Alex

With reference to clause 4.1 of the 18th schedule:

*Not to cause or permit Implementation in respect of any part of Phase 3 or Phase 4 (other than levelling works and provision of haul road) until the Spine Road Phase 2 has been completed to adoption standard to binder course level (but with iron work flush with the binder course) in accordance with the provisions of the Section 38 Agreement for the Spine Road Phase 2 and opened to vehicular and pedestrian traffic (including buses).*

In practice this will not work as any developer would not work in such a way that they would complete one phase before commencing work on the subsequent phase.  They would want to have a steady flow of completions coming to the market to ensure that customer interest can be met and to minimise the impact of sales staff and marketing infrastructure standing idle.

In reality we would want to start phase 3&4 so that the first completion would be shortly after the completion of phase 2.  The spine road through phase 2 is complete up to binder course level as the wording in the S106 requires.  However it then goes on to tie it into the provisions of the S38 agreement and mentions access for vehicles and pedestrians.  The pavement is finished very close to the end of a section of housing, not least because the light colour makes it very vulnerable to staining from construction use.  Therefore the road and pavement is kept inaccessible to the public until the first house in that section is handed over for occupation.  The contract programme shows that Phase 2 is programmed to handover on 22nd August 2018 and the spine road will be open through phase 2 on that date.  Obviously if it completes sooner then it will open sooner.  We aim to have the first homes on phase 3&4 complete late autumn 2018, in order to achieve this we will be starting enabling works on phase 3&4 late January / early February 2018 and starting actual construction at the start of April.  We will therefore require a relaxation in the terms of the 18th schedule so that no occupations may take place on phase 3&4 until the spine road through phase 2 is complete to the standard required.

Regards

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| **Tim Giddy** **|** **Planning Manager  A2Dominion Group ddi:** 020 8825 1369 | **ext:** 1369 | **mob:** 07725 823629 **email:** [Tim.Giddy@a2dominion.co.uk](mailto:Tim.Giddy@a2dominion.co.uk) | **web:** [www.a2dominion.co.uk](https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.a2dominion.co.uk%2F&data=02%7C01%7CAlex.Wilson%40bartonwillmore.co.uk%7C84e17044bcc84ae72d4c08d5417f6b38%7Ce131b36d8da14ca9b47a1fa28805f793%7C0%7C0%7C636486937884853892&sdata=BNTTeN1oboDCIzwyhjnxSEX7nW5Di4Ep7IdVScopo%2Bs%3D&reserved=0) Godstow Court, 5 West Way, Oxford, OX2 0GE |

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