



Stantec UK Limited
61 Oxford Street
Manchester
M1 6EQ
T: +44 (0)161 245 8900
E: pba.manchester@stantec.com

Date: 23 June 2021
Our Ref: 332010100

Attention: Caroline Ford
Cherwell DC
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Dear Caroline

RE: S106 OBLIGATIONS IN RELATION TO OUTLINE PLANNING PERMISSION (REF. 14/02121/OUT) FOR THE PROPOSED DEVELOPMENT AT HIMLEY VILLAGE, NORTH WEST BICESTER, MIDDLETON STONEY ROAD, BICESTER.

On behalf of Countryside Properties (UK PLC) please find enclosed details seeking formal approval of the Section 106 pre-commencement obligations listed below, in relation to phase 1 (500 dwellings, landscaping, new vehicular, cycle and pedestrian access routes and other operations) of the development at Himley Village North West Bicester, Middleton Stoney Road, Bicester.

SCHEDULE 3

Schedule 3 Clause 1 requires the exact location and boundaries for Pitch Area 1 to be agreed with the District Council. Details of the exact location and boundary of Pitch Area 1 are enclosed within the Site Wide Illustrative Masterplan (ref. P20-3215_14 rev. E) produced by Pegasus.

SCHEDULE 7

Schedule 7 Clause 8 requires the location of the Health Facility Site to be submitted to and agreed in writing with the District Council. Details of the location of the Health Facility Site are enclosed within Site Wide Illustrative Masterplan (ref. P20-3215_14 rev. E) produced by Pegasus.

SCHEDULE 9

Schedule 9 Clause 1 requires a Framework Affordable Housing Scheme and Affordable Housing Phase Scheme to be submitted to and agreed in writing with the District Council. Details of the Framework Affordable Housing Scheme and Affordable Housing Phase Scheme are enclosed within Tenure Plan (ref. P20-3215_12-04 rev. V) and Affordable Housing Statement (dated 16 June 2021).

SCHEDULE 11

Schedule 11 Clause 1 requires a Zero Carbon Implementation Strategy to be submitted to and agreed in writing with the District Council. Details of the Zero Carbon Implementation Strategy are enclosed within Energy Statement (ref. 16153-HYD-XX-XX-REP-Y-5001 rev. P04).

SCHEDULE 12

Schedule 12 Clause 1 requires a Cultural Wellbeing Statement to be submitted to and approved by the District Council. Details of the Cultural Wellbeing Statement are enclosed within the Cultural Wellbeing Statement (ref. P20-3215) produced by Pegasus.

SCHEDULE 14

Schedule 14 Clause 2 requires landowners and/or developers to notify the District Council whether they intend to transfer any or all of the Green Spaces or Play Areas to either a management company or the District Council. It has not yet been decided which sections of the Green Space and Play Areas will be managed by a management company or the District Council. As soon as this has been finalised we will notify the District Council.

Schedule 14 Clause 3 requires the location of the Allotment Land to be submitted to and agreed in writing with the District Council. Details of the location of the Allotment Land are enclosed within Site Wide Illustrative Masterplan (ref. P20-3215_14 rev. E) produced by Pegasus.

Schedule 14 Clause 3 also requires a Green Space Framework, Phase Green Space Scheme and a Phase Play Area Scheme to be submitted to and agreed in writing with the District Council. Details of the Green Space Framework, Phase Green Space Scheme and Phase Play Area Scheme are enclosed within Phase 1 POS Landscape Masterplan (ref. P20-3215_23 rev. D), Phase 1 Play Space Strategy (ref. P20-3215_24 rev. D) and Phase 1 Plot Landscape Strategy (ref. P20-3215_25 rev. D).

SCHEDULE 18

Schedule 18 Clause 1 requires principle drawings for the Highway Works, land required for Highway Works and anticipated duration of the associated construction works to be submitted to and agreed in writing with the County Council. Details of the principle drawings for the Highway Works, land required for the Highway Works and anticipated duration of the associated construction works are enclosed within S278 Works Sheets (refs. 16153-HYD-XX-XX-DR-D-0100 GA rev. P01 and 16153-HYD-XX-XX-DR-D-0101 GA rev. P01).

SCHEDULE 19

Schedule 19 Clause 3 requires drawings depicting the location of the parts of the site on which the Bus Route, the Junction 2 Link Road and the Spine Road to be submitted to and approved in writing by the County Council. Details of the locations of the parts of the site on which the Bus Route, the Junction 2 Link Road and the Spine Road are enclosed within Site Wide Illustrative Masterplan (ref. P20-3215_14 rev. E) produced by Pegasus.

FINANCIAL CONTRIBUTIONS

All contributions triggered by the Implementation of the Development, to be paid to Cherwell District Council, will be invoiced as agreed with Karyn Panting, S106 Development Monitoring Officer.

CONCLUSION

We trust you have sufficient information to conclude that the aforementioned obligations set out within the S106 agreement associated with Outline Planning Permission (ref. 14/02121/OUT) have been met.

Should you have any queries or require any further information then please do not hesitate to contact me.

Yours sincerely



Tim Coleby
Senior Associate Planner