

URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

Executive

1 February 2016

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
9.	Pages 1 - 166	North West Bicester Supplementary Planning Document (SPD) Appendix 3	Implementation Officer	Published separately to the main agenda due to size of document
10.	Pages 167 - 330	Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule Appendix 5	Head of Strategic Planning and the Economy	Published separately to the main agenda due to size of document

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North West Bicester
Supplementary Planning
Document
Statement of Consultation
February 2016

Introduction

The purpose of this document is to set out how the Council has involved the local community, stakeholders and statutory bodies in the formation of the North West Bicester Supplementary Planning Document (SPD). Various consultations have taken place in the preparation of the North West Bicester Masterplan. These consultations and the responses are summarised below and in the Statement of Consultation dated 21st March 2014 that accompanied the submission of the North West Bicester Masterplan Vision documents in 2014 (a copy is available at www.ecobicester.org).

This document sets out the various consultations undertaken, persons Cherwell District Council has consulted when preparing the document for North West Bicester, when the consultation took place, the issues raised by the consultation and how those responses have been taken into account. It also sets out details of the formal public consultation, including who was consulted, and how these comments have been addressed in the adopted supplementary planning document. This document and its appendices summarise the main points raised as a result of each consultation and how these points were taken into account as part of the preparation of the document. An earlier Statement on Community Involvement (January 2015) which explains the earlier consultation undertaken is appended to this Document (Appendix 1).

The Document has also been prepared throughout with due regard to the Town and Country Planning (Local Planning), (England) Regulations and the Council's Statement of Community Involvement (SCI). Regulation 12 relates to public participation and requires local authorities to prepare a statement setting out:

(i) The persons the local planning authority consulted when preparing the supplementary planning document;

(ii) A summary of the main issues raised by those persons; and

(iii) How those issues have been addressed in the supplementary planning document, and (b) for the purpose of making representations under Regulation 13, make copies of that statement and supplementary planning document available in accordance with Regulation 35, together with details of -

(i) the date by which representations must be made (being not less than 4 weeks from the date the local planning authority complies with this paragraph) and

(ii) the address to which they must be sent"

Regulation 13 relates to representations on supplementary planning documents and Regulation 35 is also relevant as it refers to the availability of local plan documents.

Following the submission of a Draft Masterplan and Vision Documents prepared by the developers of North West Bicester to Cherwell District Council for comment in March 2014 and a further version of the documents taking account of comments received from officers in May 2014 there were two main stages of consultation undertaken by the Council in the plan making process: the issues and options stage and draft SPD stage.

Consultation responses are available to view online at www.cherwell.gov.uk.

Purpose

The Planning and Compulsory Purchase Act 2004 enables supplementary planning documents to be prepared to expand upon existing planning policy. The preparation of a supplementary planning document is not a statutory requirement, but a decision for the local planning authority based upon demands for further information to assist in helping to bring forward sustainable development.

In this case, Cherwell District Council considers it necessary to prepare a supplementary planning document to guide the preparation of planning applications for the North West Bicester strategic development site due to the particular challenges faced by large scale eco-development.

The North West Bicester Supplementary Planning Document sets out the development principles and requirements to guide developers and applicants in bringing forward large scale development proposals for the eco-town in Bicester as defined by the strategic development site allocation in the adopted Cherwell Local Plan (Policy Bicester 1). As such it ensures the comprehensive development of the site and delivery in accordance with the approved masterplan.

The North West Bicester Supplementary Planning Document (SPD) provides a user-friendly guide to assist applicants in making better planning applications and aid infrastructure delivery. It also helps the general public and other stakeholders to gain a better understanding of the Council's commitment to delivering a high quality comprehensive development to high environmental standards.

The SPD does not create new policy, but expands upon Policy Bicester 1 of the adopted Cherwell Local Plan 2011-2031 relating to the North West Bicester strategic allocation. It is a material consideration in the determination of planning applications alongside other development plan policies.

Summary of SPD Consultation Stages

North West Bicester Supplementary Planning Document (SPD) consultation - Issues and Options – June to July 2014

The North West Bicester masterplan and vision documents submitted in May 2014 were used to identify the issues and options for the supplementary planning document.

How did we consult?

Online consultation took place between 18th June and 24th July 2014 using the Cherwell District Council online consultation portal. It was publicised on the Cherwell District Council website and in the local press. A public exhibition took place in the Pop-in Centre, Manorsfield Road in Bicester town centre. Consultees were encouraged to complete an issues and options questionnaire and a summary of the consultation questionnaire and responses was compiled.

Responses

The responses are summarised in Appendix 1. The responses were generally positive and supportive. The main issues for consideration in the Draft SPD were as follows:

Support for reducing the carbon footprint, emissions and environmental impact in the construction and use of buildings;

Support for the broad mix and distribution of land uses. From the issues and options stage consultation it was clear the Draft masterplan was supported

by 75% of respondents and has subsequently formed the approved masterplan in the SPD as the framework for preparing development proposals. The consultation received positive feedback and support for proposals for low carbon energy solutions.

Integration with the existing community;

Support for zero carbon development and the masterplan energy strategy;

Some concern about the type of jobs being created. The consultation raised concerns about employment generally but also relating to proposals for a business park in the south east corner of the masterplan site. The adopted Cherwell Local Plan clarifies the position in relation to employment uses on the North West Bicester site and this is expanded upon in the SPD principles and requirements relating to employment.

Support for training and apprenticeships. The proposals to provide training and apprenticeships in construction were largely supported and resulted in skills and training provision being included in the SPD principles and requirements. The establishment of a local community-led management organisation was also supported and has been incorporated into the SPD as development principle 13 and development requirement 13.

Agreement on the location of the local centres;

Support for a community led management organisation (although reluctance from respondents to get involved);

Broad support to a wide range of innovative home design solutions;

Support for sustainable transport measures and the realignment of Howes Lane. The realignment of Howes Lane as part of the strategic links around the town was supported. Proposals sustainable transport measures including walking and cycling routes and improved bus services received positive responses and have been included in the SPD Transport principles and requirements. However, there is some support for a high speed perimeter ring road in Bicester to increase road capacity for the increased number of vehicles and provide new infrastructure. The SPD sets out the requirement for the highway improvements to support the masterplan and Cherwell Local Plan transport proposals.

Uncertainty about the proposals for a country park on the edge of the proposed development and

Broad understanding of the spatial framework plan.

The representations received were considered in the preparation of the SPD and are summarised in the preparation of the SPD as set out in the table in Appendix 2.

In summary, the responses showed there was general support for reducing the environmental impact of development, providing more local jobs and sustainable homes. The responses are reflected throughout the SPD particularly in the vision and objectives sections. Other consultation responses and comments from the issues and options questionnaire have been used to inform the development principles on green infrastructure, design and character areas in the SPD.

North West Bicester Draft Supplementary Planning Document

The stages of consultation in preparing the SPD have been:

1. 2013– Pre-submission consultation.
2. Early 2014 – further consultation with schools and Bucknell Parish Council
3. July 2014 - North West Bicester Supplementary Planning Document - Issues and Options Stage
4. January 2015 North West Bicester Supplementary Planning Document – Draft Consultation Stage and Statement of Consultation published
- 5 November 2015 – North West Bicester Supplementary Planning Document – Final Consultation Stage and Statement of Consultation

The consultation stages are described in more detail in the following section.

1. 2013 – Pre-submission consultation.

How did the consultation take place?

Prior to consultation taking place on the draft masterplan proposals, a community engagement programme was shared with officers to confirm the intended approach, methodology, and key activities in respect of engaging with the community and key stakeholders. This is set out in detail in the Statement of Community Involvement Report (March 2014) prepared on behalf of A2 Dominion in support of the North West Bicester Masterplan. The report sets out how the comments received have been considered by A2 Dominion and its consultant team. The Masterplan was informed by previous consultation that began in 2010 as part of the exemplar first phase. A previous and separate consultation report was submitted as part of the exemplar planning application (Planning Application Reference: 10/01780/HYBRID) which detailed the consultation programme, activities and outcome.

Who was consulted?

As part of the initial engagement around the evolution and preparation of the draft masterplan, in addition to testing the masterplan brief, A2 Dominion initiated three stakeholder workshops prior to wider public consultation. The participants of the stakeholder workshops were selected by A2 Dominion in liaison with officers (a full list of the stakeholders and the outcomes from the consultation is explained in the Statement of Community Involvement Report (March 2014)).

What were the main issues raised?

The main issues arising were:

Housing – the need to test the plan for the optimum number of new homes the site could allow through the planning process with a view that this can exceed 5,000; the need for the density, design and eco principles of the development to be safeguarded through the masterplan process and not compromised to accommodate an increased number of homes.

Green Infrastructure – a need to design and plan for structured and focussed open space with protected habitats; maximizing public access to open space and creating strong links with existing green corridors and the countryside.

Schools and community hubs – plan for 2 vibrant community hubs that contain a range of facilities and coexist with primary schools to increase viability and parking provision; enable and encourage use of centres by existing and new communities; consider access and links to green infrastructure when

locating secondary school.

Access and Transport – further consideration of options required

Employment – jobs can be created both on-site and in wider areas and consider location of large format employment uses.

These issues informed

- Evolution of the masterplan particularly the distribution of land uses, the proposed realignment of Howes Lane and provision for small scale employment uses on the site;
- The preparation and submission of outline planning applications on the site and
- Further consultation with stakeholders.

2. Early 2014 – further consultation with schools and Parish Councils

A2 Dominion visited the Cooper School Sixth form and Bicester Community College to update students and staff on the masterplan and gain feedback. The main issue raised was the provision of green space, concerns about increased traffic and increased population and support for environmental protection. At the same time Parish Councils were offered follow up meetings to be kept updated. The outcome was that A2 Dominion agreed to maintain consultation and communication with schools and parish councils.

3D July 2014 - North West Bicester Supplementary Planning Document - Issues and Options Stage

3D Following the submission of the North West Bicester Masterplan and Vision Documents to the Council by A2 Dominion, officers arranged an initial consultation on the North West Bicester Masterplan at the issues and options stage. This included the preparation of a Questionnaire which was posted on the Council's online consultation portal and publicity on the Council's website and local press. Local stakeholders and officers involved in the project were also notified as part of the consultation. The responses from the Questionnaire clarified the main issues and important points for the draft document to consider and are summarised in Appendix 1 together with other consultation responses received at this time.

The main issues were:

Transport – the increased traffic impact of the development particularly on Howes Lane and the proposals to realign it;

Community facilities - The provision of sports pitches

Housing - the increase in the number of homes from 5,000 to 6,000

BioDiversity - The need for the masterplan to demonstrate a net

Zero carbon development, climate change adaptation and energy.

These issues informed the preparation of the Draft North West Bicester Supplementary Planning Document and the drafting of development principles to address the main issues. This in turn led to the preparation of development requirements setting out how the principles would be delivered.

4. January 2015 North West Bicester Supplementary Planning Document – Draft Consultation Stage and Statement of Consultation published

In late 2014 the Council undertook consultation on the Draft SPD. The document incorporated the issues and options identified in the previous consultation in summer 2014. The consultation invited comments to help inform the Council's final document. The preparation of the Draft SPD was led by the Eco Bicester project team made up of officers and representatives of Cherwell District Council, Oxfordshire County Council and Bicester Town Council. It was based on the Team's involvement in masterplanning of the North West Bicester site from 2010 through to submission of the masterplan vision documents referred to above. Other organisations and agencies were involved including the Environment Agency, Highways Agency, BioRegional, the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust and Natural England. Members of the Bicester Strategic Delivery Board were also engaged in the preparation of the document.

How did we consult?

The consultation ran from 3rd December 2014 to 20th February 2015.

Who did we consult?

The stakeholder organisations contacted in preparing the North West Bicester SPD were Oxfordshire County Council (OCC), Environment Agency, Highways Agency, Network Rail; Bicester Town Council; Chesterton Parish Council; Bucknell Parish Council; Caversfield Parish Council; Thames Water; Thames Valley Police; Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT); Sport England; Oxfordshire Playing Fields Association; Oxfordshire Clinical Commissioning Group; Bicester Vision; Bicester Chamber of Commerce; Oxfordshire Local Enterprise Partnership (OXLEP); South East Midlands Local Enterprise Partnership (SEMLEP); CDC Landscape; Arboriculture; Environmental Services; Waste and Recycling; Strategic Housing; Urban Design; Sport and Recreation; Ecology; Biodiversity; Environmental Protection; Urban and rural communities; Noise and anti-social behaviour; Legal and Democratic.

The consultation on the Draft SPD was extended following the Cherwell Local Plan Examination to include stakeholders on the Local Plan consultation list.

Distribution and publicity

It was publicised on the Cherwell District Council website, Eco Bicester website, in the local press and on social media. The Eco Bicester newsletter mailing list and Cherwell Local Plan consultees were notified via post and/or email. Copies of the Draft SPD were made available at the Cherwell District Council Offices and Linkpoint offices in Banbury, Bicester and Kidlington. The document was also available to view at Bicester Town Council and in the local libraries in Cherwell District. Details of the deposit locations for hard copies were publicised on the Council's website and in the press. The Draft SPD was made available for viewing on-line at www.cherwell.gov.uk/localdevelopmentframework and at the following locations in accordance with Regulation 12.

- Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA
- Banbury Library, Marlborough Road, Banbury, OX16 5DB
- Neithrop Library, Community Centre, Woodgreen Avenue, Banbury OX16 0AT

- Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS
- Bicester Library, Old Place Yard, Bicester OX26 6AH
- Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP
- Mobile Library Services - Copies will be available on the North, Central and West Mobile Library Services.
- Banbury Linkpoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW
- Bicester Linkpoint, 38 Market Square, Bicester, Oxfordshire, OX26 6AL
- Kidlington Linkpoint, Exeter Hall, Oxford Road, Kidlington, Oxon

Responses

Consultation responses were received from statutory consultees and the general public. In total, 44 responses including detailed comments, queries and suggested amendments were received. These have been reviewed and considered by officers in the preparation of the SPD. The changes were incorporated into a revised version of the SPD which was approved as an Interim Draft SPD until the Cherwell Local Plan was adopted by the Cherwell District Council Executive on 1st June 2015.

When preparing their responses officers used the full responses. The full consultation responses can be viewed online at www.cherwell.gov.uk.

In summary, the main issues raised through the consultation exercise were:

- Principle of development and masterplanning
- The location and distribution of land uses within the site
- Infrastructure provision and delivery including local services and schools

Specific comments were made on the Development Principles particularly relating to:

- Transport, movement and access – including comments on the proposed highway improvements and realignment of Howes Lane.
- employment issues, particularly relating to the proposed business park
- green space and biodiversity

Officer response

These responses raise important points to be taken into account in the preparation of the supplementary planning documents, particularly relating to masterplanning and integration of the proposed development. There were other comments made to the taking forward the masterplan submission documents and draft masterplan. The officer response has been to include a list of the supporting masterplan documents and incorporate the North West Bicester Masterplan Framework drawings in the document.

Infrastructure requirements, provision and delivery of development were also raised as issues for the document to consider. The SPD seeks to ensure that infrastructure is provided in a timely manner to ensure the delivery of new homes on the site.

Transport and employment issues were raised in many of the consultation responses reflecting the importance of these areas within the town as a whole. Many of these comments raised a concern about the impact of the proposed development on the surrounding area in terms of increased traffic. The Masterplan and SPD development requirements seek to ensure that the impact of increased traffic is minimized and alternative transport choices such as walking and cycling are promoted. The proposed realignment of the strategic route along Howes Lane, for example, has been developed through the masterplanning of the site based on transport modeling that demonstrates the proposal will accommodate predicted traffic flows.

Oxfordshire County Council made various comments including reference to the Housing Standards Review as well as other more specific comments relating to County matters. The officers have reviewed these comments and made the appropriate changes to the document where necessary. However, where the comments related to infrastructure delivery the officer response has been to confirm the delivery mechanisms. The officer response to the County Council's suggestion that the development will require a comprehensive approach to land assembly is that is not deliverable. The County Council's support of the provision of extra care housing and superfast broadband is welcomed by officers. In terms of County Council comments on the design of secondary and primary schools, the design principles for such schools has been included in the appendices to the SPD. References to waste have been updated to take account of the County Council's comments.

The Environment Agency commented on references to multi functional green space and the contribution of each planning application to offsite mitigation for farmland birds. Other comments referred to Flood Risk Assessment and the Water Cycle Study. Officers have noted these comments and amended the document accordingly.

The Highways Agency supports the use of the Oxfordshire County Council transport model to assess the growth of the North West Bicester. This exercise has formed an important element of the evidence base for the SPD and the policies contained in it. The Highways Agency also supports the use of Travel Plans as set out in Development Requirement and Principle 6 (a) and recommended the promoters of the development seek opportunities to encourage trips outside of the peak periods during both the construction and operational phases of development.

In terms of employment, consultation responses related to the type of employment uses proposed in the document. The officer response to this relates to the work to identify target employment sectors for the North West Bicester site as set out in the economic strategy supporting the masterplanning. The SPD also reflects the employment policies and proposals set out in Policy Bicester 1 of the adopted Local Plan. The SPD has been amended to reflect the job numbers set out in the adopted Local Plan.

One respondent made the comment that the requirement for BREEAM Excellent in commercial development. The officers' response refers to the Local Plan seeking BREEAM very good for non-residential buildings with the capability of achieving BREEAM Excellent. The Eco-towns PPS sets out a definition of zero carbon development which is referred to a "true zero carbon development" in masterplan documents. The SPD seeks to achieve the highest possible quality for non-residential buildings in terms of design and sustainable construction as an incentive for attracting target employment sectors to the site.

Thames Water made comments on the references in the SPD to water cycle study. The officer response states that the SPD refers to Water Cycle Studies

in the context of the masterplan and requires similar strategies to be prepared in support of individual planning applications setting out detailed proposals based on the overarching water cycle strategy and building on its principles. Thames Water commented on sewerage network capacity and the SPD text has been amended to take account of the comment.

The Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) raised points supporting the principles relating to biodiversity and stressing the importance of proposed development being in accordance with the North West Bicester Masterplan Green Infrastructure and Landscape Strategy. In response to this, Officers have amended the wording of the relevant Development Principle and Requirements.

Sport England supports the requirement for green spaces within the development to provide attractive areas for sport and recreation and also provision of indoor and outdoor sports facilities. The officers' response clarifies that the main indoor sports facilities will be provided by expanding the existing Bicester Leisure Centre and welcomes opportunities in existing halls and schools. The main outdoor sports facilities are located south of the railway with smaller areas dispersed around the site.

English Heritage submitted comments relating to the Oxfordshire Landscape Character Assessment, Oxfordshire Historic Environment Record and listed buildings on the site. The officers' response has been to include references to the comments of English Heritage and add text to retain and respect the listed buildings and their setting on the site.

Natural England comments on the references to existing hedgerows and woodlands and supports the wording proposed by BBOWT. The officers' response has been to amend the SPD wording to strengthen the references to the ecological value of the hedges and woodland on the site. Natural England's proposed inclusion of water neutrality measures to the concept of sustainable urban drainage systems has also been accepted by officers.

BioRegional's response made various comments relating to sustainability issues including energy efficiency and climate change adaptation, local services, transport and employment. The officers' response has been to amend the SPD text to reflect suggested changes and additions to the SPD text.

A respondent points out that the Code for Sustainable Homes is being phased out and the definition of zero carbon varies to the Government's current definition. The officers' response has been to continue to apply the masterplan's definition of true zero carbon and retain references to the Code for Sustainable Homes as set out in Policy Bicester 1.

In terms of community and governance, a respondent made comments relating to the Local Management Organisation and the process for securing it. The officers' response is that long term management is required therefore developers should support the local management organization to enable it to become viable in the long term.

The Cultural Wellbeing section and strategy has been updated to take account of comments received.

A summary of the consultation responses, officer comment and proposed changes contained is contained in Appendix 3.

5. November 2015 – North West Bicester Supplementary Planning Document – Final Consultation Stage and Statement of Consultation

The consultation followed a report to the Council Executive in June 2015. The report set out the steps required to adopt the document following receipt of the Inspectors Report on the Cherwell Local Plan. The Local Plan was subsequently adopted on 20th July 2015 and work has continued to finalise

the SPD in accordance with the resolution of the Council's Executive. An updated Statement of Consultation has been prepared which together with the Final Draft SPD and SEA Statement forms the consultation documents.

The consultation was publicised in the local press with further details on the Council's website. It ran from Friday 20th November until Friday 18th December 2015. Consultation responses were received and have been considered by officers before being reported to the Council's Executive seeking approval of the changes and considered by the Council in adopting the document.

Responses

Consultation responses were received from statutory consultees and the general public. In total, 17 responses including general comments, queries and suggested amendments were received. These have been reviewed and considered by officers in the preparation of the Final SPD. The changes have been incorporated into the final SPD to be approved by the Council. When preparing their responses officers used the full responses. The full consultation responses can be viewed online at www.cherwell.gov.uk.

