised a number of queries of matters to review which are summarised within his email of 23 March 2022. I note that you have queried these and my response is as below.

- Whilst your comments with regard to the proposed development mix and area assumptions and the fact that these have been formulated following detailed engagement with several major PLC housebuilders is noted, I have to disagree that these should remain unchanged. The evidence referred to by Nigel identifies that other sites in the area have provided for 5 bed dwellings and that square footage for various sized dwellings are under provided for against local comparable examples (in particular 2 bed market dwellings are significantly smaller than 2 bed flats and 2 bed affordable housing units which is not supported by evidence). Indeed indicative proposals from developers relating to NW Bicester indicate that 5 bed dwellings are likely to be provided at NW Bicester which could reasonably be assumed to apply to this particular site and that the square footage of proposed dwellings are more closely aligned to those examples found in the local area compared to the square footage assumptions you have modelled. That also demonstrates that affordable dwellings tend to also be smaller than market equivalent dwellings (particularly noticeable on the larger plots – i.e. 4 bed dwellings), yet your assumptions suggest larger affordable dwellings than their market counterparts in some cases. I don't therefore agree that reasonable and justified assumptions have been made and would agree with Nigel Simkin's advice that you should update area assumptions and therefore values to consider the impact upon viability.
- Whilst the provision of garages may be desirable from a marketing point of view, these are not required to meet planning requirements and I would agree with Nigel that a reduced level of garaging should be considered in terms of its impact upon viability. Ongoing discussions relating to schemes at NW Bicester also indicates that garages are most often associated with detached 4 and 5 bed dwellings rather than at the significant level you assume. The confirmation of whether residential sales values take account of garage provision would be appreciated.
- The level of visitor parking would need to be queried with OCC as the Highway Authority. Please note, you have included within the S106 heads of terms a figure of £950 per dwelling for 'adoption of unallocated parking bays' – I am unclear on where this figure has been derived from and having checked with OCC, I am advised that these would not be adopted so this figure would need to be removed.
- With regard to the provision of electric vehicle charging points for visitors, the Oxfordshire Electric Vehicle Infrastructure Strategy suggests that provision must be made for EV charging for each residential unit with an allocated parking space and that non-allocated spaces should be provided with at least 25% having electric charging points installed. The provision of ducting to enable the further roll out of charging infrastructure would be beneficial. I am aware that there are planned changes to the Building Regulations in this respect but from the evidence provided, you have identified 50% of visitor parking and car club spaces which, whilst positive is not a requirement and could therefore be reduced, positively impacting upon viability, especially where other necessary infrastructure could be at risk.

I will be separately issuing the comments from Bioregional, hopefully next week. I have reviewed them and have asked for a couple of updates in order that the response can be passed to you and it is hoped that this will be ready to provide to you next week.

Lastly, I will be looking to update the S106 heads of terms matters and advise Nigel of this over the coming weeks.

I trust this is of assistance and I look forward to hearing from you. This advice is provided entirely without prejudice.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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