

DATED: _____

PLANNING PERFORMANCE AGREEMENT

**WEST OXFORDSHIRE DISTRICT COUNCIL
CHERWELL DISTRICT COUNCIL**

And

Pye Homes Ltd, The Vanbrugh Unit Trust (on behalf of Blenheim Estates) and West Waddy ADP

PROPOSED DEVELOPMENT:

Hybrid Planning Application for a mixed-use development comprising: Outline Planning Application for up to 1,500 dwellings, including affordable housing and up to a 150 unit care village with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8); provision of site for new link and ride facility; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full Planning Application for the development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

SITE:

Woodstock East (Land South Of Perdiswell Farm, and north of the A44 and east of the A4095)

Purpose of Planning Performance Agreement (PPA):

This is a framework agreed between the local planning authorities; West Oxfordshire District Council and Cherwell District Council (LPAs), Pye Homes Ltd, The Vanbrugh Unit Trust (on behalf of Blenheim Estates) and West Waddy ADP for the processing of the subsequent planning application. This PPA sets out how the LPAs and others and the planning applicant (and others) will work together to an agreed programme to support the LPAs to reach a decision on proposals for the site.

This Planning Performance Agreement is made pursuant to Section 111 of the Local Government Act 1972, Section 2 of the Local Government Act 2000 and Section 93 of the Local Government Act 2003.

This agreement will not fetter the Councils or others in exercising their statutory duties as local planning authority and statutory consultees. It will not prejudice or influence the outcome of the planning (and related) application(s) or the impartiality of the Councils or others.

The Applicant agrees to not exercise their right of appeal under Section 78 of the Town and Country Planning Act 1990 (as amended) during the period of this agreement.

The PPA Project Team may review this PPA and amend the timescales, by agreement, at any time.

Objectives

1. To enable an agreed and managed programme of engagement in respect of proposals for the site.
2. To agree a shared programme of pre application discussion with regard to the proposals for the site.
3. This planning performance agreement (PPA) establishes a shared commitment by all parties of the PPA to an agreed timetable for the determination of proposals for the site.
4. To identify the determining issues early in the consideration of the proposal and, wherever possible, to agree steps required to enable resolution of the issues.
5. To set out the how the proposals will be dealt with by the two Local Planning Authorities.

Project Details

The site lies to the South of Woodstock on land that falls partially within West Oxfordshire District and partially within Cherwell District.

The proposed development is envisaged as an extension to Woodstock comprising of ;

- Up to 1500 dwellings
- Up to 3000sq m of retail space
- Up to 7500sq m of employment space
- Site for a football facility
- Public open space
- Site for a new park and ride
- Associated infrastructure

Two planning applications will be made one to West Oxfordshire and one to Cherwell District and each Council will consider and determine the development that takes place within their respective District.

Planning Process

West Oxfordshire and Cherwell District Councils will work in collaboration on the processing of the application.

- Each local planning authority will register their application, allocate a case reference and allocate a Case Officer
- Single notification and advertisement will be undertaken of the proposals
- A joint assessment of the proposal will be undertaken taking into account all consultation responses and considering the proposal against respective development plans and other material considerations
- Any external advice required will be jointly commissioned where it is necessary and relates to the whole site
- Each authority will prepare a separate report to their respective planning committees and
- Each planning committee will determine that part of the application that lies within their respective district

As far as it is practical to do so the Authorities will look to work with the Applicants jointly and facilitate joint meetings and discussions with regard to the application proposals.

Key issues for Consideration(s)

- Development plan and emerging Local Plan policy
- Sustainable development
- Heritage Assets
- Transport and Travel
- Landscape Impact
- Noise, Air quality and pollution
- Ecological Impacts
- Drainage
- Urban design and the public realm
- Infrastructure requirements and viability

Documents supporting the proposal(s) See Appendix 3

Timetable

The attached time table covers the period from 28th November 2014 to the determination of the planning applications for the proposed development .

Project Resourcing:

Applicant Leads

John Ashton – West Waddy AdDP

Debbie Jones – West Waddy ADP

Local Authority Leads

- Catherine Tetlow West Oxfordshire District Council
- Tracey Morrissey Cherwell District Council

- XXXXXXXXXXXX Oxfordshire County Council

All Leads are jointly responsible for delivering the objectives of this PPA. Contact details of the Leads and key project team Members are at appendix 1. Where there are changes to the lead personnel identified the other team leads shall be notified at the earliest convenient time.