In summary, the main issues raised through the consultation exercise were:

- Housing needs, the type of housing and flexibility of the design of new homes

Employment development principle and design

Masterplanning

The location and distribution of land uses, particularly the business park within the site

Infrastructure provision and delivery including local services and schools

Specific comments were made on the Development Principles particularly relating to:

- Transport, movement and access – including comments on the proposed highway improvements and realignment of Howes Lane.
- employment issues, particularly relating to the proposed business park
- green space and biodiversity

Officer response

These responses raise similar points to previous consultations on the SPD. These issues have been largely taken into account in the preparation of the supplementary planning documents, particularly relating to masterplanning and integration of the proposed development. Some further minor amendments to the SPD have been made for clarification.

Transport and employment issues were raised in many of the consultation responses reflecting the importance of these areas within the town as a whole. Many of these comments raised a concern about the impact of the proposed development on the surrounding area in terms of increased traffic. The Masterplan and SPD development requirements seek to ensure that the impact of increased traffic is minimized and alternative transport choices such as

walking and cycling are promoted. The proposed realignment of the strategic route along Howes Lane, for example, has been developed through the masterplanning of the site based on transport modeling that demonstrates the proposal will accommodate predicted traffic flows.

In terms of employment, consultation responses related to the type of employment uses proposed in the document. The officer response to this relates to the work to identify target employment sectors for the North West Bicester site as set out in the economic strategy supporting the masterplanning. The SPD also reflects the employment policies and proposals set out in Policy Bicester 1 of the adopted Local Plan. The SPD has been amended to reflect the job numbers set out in the adopted Local Plan.

One response concerned the requirement for BREEAM Excellent in commercial development. The officers' response refers to the Local Plan seeking BREEAM very good for non-residential buildings with the capability of achieving BREEAM Excellent. The Eco-towns PPS sets out a definition of zero carbon development which is referred to a "true zero carbon development" in masterplan documents. The SPD seeks to achieve the highest possible quality for non-residential buildings in terms of design and sustainable construction as an incentive for attracting target employment sectors to the site.

Historic England submitted further comments relating to the Oxfordshire Landscape Character Assessment, Oxfordshire Historic Environment Record and listed buildings on the site. The officers' response has been to include references to the comments of Historic England and add text to retain and respect the listed buildings and their setting on the site.

A respondent points out that the Code for Sustainable Homes is being phased out and the definition of zero carbon varies to the Government's current definition. The officers' response has been to continue to apply the masterplan's definition of true zero carbon and retain references to the Code for Sustainable Homes as set out in Policy Bicester 1.

The Cultural Wellbeing section and strategy has been updated to take account of comments received.

A summary of the consultation responses, officer comment and proposed changes is contained in Appendix 4.

Summary and Conclusion

This statement of consultation sets out the persons Cherwell District Council has consulted when preparing the North West Bicester SPD. It has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. The SPD consultation has been extensive and has informed the preparation of the Final SPD. It followed previous consultation on the North West Bicester masterplan carried out by A2Dominion. Throughout the preparation of the SPD, a wide range of individuals, stakeholders and other bodies had the opportunity to make comments. The consultation exercise has been comprehensive and, together with the consultation carried out by the developers, it has positively influenced and informed the final document.

North West Bicester Draft Supplementary Planning Document Statement of Community Involvement

January 2015



Introduction

This statement of consultation sets out the persons Cherwell District Council has consulted when preparing the supplementary planning document for North West (NW) Bicester. Regulation 12 of the Town and Country Planning (Local Planning) Regulations 2012 (“The Regulations”) requires local authorities to prepare a statement setting out:

- (i) The persons the LPA consulted when preparing the SPD;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the SPD

Regulation 35 is also relevant as it refers to the availability of local plan documents.

Cherwell District Council (CDC) Statement of Community Involvement (SCI)

The Cherwell District Council Statement of Community Involvement (SCI) was adopted in 2006 and has been referred to in the consultation on the NW Bicester SPD.

The SPD was prepared by the Eco Bicester Project Team comprising officers of the District Council, Oxfordshire County Council and Bicester Town Council. This followed the preparation of a Draft Masterplan by developers and promoters of the site, A2Dominion.

Workstreams

A series of workstreams were set up to progress the masterplanning of the North West Bicester site from 2010 onwards. In preparing the North West Bicester masterplan representatives of partner organisations and agencies were involved including the

Environment Agency, Highways Agency, BioRegional, the Berkshire Buckinghamshire and Natural England.

Council Members of the Eco Bicester Strategic Delivery Board were also notified of the consultation.

Draft NW Bicester Masterplan – consultation

A Draft Masterplan was prepared during 2013 and resulted in a public exhibition in December 2013. Further details of the consultation carried out by A2Dominion in progressing the masterplanning is set out below. The masterplan is supported by a Statement of Community Involvement Report dated 21st March 2014. The document provides a chronological account of the consultation activity carried out during the development of the masterplan and the activity A2Dominion proposes to complete in the future.

Prior to consultation taking place on the draft masterplan proposals, a community engagement programme was shared with CDC officers setting out the intended approach, methodology and key activities. As part of the initial engagement, A2Dominion initiated three stakeholder workshops prior to wider public consultation. The workshops took place on 10 April 2013, 22 July 2013 and 25 September 2013. Following feedback received during the stakeholder workshop in September 2013, a dedicated drop-in event was organised for local residents focussing primarily on the proposed realignment of Howes Lane. The event was held at the West Bicester Community Centre on 9 November 2013. A total of 261 residents including 11 local businesses were invited to attend the event. A total of 66 residents attended.

A public exhibition of the draft masterplan was held on Friday 6 December 2013

between 2pm and 8pm and Saturday 7 December 2013 between 10am and 4pm. The exhibition was held in Unit 3, Crown Walk, in Bicester town centre. The public sessions were preceded by a dedicated stakeholder event on Thursday 5 December 2013 between 3pm and 8pm with invites sent to the following persons:

- CDC: Executive members, lead officers, political group leaders, local ward members, planning committee members
- OCC: Cabinet members, lead officers, political group leaders
- Eco Bicester Strategic Delivery Board members
- Bicester Town Council
- Caversfied Parish Council
- Bucknell Parish Council
- Chesterton Parish Council
- Middleton Stoney Parish Council
- Sir Tony Baldry MP
- Community groups
- Local media
- Initial Management Board (IMB) members
- Primary and secondary schools
- Health service providers and agencies
- Faith Groups
- Hard to reach groups and associations.

It is estimated that 430 people attended the public exhibition.

During the consultation access to a telephone enquiry line was offered to those who wished to find out more about the proposals and a project website provide further information (www.nwbicester.co.uk)

A community invite newsletter was sent to 15,000 homes in the vicinity of the NW Bicester site on 22 November 2013.

In March 2014, the A2Dominion Draft Masterplan was submitted to CDC for comment. In May 2014, the draft masterplan was submitted to CDC together with other “vision documents” supporting the

masterplan proposals for NW Bicester. These documents were used as the basis of an Issues and Option consultation as part of the first stage in preparing an SPD for the site.

The consultation took place between 18 June and 24 July 2014 using the council’s online consultation portal. It was publicised on the council’s website and in the local press and a public exhibition took place in the Bicester Pop-in Centre on Manorsfield Road in the town centre. The Draft SPD includes a summary of the consultation questionnaire and responses.

The responses to the issues and options were used to inform the preparation of the Draft SPD. Copies of the Draft SPD were made available in the Council offices at Bodicote House and Linkpoint offices in Banbury, Bicester and Kidlington. In addition the document was also available at Bicester Town Council and local libraries. Section 1 of the document sets out details of where to view the Draft SPD.

SPD consultation

The Draft SPD was approved for consultation by the CDC Executive on 6 November 2015.

In preparing the North West Bicester SPD, the CDC Eco Bicester team consulted the following persons at the Issues and Options stage.

Name	Organisation
Lisa Michelson	OCC
David Flavin	OCC
Jacqui Cox	OCC
Sally Coble	Environment Agency
Patrick Blake	Highways Agency
Michael Lightwing	Network Rail
Susan MacKrell	Bicester Town Council
Vicktor Keeble	Chesterton Parish Council
Parish Clerk	Bucknell Parish Council
Parish Clerk	Caversfield Parish Council
Mark Dickenson	Thames Water
Jayne Taylor	Thames Valley Police
Penny Silverwood	Berks Bucks and Oxon Wildlife Trust (BBOWT)
Raymond Cole	Sport England
	Oxfordshire Playing Fields Association
	Oxfordshire Clinical Commissioning Group
Placi Espejo	Bicester Vision
Ben Jackson	Bicester Chamber of Commerce
Nigel Tipple	Oxfordshire Local Enterprise Partnership (OXLEP)
Daniel	South East Midlands Local Enterprise Partnership (SEMLEP)
CDC	CDC
Tim Screen	Landscape
Jon Brewin	Aboriculture
Ian Upstone	Environmental Services
Ian Upstone	Waste and Recycling
Gary Owens	Strategic Housing
Clare Mitchell	Urban Design
Nicola Riley	Sport and Recreation
Charlotte Watkins	Ecology
Sue Marchand	Biodiversity
Sean Gregory	Environmental Protection
Kevin Larnar	Urban and rural communities
Rob Lowther	Noise and anti-social behaviour
Kevin Lane	Legal and Democratic

The SPD was publicised by a press advert in the local Bicester press at the Issues and Options consultation stage and in the local press covering the District as part of the Draft SPD consultation.

It was made available for inspection at CDC offices and Linkpoints in Bodicote, Banbury, Bicester and Kidlington and libraries throughout the District.

Subscribers of the Eco Bicester newsletter were notified of the consultation.

The persons and organisations on the Cherwell Local Plan database have been notified by letter and email of the preparation of the North West Bicester Supplementary Planning Document.



Eco Bicester
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The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001

Jeżeli chcieliby Państwo uzyskać informacje w innym języku lub w innym formacie, prosimy dać nam znać. 01295 227001

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。01295 227001

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Appendix 2 – summary of issues and options consultation responses (July 2014) and officer response

Ref. No.	Body/ Person Consulted	Comments	Issues	CDC response	Action in addressing the comments in the SPD
1	Chesterton Parish Council- Transport	<p>Chesterton Parish Council welcomes CDC's presence at one of its Council Meetings to discuss the Planning Document once it is finalised</p> <p>Main comment: An 'overriding concern' related to traffic</p>	<ul style="list-style-type: none"> - Howe's Lane which will become congested with through traffic - The proximity of a secondary school, community building, health centre and business park adjacent to the new Howe's Lane 	<p>Delivering a strategic perimeter road is critical to the delivery of the masterplan and it has been agreed through transport modelling and assessment that the predicted volumes of traffic can be accommodated by the realignment of Howes Lane</p>	<p>Include principles on transport, movement and access in Draft SPD</p>
Page 19	Sport England - Sports Provision	<p>The residents of North West Bicester will generate demand for sporting provision. The masterplan, therefore, must include the extension of sports facilities – either onsite or the extension of existing sports facilities offsite</p> <p>Sport England is pleased to note that the Masterplan Framework includes a sports pitch and secondary school playing fields</p>	<ul style="list-style-type: none"> - Sport England are worried that a singular sports pitch onsite will be unsustainable in the long term and more provision will be needed - If new sporting facilities are not adequate then pressure may be placed upon existing facilities - The level and nature of sports facilities required should be based upon robust evidence, e.g. an up-to-date Sports Facility Strategy or a Playing Pitch Strategy - Sport England's Sports Facility Calculator can also help: http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility- 	<p>Sport England's comments are welcomed</p>	<p>Include policy on sports pitches and requirements in the Draft SPD</p>

3	Middleton Stoney Parish Council -	<p>Saddened by the increase in homes from 5000 – 6000 but recognise development forms a fundamental part of the Cherwell Local Plan. Aim is to mitigate against negative impacts that may affect the community</p> <p>Uncertain where total funding will come from</p> <p>The impact of increased traffic in Middleton Stoney is a cause for concern</p> <ul style="list-style-type: none"> - Concerned that employment will be located outside Bicester itself - Is aim to reduce car trips to 50% a realistic target? - A New Howe's Lane would be rendered useless for traffic to bypass Bicester due to a single carriageway and lower speed limit. The location of industrial and office units next to Howe's Lane is also an issue - Loss of agricultural land is seen as an issue, especially as DEFRA is highlighting the need for increased food production <p>Middleton Stoney Parish Council urges planning authorities 'to do all in their power to mitigate such</p>	<p><u>calculator/</u></p> <ul style="list-style-type: none"> - Scale of development and funding 	<p>Comments are welcomed and will be addressed in the Draft SPD but to some extent are more relevant to the Cherwell Local Plan and Eco Bicester One Shared Vision. In response to specific issues:</p> <p>The realignment of Howes Lane is a fundamental requirement of the masterplan</p>	<p>Consider and review comments in preparing the Draft SPD.</p>
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		impacts to preserve the quality of life' in existing communities			
4	Oxfordshire County Council	<p>Oxfordshire County Council (OCC) comments upon:</p> <p>Traffic: The location of bus stops within the new development should be designed within 400 metres of local facilities (centres, schools etc.)</p> <p>The requirements of Primary and Secondary Schools: The council provided detailed lists on pages 6 and 7 of the Council's response</p> <p>The Fire Service: The way the fire service is currently structured (with fire-fighters being called from their work place) means that increased traffic congestion would negatively affect the response of the fire team. Therefore the council suggests a change to a Day Crewing duty system.</p> <p>Ecology: It is essential to conduct ecological monitoring and seek advice from a Countryside Officer</p> <p>Local Members' views</p>	<p>Traffic: - Howe's Lane is a strategic road that is key to Bicester's economy and future growth - There are no bus stops on the Middleton Stoney Road for the existing bus service from Heyford to stop at</p> <p>Schools: - The location of the Secondary School adjacent to the realigned Howe's Lane raises a number of issues - School playing fields adjacent to a main road could equal a demand for acoustic fencing. It would be better to have housing blocks between the road and the playing fields.</p> <p>Issues raised by local members:</p> <ul style="list-style-type: none"> - The 'downgrading' of Howe's Lane to a residential estate road - Concern over a lack of adequate cycleways and footpath provision throughout Bicester <p>OCC specifically mentioned the types of trees that can be planted adjacent to roads and has attached a document detailing appropriate species</p>	Officers of the Eco Bicester Project Team have worked with colleagues at OCC on the preparation of the North West Bicester masterplan and will continue to involve officers in the preparation of the SPD to ensure that issues and comments are taken into account	<p>Consider and review comments in preparing the Draft SPD specifically relating to infrastructure and delivery. The supporting documents to the Draft masterplan include ecological surveys.</p> <p>Tree planting is addressed in the Draft SPD which also include policies, requirements and principles on green infrastructure.</p>
5	Berkshire, Buckinghamshire and Oxfordshire	The Masterplan needs to demonstrate that a net gain in biodiversity on the NW Bicester site would be	<p>Masterplanning</p> <p>Net gain in biodiversity</p>	The comments are welcomed and reflect some of the discussion as part of the green infrastructure and	Comments were considered in preparing the Draft SPD and fed into

	Wildlife Trust (BBOWT)	<p>delivered</p> <p>The EIAs for individual applications should assess the impacts on Priority Habitats and Species. The effect of lighting and the need for wildlife corridors must be considered</p> <p>A Sensitive Directional Lighting Scheme should be implemented to ensure additional lighting does not impact retained green corridors</p> <p>The Masterplan should include 'Dark corridors' and the enhancement of hedgerows</p> <p>The Wildlife Trust is pleased with the proposal for the Village Green and Green Loops Linear Park. However, in the latter case, they suggest long-grass habitat should be complimented by flower-rich grassland</p>	<p>A Sensitive Lighting Scheme</p> <p>Flower-rich grassland should be included in the Green Loops Linear Park</p>	landscape workstream	Development Principles and requirements for masterplanning, biodiversity and green infrastructure
6	Environment Agency	<p>The design of Eco-towns should take into full account the impact upon local eco-systems.</p> <p>Development should mitigate against negative impacts on biodiversity and maximise the opportunity to enhance the local environment</p> <p>The Masterplan could use</p>	Climate Change and its potential impact on the natural and built environment must be considered if future issues are to be mitigated against	The Environment Agency has been involved in the masterplanning of the site as part of a workstream covering water, waste and energy. When considering the content of the SPD for the North West Bicester Eco Site: waste heat, water efficiency and the enhancement of the local	The comments have been taken into account in drafting the development principles in the Draft SPD

		<p>waste heat from the Ardley Energy Waste Facility to heat new homes and other facilities</p> <p>The Masterplan can be used to achieve the Water Neutrality Strategy. It is important to ensure high standards of water efficiency in buildings and to reuse neighbourhood water</p>		<p>environment have been included in the development principles.</p>	
7	Bicester Town Council	<p>BTC supports the Masterplan but has specific concerns</p> <p>BTC is pleased to see the provision of a burial ground in the Masterplan and hopes it will be of adequate size</p> <p>Road traffic movements need to be carefully considered and could become a growing problem</p>	<p>- There is a concern that eco principles could be watered down by national demands for further housing numbers</p> <p>- The increase in housing numbers from 5000 to 6000 has led to concern that the 40% green open space could be compromised</p> <p>BTC hopes to continue to be involved in the Masterplan's development and over the entirety of the project</p>	<p>The eco town standards are set out in the Eco towns Planning Policy Statement which has been embedded in the SPD. Similarly, the Draft masterplan demonstrates that 40% green space can be accommodated within the site boundary. Bicester Town Council will continue to be involved through further consultations and as a member of the Bicester Strategic Delivery Board.</p>	<p>The SPD ensures that the eco principles are strengthened and explained further in the development principles.</p>

Summary of Issues and Options consultation

North West Bicester Masterplan

Questionnaire and comments for online consultation portal

18th June to 24th July 2014

Introduction

In completing the responses to the following questions, please try to think about the long term issues for Bicester and imagine how the town and proposed developments will look in 10, 20 or 30 years time. Try to imagine you are a resident of the town in the future. This should allow you to consider your responses and think about the town as a whole rather than just focussing on issues that affect you personally.

(PLEASE NOTE THE NUMBER OF RESPONSES IS SHOWN IN BRACKETS)

1. The Masterplan vision and objectives is to create an attractive eco-town that integrates with the existing town and provides local homes, jobs, schools, local facilities, recreational and natural space for biodiversity. The new buildings and place will be designed to meet the effects of future climate change including extreme weather events and reduce energy and water use.

Which of the following things is important to you? Please tick all that are relevant

Providing more homes in Bicester (3)

Providing jobs on the eco town site as part of a mixed use development (5)

Reducing carbon footprint, carbon emissions and environmental impact in construction and use of the buildings (6)

Providing local services and facilities such as schools and shops while supporting the existing town centre (0)

Integrating the new development with the existing town (2)

Improving the Howes Lane and Lords Lane local road network for walking and cycling links and public transport from the new development to key destinations in the town (0)

Reducing pollution and emissions from transport (0)

Attracting new residents to the town and building a new community for existing residents to enjoy through participation and development of a new community-led management organisation (0)

More sustainable use of resources, for example water efficiency and waste reduction (3)

Providing space for play, nature and biodiversity (5)

Designing a place that encourages healthy lifestyles through for example, local food production, walking and cycling to school and work and other places within the town (4)

2.The Draft masterplan sets out a framework for the use of land across the site, including areas for the homes and extra care facilities for older people, employment areas, land set aside for faith related uses, shops, schools, open space and play areas, community meeting places, doctors surgery, sports facilities, roads and infrastructure.

Do you support the broad distribution of land uses across the site?

Yes (8)

No (4)

If “no” please explain why

Uses green fields rather than brown field sites

It's a building site on a massive scale with very few Eco credentials

Not enough new facilities and resources to compensate Bicester residents for disruption caused by the construction work.

It is important to integrate this with the rest of the wider community. It will create a potentially isolated community.

Banbury Road to town centre route has a cycle route but this leads to the main road/path close to the town centre.

3. The masterplan seeks development that minimises the use of energy and water and reduces carbon and waste. The proposals aim to provide zero carbon development whereby over a year the net carbon dioxide emissions from all energy use within the buildings on the eco town site as a whole are zero or below. The aim is also to reduce the cost of running the homes and minimise the impact on the environment.

Do you support this aim?

Yes (10)

No (2)

Please explain why

Building extra homes is not eco-friendly on green field sites.

Not achievable

The masterplan seeks to reduce the amount of carbon to address the impacts of climate change

Do you see this as an important issue?

Yes (10)

No (3)

Please explain why

Use brownfield sites and more sustainable locations

History has shown that you won't beat nature, however much you try. You cannot plan something you have no knowledge about.

If this is an important issue why is it only being proposed for the NW Bicester development? If the council believed it to be an important issue then the same principles should also be applied to the Kingsmere development.

4. The energy strategy continues to investigate reducing energy consumption while introducing various technologies for supplying power and heat. The following technologies are proposed please indicate which technologies you would support:

- Solar power from roof installed solar panels and tiles (12)
- Heat and power from local energy centres generated from gas and biomass boilers (6)
- SMART grid technology, ways in which energy generated on site can be stored, balanced and used most efficiently, (8)
- Wind power (6)
- Waste heat from Ardley energy from waste plant (9)

4 (a) Do you support the aims of the energy strategy set out above?

Yes (10)

No (3)

If no please explain

Aims do not go far enough, either in scope or ambition. Technology used might be better but return to the grid (electricity) not adequately planned.

Not convinced wind power is cost-effective.

Partly support this as good to see a reduction in energy consumption. Does cost for installing solar panels and technologies provide cost saving on energy and over what period.

Do not support energy centres. Don't see how this will work. Don't like being tied into a set source for energy or a set supplier.

5. The aim is for one job to be created for every house built. This could be a job on the site or elsewhere in the town. It means job opportunities as part of the development in shops, schools, business areas, financial and professional services, offices, restaurants and cafes and home working. The Economic Strategy prepared for the developers has identified the following opportunities:

An Eco Business Centre as part of the first phase Local Centre

Business Park including large and small industrial units

Offices both within the Eco Business Centre, within the local centres and Business Park

Homeworking

Do you think the proposals being developed provide the right types of jobs to meet the employment requirements? For example, do you think the approach to providing jobs on the site is the right mix of businesses and jobs in the right place?

Yes (5)

No (8)

Please explain why

Rather see EXISTING land in Bicester used for jobs, such as the Launton and Telford Rd sites to integrate into old Bicester to get there. Attract diverse businesses isn't going to be easy. You can't magic jobs from nowhere.

No evidence that residents will want to work close to home just because it's there.

Bicester needs major investment in jobs. Think big and long term. Make Graven Hill and possibly Arcott into another Milton Park (Didcot). Bicester near to Oxford for engineering and hi tech industries to be created, not just distribution warehouses. Valour Bruce factory site in Launton Road remains vacant and in disrepair. Bicester deserves better than just becoming a dormitory town for Oxford & London.

Not enough support for manufacturing jobs

Proposals not outlined in full, e.g. where business centre and business park will be,

if the phone and data communications will be adequate to support home workers and home businesses.

No guarantee people will work locally, in these planned areas, or commute creating more traffic issues and pollution, or even driving to London or Oxford.

Too great an emphasis on home working in model. Need to attract businesses to the town. Very little industrial development land available - other than NW Bicester.

Told initially that a factory to build the houses would be one of the first units to be built and create a large number of jobs- why has this not been highlighted in plan? Has it been dropped?

Need campaign to interest local residents in new ways of working and new forms of employment (even though the Eco-Village will obviously attract new people to the area too).

Need to work with 'Bicester Vision', Chamber of Commerce and Parish Council to present the new employment opportunities to people in the town, as well as potential employers. .

Need connections with Bicester's secondary schools. Bicester kids stay local, but don't seek employment in new sectors

Not enough 'big' companies attracted to Bicester. A lot of people who live in Bicester travel to work, partly due to the town's location close to the M40 and also with good rail links to London and Birmingham.

Good idea to have more jobs locally for people who live in Bicester

Needs to be some bigger companies that come to the town (and not just low-income retail jobs).

Difficult to generate and keep suitable jobs for those living on site.

Cannot see development being any different from other estates. People will commute to their job

6. Construction of the development at NW Bicester will take over 20 years. Opportunities for training and apprenticeships are being considered for local people in construction during the development of the site.

Do you support the provision of training and apprenticeships in construction as part of the development?

Yes (13)

No (1)

If no...

Disruption to get this estate built is not worth it.

Excellent - we need so much more of this kind of investment in the UK, needs to be energetically sold to the local community

7. Locations have been identified for facilities like local shops, health facilities, community halls, schools, land set aside for faith related uses, sports facilities and extra care housing for older people. Consideration has been given to distance from the homes and passing trade for Local centres with a strong community focus, located close to the schools, sports pitches and bus routes. These will provide a mix of uses including offices. The increased population will also support improved facilities in the existing town including the new library, indoor sport, community hospital, social services, emergency services and cultural facilities.

Do you think the locations identified for the local facilities are in the right location?

Yes 8

No 3

Don't know 2

Are there any facilities not currently provided that you think should be?

Cannot create a community, communities develop. Increased population will not support the facilities, they will stretch them

What are they and why do you think they are needed?

Who can say until it's built?

Howes Lane cannot become part of NWB planned urban development. It must remain the vital link in creating a ring road around north Bicester. Even more important with the East/West rail link level crossing closings on the southern bypass link. Perhaps The developers of NWB should pay to sort out the junction under the Bucknell Road railway bridge.

8. Work is progressing on a community-led local management organisation. It will potentially own and manage the public areas and community buildings. A local organisation would complement existing democratic structures and allow the new residents to directly make decisions on the management and maintenance of community facilities, as well as having an endowed asset base to generate income and reinvest. It could eventually have a Board to make decisions and be made up of newcomers, as well the existing Bicester community, stakeholders. The main reasons for doing this are:

- To help create a sense of community and identity
- Anticipated constraints on public spending - the Council is keen to explore alternative solutions to how the upkeep of facilities and open space is funded.
- A long term approach to supporting the new community and its arrangements for managing facilities.

Do you think a local community- led management organisation will help to build the new community?

Yes (10)

No (2)

If you lived at NW Bicester would you want to get involved in the community-led management organisation?

Yes (4)

No (8)

Do you agree with this approach to community building?

Yes (10)

No (2)

Please explain why or provide any additional comments

Communities develop over time. Community led management organisations are a fob, a shame, lip service to democracy, an excuse to misdirect people, a front to hide away those controlling the puppet strings, full of self-interested parties be they councillors or those who cannot get there moment of power any other way. These organisations also butt against the wishes of local democracy all too often, just like you looking to put this estate in a green field area against the wishes of people locally.

But they will need to know what organisations already exist and get support from other similar groups, such as at Kingsmere, Bure Park & Langford Village.

My impression of these types of schemes is they will typically be led a few 'keen' people and not necessarily for the benefit of all.

The aim is to create a place where a wide range of homes and opportunities to meet housing demand can be provided. For example, new neighbourhoods will be developed to the highest standards of sustainability and provide opportunities for older people needing extra care and vulnerable groups. The design of the new homes needs to be flexible, for example through internal layouts that allow adaptation as lifestyles change and enable homeworking.

Which of the following do you think should be included in new homes?

-Flexible internal layout 7

-Ability to extend the property in the future 4

- Homes with a variety of inside and outside rooms, winter gardens, patios, atria, balconies, conservatories that blur the distinction between the internal and the external spaces; 4

- 'Green' homes including gardens big enough for summer houses, offices, studios etc. with enough space not to trouble the neighbours; 8

- Space for recycling provision; 7

- High speed broadband to allow for home working, education, smart management systems etc. 10

- Homes designed to be comfortable with good levels of day lighting and low energy costs. 10

- Materials from renewable sources and locally produced 6

Do you support the approach to the development of new homes on the site?

Yes (10)

No (3)

If no....

Bicester needs more affordable homes, and given the number of active retired, singles, couples without children etc. the Kingsmere estate is going to provide enough houses for the next 10 years or so, what is needed is smaller homes which could be well laid out flats to house those households which are one or two people. Homes do not have to be houses, Therefore if you were to be truly eco you would make the most of this chance and increase the population density to be housed. Presently you are planning to build on green fields, have a population in nice houses with gardens and home studios which will not be affordable for most. It is clear you are only interested in profit rather than community.

Whilst I have no issues with new houses being built in the area I still fail to understand the real benefit of the 'eco-town' development. This is a new development which I assume aims to be revolutionary where in fact all new developments should instead be evolutionary. There should be main elements such as cycling/bus routes, energy efficient schemes delivered for all new housing developments, not just a few. The approach also suggests the creation of a new community which will seem isolated from the rest of Bicester.

I believe this development was forced on Bicester by Cherwell DC and agreed by Government before much consultation with the residents of Bicester. The development is too large for the overall size of Bicester and doesn't seem to add anything significant to the infrastructure and roads needed to support the whole town.

9. As the town grows, traffic will also increase. Transport studies and strategies aim to positively address the impact of increased traffic. The proposed realignment of Howes Lane seeks to ensure integration of the new development with the rest of the town. It also addresses the railway level crossing. The aim is to create safe streets that encourage walking and cycling. The layout and design will seek to reduce the dominance of car parking. Walking, cycling and public transport should take precedence over trips by car. Electric and low emission vehicles are also likely to have a role to play.

Please indicate which of the following measures you support to reduce the impact of cars:

- Realigning Howes Lane - a new road link replacing the Howes Lane/Lords Land/Bicknell Road existing roundabout 7
- Walking and cycling routes provided throughout the development linking with existing routes 10
- Electric cars and low emission vehicles 3
- Traffic calming to reduce the impact of cars in existing residential areas 2
- Restriction on through traffic in existing residential areas 0
- Junction improvements to the existing local highway network to keep traffic flowing 10
- Improved bus services 8

Do you support measures to deliver sustainable transport and the approach that reduces need to travel?

Yes (6)

No (6)

Have we got the sustainable transport measures right?

Please provide any additional comments

Support measures to deliver sustainable transport etc. but not what SPD describes it as. "realigning" Howes Lane would be destroying the established by pass / ring road.

realignment looks to convenience customers and inconvenience industry and those who already live here. Putting profit before community.

No realigning of Howes Lane. Let NWB create its urban boulevard within the boundaries of its development. Residents of north Bicester deserve free movement of traffic. Extra residents of NWB will create massive demand.

CDC cannot let NWB upset the traffic flow around north Bicester. What role has OCC in deciding on the road layout?

Lords Lane & Howes Lane are part of the Bicester Ring Road and should not be changed into a slower road system which will create more problems and pollution.

Need dual carriageways to enable smoother traffic flows. Agree that Bucknell Rd railway bridge junction needs action

Difficult to reduce impact of cars through any of SPD measures. Good to see improved cycle and bus routes that service the town.

Cycle routes are okay but need improvement near town centre - not considered during town redevelopment, or proposed planning for Bicester Village/Tesco.

Current bus services to Bure Park are useless. The S5 bus travels to most places in Bicester but not up the Banbury Road.

The 22/23 service runs around the town, due to the route taken it is actually quicker (and cheaper) to walk the Banbury Road.

S5 buses might travel closer to Bure Park if they take in the new development.

Totally against Howes Lane realignment and proposals for Shakespeare Drive and Bucknell Road.

Town needs a FAST ring road to divert traffic trying to avoid Bicester Village or make its way north without using the motorway at J9.

Not convinced it works

De-regulated bus market is not sympathetic to positive social initiatives. Support the cycle routes, but need improvements to the cycle network in Bicester.

Problem with people cycling inconsiderately on the pavement, some pavements are designated as shared territory between cyclists and cars - needs attention.

10. The new development will be part of Bicester. Opportunities have been identified for footpaths, cycle routes and open spaces to join the new development to the existing town such as extending the green link from Bure Park. Facilities have been located so they could be used by existing residents but would not compete with existing facilities in the town.

Do the proposals integrate well with the surroundings?

Yes (8)

No (2)

Have the right routes been identified?

Yes (4)

No (6)

Please provide additional comments

Leave Howes Lane alone. It is there for all, not to be "realigned" for your convenience!

Not sure what the green link from Bure Park is, but to avoid disruption to existing roads cycle/footpaths should be on bridges or under-passes.

What happened to the monorail?

Howes Lane should not be turned into a green lane or cycle track.

There should be a tram link from NW Bicester to Bicester North Station and

Tram link to Bicester Town Station/Town Centre, Bicester Village, a retail development from the new Tesco to Bicester Avenue, and the proposed Park & Ride. (Trams powered by electricity are superior to buses and cause less road traffic.)Regret that Chiltern Railways realigned filled original platform which could be used for a tram link.

The lack of existing links in the rest of Bicester is an issue. Please identify safe cycle routes directly from the new development into the town centre.

Should be discussions with Chiltern Railways re integration with town transport development for mutual benefits - e.g. Phase I linking Bicester North & Bicester Town Stations and Bicester Village.

Can you suggest ways of improving integration with the existing town? For example, do you think the proposals create good links to the town, are there any links missed from the plans?

Yes (10)

No (1)

If not, please provide details of how the masterplan could be improved.

11. The Draft masterplan proposes much of the area on the outer edge of the site for a country park, nature reserve and open space. Links to existing footpaths are shown.

Do you support this use of land at the edge of the site?

Don't know (8)

No (4)

If no.....

Either maximise use or leave it be.

40% seems too high when land is at a premium. The more land we take from agriculture the more intensive farming needs to become to ensure we can feed the population. This seems to be ignored by all concerned these days.

Not sure about country park/play area next to a burial ground. Lack of burial ground in Bicester excuse to get more burial ground space as part of the development. Find somewhere else for a burial ground.

Not sure about the sports pitches as already loads in town. What we need is an improved indoor sports facility, with badminton, tennis and squash courts especially.

12. 40% of the land is set aside as green space for sports pitches, a country park, play areas, allotments, burial ground, nature reserve and community farm. Existing hedges are to be retained to support biodiversity.

Is the open space in the right place and is it being used for the right mix of uses?

Yes (5)

No 4

If no...

Poor ideology and planning behind the thinking of the plan.

Wrong principles for wrong place at wrong time. Wait for the CDC local plans rather than steam rolling this through.

Not read the document, so can't comment.

I don't understand the question

Which uses do you think are most important to provide for?

Sustainable urban drainage systems, for flood management and urban cooling 5

Habitat creation to support wildlife 4

Sports pitches (5)

Play and recreation areas (5)

Allotments (5)

Walking and cycling routes (3)

13. Section 6 of the Vision documents sets out the key elements and proposals for the Draft masterplan largely based on existing landscape features. It is likely these will form the basis of the design section and character area analysis in the Draft Supplementary Planning Documents masterplan.

Do you think the components of the spatial framework plan are clearly identified and provide sufficient detail to understand the key design principles?

Yes (7)

No (4)

14. It is proposed to design the development as a series of neighbourhoods each with a distinct character. These character areas would vary to reflect their location on the site, for example by being developed to reflect the rural edge or natural areas or as urban areas where they are close to facilities.

Which of the following do you think is important to reflect in the character areas?

The area of the site the neighbourhood is adjacent to, for example local facilities or green space (5)

Landscape and natural features such as trees and hedgerows (5)

Reflecting traditional buildings in the area (3)

Use of sustainable materials (1)

Design to minimise energy use and maximise renewable energy (3)

Mix and type of houses (4)

Non-residential uses (2)

Finally, if you would like to find out more about North West Bicester and the Eco Bicester projects, please provide your email address in the box below.

Appendix 3 – Summary of representations on the Draft North West Bicester SPD (January 2015) and officer response

Rep ID	Body/ person consulted	SPD Ref	Issue	CDC officer response	Proposed change
1	Mr JW Hutt	Development Principle 6 (c) – Strategic highway improvements Paras 4.94-4.95, 4.99-4.101, 4.105-4.112 Development requirement 6 (c)	Howes Lane should remain local access to Shakespeare Drive	The proposals integrate the existing Howes Lane into the new development. It is proposed that a short section will provide access to the Avonbury Business Park and Shakespeare Drive. The detailed urban design and masterplanning, as planning applications are prepared, will develop proposals for Howes Lane which may include use within development plots as green infrastructure including allotments and cycle paths	None
Page-35	Mr JW Hutt	DP8 – Local Services page 37 paras 4.122-4.125 DR8 – Local Services	Build the facilities (health services etc.) in time to match the extra residents over 20 years	Improved health facilities have been developed in the town. The proposed local centres will include health facilities such as dentists, pharmacies and doctor’s surgeries. The phasing of delivery will ensure that facilities are provided to support the new homes.	Add: <i>“The Council will seek to ensure facilities are provided to meet the needs of residents.”</i>
2	Mr J Cartmell	DP6 (a) – Sustainable transport – modal shift	Buses will cause congestion and pollution	Buses will provide an alternative to travel by private car and as such take up less road space when carrying high numbers of passengers. Modern buses are low emission vehicles and part of the sustainable transport strategy. Highway improvements will be designed to minimise congestion and the eco-town proposals are required to not increase congestion on the existing highway network.	None

2	Mr J Cartmell	DP6(b) Electric and low emissions vehicles	Eco-town requires electric vehicles preferably trams. Feasibility of electric trams should be explored.	Electric vehicles will play an important role in the transport mix although proposals for trams are not be feasible in the SPD.	None
3	Tracey Matthews	DP9 – GI and landscape p 39. Para 4.130	Country park should be located centrally within the development	Masterplanning has identified the rural edge of the site to be the most appropriate location for the country park where it includes links to the wider countryside and also a buffer to the development.	None
3	Tracey Matthews	DP5 – Employment, para 4.51, DR 5 - Employment	New industrial units are not needed when Launton Road, Telford Road etc. units are vacant. Use existing industrial areas	Paras 4.48 to 4.51 include the requirement for employment of the site as part of the mix of uses on the site. The need for employment uses on site is recognised as an eco-town principle to support mixed use development and reduce the need to travel.	None
3	Tracey Matthews	DP8 – Local Services p 37 paras 4.122-4.125 DR8 – Local Services and delivery section 6.0	New schools should be built in advance of homes	Paragraph 6.4 refers to infrastructure provision. The construction of schools will be phased to meet the demand for places as the town grows and is being developed with the Education Authority.	Schools will be provided in a timely manner to support the delivery of new homes on the site.
4	Mr D Clayton	Development Principle 6 (c) – Strategic highway improvements (page 33) Paras 4.94-4.112 Development requirement 6 (c)	Lords Lane and Howes Lane are part of the Ring Road and should not be changed to a slower road. Need a bypass to allow the free flow of traffic around the town. Plans are idealistic. Insufficient parking and roads for fast through traffic	Lords Lane and Howes Lane will remain a strategic route. Vehicles will be required to travel at reduced speeds in order to allow other road users to cross the road safely including school children and local residents travelling by foot and bike. Modelling has shown the road will allow for the free flow of traffic.	No change
4	Mr D Clayton	Development Principle 6 (c) – Strategic	Bicester Village is a major success for the local and UK Economy. Road networks won't carry the	Planning applications should ensure that key connections around the town do not become congested. Bicester Village is in the process of	No change

		highway improvements (page 33) Paras 4.94-4.112 Development requirement 6 (c)	increased traffic from development. Car usage will increase and impact has not been thought through. Transport/– 6,000 homes = 9k-10k extra cars. Car is the primary transport mode	implementing highway improvements to accommodate the predicted increase in vehicles on the highway. Modelling has shown the road proposals for North West Bicester are acceptable. Measures to encourage sustainable travel are to be promoted.	
5	Middleton Stoney Parish Council	DP5 – Employment, para 4.51, DR 5 – Employment page 26	Jobs – unrealistic 4,600 jobs will employ local residents	It is important to provide a mix of employment uses so that unsustainable commuter trips are reduced. Economic strategies supporting the masterplan and subsequent planning applications will support the provision of local jobs.	No change
5	Middleton Stoney Parish Council	Development Principle 6 (c) – Strategic highway improvements p 33 Paras 4.94-4.112 Development requirement 6 (c)	Traffic impact on surrounding villages	The masterplanning and transport planning has assessed the impact on surrounding villages and seeks to minimise rat running but encouraging vehicles to use the strategic highway network.	No change
5	Middleton Stoney Parish Council	Para 2.4 page 9	Para 2.4 – appears to suggest main access to M40 should be along the B430 via Middleton Stoney. Access to M40 – SPD should state that main access is via J9 M40	Address site context wording. Check function of Middleton Stoney Road in transport assessments.	Amend paragraph 2.4 reference to access to the M40 via the B430
5	Middleton Stoney Parish Council	Development Principle 6 (c) – Strategic highway improvements p 33 Paras 4.94-	14/01968/F application fails to provide a strategic link	The application referred to relates to a proposal for a strategic link road to be provided through the site.	No change