Details

1. All parties will act with fairness and in good faith in respect of all matters related to the handling of the planning (and related) application(s) and will work jointly in complying with their respective obligations under this agreement.
2. All parties will address expeditiously as practical any requests for clarification and/or further information.
3. All parties undertake to meet and/or discuss matters by telephone or e-mail in a spirit of co-operation and where necessary seek early resolution of any areas of misunderstanding or dispute.
4. The Applicant, WODC and CDC (and Others) will use their reasonable endeavours to adhere to the project programme as shown in Appendix 2
5. The project programme will be reviewed between both/all parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

Funding:

An application fees that is required to be paid under the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989.

All parties to this PPA are committed to collaborative working and to using all reasonable endeavours to carry out the tasks outlined in this PPA within the timetable given in appendix 2. However, for the avoidance of doubt, this agreement is not legally binding.

Signed

Date

Name and position...

Organisation...West Oxfordshire District Council

Signed

Date

Name and position -

Organisation - Cherwell District Council

Signed

Date

Name and position...Roger File Property Director

Organisation – The Vanbrugh Unit trust (on behalf of Blenheim Estates)

Signed

Date

Name and position – Graham Flint – Managing Director

Organisation – Pye Homes Ltd

Signed

Date

Name and position John Ashton Partner

Organisation – West Waddy ADP

Appendix 1

Contact details of the project Leads

Catherine Tetlow		
Tracey Morrissey		
Roger Flint	The Vanbrugh Unit Trust C/o The Estate Office Blenheim Palace Woodstock OX20 1PP	01993 810503 07881 913611 rfile@blenheimpalace.com
Graham Flint	Pye Homes Ltd Langford Locks Kidlington Oxon OX5 1HZ	01865 373903 07710 167280 gflint@pyehomes.co.uk
John Ashton	West Waddy ADP The Malthouse 60 East St Helen Street Abingdon OX5 1HZ	j.ashton@westwaddy-adp.co.uk 01235 523139
Debbie Jones	West Waddy ADP The Malthouse 60 East St Helen Street Abingdon OX5 1HZ	d.jones@westwaddy-adp.co.uk 01235 523139

Appendix 2

Timetable

Day	Action Planning Application
1 to 5	Application to be registered and validated by WODC & CDC.
1 to 7 (week 1)	Applicant to provide proof of title and security for payment of reasonable legal fees to be provided to both CDC and OCC. District & County to instruct their legal teams (initial instructions).
5 to 10 (week 2)	All consultations to be sent by CDC to relevant persons / amenity groups / consultees and application submission to be uploaded onto CDC and WODC website where they will be available to view.
10 to 70 (week 3-10)	Assessment of application proposal and consultee responses.
In week 10 (approx day 70)	<p>CDC and WODC to write to the applicants agent to outline what consultation responses (in respect of the application) have been received, what is outstanding and the timescales for progressing outstanding matters.</p> <p>Schedule of S106 contributions (County and District issued by CDC and WODC to be included in joint district S106 document.</p> <p>Such report to include an update on the progression of the legal agreement with WODC, CDC and OCC.</p>
Week 10 (approx day 70)	<p>Joint meeting with CDC, WODC and applicant to discuss application and submission and the progress of the S106.</p> <p>The meeting will also include a review of the subsequent timetable.</p>
Week 12 (approx day 84)	<p>If necessary amendments to scheme to be submitted to CDC and WODC.</p> <p>Joint meeting with CDC, WODC and applicant if required</p>
Week 13 (approx day 91)	Re consultation on amendments if required

<p>Week 16 (approx day 112)</p>	<p>Review of progress and further consultation responses.</p> <p>Further meeting with Applicants to review progress and timetable</p>
<p>Week 17 (approx. day 119)</p>	<p>Separate Committee Report to be prepared by CDC and WODC. Applications to go before the next available Planning Committee for determination (no later than 4 weeks from the review meeting unless outstanding issues remain to be resolved).Target Committee date June <u>2015</u></p>