		4.112 Development requirement 6 (c)			
5	Middleton Stoney Parish Council	Development Principle 6 (c) – Strategic highway improvements p 33 Paras 4.94- 4.112 Development requirement 6 (c)	Urban boulevard concept is flawed. Need a semi-fast perimeter orbital road with speed limit of 40/50mph. consider widening existing road (Howes Lane).	The proposed realignment of Howes Lane has been developed through the masterplanning of the site based on transport modelling that demonstrates the proposal will accommodate predicted traffic flows.	No change
6	Highways Agency	Transport modelling	Support use of OCC's Bicester Saturn Model to assess growth of NW Bicester. There is an ongoing revalidation exercise to make the model WebTag compliant which will include Bicester Eco town development. This exercise will form an important evidence base for the SPD and further inform any subsequent policies contained in the SPD. We are supportive of this approach and recommend an assessment of the impacts from proposed growth is undertaken at M40 J9 and J10	Support is welcomed. Transport modelling has assessed the impact of the development proposals on M40 junction 9	No change
6	Highways Agency	General comment	Welcome further information regarding the validation for the SRN once revalidation exercise is complete	Noted	No change
6	Highways Agency	DR 6 p29 DR6 (a) p30	Support DR6 and DR6 (a) – Travel Plans and recommend promoters of development seek opportunities to	Support is welcomed	No change

			encourage trips outside of the peak periods during both the construction and operational phases of development. This would be through the proposed Travel Plan and a Construction Management Plan to support proposals.		
7	CDC Landscape (Aboriginal)	Page 12: Para 2.19 –	Requested amendments and additions – “These features provide many benefits to foraging and commuting.... –	Accept changes to SPD for clarification. Insert: <u>“These features provide many benefits to foraging and commuting....”</u>	Changes to SPD to reflect amended wording
7	CDC Landscape (Aboriginal)	Page 22: ‘Development Req. 3’	Requested amendment “Urban cooling through Green Infrastructure (for example, the use of green space <u>and the incorporation of green streets</u>)	Accept inclusion of “green streets” in wording of DR3 and it supports the principle of creating green connections and a net gain in biodiversity.	Accept amendment and update text
Page 39	CDC Landscape (Aboriginal)	Page 22: ‘Development Req. 3’	Requested amendment “Providing additional sustainability, economic or well-being benefits (e.g. <u>rainwater harvesting</u> , using drainage techniques that increase biodiversity or.....”	The development requirement does not currently include rainwater harvesting and could therefore be amended.	Accept amendment and update text
7	CDC Landscape (Aboriginal)	Page 24: Para 4.45 –	<u>“connectivity of rainwater harvesting systems to residential gardens and adjacent green street features”</u>	Accept amendment and update text	Accept amendment and update text
7	CDC Landscape (Aboriginal)	Page 39: Para 4.126 –	“Green space <u>and Green Infrastructure</u> will be a distinguishing.....”	Accept amendment and update text	Accept amendment and update text

7	CDC Landscape (Aboriginality)	Page 39: Para 4.127 –	“Proposals at NW Bicester should create new urban places connected by green space <u>and green corridors</u> utilising the existing.....”	Accept amendment and update text	Accept amendment and update text
7	CDC Landscape (Aboriginality)	Page 40: ‘Development Req. 9’	“The expectation is for frontages to be designed onto green spaces <u>with design consideration towards natural surveillance and ensuring landscaping schemes are not compromised</u> ”.	Accept amendment and update text	Accept amendment and update text
7	CDC Landscape (Aboriginality)	Page 41: Para 4.131 –	Additional comment - <u>“Emphasis should be placed upon the planting of larger tree species (oak, plane, lime, hornbeam etc) within the street scene to ensure greater benefits are returned to the environment and community. Quote - “Big trees provide big benefits – small trees provide small benefits””</u>	Accept amendment and update text	Accept amendment and update text
7	CDC Landscape (Aboriginality)	Page 41: Page 41: Development Req 9(a –	“Where planning applications include proposals for tree planting <u>in or adjacent to hard surface areas</u> the provision.....”	Accept amendment and update text	Accept amendment and update text
7	CDC Landscape (Aboriginality)	Page 41: Development Req 9(a –	<u>Engineered planting pits in hard surface areas are to be integrated within rainwater harvesting systems in order to assist with stormwater management, reduce maintenance costs and improve water efficiency.</u>	Accept amendment and update text	Accept amendment and update text
7	CDC Landscape	Page 43: Development	“Hedgerow loss should be minimised <u>and mitigated for</u> and existing	Accept amendment and update text	Accept amendment

	pe (Aboricu lture)	Requirement 9 (c)	hedges retained.....”		and update text
8	Frampto ns Plannin g	DP5 – Employment, para 4.51, DR 5 – Employment page 26	There is no policy statement within the PPS, NPPF or NPPG that suggests a particular form of employment is objectionable as a matter of principle with an eco-town. It is considered a somewhat elitist proposition, as expressed by some participants at the Examination, that employment within Class B8 – logistics sector – is inconsistent with the aspirations for an eco-town.	The wording in the SPD reflects the economic strategy for NW Bicester which includes logistics (Use Class B8). The NW Bicester masterplan includes the opportunity for larger premises.	No change
8 Page 41	Frampto ns Plannin g	DP5 – Employment, para 4.51, DR 5 – Employment page 26	The SPD should properly embrace the realities of the modern business world, where a rigid division between Use Classes is less prevalent. Modern production (Class B2) and logistics (Class B8) buildings now comprise substantial office components and sophisticated logistics systems, together with other transferred processes including assembly, servicing and finishing. Consideration only has to be given to electronic retailing to realise that the days of a warehouse providing employment to a few people in “brown coats” has long gone. It is bizarre for such a vision for NW Bicester as a pioneering eco-development which will establish a new sustainable community, the understanding of business sectors is so archaic. The modern logistics sector should be fully embraced with the objective to create “a genuine	The Local Plan policy Bicester 1 identifies approximately 1,000 jobs to be provided on B use class land on the site within the plan period. The use classes identified are B1 with limited B2 and B8 and it is anticipated that the business park in the south east corner of the allocation will generate between 700 and 1,000 jobs in use classes B1, B2 and B8 early in the plan period. The masterplan supports employment which could include the logistics sector.	No change

			mixed-use community”. The prevailing perception in the SPD that employment in the logistics sector is a “low value, bad job” and is not wanted in this development should be roundly dispensed with.		
8	Frampton Planning	DP5 – Employment, para 4.51, DR 5 – Employment page 26	The prevailing perception in the SPD that employment within the logistics sector is a “low value, bad job” and is not wanted in this development should be dispensed with.	Noted. The North West Bicester economic strategy recognises the important role that logistics plays in the local economy.	No change
8	Frampton Planning	Development Principle 6 (c) – Strategic highway improvements (page 33) Paras 4.94-4.112 Development requirement 6 (c)	The Council is aware that the main developer of housing at Bicester 1 (A2D) is supportive of Albion Land seeking the provision of flexible use classes at the business park. A2D recognises the adverse implications for the delivery of infrastructure if the SPD frustrates the delivery of employment development that responds to market demands.	Noted	No change
8	Frampton Planning	Para 4.52 page 27	Para 4.52 states “ <i>Employment opportunities should be provided on site and meet the skills of local residents.</i> ” This is an admirable and sensible objective towards implementation.	Support is welcomed.	No change
8	Frampton Planning	Para 4.53 page 27	Para 4.53 suggests some understanding of the market demands of the logistics sector. The second and third sentences should be amended to read: “ <i>Large scale commercial development in this area has been identified in the masterplan</i> ”	The SPD recognises the opportunity the site provides for high quality commercial development including offices, however, the wording of this paragraph could be amended for clarification. Accept amendment.	Amend paragraph 4.53

			<i>economic strategy to provide employment space for target sectors including the high value logistics manufacturing (including performance engineering) and low carbon companies. The buildings will be in a high quality landscape setting, with high quality office accommodation. Business uses may include offices and research and development.”</i>		
8	Frampton Planning	Para 4.54 page 27	Para 4.54 states that it <i>“is estimated that over 2,000 jobs could be provided in the business park.”</i> Policy Bicester 1 anticipates the allocation will generate between <i>“700 and 1000 jobs”</i> . This assumption is more realistic – in response to market signals and to achieve jobs early in the Plan period. Para 4.54 should be amended accordingly	The masterplan economic strategy identifies up to 2,000 jobs within the business park but the SPD does not refer to the Local Plan estimated job numbers. The paragraph should be amended to clarify the Local Plan policy as follows: <i>“It is estimated in the NW Bicester masterplan economic strategy.....with the Local plan policy anticipating the business park generating between 700 and 1,000 jobs early in the Plan period”.</i>	Amend paragraph 4.54 to include Local Plan jobs created figure.
8	Frampton Planning	Para 4.101 page 33	Para 4.101 states in part: <i>Development should provide an appropriate interface with Howes Lane by sensitively responding to the scale, massing and height of existing development.”</i> The submitted masterplan proposed the realignment of Howes Lane, and the siting of the employment development that respects the housing development that backs on to Howes Lane. The employment development in the masterplan has already responded to the existing two storey housing.	Noted. The SPD sets out the context to the proposed strategic route and realignment of Howes Lane	No change

8	Frampton Planning	DR5	<p>DR5 states that planning applications should “<i>demonstrate access to at least one new opportunity per new home on site and within Bicester</i>”</p> <p>The meaning of this requirement is opaque. A LPA has no land use power to insist upon a set number of jobs to be provided by individual companies. The Requirement should be deleted.</p>	<p>This statement is taken from the Eco-towns PPS and remains a key element of the economic strategy as set out in the Action Plan. Off site employment opportunities exist in Bicester and it is the job of the economic strategies that will support individual planning applications to demonstrate how access to employment opportunities in the town will be facilitated, for example making them accessible from the site by sustainable transport modes.</p>	No change
8	Frampton Planning	DR5	<p>DR5 states applications “<i>should pursue target sectors of the high value logistics, manufacturing (including performance engineering) and low carbon companies</i>” is welcomed. This requirement emphasises the need for the restricted employment uses to be omitted and the Uses Classes stated as being flexible.</p>	<p>Support is welcomed.</p>	No change
8	Frampton Planning	DP6 (c)	<p>Infrastructure cannot be delivered unless a satisfactory planning permission can be secured that enables Albion Land to bring forward employment and housing development as proposed. The contractual arrangements between Albion Land and the landowners do not allow for the parts of the site to be released for infrastructure in the absence of an implementable planning permission for both developments.</p>	<p>Noted</p>	No change
8	Frampton	Policy Bicester 1	<p>The restricted limitations on land use in Policy Bicester 1 frustrate the</p>	<p>Noted – the SPD expands the Bicester 1 Policy and builds on it. The policy and SPD focus on the sectors</p>	No change

	Plannin g		delivery of jobs early in the Plan period and the arrangements for the delivery of wider infrastructure.	identified in the North West Bicester economic strategy and particularly employment uses that are appropriate as part of a mixed use development given the proximity of residential areas to the proposed business park.	
8	Frampto ns Plannin g	Para 5.1 page 52	At para 5.1 it is stated: <i>“They [these principles] are therefore the starting point for planning applications.”</i> It is essential that the principles are reasonable in the context of the objectives for NW Bicester and do not frustrate the delivery of the development.	Noted	No change
8	Frampto ns Plannin g	Para 5.3 page 52	Para 5.3 sets out a range of design principles for which the comments below are made in the context of the employment site:	Noted – see response to individual comments below	See below
Page 45	Frampto ns Plannin g	Para 5.3 page 52	Adaptability – allowing buildings to change use or serve a different purpose is welcomed. However this principle is not facilitated by the restrictive use for the commercial buildings on the main employment site provided for by Bicester 1.	Support is welcomed. The CLP Policy allows B1 with limited B2 and B8 uses therefore allowing some flexibility.	No change
8	Frampto ns Plannin g	Para 5.4 page 53	Building heights – the SPD allows for taller buildings up to 20m “along the strategic routes” – which presumably includes the realigned Howes Lane. The height of the proposed business park is required to relate to <i>“the residential neighbourhood to the south of Howes Lane.”</i> The development is a suburban two storey development of about 9m in height – where building volume is as important as floor area. The submitted masterplan has	Noted.	No change

			safeguarded a spatial separation between the existing housing on Howes Lane and the proposed business park with buildings up to 16.75m in height. There is no cogent planning argument for restricting the height of the building below this height.		
8	Frampton Planning	Para 5.11	Commercial Development design - Para 5.11 is inconsistent with the provisions of Policy Bicester 1 in seeking to introduce a restriction that BREEAM excellent will be reached <i>“on occupation of 50% of development.”</i> Achieving BREEAM Excellent depends on the occupiers requirements and should not be imposed on the entire development. This provision again acts as a deterrent to the delivery of jobs on and infrastructure for NW Bicester.	The CLP seeks BREEAM very good for non-residential buildings with the capability of achieving BREEAM excellent. The PPS sets out a definition for zero carbon development which is referred to as “true zero carbon development” in the masterplan documents. The SPD seeks to achieve the highest possible quality for non-residential buildings in terms of design and sustainable construction as an incentive for attracting target employment sectors to the site.	No change
Page 46	Frampton Planning	Para 6.16	Para 6.16 states: <i>“Developers will be expected to work collaboratively to deliver the infrastructure”</i> . Such arrangements are already being discussed between Albion Land and A2D. A2D acknowledges that it is essential Albion Land is able to respond to market signals in terms of the provision of employment buildings. Unless a planning permission is available to Albion Land that responds to the market demand, Albion Land is not able to deliver infrastructure for the wider development in isolation. It is essential that the developers and the local planning authority work	Noted	No change

			collaboratively towards the delivery of infrastructure. The LPA cannot ignore its responsibilities to ensure that implementable planning permissions are issued to enable development, including infrastructure, to be delivered. In short form, the delivery of infrastructure is dependent on the obtaining of viable and deliverable planning permissions. Land cannot be brought forward without such consents because it is the creation of value through the granting of planning permission which enables investment to be undertaken in infrastructure.		
∞ Page 47	Frampton Planning	Policy Bicester 1	Further negotiations between Albion Land and CDC/OCC are invited in order to bring forward the main employment area in Policy Bicester 1 and to enable infrastructure to be made available.	Noted	No change
9	Thames Water	DP10	Support in principle	Support is welcomed	No change
9	Thames Water	DR10 – Water - Water cycle study, page 47	Within the document a Water Cycle Study (WCS) is mentioned in 2 contexts. The WCS which forms part of the evidence base supporting the SPD and a WCS which developers are expected to submit alongside any planning application. It is considered that the latter would be best called a water usage study or a drainage strategy so as to distinguish between the two.	The SPD refers to Water Cycle <i>Strategies in the context of</i> the masterplan and requires similar strategies to be prepared in support of individual planning applications setting out detailed proposals based on the overarching WCS and building on its principles.	No change

<p>9</p>	<p>Thames Water</p>	<p>DP10</p>	<p>Supporting text briefly mentions the issue of sewerage network capacity. However it is felt that this topic is not covered in enough detail. As standard in a SPD which covers more conventional development, Thames Water would request a specific section on sewerage capacity infrastructure which would look to include the wording below:</p> <p><u>“It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on site and off site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water and sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.”</u></p> <p>However, with the innovative and sustainable technologies proposed to be implemented within the North West Bicester area it is felt that the</p>	<p>CDC to work with Thames Water to agree the wording relating to sewerage network capacity.</p>	<p>Include wording suggested by Thames Water</p>
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			above wording would not be suitable. As such Thames Water would like to work with the council to agree specific wording which would sufficiently cover the issue.		
9	Thames Water	DR10	<p>Should be broadened to include sewerage infrastructure. As such a fourth bullet point should be included:</p> <p><u>“d) demonstrate that adequate sewerage infrastructure capacity exists both on and off the site to serve the development and that would not lead to problems for existing users.</u></p> <p>Due to the unconventional objectives of the SPD Thames Water would like to work closely with the council to develop a SPD which meets the council requirements and which is robust in ensuring that there are no adverse impacts on Thames Water infrastructure.</p>	<p>The suggested amendment is welcomed and agreed with the following minor amendment for clarification.</p> <p>“d) demonstrate that adequate sewerage infrastructure capacity exists both on and/or off the site to serve the development and that would not lead to problems for existing users.</p>	<p>Insert fourth bullet point as suggested. Add fourth bullet point</p>
10	Berks Bucks and Oxon Wildlife Trust	DR 9(e) Page 45	<p>Strongly support this inclusion of this principle. Some amendments are needed as follows:</p> <p><u>“Biodiversity mitigation and enhancement should be incorporated into the development proposals to provide a net biodiversity gain”</u> as this is a requirement (see 4.142) then the work “should” should be amended to read “must”.</p>	<p>Support is welcomed and wording should be amended accordingly with the following minor change.</p> <p>“Biodiversity mitigation and enhancement should <u>shall</u> be incorporated into the development proposals to provide a net biodiversity gain”</p>	<p>Amend as suggested</p>
10	Berks Bucks	DR 9(e)	<p>It is not possible to mitigate for the impact of farmland birds on the site,</p>	<p>Agreed - the wording should be amended as follows by the addition of a sentence with a minor change to</p>	<p>Amend</p>

	<p>and Oxon Wildlife Trust</p>		<p>and as such it has been agreed in the NW Bicester Masterplan (see page 23 of the NW Bicester Masterplan Green Infrastructure and Landscape Strategy, May 2014) and the NW Bicester Biodiversity Strategy (see pages 2, 3, 5, 6, 12, 14 of the NW Bicester Eco development Biodiversity Strategy Appendix 6J, August 2014) that a net gain in biodiversity can only be achieved through off-site compensation for farmland birds. As this is a site-wide impact, all developments within the eco-town should be expected to contribute to this mitigation. Therefore, the wording should be amended as follows by the addition of a sentence:</p> <p><u>“Biodiversity mitigation and enhancement must be incorporated into the development proposals to provide a net biodiversity gain. As such it is not possible to mitigate for the impact on farmland birds on the site, offsite mitigation measures should be provided and all applications within the masterplan area should contribute to the provision of off site mitigation.</u>”</p>	<p>replace “must” with “shall”:</p> <p><u>“Biodiversity mitigation and enhancement must shall <i>be incorporated into the development proposals to provide a net biodiversity gain. As such it is not possible to mitigate for the impact on farmland birds on the site, offsite mitigation measures should be provided and all applications within the masterplan area should contribute to the provision of off site mitigation.</i>”</u></p>	<p>wording</p>
<p>10</p>	<p>Berks Bucks and Oxon Wildlife Trust</p>	<p>DR 9 (e)</p>	<p><i>“Proposals should consider opportunities for biodiversity gains within the built environment, for example, through wildflower, shrub and fruit tree planting, bird, bat and insect boxes and the inclusion of green roofs”</i> – suggest this is</p>	<p>The proposed wording strengthens the requirement for biodiversity and should replace the Draft text as follows:</p> <p><u>“Proposals must demonstrate inclusion of biodiversity gains within the built environment, for example through wildflower, shrub and fruit tree planting, bird, bat and insect boxes and the inclusion of green roofs.”</u></p>	<p>Amend wording accordingly</p>

			reworded as follows: <u>“Proposals must demonstrate inclusion of biodiversity gains within the built environment, for example through wildflower, shrub and fruit tree planting, bird, bat and insect boxes and the inclusion of green roofs.”</u>		
10	Berks Bucks and Oxon Wildlife Trust	DR 9 (e)	“A biodiversity strategy shall accompany planning applications” (note there is a typo, amend to “accompany”).	Noted	Correct typo
10 Page 51	Berks Bucks and Oxon Wildlife Trust	DR 9 (e)	Whilst we welcome the reference to the need for a Biodiversity Strategy to be submitted with each application, this should state that this is the biodiversity strategy that is approved for the whole BW Bicester Eco-town site, as the whole site needs to be considered comprehensively, not taking a piecemeal approach to individual developments,. This should also include the text “all planning applications” to make clear that outline, reserved matters and full applications should include the Biodiversity Strategy.	Each application should include a biodiversity strategy in accordance with the overarching strategy accompanying the A2Dominion masterplan. This comment is consistent with the work on biodiversity to support the masterplan and should therefore to accommodate it this sentence should be amended from: “A biodiversity strategy shall accompany planning applications” to <u>“A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved.”</u>	Amend wording
10	Berks Bucks and Oxon Wildlife Trust	DR9 (e)	The principle of using an accepted metric (e.g. the DEFRA metric to demonstrate numerically that a net gain in biodiversity is being achieved has been agreed in: 1) NW Bicester Eco	This comment is consistent with the work on biodiversity to support the masterplan and should therefore to accommodate it this sentence should be amended from: “A biodiversity strategy shall accompany planning applications” to <u>“A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall</u>	Amend wording accordingly to DR9 (e)

Page 52			<p>Development Biodiversity Strategy Appendix 6J August 2014 (pages 21-35)</p> <p>2) NW Bicester Eco Development Achieving a Net Gain in Biodiversity January 2014 (pages 16-27)</p> <p>To accommodate the above this sentence should be amended from: <i>“A biodiversity strategy shall accompany planning applications”</i> to <u>“A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved.”</u></p>	<p><u>accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved.”</u></p>	
	Berks Bucks and Oxon Wildlife Trust	DR 9 (e)	<p>The nature reserve, country park and other biodiversity enhancements are all necessary to ensure that the NW Bicester eco-town delivers a net gain in biodiversity. If the masterplan site is not considered as a whole, individual applications may result in a net loss in biodiversity, failing to conform to NPPF (paras 9,109 and 118), local planning policies and the objectives of this draft SPD. To ensure this, the following sentence should be added to Development Requirement 9 (e) Biodiversity: <u>“All new development within the NW Bicester Eco-town must be in line with the “NW Bicester Masterplan – Green</u></p>	<p>Agreed. The nature reserve, country park and other biodiversity enhancements are all necessary to ensure that the NW Bicester eco-town delivers a net gain in biodiversity. If the masterplan site is not considered as a whole, individual applications may result in a net loss in biodiversity, failing to conform to NPPF (paras 9,109 and 118), local planning policies and the objectives of this draft SPD. To ensure this, the following sentence should be added to Development Requirement 9 (e) Biodiversity: <u>“All new development within the NW Bicester site must be in line with the “NW Bicester Masterplan – Green Infrastructure and Landscape Strategy – May 2014” which forms part of the masterplan SPD.”</u></p> <p>Such an inclusion would be supported by Development Principle 1 on page 18.</p>	Amend DR9 (e)

			<p><u>Infrastructure and Landscape Strategy – May 2014” which forms part of the masterplan SPD.”</u></p> <p>Such an inclusion would be supported by Development Principle 1 on page 18.</p>		
10	Berks Bucks and Oxon Wildlife Trust	DR 9 (e)	<p>Appropriate management and monitoring is crucial to whether the NW Bicester Eco-town succeeds in delivering a net gain in biodiversity. The public areas of the site would need to be managed for biodiversity in perpetuity to avoid the loss of potential benefits from the mitigation and enhancement measures. Ecological monitoring is important to ensure that the management is successful in meeting its objectives for biodiversity and to enable remedial action to be identified if necessary. The principle of including a Landscape and Habitats Management Plan, with details of a monitoring programme, has been established on pages 36 to 37 of the NW Bicester Eco Development Biodiversity Strategy Appendix 6J August 2014. Therefore the following text should be included in the Development Requirement 9 (e) Biodiversity:</p> <p><u>“A detailed Landscape and Habitats Management Plan, including a comprehensive ecological monitoring programme, must accompany all reserved matters and full planning applications.”</u></p>	<p>Agreed with minor change to wording. Appropriate management and monitoring is crucial to whether the NW Bicester Eco-town succeeds in delivering a net gain in biodiversity. The public areas of the site would need to be managed for biodiversity in perpetuity to avoid the loss of potential benefits from the mitigation and enhancement measures. Ecological monitoring is important to ensure that the management is successful in meeting its objectives for biodiversity and to enable remedial action to be identified if necessary. The principle of including a Landscape and Habitats Management Plan, with details of a monitoring programme, has been established on pages 36 to 37 of the NW Bicester Eco Development Biodiversity Strategy Appendix 6J August 2014. Therefore the following text should be included in the Development Requirement 9 (e) Biodiversity:</p> <p><u>“A detailed Landscape and Habitats Management Plan, including a comprehensive ecological monitoring programme, must accompany will be required for <u>all reserved matters and full planning applications.</u>”</u></p>	Insert suggested wording

10	Berks Bucks and Oxon Wildlife Trust	Paras 4.142 – 4.145 Page 45	4.143 should be amended to “protection and enhancement” which is the wording in the Cherwell Local Plan	CLP Policy Bicester 1 refers to “preservation” whereas CLP Policy ESD10 refers to “protection”. The SPD should reflect the local plan policies and therefore “protection” should be included in para 4.143.	Amend para 4.143 to include reference to “protection”
10	Berks Bucks and Oxon Wildlife Trust	Para 4.144	4.144 should include reference to other key habitats which are essential in order to ensure a net gain in biodiversity. The principle of the creation of these has already been established in the three documents mentioned in respect to 4.145 below. This could be achieved by adding the following sentence after “ <i>The aim is to ensure greater Biodiversity across the site once the development is complete.</i> ” <u>“Habitats to be created in a nature reserve, country park and other green spaces include species-rich grasslands, wetlands, broadleaved woodland and hedgerows.”</u>	Agreed. 4.144 should include reference to other key habitats which are essential in order to ensure a net gain in biodiversity. The principle of the creation of these has already been established in the three documents mentioned in respect to 4.145 below. This could be achieved by adding the following sentence after “ <i>The aim is to ensure greater Biodiversity across the site once the development is complete.</i> ” <u>“Habitats to be created in a nature reserve, country park and other green spaces include species-rich grasslands, wetlands, broadleaved woodland and hedgerows.”</u>	Accept amendment and update text
10	Berks Bucks and Oxon Wildlife Trust	4.145	4.145 reference should be made to the following existing documents: NW Bicester eco Development Biodiversity Strategy Appendix 6J August 2014 NW Bicester Eco Development Achieving a Net gain in biodiversity January 2014 NW Bicester Masterplan Green Infrastructure and Landscape Strategy, May 2014.	Agreed. Add appendix containing list of reference documents including: NW Bicester eco Development Biodiversity Strategy Appendix 6J August 2014 NW Bicester Eco Development Achieving a Net gain in biodiversity January 2014 NW Bicester Masterplan Green Infrastructure and Landscape Strategy, May 2014. Also include reference to the need for off-site farmland bird mitigation in order for a net gain in biodiversity to be achieved.	Accept amendment and update text

			There should also be reference to the need for off-site farmland bird mitigation in order for a net gain in biodiversity to be achieved.		
10	Berks Bucks and Oxon Wildlife Trust	Para 2.19 Page 12	2.19 Ecology – suggest this is amended as follows: <u>“Existing hedgerows and woodland, together with the streams crossing the site, are important habitats which form the basis of wildlife corridors in the NW Bicester masterplan. These habitats, together with ponds, farmland and grassland are of value to foraging and commuting bats, butterflies, protected species such as great crested newts and badgers, and many important farmland and woodland birds.”</u>	Agree with suggested wording Ecology – and amend SPD para 2.19 as follows: <u>“Existing hedgerows and woodland, together with the streams crossing the site, are important habitats which form the basis of wildlife corridors in the NW Bicester masterplan. These habitats, together with ponds, farmland and grassland are of value to foraging and commuting bats, butterflies, protected species such as great crested newts and badgers, and many important farmland and woodland birds.”</u>	Insert new wording
Page 55	Berks Bucks and Oxon Wildlife Trust	Fig 13 Page 17	We are concerned regarding the change to Fig 13. The initial Fig 13 showed the nature reserve and country park but the new Fig 13 does not. This figure should be amended so that the nature reserve and country park are included. There is also a typo in the Key: “Bridle path” assuming this is referring to a Bridleway (although have not checked that) then this should be amended accordingly.	Fig 13 as amended shows the spatial framework plan for the site. The nature reserve is shown on the landscape framework plan and relate to the green space shown on the spatial framework plan.	Correct typo on Key to framework plan.
10	Berks Bucks and Oxon Wildlife Trust	Para 3.5 page 16	Welcome the inclusion of the following text: “increases biodiversity and addresses the impact of climate change”	Support is welcomed	No change

	Trust				
10	Berks Bucks and Oxon Wildlife Trust	DP1 Page 18	Strongly support the inclusion of this principle	Support is welcomed	No change
10	Berks Bucks and Oxon Wildlife Trust	Para 4.6 Page 18	Welcome the inclusion of the following text: <i>“In order to ensure a comprehensive development, planning applications will be required to be in accordance with the framework masterplan for the site.” It should, however, be amended to add an “all” so as to read “all planning applications.”</i>	Support is welcomed – amend text to include “all” planning applications as follows: <i>“In order to ensure a comprehensive development, all planning applications will be required to be in accordance with the framework masterplan for the site.”</i>	Insert “all” as suggested
Page 56	Berks Bucks and Oxon Wildlife Trust	Para 4.7 Page 18	A bullet point should be added as follows: “a nature reserve and country park”	Agreed. Add new bullet point as follows: <u>“a nature reserve and country park”</u>	Insert amendment
10	Berks Bucks and Oxon Wildlife Trust	Para 4.31 page 22	Welcome the text: <i>“Green space will contribute to an urban cooling effect”</i> and the similar reference in Development Requirements 3.	Support is welcomed	No change
10	Berks Bucks and Oxon Wildlife Trust	Para 4.45 page 24	Welcome the inclusion of the following bullet point <i>“gardens for local food production and/or biodiversity and”</i> However, we would suggest it is amended to two bullet points as	Support is welcomed. Agree with comments and accept changes as follows: Amend to two bullet points as follows: <u>“gardens and food production”</u> And	Amend paragraph 4.45 and DR4

			<p>follows: “gardens and food production” And “gardens for biodiversity e.g. fruit trees, wildflower meadows and log piles” These two bullet points should also be reflected in some way through an additional bullet point in the section “Development Requirements Homes 4 – In summary homes should.....”</p>	<p><u>“gardens for biodiversity e.g. fruit trees, wildflower meadows and log piles”</u> These two bullet points should also be reflected in some way through an additional bullet point in the section “Development Requirements Homes 4 – In summary homes should.....”</p>	
10	Berks Bucks and Oxon Wildlife Trust	DP7 page 36-37	<p>Welcome the inclusion of this section. It should also include reference to how biodiversity –rich green spaces can play a particularly important role in, for example, reducing stress levels, promoting mental well being, encouraging exercise, and encouraging people to care for their environment.</p>	<p>Noted - include reference to how biodiversity –rich green spaces can play a particularly important role in, for example, reducing stress levels, promoting mental well being, encouraging exercise, and encouraging people to care for their environment.</p>	Amend DP7 and supporting text
10	Berks Bucks and Oxon Wildlife Trust	DP9 page 39	<p>In order to achieve a net gain in biodiversity then it is already accepted that the green spaces will include large areas of a wide diversity of wildlife habitats. This does not currently come across in this section. Suggest the principle is amended as follows: <u>“....a network of well-managed, high quality, wildlife rich green/ open spaces....”</u> And <u>“This should include sports pitches, parks and recreation areas, a nature reserve, wildlife corridors.....”</u></p>	<p>DP9 relies on the wording of CLP Policy Bicester1 and therefore cannot be changed unless modified following receipt to the Local Plan Inspector’s report.</p>	No change

10	Berks Bucks and Oxon Wildlife Trust	DP9 Page 40 Green infrastructure and landscape	<p>As stated above, biodiversity is an essential outcome for the Green infrastructure in order to achieve a net gain in biodiversity. This is not currently reflected in the text for DR 9. This should be amended to address this, with some possible text being:</p> <p><u>“There should be areas where biodiversity is the principal outcome, such as the nature reserve, parts of the country park, and wildlife corridors and buffers. IN addition, opportunities to maximise biodiversity in other green spaces should be taken.”</u></p>	<p>Agreed. Consider rewording using suggested text to recognise biodiversity is an essential outcome for the Green infrastructure in order to achieve a net gain in biodiversity. This is not currently reflected in the text for DR 9. This should be amended to address this, with some possible text being:</p> <p><u>“There should be areas where biodiversity is the principal outcome, such as the nature reserve, parts of the country park, and wildlife corridors and buffers. In addition, opportunities to maximise biodiversity in other green spaces should be taken.”</u></p>	Amend DP9
10 Page 58	Berks Bucks and Oxon Wildlife Trust	DP9	<p>The following sentence is welcomed: <i>“Green roofs should be used to assist in neighbourhood cooling but will not be included in the requirement for 40% green space.”</i></p>	Support is welcomed	No change
10	Berks Bucks and Oxon Wildlife Trust	Page 41 – Tree planting	<p>This section makes no reference to native trees and shrubs, even though the NW Bicester Eco Development Biodiversity Strategy Aug 2014 (Appendix 6J) and the NW Bicester Green Infrastructure and Landscape Strategy, May 2014 between them have clear and numerous commitments to requiring the use of native species particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings. Some wording should be inserted into this</p>	<p>To reflect the Biodiversity Strategy reference should be made in the SPD to native trees and shrubs particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings. Some wording should be inserted into this section that reflects this as follows:</p> <p><u>“To reflect the Biodiversity Strategy, native trees and shrubs should be planted on the site particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings.”</u></p>	Insert wording to reference native species of trees and shrubs in the SPD text

			section that reflects this.		
10	Berks Bucks and Oxon Wildlife Trust	DR 9 Hedgerows and stream corridors Page 43	<p>Welcome the inclusion of this section. It needs to be amended to reflect the commitments in the NW Bicester Eco Development Biodiversity Strategy Aug 2014 (Appendix 6J) as follows: “<u>The hedgerows would be managed in accordance with a LMHP to ensure that they provide habitat suitable for the fauna that were recorded on site prior to development: in particular, nesting birds (non-farmland specialists), mammals and invertebrates, including the hair-streak butterflies and other notable invertebrates. They would also provide wildlife corridors.</u>”</p> <p>It is important that the same or similar text (including reference to hairstreak butterflies) is included in DR 9 (c), as the contribution of the hedgerows, provided they are managed for wildlife, is a vital element in achieving a net gain for biodiversity. In particular, this would involve cutting on a three year rotation (e.g. cutting one third of hedgerows each year, with any one section only once every three years), rather than annual cutting, as the latter creates a hedgerow of minimal value to wildlife.</p>	<p>Support is welcomed. Amend text for clarification to reflect the commitments in the NW Bicester Eco Development Biodiversity Strategy Aug 2014 (Appendix 6J) as follows: “<u>The hedgerows would be managed in accordance with a LMHP to ensure that they provide habitat suitable for the fauna that were recorded on site prior to development: in particular, nesting birds (non-farmland specialists), mammals and invertebrates, including the hair-streak butterflies and other notable invertebrates. They would also provide wildlife corridors.</u>”</p> <p>Include same or similar text (including reference to hairstreak butterflies) in DR 9 (c). This could involve cutting on a three year rotation (e.g. cutting one third of hedgerows each year, with any one section only once every three years), rather than annual cutting, as the latter creates a hedgerow of minimal value to wildlife.</p>	Amend DR9
10	Berks Bucks and	DP10 – Water page 47	A SUDS scheme designed with biodiversity in mind can play a significant role in provision of wildlife	Agreed and accept change. A SUDS scheme designed with biodiversity in mind can play a significant role in provision of wildlife habitat. For example, a recently	Amend DR10

	Oxon Wildlife Trust		<p>habitat. For example, a recently submitted road scheme for NW Bicester includes a 34 species wildflower mix for the swales, designed to both enhance the functioning of the swales and enhance biodiversity. Biodiversity rich SUDS schemes should be encouraged in all applications. Suggest the wording is amended with an additional sentence at the end of Development Requirement 10: <u>“Incorporate SUDS. Planning applications should include a strategy for the long-term maintenance, adoption and management of SUDS. All SUDS schemes should be designed to maximise the opportunities for biodiversity.”</u></p>	<p>submitted road scheme for NW Bicester includes a 34 species wildflower mix for the swales, designed to both enhance the functioning of the swales and enhance biodiversity. Biodiversity rich SUDS schemes should be encouraged in all applications. Suggest the wording is amended with an additional sentence at the end of Development Requirement 10: <u>“Incorporate SUDS. All SUDS schemes should be designed to maximise the opportunities for biodiversity.”</u></p>	
	Berks Bucks and Oxon Wildlife Trust	DR14 and Appendix III	<p>Welcome the inclusion of both these sections and the reference in both cases to: <i>“celebrating nature and the natural environment by reflecting on natural and environmental issues.”</i> Suggest this is amended in both DR14 and Appendix III to reflect the importance of activities that encourage direct experience with nature e.g. <u>“Celebrating nature and the natural environment, by connecting with natural environmental issues, and encouraging practical involvement with nature conservation.”</u></p>	Support is welcomed	Confirm suggested change with CC
10	Berks Bucks	DR14 and Appendix III	<p>Welcome the inclusion of the following in DR14 and Appendix III:</p>	Support is welcomed	No change

	and Oxon Wildlife Trust		<u><i>“Encouraging local residents and visitors to think about and become environmentally aware in their everyday living.”</i></u>		
10	Berks Bucks and Oxon Wildlife Trust	Biodiversity page 59	Welcome the inclusion of these pages showing hedgerows and buffers. However, the last sentence in the Biodiversity paragraph: <i>“use of the metric has revealed that the green infrastructure associated with the masterplan would deliver an increase in biodiversity and therefore a net gain in biodiversity”</i> must be deleted (or otherwise amended to take the below into account) as it is incorrect e.g. as covered in earlier comments it has been established that off-site compensation for farmland birds is required, in addition to the on-site avoidance, mitigation and enhancement proposals, in order to achieve an overall biodiversity net gain.	Agreed. Delete the last sentence in the Biodiversity paragraph: “use of the metric has revealed that the green infrastructure associated with the masterplan would deliver an increase in biodiversity and therefore a net gain in biodiversity” must be deleted (or otherwise amended to take the below into account) as it is incorrect e.g. as covered in earlier comments it has been established that off-site compensation for farmland birds is required, in addition to the on-site avoidance, mitigation and enhancement proposals, in order to achieve an overall biodiversity net gain.	Delete to take account of updates to biodiversity
11	Sport England	DR7 – Healthy Lifestyles page 37	Support the requirement for green spaces within the development to provide attractive areas for sport and recreation.	Support is welcomed	No change
11	Sport England	DP8 – Local services paras 4.124 and 4.125	Support the principle of providing indoor and outdoor sports facilities at local hubs. However, paras 4.124 and 4.125 are unclear with regard to the way this will be implemented. Revised wording is needed to explain that (i) community sports facilities will be provided on land adjoining school sites and (ii) school sports facilities will be made	Main indoor sport facilities will be provided by expanding Bicester Leisure Centre Opportunities in existing halls and schools is welcomed Outdoor sport – main location is south of the railway with smaller sites dispersed around the site	No change

			available for use by the wider community outside of school hours; assuming that this is the plan.		
11	Sport England	DR8 – Local Services pages 38 and 39	It is unclear why there is no specific reference to indoor and outdoor sports facilities in this section.	Indoor sports provision will be accommodated at the existing Bicester Leisure Centre and outdoor sports provision will be accommodated within the masterplan area. Development Principle 9 (d) relates to sports pitches specifically.	No change
11	Sport England	DP9 – GI and landscape page 39	Supports the principle requiring sports pitches to be part of the planned green infrastructure	Support is welcomed	no change
11	Sport England	DP 9 (d) sports pitches page 44	Support the principle that proposals for new development be required to contribute to open space, outdoor sport and recreation provision commensurate with the needs that is generated.	Support is welcomed	No change
Page 62	Sport England	Para 4.141 page 62	The Draft masterplan shows a belt of “existing woodlands and hedgerows” between the sports pitches and the secondary school playing fields. This will make it difficult to manage the facilities as a sports hub, with the two sites being screened from each other. Para 4.141 should also make reference to the need to provide ancillary facilities such as changing accommodation and parking provision (for visiting teams). A single pitch site without any ancillary facilities is unlikely to be sustainable for sport in the longer term.	Woodland is existing so needs to be retained for biodiversity Changing pavilion is proposed to main sports pitches but not for junior pitches	No change
	11	Sport England	DR 9 (d) – Sports pitches	To ensure the proposed facilities are fit for purpose and sustainable in the longer term, support the requirement	No change

			for new facilities to be built in accordance with Sport England design guidance notes.		
11	Sport England	Delivery – Planning Obs and Dev Contributions pages 56 and 57	Support the use of planning obligations and developer contributions to deliver the “sports pitches and associated buffers” and “Sports Centre” (para 6.12 and 6.13).	Support is welcomed	No change
11	Sport England	Delivery – Planning Obs and Dev Contributions pages 56 and 57	Ancillary facilities should be added to the sports pitches to ensure their use and long term sustainability. “Sports Centre” does not appear to have been mentioned earlier in the document. Nor is a sports centre site identified on the draft masterplan. For clarification the SPD needs to explain how indoor sports facilities are to be provided (i.e. a new sports centre on the site or the extension and improvement of existing specified facilities off-site).	Indoor sports facilities will be provided in the existing Bicester leisure centre.	No change
11	Sport England	Delivery – Planning Obs and Dev Contributions pages 56 and 57	Sport England considers it necessary for the Council to secure contributions to both sports pitches and built facilities to meet the increased demand generated by the additional population. Sport England’s Sports Facilities Calculator (SFC) planning tool helps to estimate the demand for key community sports facilities created by a given population to help LPAs quantify how much additional demand for community sports facilities (swimming pools, sports halls, and synthetic turf pitches), is	Needs of population will be identified based on CLP Policy BSC11	No change

			generated by populations of new growth, development and regeneration areas. It uses information that Sport England has gathered on who uses facilities and applies this to the actual population profile for the local area. This ensures that the calculation is sensitive to the needs of people who live there. Further information on SFC can be found at: Http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/sports-facility-calculator/		
13	Mr D Leigh	DP5 page 26	Concern about ongoing proposal to allow B2 and B8 usage of the land in the south east corner of the NW Bicester site. The proposed B2 and B8 at NW Bicester is wholly inappropriate due to its proximity to existing residential property adjacent to Howes Lane.	Policy Bicester 1 identifies a minimum of 10 Ha of employment land on the site within use class B1 with limited B2 and B8. The North West Bicester masterplan economic strategy supports the proposed employment uses on the site.	No change
13	Mr D Leigh	Para 5.7 page 53	States <i>“proposed development should be sensitive to the existing landscape and townscape character...”</i> permitting B2 and B8 development adjacent to Howes Lane and the existing residential properties cannot be considered to be in keeping with the existing character. SPD should prohibit B2 and B8 uses and restrict commercial development to B1.	The NW economic strategy supports the large format business park and proposed employment in the CLP. Wording of this section should be updated and amended to make reference to justification for proposed employment	Update text
13	Mr D Leigh	DP5 page 26	B8 will result in a low number of jobs in relation to the amount of land taken up by the development and	The Local Plan policy refers to a limited amount of B8 use on the site. The NW economic strategy supports the large format business park and proposed	No change

			will generate a number of vehicle movements to/from the area both of which would go against “eco-principles.”	employment in the CLP. The employment has been located and designed to fit with the surrounding uses.	
14	CDC Landscape	DP 9	40% green space - Include “Fields in Trust” recommendations contained in “Planning and Design for Outdoor Sport and Play”.	The local standards and requirements for outdoor sports and play are set out in Policy BSC11 of the Local Plan	No change
15	CDC Community Services	DR 9 (e) – Biodiversity page 45	<p>Add to first and third points:</p> <p><u>“...development proposals to provide a net biodiversity gain. As it is not possible to mitigate for the impact on farmland birds on the site, off-site mitigation should be provided and all applications within the masterplan area should contribute to the provision of the off-site mitigation”</u></p> <p><u>“A biodiversity strategy, which is part of an approved biodiversity strategy for the whole masterplan area, should accompany all planning applications.”</u></p> <p><u>“All planning applications should include, and be in line with, the agreed “masterplan- green infrastructure and landscape strategy 2014 within the NW Bicester Draft Masterplan.”</u></p>	<p>The proposed additions will strengthen the development requirement and therefore the SPD text should be updated to include them as follows:</p> <p>Add to first and third points:</p> <p><u>“...development proposals to provide a net biodiversity gain. As it is not possible to mitigate for the impact on farmland birds on the site, off-site mitigation should be provided and all applications within the masterplan area should contribute to the provision of the off-site mitigation”</u></p> <p><u>“A biodiversity strategy, which is part of an approved biodiversity strategy for the whole masterplan area, should accompany all planning applications.”</u></p> <p><u>“All planning applications should include, and be in line with, the agreed “masterplan- green infrastructure and landscape strategy 2014 within the NW Bicester Draft Masterplan.”</u></p>	Amend DR9 (e)
16	CDC Sustainability	DR 6 (a) page 32	Include reference to wayfinding in the SPD	Agreed and amend SPD to include wayfinding	Add wayfinding to DR 6 (a)
17	CDC Community	Section 6.0 – Delivery	Include obligation in draft heads of terms to require developers to install CCTV in public open spaces where	Cannot require but can include text to ensure design addresses community safety issues	Include text to ensure design addresses

	Service s		there are situated retail facilities, or recreational facilities such as public houses, hotels and restaurants. Summary, list CCTV in Draft Heads of Terms		community safety issues
17	CDC Community Service s	Draft Heads of Terms page 57	Applicants should agree the requirements of any section 106 and conditions with the LPA and OCC. Requirements of planning obligations should include provision and/or contributions for the following: Community facilities (libraries – Bicester library and Library Link in proposed large community hall)	Developer contributions for libraries and community halls are being sought.	Include a separate bullet point for neighbourhood policing and community safety
17	CDC Community Service s	Draft HoTs page 57	An unhelpful reference to neighbourhood policing, makes no reference to other community safety responses such as CCTV. This is contradictory to the aspirations of the CLP and NPPF supporting this request is listed below.	Thames Valley Police has set out its requirements and therefore TVP should be included in the Draft Heads of terms on page 57	Include Thames Valley Police on the Draft Heads of terms.
18	English Heritage	Paras 2.7 and 2.8	Welcome reference to the site history although should be reference to the Oxfordshire Historic Landscape Character Assessment currently underway. If NW Bicester not already assessed might be possible to prioritise the assessment and form an important component of the evidence base for the masterplan, together with the Landscape Character Area Assessment to which reference is made in paragraph 2.17 (or does that already include the historic landscape character assessment?). Assessment of landscape sensitivity	The Oxfordshire Landscape Character Assessment has informed the masterplanning of the site but it is recognised that it should be included in the SPD.	Include reference to Oxfordshire Historic Landscape Character Assessment

			as required by paragraph 170 of the NPPF. Para ET 15.1 of the Eco-towns PPS also refers to the use of historic landscape characterisation.		
18	English Heritage	Para 2.22	Welcome the archaeological assessment and the recognition of the site's known potential for remains dating from the prehistoric period. Reference could be made here to the Oxfordshire Historic Environment Record.	The Oxfordshire Historic Environment Record has been used to inform the masterplanning and should be included in the SPD.	Include reference to the Oxfordshire Historic Environment Record.
18	English Heritage	Para 2.23	Whilst there are two listing entries on the National Heritage List for England, once of these is for the two Grade II listed barns at Himley Farm so there are actually three listed buildings within the site.	It is proposed to retain the barns at Himley Farm as part of the Himley Village planning application. Amend reference to listed buildings on the site to reflect the consultation response	Include reference to three listed buildings on the site in paragraph 2.23
Page 67	English Heritage	Para 2.23	Welcome the recognition of the sensitivity of the grade II* listed St Lawrence's Church, just to the north-east of the site.	Support is welcomed	No change
18	English Heritage	Para 2.19	Confirmation designated heritage assets and any identified or potential non-designated heritage assets will be retained and their settings respected and any other historic landscape features (such as may be identified by the Historic Landscape Characterisation) also retained and ideally their significance better revealed. This would be consistent with para ET15.1 of the Eco-towns PPS which requires Eco-town proposals to set out measures to conserve and enhance their settings	Policy ET15.1 of the Eco-towns PPS states ' <i>Planning applications for eco-towns should demonstrate that they have adequately considered the implications for the local landscape and historic environment.</i> ' It goes on to state, ' <i>Eco-town proposals should set out measures to conserve and, where appropriate, enhance heritage assets and their settings through the proposed development.</i> ' The key site specific design and place shaping principles in CLP Policy Bicester 1 require ' <i>the retention and respect for important existing buildings and heritage assets with a layout to incorporate these and consideration of Grade II listed buildings outside the site.</i> ' The supporting Strategic Environmental Report considers the site's heritage assets, including	No change

			through the proposed development.	historic landscape features. The site's heritage assets have been identified and both the SPD and masterplanning seek to retain them in their settings.	
18	English Heritage	Para 3.5	Inclusion in the vision for NW Bicester reference to the conservation and enhancement of heritage assets, including historic landscape features.	The baseline for the masterplan includes a SER which has assessed the value of the site in terms of the conservation and enhancement of heritage assets, including historic landscape features. The site does not contain historic landscape features although there is some archaeological interest which is referred to in the SPD and supporting documents. The listed buildings on the site are also recognised in the masterplan and SPD but these are the only references to heritage assets	No change
18	English Heritage	Para 4.7	The draft masterplan should show the historic features that are to be retained and appropriate treatment of their setting.	The masterplan does not show the listed buildings on the site and should be amended	Amend masterplan to show listed buildings
Page 68	English Heritage	Para 4.58 page 27	The proposals for mixed use development at the existing farmsteads should retain and respect the listed barns at Himley Farm and the listed farmhouse at Home Farm.	Revise text to include sentence relating to Himley Barns	Add: <u>“The proposals for mixed use development at the existing farmsteads should retain and respect the listed barns at Himley Farm and the listed farmhouse at Home Farm.”</u>
	18	English Heritage	Para 4.128	Welcome the recognition in para 4.128 of the need to handle the interface with Bignell Park and the important views of St Michael's Church in Caversfield (should that	Reference to St Michael's Church is incorrect and should refer to St Lawrence's Church. References to listed buildings should include setting

			be St Lawrence's Church?) with sensitivity (and further recognition of this in para 4.134).		
18	English Heritage	Para 4.128	Reference could be made here to the landscape/ open space being used to retain some to the setting of the listed buildings on the site.	Agreed. Refer to the landscape/ open space being used to retain some to the setting of the listed buildings on the site.	Add: <u>"Landscape proposals including open spaces should be used to retain the setting of the listed buildings on the site."</u>
18	English Heritage	DP14	Disappointed that the conservation and enhancement of the historic environment is not a Development Principle or Requirement in its own right or included as part of Development Principle/Requirement 14. This omission renders the SPD at risk of failing to conform to para ET15.1 of the Eco-towns PPS.	Historic environment of the site is considered not to require a separate DP or DR following the baseline survey work.	No change
18	English Heritage	Para 5.18	Welcome recognition of the setting of St Lawrence's Church and Home Farm as key considerations for any development in their area in para 5.18 but there should be similar recognition of the listed barns at Himley Farm as a key consideration for any development near them.	Agreed. Policy ET15.1 of the Eco-towns PPS states <i>'Planning applications for eco-towns should demonstrate that they have adequately considered the implications for the local landscape and historic environment.'</i> It goes on to state, <i>'Eco-town proposals should set out measures to conserve and, where appropriate, enhance heritage assets and their settings through the proposed development.'</i> The key site specific design and place shaping principles in CLP Policy Bicester 1 require <i>'the retention and respect for important existing buildings and heritage assets with a layout to incorporate these and consideration of Grade II listed buildings outside the site.'</i> The supporting Strategic Environmental Report considers the site's	Add reference to Himley Farm in paragraph 5.18

				heritage assets, including historic landscape features. The site's heritage assets have been identified and both the SPD and masterplanning seek to retain them in their settings.	
18	English Heritage	General comment	Overall, disappointed the Draft SPD does not include greater recognition of the historic environment and the heritage assets therein on the site.	Noted	No change
20	Theatre Trust	Para 3.10	Support the emphasis that infrastructure requirements will be "future proofed"	Support is welcomed	No change
20	Theatre Trust	DP8 – Local services	Support	Support is welcomed	No change
20	Theatre Trust	DP13 – Community Governance	Support (e) where community assets are maintained.	Support is welcomed	No change
Page 70	Theatre Trust	DP14 – Cultural wellbeing	Support promotion of a cultural wellbeing strategy to create a "Culturally vibrant place".	Support is welcomed	No change
	20	Theatre Trust	DP14 page 51	<p>Recommend additional issues are addressed to cover the delivery of community facilities as is also mentioned for the implementation of the SPD at para 6.4 (infrastructure delivery plan) and 6.12 (developer contributions to deliver community facilities) Suggest the following revision, as supported by additional explanation in the accompanying text: <u>Final bullet page 51, "To use the creation of artworks to assist in the creation of a distinctive, safe, vibrant, cohesive and socially sustainable community"</u></p> <p>Agree and accept revision, supported by additional explanation in the accompanying text: "To use the creation of artworks to assist in the creation of a distinctive, safe, vibrant, cohesive and socially sustainable community" to become : <u>"To use the creation of artworks and provision of community and cultural facilities to assist in the creation of....."</u></p> <p>This amendment allows the subsequent implementation of community facilities to be linked to the policy objective of creating a culturally vibrant place, combing both artworks and appropriate community facilities which may include theatre/cultural facilities....</p>	Add bullet point to DP14 and change supporting text

Page 71			<p><u>to become “To use the creation of artworks and provision of community and cultural facilities to assist in the creation of.....”</u></p> <p>This amendment allows the subsequent implementation of community facilities to be linked to the policy objective of creating a culturally vibrant place, combining both artworks and appropriate community facilities which may include theatre/ cultural uses. These community facilities would fit, harmoniously, with the objectives set out at page 38 that mixed use development is promoted which includes community facilities. The link between objectives and implementation is, therefore, reinforced and serves to further deliver the NPPF Core Principles on cultural well-being.</p>		
	20 Theatre Trust	DP14 page 51	Suggest “well-being” is having a sense of satisfaction with life. Social and cultural well-being includes the un-measurable personal experiences that make us happy and content. Such experiences are intangible, not financially rewarding, and can either be active (sports) or passive (theatre). The provision of a variety of community infrastructure and cultural facilities is vital for their contribution to residents’ and visitors’ life satisfaction and this should be promoted in this document.	Noted	No change
	21 Middleton	DP 6 (c)	Need a semi-fast orbital road with a	The proposed strategic link to realign Howes Lane has been designed to allow integration and connectivity of	No change

	Stoney Parish Council		speed limit of 40/50 mph.	the new development with the existing town while allowing the movement of the anticipated volumes of traffic. The speed limit will reflect the role and function as part of the strategic highway network and will respect the character of the adjacent land uses.	
22	Natural England	Para 2.19 page 12	It is suggested that only <i>some</i> of the existing hedgerows and woodland/streams are of benefit to wildlife in the area. However, they are <i>all</i> important to some degree to the wildlife in the area. Natural England supports the proposed rewording of this paragraph by the BBOWT.	Agree with suggested wording Ecology – and amend SPD para 2.19 as follows: <u>“Existing hedgerows and woodland, together with the streams crossing the site, are important habitats which form the basis of wildlife corridors in the NW Bicester masterplan. These habitats, together with ponds, farmland and grassland are of value to foraging and commuting bats, butterflies, protected species such as great crested newts and badgers, and many important farmland and woodland birds.”</u>	Amend paragraph 2.19 page 12
22	Natural England	Para 3.5 page 16	Support this paragraph stating the vision in principle, particularly the wording “ <i>increases biodiversity and addresses the impact of climate change.</i> ” However, as it is currently worded it suggests that it is the landscape setting that increases biodiversity and addresses the impact of climate change. Suggest rewording as follows: <u>“The vision for North West Bicester is for a high quality development, well integrated with the existing town, which provides homes, jobs and local services in an attractive landscape setting, increases biodiversity and addresses the impacts of climate change.”</u>	Agreed. The current wording of the vision would be clarified by the suggested amendment. Revise wording as follows: <u>“The vision for North West Bicester is for a high quality development, well integrated with the existing town, which provides homes, jobs and local services in an attractive landscape setting, increases biodiversity and addresses the impacts of climate change.”</u>	Change wording in paragraph 3.5 as set out in the officer’s comments
22	Natural England	DP1 page 18	Support principle to prevent ad hoc development that is not likely to provide strategic solutions for the	Support is welcomed	No change

			natural environment.		
22	Natural England	Para 4.6 page 18	Supports paragraph in principle and supports inclusion of “ <i>all planning applications</i> ” as suggested by BBOWT	Support is welcomed – amend text to include “all” planning applications as follows: <u>“In order to ensure a comprehensive development, all planning applications will be required to be in accordance with the framework masterplan for the site.”</u>	Amend paragraph 4.6
22	Natural England	Para 4.7 page 18	Support inclusion of “ <i>a nature reserve and country park</i> ” in to the list of bullet points as suggested by BBOWT.	The draft masterplan does show a nature reserve and country park and these should be added to paragraph 4.6. In addition the burial ground should also be mentioned.	Amend paragraph 4.7 to reflect masterplan more fully
22	Natural England	DR1 page 19	Support sentence that states “planning applications <i>will be</i> ” meaning that the following criteria of bullet points are definitive requirements. In the third bullet point would like to see “ <i>develop</i> ” replaced with “demonstrate”: “required to demonstrate the principles and vision set out in the site wide masterplan spatial framework plan the SPD.”	The principles and vision are established and therefore the suggested wording to replace “developed” with “demonstrate” is appropriate and the DR1 should be amended accordingly.	Replace “developed” with “demonstrate” in DR1
22	Natural England	Para 4.31 page 22	Support the intent of the sentence, “ <i>Green space will contribute to an urban cooling effect and Sustainable Urban Drainage Systems (SUDS) will be designed to respond to future extreme weather events.</i> ”. Suggest change Green Space to “green infrastructure” to reflect the fact that other elements of GI will contribute to this effect. This also brings the wording in line with the third bullet point under DR3.	Agreed. It is more appropriate to use green infrastructure in this context to replace green space. Add “green infrastructure” to para 4.31	Replace green space with “green infrastructure” in para 4.31

22	Natural England	DR3 page 22	Amend fifth bullet to include concept of SUDS as outlined in explanatory text in para 4.31. Suggest changes to wording as follows: <u>“include water neutrality measures as out in a Water Cycle Study, and SUDS as part of a Water Cycle Strategy.”</u> This also references the use of a water cycle strategy as proposed in DR10 –Water.	Water neutrality is an important aspiration of the Eco-town and should be included in the Climate Change Adaptation Development principle. Agree to proposed amendment and add: <u>“include water neutrality measures as out in a Water Cycle Study, and SUDS as part of a Water Cycle Strategy.”</u>	Amend DR3 by adding a fifth bullet point to include water neutrality and reference to a water cycle strategy.
22	Natural England	Para 4.35 page 24	Supports the inclusion of this paragraph relating to walkable neighbourhoods	Support is welcomed	No change
22	Natural England	Para 4.45	Supports the inclusion of the bullet point “gardens for local food production and/or biodiversity....” And comments of BBOWT that this be split into two bullet points: “garden for local food production” and “gardens for biodiversity”.	Support is welcomed. Agree with comments and accept changes as follows: Amend to two bullet points as follows: <u>“gardens and food production”</u> And <u>“gardens for biodiversity e.g. fruit trees, wildflower meadows and log piles”</u> These two bullet points should also be reflected in some way through an additional bullet point in the section “Development Requirements Homes 4 – In summary homes should.....”	Insert agreed changes
22	Natural England	Para 4.62 page 28	Support inclusion of this paragraph including strong wording that “improved linkages to the town’s stations <i>must</i> be provided....”	Support is welcomed	No change
22	Natural England	Paras 4.121 and 4.122	Support these paras particularly in relation to locally grown food.	Support is welcomed	No change
22	Natural	DP9 GI page 39	Support this DP. Suggest last sentence be amended to more	Support is welcomed. Accept change as follows:	Amend DP9

	England		accurately reflect the development principle as follows: <i>“Planning applications shall include a range of types of green infrastructure, including green space....”</i> This reflects the wider concept of GI rather than just green space.	<u>“Planning applications shall include a range of types of green infrastructure, including green space....”</u> This reflects the wider concept of GI rather than just green space.	
22	Natural England	DP9 p 40	Amend text in first paragraph to reflect a wider concept of GI rather than just green space as highlighted in the suggested alternative text for DP9. Suggested wording: <i>“Planning applications shall demonstrate a range of types of green infrastructure including green space for example...”</i> Support inclusion of text <i>“green roofs should be used to assist with neighbourhood cooling but will not be included in the requirement for 40% green space.”</i>	Accept change	Amend doc
22	Natural England	DR 9(a) p41	Support submissions by BBOWT to include reference and requirement for the use of native tree species in tree planting in line with the NW Bicester Eco Development Biodiversity Strategy 2014 and the NW Bicester Masterplan Green Infrastructure and Landscape Strategy 2014.	To reflect the Biodiversity Strategy reference should be made in the SPD to native trees and shrubs particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings. Some wording should be inserted into this section that reflects this as follows: <u>“To reflect the Biodiversity Strategy, native trees and shrubs should be planted on the site particularly within woodland, the country park, the nature reserve, and ecological buffers, and corridors but also as a proportion of other plantings.”</u>	Incorporate BBOWT comments
22	Natural England	DR 9 (c) p 44	Support the establishment of a 60m buffer zone for the watercourses and suggest stronger language for the	Support is welcomed and welcome comment to strengthen wording to reflect the work of the green infrastructure workstream as follows:	Revise text

			<p>requirement of these: <i>“The establishment of a minimum 60metre corridor to the watercourse (30 metres each side of the centre line) shall be provided....”</i></p> <p>The last sentence in the paragraph should also reference water quality as an important other function of stream corridors: <i>“For example, they will help maintain water quality, provide interface with development, recreational routes and play.”</i></p>	<p><i>“The establishment of a minimum 60metre corridor to the watercourse (30 metres each side of the centre line) <u>shall</u> be provided....”</i></p>	
22	Natural England	DR 9 (c) p 44	<p>The last sentence in the paragraph should also reference water quality as an important other function of stream corridors: <i>“For example, they will help maintain water quality, provide interface with development, recreational routes and play.”</i></p>	<p>The last sentence in the paragraph should be amended to reflect the work of the green infrastructure workstream and to include reference to water quality as an important other function of stream corridors:</p> <p><i>“For example, they will help maintain water quality, provide interface with development and may include recreational routes and play.”</i></p>	Insert suggested wording
22	Natural England	DR 9 (c) p 44	<p>This section should also specify how the corridors maintained and managed.</p>	<p>This comment reflects the work of the GI workstream and therefore reference to maintenance and management of hedgerows and dark buffers should be included in the SPD. Add to the end of the hedgerows and stream corridors/dark buffers the following:</p> <p><i>“and as such long term management proposals will be required as part of any planning application.”</i></p>	Add suggested wording
22	Natural England	DR 9 (c) p 44	<p>With regards to dark buffers, the last sentence in this paragraph should be amended to read: <i>“the lighting strategy scheme for the development will avoid disturbance to these dark areas.”</i></p>	<p>Accept change for clarification and amend text as follows:</p> <p><i>“the lighting strategy scheme for the development will avoid disturbance to these dark areas.”</i></p>	Revise text
22	Natural	Para 4.145 p45	<p>Should be reworded to: <i>“The Draft</i></p>	<p>Accept change and amend text as follows:</p>	Revise

	England		<i>masterplan proposals shall retain the most valuable habitats and ecological features on the site including protecting the majority of hedgerows and watercourses.</i>	<i>“The Draft masterplan proposals shall retain the most valuable habitats and ecological features on the site including protecting the majority of hedgerows and watercourses.”</i>	wording
22	Natural England	DR 9 (e) p 45	Support rewording as proposed by BBOWT to amend “should “ with “must” in the following para: <i>“Biodiversity mitigation and enhancement must be incorporated into the development proposals.”</i>	Use “should” instead of “must” to strengthen and clarify wording as follows: <i>“Biodiversity mitigation and enhancement must be incorporated into the development proposals.”</i>	Amend wording
22	Natural England	DR 9 (e)	Support BBOWT amendments to sentence “A biodiversity strategy shall accompany planning applications.” Namely that biodiversity should be provided for at a higher strategic level than individual planning applications and reference should be made to the biodiversity strategy for the whole masterplan area. The sentence should also refer to all planning applications.	This comment is consistent with the work on biodiversity to support the masterplan and should therefore to accommodate it this sentence should be amended from: “A biodiversity strategy shall accompany planning applications” to <u>“A biodiversity strategy which is part of an approved biodiversity strategy for the whole masterplan area, shall accompany all planning applications. It should include an accepted numerical metric to show that a net gain in biodiversity will be achieved.”</u>	Accept change
22	Natural England	DR10 p 47	Support inclusion of this principle. However propose stronger wording to ensure the inclusion of a water cycle strategy in planning applications: <i>“Development proposals must be accompanied by a water cycle strategy”</i> Last part of the section replace “should” with “must”.	Support is welcomed. The PPS refers to a Water Cycle Strategy and uses “should” in reference to planning applications. The CLP refers to a Water Cycle Study that “shall” set out the approach to achieving the aspiration for water neutrality. To strengthen the wording and clarify the position suggest should is replaced by must as follows: <i>“Development proposals must be accompanied by a water cycle strategy”</i> Last part of the section replace “should” with “must”.	Accept proposed change.
22	Natural England	DR10 p47	Commend the intention of the last bullet that applications include long-term management measure. Amend	This is now required by the Water Act 2014 and therefore reference to the requirement for planning applications to include a strategy for the long term	Delete reference to the SUDs

			as follows: <i>“Incorporate SUDS. Planning applications shall include a strategy for the long term maintenance, adoption and management of SUDS.”</i>	maintenance adoption and management of SUDs should be deleted.	strategy
22	Natural England	Para 5.2 p52	Last bullet should be amended to: “Landscape and green infrastructure.” To acknowledge wider understanding of green infrastructure rather than green space.	The PPS and CLP both refer to green space therefore it should be retained and supported by inclusion of “green infrastructure”.	Insert “green infrastructure” at page 52.
22	Natural England	P52	Design principles – Green infrastructure should be included as a design principle. This will give the mandate for the inclusion of features such as green roofs and SUDS in development proposals.	GI should be added to the design principles as set out above	Add green infrastructure to landscape and green space as part of the design principle
Page 78	BioRegional	General – Development Principles	Welcome Development Principles and alignment with Eco-towns PPS and CLP. Format helps to provide consistency across national and local planning policy. Welcome format that each principle is broken down into implementation criteria and requirements. Structure will help guide developers, landowners and applicants.	Support is welcomed	No change
	BioRegional	Vision and Objectives	Is there scope to refer to Bicester Garden Town in terms of what it means for NW Bicester and the SPD?	There is scope but reference to Garden Town is unnecessary at this stage. It should however be included in the foreword and introduction	Include reference to Garden Town in Foreword and Introduction
23	BioRegional	Vision and	Include an intention for NW Bicester	The PPS refers to “smart energy management systems”	No change

	onal	objectives	to be a “smart town” with real time energy data, real time travel information, smart travel management, and opportunities for the community residents to interact in a smart way.	in relation to homes which carries through into the CLP and SPD. The aspiration for Bicester to be a “smart town” are reflected in the Eco Bicester One Shared Vision, 2010.	
23	BioRegional	Para 3.4	Add sentence quoting PPS: <i>“ensuring that households and individuals are able to reduce their carbon footprint to a low level and achieve a more sustainable way of living.”</i>	Accept change for clarification as follows: <i>“ensuring that households and individuals are able to reduce their carbon footprint to a low level and achieve a more sustainable way of living.”</i>	Amend paragraph 3.4
23	BioRegional	Design principles and character areas	Suggest an additional section on “uniqueness” of NW Bicester and how this could be expressed through the design of buildings, green infrastructure and the public realm.	A separate section is not considered necessary and the design and development principles set out the framework to create the new community at North West Bicester.	No change
Page 79	BioRegional	Design principles and character areas	Include information on “a sense of arrival” for key locations within the masterplan, such as the Cross, the square and the business gateway in the south west corner of the site.	The gateways to the site are important as are the placemaking principles and policies relating to local centres. This should be reflected in the document reflecting the “sense of arrival” comment, particularly in relation to legibility as follows: <u>“The gateways to the site and local centres should be designed to create a sense of arrival within the development and improve legibility.”</u>	Amend legibility section in design and character areas section.
	23	BioRegional	Para 5.3 – Climate change adaptation	For the avoidance of doubt specify <i>“Development should be designed in response to the latest predictions of future climate change with reference to UKCIP and the NW Bicester specific climate predictions prepared by Oxford Brookes.”</i>	Agreed. For the avoidance of doubt specify <i>“Development should be designed in response to the latest predictions of future climate change with reference to UKCIP and the NW Bicester specific climate predictions prepared by Oxford Brookes.”</i>
23	BioRegional	Para 5.10	Clarify what it means	The purpose of the design guidance relating to buildings is to create active frontages to buildings	No change

				through the use of ground floor windows.	
23	BioRegional	Para 5.14 second bullet	The reference to BREEAM HEA1 is incomplete and should be checked	BREEAM HEA1 refers to visual comfort and sets out detailed criteria which applicants should refer to in preparing detailed planning applications. The paragraph should be amended to link to BREEAM webpage and the BREEAM Technical Manual SD5073 – 4.0:2011 for new construction - non-domestic buildings, 2011	Include reference to BREEAM Technical Manual
23	BioRegional	DR1 p19	Welcome use of BREEAM Communities assessment. Provide additional information on how to use BREEAM Communities assessment process with early engagement with the BREEAM Assessor to get maximum benefit from the standard.	BREEAM Communities is an assessment method that provides a way to improve the sustainability of large scale projects and is therefore relevant to North West Bicester. A link to the BREEAM Communities webpage should be included.	Insert link to www.BREEAM.org in paragraph 4.10.
23 Page 80	BioRegional	DP2 p20 para 4.13	Para 4.13 add <i>“energy efficient buildings”</i> to <i>“mixture of low carbon district heating and PV energy efficient buildings”</i>	This is consistent with the approach to zero carbon development and therefore the text should be amended as follows: Para 4.13 add <i>“energy efficient buildings”</i> to <i>“mixture of low carbon district heating and PV energy efficient buildings”</i>	Amend para 4.13
23	BioRegional	DP2 p20 para 4.14	Replace first bullet with <i>“Provide a large scale solar photovoltaic solar array on all roofs”</i>	Accept comment. Replace first bullet with <i>“Provide a large scale solar photovoltaic solar array on all roofs”</i>	Change
23	BioRegional	DP2 p20 para 4.15	Provide further information or references to support statement <i>“PV panels currently appear to provide the most viable solution”</i> .	The masterplanning has suggested that the site offers the opportunity of a large solar array mounted on the roofs of the proposed new homes. The masterplan energy strategy should be referred to in this section as the baseline for subsequent proposals.	Refer to the energy strategy supporting the masterplan in para 4.15
23	BioRegional	DP2 p20 para 4.19	Replace with <i>“Solar masterplanning at early design stages can be carried out with software such as sketchup to check for best use of solar</i>	The suggested change will assist and guide applicants and should therefore be included as follows: Replace with <i>“Solar masterplanning at early design</i>	Add to para 4.19

			<i>resources on a site” http://sketchup.com</i>	stages can be carried out with software such as sketchup to check for best use of solar resources on a site” http://sketchup.com “ □	
23	BioRegional	DP2 p20 para 4.20	Add <i>“The design and siting of the energy centres should allow for the space requirements of frequent biomass deliveries.”</i>	Agreed. Add: <u>“The design and siting of the energy centres should allow for the space requirements including the need for biomass deliveries.”</u>	Amend para 4.20
23	BioRegional	DP2 p20 para 4.21	Add Department for Energy and Climate Change (DECC), Heat Network Delivery Unit (HNDU) as the funder and add BioRegional's role in project managing this study. Also add <i>“...a local heat network for Bicester as a whole...”</i>	Accept proposed addition and add Department for Energy and Climate Change (DECC), Heat Network Delivery Unit (HNDU) as the funder and add BioRegional's role in project managing this study. Also add <i>“...a local heat network for Bicester as a whole...”</i>	Update
23	BioRegional	DP2 p20/21 para 4.22	Refer to the town-wide Bicester Smart Grid study being delivered by Low Carbon Hub and CDC	The study is useful background but is at an early stage therefore should not be included	No change
23	BioRegional	DR2 p21	Add <i>“that connection to any Bicester heat network should be explored.”</i> As well as Ardley ERF being investigated	Agreed. Add <i>“that connection to any Bicester heat network should be explored.”</i> As well as Ardley ERF being investigated	Amend DR2 page 21
23	BioRegional	DR2 p21	Include <i>“and complies with the definition of zero carbon as described in the Eco-towns PPS.”</i>	Accept comment and Include <i>“and complies with the definition of zero carbon as described in the Eco-towns PPS.”</i>	Amend DR2 page 21
23	BioRegional	DR3 p23	Format bullet points 3,4,5 and 6	Formatting	Format bullet points in DR3
23	BioRegional	DR3 4.29	Draft masterplan does not set out any framework for implementing climate change adaptation measures. It does include some measures but there is no comprehensive framework. Suggest the SPD seeks a comprehensive	Para 4.29 refers to the PPS and CLP but does not state the requirement for a comprehensive framework for implementing climate change adaptation measures. The wording should be amended to state that “a comprehensive approach to climate change adaptation will be required with every planning application.	Amend para 4.29

			approach with every detailed application.		
23	BioRegional	DP4 p23	Express openness to neighbourhood scale water recycling as a means to achieve Code Level 5 water consumption requirement, rather than a house by house scale water recycling which maybe expensive.	Neighbourhood scale water recycling has been promoted throughout the masterplan workstreams and the Development Principle should be reworded to emphasise the benefits of neighbourhood scale water recycling as follows: Insert <u>“Neighbourhood water recycling should be implemented as a means to achieve Code Level 5 water consumption requirements, rather than house by house scale water recycling which may be expensive.”</u>	Amend DP4
23	BioRegional	DP4 p24 para 4.38	Replace “require” with “encourage local services and facilities”	Require is the appropriate wording	No change
23	BioRegional	DP4 p24 para 4.41	Add reference to “800m of primary schools and neighbourhood services.”	Clarify 800 metre distance by adding “along the shortest walking route”	Add text to para 4.41
23	BioRegional	DP4 p24 para 4.45	Add “ <i>space for recycling and composting facilities</i> ”	Accept change and add “ <i>space for recycling and composting facilities</i> ”	Amend doc
23	BioRegional	DP4 p24 para 4.45	Add “ <i>provision for electric vehicle charging points</i> ”	Accept change and Add “ <i>provision for electric vehicle charging points</i> ”	Amend doc
23	BioRegional	DR4 p25	Add “ <i>In summary, all homes should</i> ”	Accept and Add “ <i>In summary, all homes should</i> ”	Amend
23	BioRegional	DR4 p25	Daylighting parameters – format bullet points	Amend formatting	Format
23	BioRegional	DP5 p26	Add “Development Principle 5” to the heading of the text box	Accept	Amend
23	BioRegional	DP5 p26	Include a stronger aspiration for low carbon environmental goods and services and greener businesses. This should include both large scale	The economic strategy supporting the masterplan recognises the Bicester low carbon environmental goods and services sector is currently not well established but has the potential to grow. This is	Include aspiration for greener

			employment spaces but also local centres e.g. takeaways, hairdressers or grocery shops in the local centres potentially businesses that choose sustainability practices.	supported by the evidence base supporting the local plan and therefore a stronger aspiration for low carbon environmental goods and services and greener businesses could be included in the SPD. This includes large scale employment spaces and local centres e.g. takeaways, hairdressers or grocery shops in the local centres with the potential for businesses that choose sustainability practices.	business
23	BioRegional	DP5 p26	Reference economic strategy action plan.	Accept and include reference to the economic strategy action plan	Include reference to economic strategy action plan
24	CPRE Bicester District	General comments relating to employment	N/A	No change	
Page 83	Cerda Planning	DP1	DP1 is vague. It should make clear the mandatory minimum local validation requirements for a planning application on the NW Bicester site noting that the Council are seeking to progress a scheme of higher than typical sustainability credentials. For example a Design and Access Statement need not set out specific construction standards, energy generation or storage of energy requirements and the Council should be clear on how they intend to control the development of the site to meet eco-town standards.	For clarification, CDC validation requirements should be referenced and a link to CDC planning portal provided. Also clarify in delivery section (Section 6) how planning applications will be managed	Include link to CDC validation requirements and cross refer to Delivery Section
	Cerda Planning	DP2	Definition of zero carbon varies from one document to another. Government's current definition relates to fixed lighting, heating and	The definition of zero carbon in the SPD reflects the definition in the Eco towns PPS and is defined in the supporting masterplan documents as "true zero carbon".	No change

			hot water and excludes appliances and energy associated with electric vehicle charging. It is likely that construction standards will overtake the aspirational targets of the NW Bicester site.		
25	Cerda Plannin g	DP3	Not clear how development can be planned to minimise future vulnerability in a changing climate. The Council is not clear how the site can be developed to be resilient to change and to take advantage of latest sustainability technologies.	In preparing the masterplan consideration has been given to the effects of climate change and includes work with OBU on planning for future climate change.	No change
25	Cerda Plannin g	DP4	Code for Sustainable Homes is being phased out. It is therefore not possible for development to meet the standard. DP4 should refer to equivalent standard to replace CSH	The approach to sustainable construction is set out in CLP Policy ESD3. Sustainable design and construction issues will be considered and illustrated in more detail in the Sustainable Buildings in Cherwell SPD.	No change
Page 84	Cerda Plannin g	DP6 (b)	Not clear whether charging regime for electric and low emission vehicles is encompassed within the zero carbon approach to development.	The PPS refers to sufficient energy headroom to meet the higher demand for electricity from electric vehicles and the zero carbon definition excludes emissions from transport.	No change
	Cerda Plannin g	General	The development principles set a framework for development, it is vital these are explicit, clear and set out what is expected from developers in terms of planning application, construction and operational stages. Failure to define accurately the development principles risk the NW Bicester site not coming forward in a manner envisaged by the Council.	Noted	No change
25	Cerda Plannin g	Para 3.1	Planning policy position has changed subsequent to eco-town	Noted. Eco-towns PPS and policies for NW Bicester remaining until CLP is adopted. Standards for NW	No change

	g		PPS. Eco-towns are not being promoted with vigour and enthusiasm. Development standards being promoted in PPS are becoming superseded by increased construction standards and ongoing revisions are set out in the Building Regulations. It is very likely that at the point at which development takes place the development will not be any more sustainable than other housing developments.	Bicester are currently more ambitious than Building Regs and the expectation is that true zero carbon will deliver higher standards than Building Regs.	
25	Cerda Plannin g	Design principles and character areas	There is nothing particularly pioneering about the approach being taken in terms of design. The design and character areas section is light on detail and generic in its approach. A greater level of detail should be set out in order to translate the development principles into a design ethos. It would appear that the SPD does little but duplicate policy that is already set out. SPD's are more successful when they tend to be more determinate in approach and far more visual. The SPD relies heavily on text rather than visual aids and this undermines its approach and likely success in securing a pioneering development on the site.	Design will be developed further through Urban Design Frameworks.	No change
25	Cerda Plannin g	DP1	BREEAM Excellent is not achieving exemplary level of construction given provision of Building Regs and 2016 changes which will supersede sustainable construction references in document	BREEAM standards follow the CLP Policy which sets out minimum standards	No change

25	Cerda Plannin g	DR2	The council is not clear what is considered to be zero carbon development. This undermines requirement for energy statements at outline applications. The Council should be explicit on zero energy and set out whether they are making provision for allowable solutions.	The SPD is clear that the definition of zero carbon development is that set out in the Eco-towns PPS.	No change
25	Cerda Plannin g	Energy storage	SPD is largely silent on energy storage. Energy storage is key since energy generation on site from renewables takes place when energy draw is lowest. PV offers good option for generation and yet it is most efficient in the summer. Best option is to combine solar PV with wind turbines. SPD does not indicate whether wind turbines would be appropriate in terms of landscape impact.	Currently energy storage on the site and in the wider town is at its early stages of development. The CDC position on wind turbines is set out in planning guidance dated February 2011.	Include reference to CDC wind turbines guidance.
Page 86	Cerda Plannin g	Energy storage	There is nothing in the SPD which discusses energy storage. National grid is most appropriate form of energy storage.	Excess energy generated on the site will feed into the national grid. Energy storage needs to be considered in more detail as part of the energy strategy.	No change
25	Cerda Plannin g	Zero energy development	The SPD lacks detail on zero energy development.	Noted	No change
25	Cerda Plannin g	DR3	CSH is to be phased out and it is not clear how CSH sits with zero carbon development.	The PPS, CLP and SPD all make references to CSH in the context of zero carbon development. These references will need to be updated to take account of changes to housing standards.	No change
25	Cerda Plannin g	6.0 Delivery	Delivery section is light in detail. There is nothing in the delivery section which deals with phasing, nor does it consider build rates,	The delivery section sets out the broad approach to guide future applications and further information is set out in the delivery section of the CLP	No change

			implications of changing market conditions, nor what market interest there is in the site. SPD is silent on number of developers likely to build-out the housing, nor the timing of the associated non-residential uses and infrastructure.		
25	Cerda Plannin g	General	The Council should consider a wholesale review of the approach to the site in terms of the sustainability credentials and the site boundary.	Noted	No change
27	Warwick shire County Council	General comment	There may be interaction between the proposed mixed use eco town development at NW Bicester and the proposed new settlement at Gaydon/Lighthorne Heath for car based work trips. Both sites are located adjacent to the M40 and travel time is approximately 40 mins. It would be positive and more sustainable if the promoters of the eco town could encourage residents to car share, should they choose to work at Jaguar Land Rover at Gaydon for example. "Choose How You Move" is a WCC imitative which includes CarShare Warwickshire which is open to the general public. It would be helpful if this information could be included in the SPD.	Noted	No change
28	Bicester TAG	General Comment	Plan should be rejected until a delivery timescale exists that ensures new roads to support the development are present.	Noted. CDC continues to work with OCC to identify the infrastructure needed to support development.	No change
28	Bicester TAG	DP6 (c)	Issues with Howes Lane/Vendee Drive/Shakespeare Drive have been	Noted. The difference between the roads and therefore design is specific to the location.	No change

			identified. Redevelopment of the A4095 should be to similar design to Vendee Drive and not the strategic boulevard. To implement the new path and cycleways as specified in the Bicester masterplan document as part of the initial infrastructure.		
28	Bicester TAG	Infrastructure delivery	Developments should be delayed until public funds or commercial developer funding contribution are available for infrastructure	Noted. Infrastructure requirements have been identified and timescales for delivery secured through Section 106 agreements	No change
29	Margaret Holmes	DP6 (c)	Boulevard to replace A4095 is totally unsuitable and not fit for purpose as it will no longer be a ring road.	Noted. The road is designed for the predicted level of traffic.	No change
29	Margaret Holmes	DP4 – Homes page 24	Houses should have proper car parking/garages available.	Homes will be design with parking provision	No change
Page 88	Colin Cockshaw	General comments	Support development in accord with eco-principles although basic objection to development in countryside.	Support is welcomed	No change
30	Colin Cockshaw	DP6 (c) Transport	NW Bicester will add to congestion in Bucknell Road, Field Street and town centre amongst other areas.	DP6 (c) is clear that planning applications should demonstrate options for ensuring key connections around the eco-town will not become congested and OCC advice on off-site mitigation.	No change
30	Colin Cockshaw	Howes Lane	Realignment is “an error of judgement”	The realignment of Howes Lane is supported by modelling undertaken by OCC.	No change
31	P3Eco	General comments	Supportive of overall approach to the SPD which closely emulates the eco-town standards set out in the PPS	Support is welcomed	No change

31	P3Eco	Employment	It should be reiterated and further emphasised that B2 and B8 should be “limited” in order to comply with the overarching Policy Bicester 1 and the wider objectives of Bicester which are not wholly compatible with these uses in any event.	Noted	No change
31	P3Eco	GI and Landscape	Further emphasis should be made to ensure <u>all</u> applications are required to demonstrate compliance with the policy requirement for 40% of the total gross site area to comprise green space.	The requirement for 40% green is across the site as a whole as set out in the masterplan and each application will need to show the contribution it makes to achieving 40% green space.	Amend wording to clarify
31	P3Eco	General comment	References to the “ <u>Draft</u> Masterplan should be updated and consistent throughout on the basis that this document is intended to be endorsed by the SPD (DR1 – first bullet)	Review and amend where necessary references to Draft Masterplan.	Update document
31	P3Eco	Para 4.9	Para 4.9 refers to a copy of the draft masterplan attached in Appendix 2 which is incorrect.	Correct reference to Appendix 2. Move Draft masterplan to more prominent position in document.	Update
31	P3Eco	Appendix 1	The masterplan framework plan diagram contained at the back of Appendix 1 would benefit from being brought forward into its own appendix.	The Draft Masterplan prepared by A2D should be moved to earlier in the SPD.	Move Draft MP
32	Catherine Murffit	General comment	Support the principles and objectives of the SPD	Support is welcomed	No change
32	Catherine Murffit	Employment	SPD contains loose and ambiguous drafting about the type of employment use which will be allowed as part of the development	The SPD references to employment are taken from the PPS and CLP.	No change

32	Catherine Murffit	Employment	CLP states <i>“that employment uses classes within the North-West Bicester site should be “B1, with limited B2 and B8 uses”</i> . There are good reasons for this restriction to prevent the type of warehousing which would be wholly inappropriate in this location and incompatible with the delivery of the eco town. The SPD needs to make it clear that the Council will refuse consent for any applications which do not conform to this requirement	The references to employment in the SPD are based on the CLP Bicester 1 Policy and NW Bicester economic strategy text	No change
32	Catherine Murffit	Comprehensive development	All applications should demonstrate compliance with policy requirements including but not limited to 40% green space.	Noted - The need for comprehensive development is a fundamental principle of the SPD	No change
Page 90	A2Dominion Group	Relationship with NW Bicester masterplan	SPD does not include overview of A2D masterplan and supporting evidence base	Noted – include more detailed reference to A2D masterplan and supporting evidence base	Update SPD
	A2Dominion Group	References to A2 Draft MP only –	other documents considered to be incomplete therefore not used in SPD directly although some elements have been “lifted” from docs.	As above	Update SPD
33	A2Dominion Group	Approach to Local Plan Policy Bicester 1, SPD and NW Bicester masterplan	Unclear which elements of masterplan submission docs are taken forward	Clarify elements of the NW Bicester masterplan to be taken forward	Amend SPD
33	A2Dominion	SPD should clearly set out evolution of NW	SPD should include the draft masterplan framework (currently as an appendix). The status of the	Include draft masterplan framework within SPD and move from Appendix to main body text to support	Move A2D masterplan to earlier in

	Group	Bicester MP	masterplan needs to be resolved	design principles	document.
33	A2Dominion Group	A2D supporting docs should be listed	A2D supporting docs should be listed	The supporting documents have been used in the preparation of the SPD and will continue to guide the preparation of planning applications therefore they should be referred to as such with the SPD stating which documents it has relied on for clarification. The supporting documents also relate to the comprehensiveness of the proposals in providing a baseline for the site as a whole. However, as currently submitted they have no weight and therefore it has been agreed that they should form the evidence base for the preparation of the SPD as planning policy.	Include reference to A2D vision documents that have been relied on in the preparation of the SPD in the appendices.
33	A2Dominion Group	NW Bicester MP docs	NW Bicester MP docs should be listed as guidance/for information	Agreed	Include list of NW Bicester masterplan documents in Appendix.
Page 91	A2Dominion Group	"True" zero carbon	Should be using this term when we have the PPS definition in place?	Agreed – include reference to "true" zero carbon and also need to cross reference to SPD definition	Amend references to zero carbon
33	A2Dominion Group	Site area	A2D refer to approx. 400 Ha	Clarify outer edge to ensure consistency with Local Plan	Amend masterplan to reflect local plan strategic allocation area.
33	A2Dominion Group	Ardley Energy Recovery Facility	Suggest replace "aspiration" with "option"	Cannot do this until we have the findings of the feasibility report in March 2015 (ultimately it will be decided on the financing of the scheme).	No change
33	A2Dominion Group	Rural edge	Check consistency with masterplan	The rural edge as shown on the spatial framework plan is illustrative to show the area of sensitivity between and transition from the urban rural character.	Review rural edge to ensure consistency with latest masterplan.

33	A2Domion Group	Section 4.0 – Development Principles	How does the draft masterplan relate to the SPD?	The draft masterplan will form the basis of the framework for subsequent planning applications and will be embed as planning policy in the SPD	Clarify relationship and status of the masterplan
33	A2Domion Group	Section 4.0	This section should clearly identify the document that the NW Bicester MP comprises – A2 propose the SPD includes a box of docs that applicants should refer to	Noted and it should be made clear in the SPD that the SPD relies on the information supporting the A2D masterplan submission.	Include reference to A2D masterplan documents.
33	A2Domion Group	Para 4.10 – BREEAM Communities	Delete reference to BREEAM and CEEQUAL as planning applications have already been submitted	BREEAM and CEEQUAL will be used in the current and future planning applications and should not be deleted	No change
33	A2Domion Group	Development Principle (DP)2 and Development Requirement (DR) 2 – Zero carbon	Should refer to “true” zero carbon as set out in the MP	Agreed. Include reference to “true” zero carbon development	Ensure references to true zero carbon development.
33	A2Domion Group	Para 4.21	Should be more positive about heat network – however feasibility study still not completed.	The SPD leaves the option for a connection to the Ardley facility but supports the heat network	No change
33	A2Domion Group	DP and DR3	Too specific in referring to detailed layouts and will not allow flexibility –	suggest we ignore this comment.	No change
33	A2Domion Group	DP4 – daylighting parameters	Too detailed for SPD and should be removed.	The parameters provide a useful reference for developers and should not be deleted.	No change
33	A2Domion Group	DP4(a) para 4.47	Paragraph 4.47 states <i>“The masterplan economic strategy is expected to deliver homeworking targets for the site. The strategy will require further detailed work in terms</i>	Homeworking is a fundamental element of the economic strategies supporting the proposals and should be include in the development principle for homes. However, the requirement for DAS to set out how new homes will be designed to accommodate	No change

			<p><i>of developing the proposals for homeworking to ensure the creation of jobs indicated on the site.”</i> The Development Requirement then states <i>“Detailed planning applications and Design and Access Statements should set out how the design of new homes will provide for homeworking.”</i> These statements are inconsistent. The Economic strategy includes a figure for homeworking (1,074 across the whole development of 6,000 dwellings) and a section justifying these figures. Further work should come forward as part of individual planning applications. Paragraph 4.47 should therefore be removed.</p>	<p>homeworking needs further to be retained to ensure that homeworking facilities are considered in the design of new homes.</p>	
Page 93	A2Domion Group	Development Principle and Development Requirement 5 – Employment	<p>The SPD acknowledges a range of uses which will generate employment including non Class B uses such as retail and education. This is in line with the N W Bicester masterplan economic strategy. The applications should be consistent with the Economic Strategy and demonstrate as such.</p> <p>Development Requirement 5 specifies target sectors. The SPD needs to consider the prevailing economic market conditions as well as setting out realistic aspirations for economic development within NW Bicester over the longer term.</p>	Noted	No change
33	A2Domion Group	Para 4.51	<p>Paragraph 4.51 states <i>“larger scale commercial development comprising general industrial uses (within Classes B1 (b) and (c) and B2 of the</i></p>	<p>Include reference to the business park in the south east corner of the allocation to clarify paragraph 4.51 and recognise the requirement for it</p>	<p>Clarify paragraph to include reference to</p>

			<i>Use Classes Orders) and storage and distribution (within Class B8 of the Use Classes Order) with office use (Class B1 (a)) is proposed by the CLP. This is unclear as to the requirement or policy and the form of development being promoted.</i>		the business park.
33	A2Dominion Group	Development Principle and Development Requirement 6DR/DP6 – Transport, Movement and Access Para 4.60	Paragraph 4.60 makes reference to a “ <i>Draft Sustainable Transport strategy for Bicester.</i> ” We have not seen this document, and question whether it is publically available. We note this document will inform new development proposals and should therefore be available now.	Noted. The Sustainable Transport Strategy is being finalised and therefore the reference to it should remain as it will provide guidance on transport matters when preparing planning applications.	No change
33	A2Dominion Group	DP6 and DR6 – Transport – Para 4.62	Para 4.62 refers to improved linkages to the town’s stations and consideration of further linkages to a wider range of destinations. This should be set out in the STS for Bicester	Noted. The STS considers key connections in the town.	No change
33	A2Dominion Group	DP6 and DR6 Para 4.69	Paragraph 4.69 states “ <i>development proposals should demonstrate a morphology and urban form that responds to the site’s topography, ecology, natural features and landscape character as well as responding to local patterns of development.</i> ” It is unclear why this is relevant to transport and movement and should be removed.	Agreed. The statement clearly refers to design principles and should be moved to design section at paragraph 5.8.	Move to design section para 5.7.
33	A2Dominion Group	DP5 and DR5 para 4.71	Para 4.71 implies that work undertaken on movement and access as part of the NW Bicester masterplan is inadequate. This is	Noted. It is recognised that the transport and movement workstream needs to carry out more work on the planning applications but it is not the case that the work undertaken is “inadequate” rather it is incomplete	No change.

			disputed in terms of the work undertaken on behalf of A2D. The last sentence should instead state <i>“further work will be undertaken overtime to maximise legibility”</i> .	and it is important to recognise that the street hierarchy will be developed further. Add at end of para 4.71: <u>and recognise the street hierarchy will be developed further in planning applications.</u>	
33	A2Domion Group	Development Requirement 6	Development requirement 6 seeks to ensure that <i>“all residential areas enjoy easy access to open space.”</i> Whilst we accept this is a positive objective, it has not been the subject of any discussion or analysis as part of the NW Bicester movement strategy. The masterplan is predicated on a comprehensive landscape and playspace strategy, with green infrastructure at the heart of the scheme. Is the SPD referring to access with the masterplan or outside, and within the town? Compatibility with the masterplan and GI strategy should ensure the former.	This requirement relates to the NW Bicester site and the masterplanning has achieved this objective	No change
33	A2Domion Group	Development Requirement 6	Development Requirement 6 also states that all homes should be within an 800 metre walk to frequent public transport and neighbouring services. The NW Bicester masterplan and A2D applications have been prepared on the basis that all homes had to be within 400 metres of frequent public transport and neighbourhood services. The SPD should reflect this.	Accept comment and update text to reflect the NW Bicester masterplan as follows: 5 minutes walk (400 metres) to frequent public transport routes and 10 minutes walk (800 metres) to neighbourhood services	Amend text and update SPD
33	A2Domion Group	Development requirement 6 Paragraph 4.82	Paragraph 4.82 should make reference to reduced car ownership or use	Noted	Insert reference to car ownership and use

33	A2Domion Group	Development Principle 6 (a)	Development Principle 6 (a) states that travel plans are required to demonstrate how the Eco Town's design will enable at least 50 per cent of trips originating in eco-towns to be made by non- car means, with the potential for this to increase to 60 percent over time. Through work on the NW Bicester masterplan, in which CDC and OCC participated and engaged, it was agreed that the location and current mode share of Bicester is such that 50 per cent is very challenging.	It is accepted that 50 per cent is a challenging target for non car trips which was recognised by officers. However, it remains a target and expectation that over time it will be achieved as sustainable transport measures and strategies are adopted therefore developers and applicants should work on the basis that 60 per cent of trips by non car modes should be achievable in the longer term.	No change.
33	A2Domion Group	Development Requirement 6 (a)	The bullet points set out in Development Requirement 6 (a) are unclear and should be reviewed.	Noted. The bullet points have been reviewed and are considered to be clearly set out	No change
Page 96	A2Domion Group	Development Principle 6 Para 4.105	Paragraph 4.105 states that the strategic link road will become a " <i>bustling High Street</i> ". This may be misleading. Instead we propose that the SPD simply refers to the realigned strategy link road as an " <i>urban boulevard</i> " as set out in the submitted masterplan.	Remove reference to "bustling High Street" and replace with stronger wording on urban boulevard and reference Design and Access Statements	Delete reference to "bustling high street" and replace with "bustling street"
33	A2Domion Group	Development Requirements 6 (c)	Development Requirement s 6 (c) implies traffic calming measures will be introduced along the strategic link road to reduce speed. This is incorrect and should be amended accordingly.	Disagree. The requirement makes no reference to traffic calming and merely sets out the need for walking and cycling to be given emphasis along and across the strategic link	No change
33	A2Domion Group	DP/DR8 – Local Services	The NW Bicester Masterplan Framework Plan, as submitted to CDC, shows required local services based upon projected population outputs. The masterplan Framework	The masterplan framework plan should be approved and adopted by CDC before making amendments to the SPD. The plan showing key facilities should be included in the SPD.	Include plan showing key facilities.

			Plan and required local services should be set out in this section. This will provide applicants with further clarity on quantum and spatial distribution of services and facilities.		
33	A2Domion Group	Development Principe and Requirement 9 – Green Infrastructure and Landscape	When referring to the burial ground, DP9 states that the location should “ <i>not pose risk to water quality</i> ”. The burial ground land as identified in the NW Bicester masterplan will be transferred to CDC through the planning application process. It is CDC’s responsibility to undertake the relevant assessments to ascertain whether the ground is suitable for use as a burial ground, and if not, find an alternative suitable use. A2D remain unconvinced as to the need and justification of the burial ground, certainly at the scale now proposed. CDC is, however, adamant that a burial ground is required on the basis that the requirement does not generate additional cost or liability for A2D, A2D are prepared to offer the land to the Council. The Council is responsible for meeting all technical and statutory requirements.	Noted	No change
33	A2Domion Group	Development Principe 9	DP9 also states that “ <i>40 per cent of the total gross site area will comprise green space of which at least half will be publicly accessible, and consist of a network of well-managed, high quality green/open spaces which are linked to the open countryside</i> ”. The wording implies	Agree. The development principle should refer to the green space network linking to the countryside and therefore the wording should be clarified	Amend text to clarify

			that all green spaces rather than the network should be linked to the open countryside. This text should be reviewed and amended accordingly		
33	A2Domion Group	Development Requirement 9	DR9 states that <i>“particular attention should be given to land to allow the production of food from community, allotment and/or commercial gardens.”</i> This implies that commercial gardens are proposed. Commercial gardens are not set out in the NW Bicester Masterplan. Reference to commercial gardens should be removed.	The reference to commercial gardens is taken from the Eco-towns PPS and included as a reference to the potential for food production within eco-towns.” No commercial gardens are proposed at NW Bicester therefore the reference to commercial gardens should be removed.	Remove reference to commercial gardens.
33	A2Domion Group	Fig 14	Fig 14 shows the existing route of one of the dark corridors; however it does not show the relocation of the dark corridor to the edge of the woodland west of the site. This should be added to Fig 14	The justification for relocating the dark corridor has not been made and it should not be shown until further information is received.	No change
33	A2Domion Group	Development Requirement 9 (a)	Development Requirement 9 (a) states that structured soil tree pits can be used, however, Paragraph 5 states that pits must provide an uncompacted medium. Structural soil is compacted. This could therefore be excluded under Para 5. CDC should clarify the preferred approach.	It is essential for the developer to allocate a sufficient budget for the provision of engineered planting pits installed with structured cells, raft system or structured soil. Tree pits must be of the desired size and specification to support and allow for the individual tree to reach and maintain its mature, natural form and characteristics without the associated and predictable conflicts with urban features and residents. Planting pits within hard surface areas must be fit for purpose and capable of providing an aerated, uncompacted medium capable of containing an appropriate volume of soil which can support the tree through maturity. The same planting pits must have appropriate engineering solutions installed to ensure that the maturing roots do not present any foreseeable level of risk to property and adjacent hard surfaces. Various systems to achieve this are now available and	No change

				all are still subject to ongoing research however, rather than adopting one specific method it is preferable and more flexible for each hard-surface planting pit specification to be designed to suit the individual tree and its situation. Discussions regarding this should commence from the earliest stage in the design phase.	
33	A2Dominion Group	Development Requirement 9 (c)	DR 9 (c) states that a 20 metre buffer along designated hedgerows is required relative to 'dark corridor'. The NW Bicester masterplan proposes 40 metres (20 metres either side of those hedgerows that constitute a 'dark corridor'). The hedgerow buffers should be provided in accordance with the Green Infrastructure and Landscape Strategy	Agreed. The requirement should be amended.	Amend text to reflect change to text.
Page 99	A2Dominion Group	DP9(d) Sports Pitches	We note the requirement for sports pitches within NW Bicester. Development Principle/Requirement 9(d) should state that the suitable phasing of sports pitches will be secured through Section 106 Agreements and/or conditions as appropriate.	Agreed. Amend Development Principle/Requirement 9(d) to state: <u>" the suitable phasing of sports pitches will be secured through Section 106 Agreements and/or conditions as appropriate".</u>	Amend DP9 (d)
33	A2Dominion Group	DP/DR 10 – Water	Development Principle 10 refers to PPS1 supplement's reference to water neutrality. Please note that although the PPS 1 supplement refers to water neutrality, it does not require water neutrality. The SPD should therefore state that proposals should aspire to water neutrality. The environment agency guidance does not support that water neutrality can be achieved on-site but rather it should be considered	The wording used in the SPD takes extracts from the PPS and as a result proposals should aspire to water neutrality and therefore no change is proposed to the SPD.	No change

			relative to a defined area normally associated with a water company water resource catchment zone. This should be reflected in the SPD.		
33	A2Domion Group	DP/DR13 – Community and Governance	We understand that CDC seeks to establish a single governance structure for NW Bicester. Development Requirement 13 requires planning applications to be “ <i>accompanied by long term governance structures</i> ”. It should be clarified that planning applications should support the establishment of the Local Management Organisation (LMO), rather than promote individual governance structures. The exemplar phase will establish the process for the creation of a governance structure through a three tier process. The SPD should seek to continue this approach and develop the process across the masterplan area.	Noted – Add the following text for clarification: <u>Planning applications should seek to achieve a seamless approach across the site in terms of community led activities and facilities</u>	Accept amendment and update text
33	A2Domion Group	DP/DR13 – Community and Governance	Policy Bicester 1 requires the submission of proposals to support the setting up and operation of a financially viable LMO, to allow locally based long term ownership and management of facilities in perpetuity to LMO management. Whilst developers must assist in the establishment of the LMO structure, developers should not be expected to fund the LMO in perpetuity and the LMO	Long term management is required therefore developers should support the LMO to enable it to become viable in the long term.	No change
33	A2Domion	DP/DR14 – Cultural	In the Implementation section of the Cultural Wellbeing Strategy, the	Cultural wellbeing must be embodied in section 106 agreements at the outline planning application stage.	No change

	Group	wellbeing	Draft SPD states that each outline approval for the site must be accompanied by a S106 Agreement which will require cultural wellbeing elements to be incorporated in areas of site infrastructure. Each S106 Agreement will require an overarching Cultural Wellbeing Statement to be submitted and approved in writing prior to the submission of reserved matters. We propose that this is dealt with in tandem with the submission of reserved matters.		
33 Page 101	A2Domion Group	Section 6.0 – Delivery	<p>Having reviewed the Delivery Section we consider this chapter should be reviewed. Proposed new wording is set out below:</p> <p><i>“This section sets out the key requirements relating to the delivery of NW Bicester and the process from preparing outline planning applications to securing detailed approval. The aim is to ensure a consistent approach to quality and delivery.</i></p> <p>Outline Planning Applications</p> <p><i>Outline planning applications represent the first stage in the delivery of the Masterplan. Outline planning applications should be prepared in accordance with the Principles and Requirements set out in this Supplementary Planning Document (prepared in accordance with the PPS1 Supplement Eco-towns July 2009 and North West Bicester Masterplan documents as</i></p>	<p>The Delivery Section sets out the approach to successful planning application preparation and the process for efficient determination of proposals. The section has been reviewed in the light of the proposed new wording and the following amendments should be made:</p> <p>Para 6.1 delete “adequate” and replace with “a comprehensive scheme”</p> <p>Para 6.5 insert:</p> <p>Outline Planning Applications</p> <p><i>Outline planning applications represent the first stage in the delivery of the Masterplan. Outline planning applications should be prepared in accordance with the Principles and Requirements set out in this Supplementary Planning Document (prepared in accordance with the PPS1 Supplement Eco-towns July 2009 and North West Bicester Masterplan documents as set out in Principle / Requirement 1 Developing the Spatial Framework.</i></p> <p><i>Outline planning applications can be made with some or all reserved matters reserved for future determination. Guidance on the local requirements for planning applications is set out on the Council’s website</i></p>	Update Delivery Section

			<p>set out in Principle / Requirement 1 Developing the Spatial Framework.</p> <p>Outline planning applications can be made with some or all reserved matters reserved for future determination. Guidance on the local requirements for planning applications is set out on the Council's website www.cherwell.gov.uk</p> <p>Each outline planning application must include:</p> <p>Outline Application Forms, landownership certificates and agricultural holding certificate;</p> <p>Planning application drawings (for approval and in support);</p> <p>Description of development and parameters document;</p> <p>Design and Access Statement;</p> <p>Landscape Strategy;</p> <p>Environmental Statement or for subsequent applications a statement identifying where impacts have been previously assessed;</p> <p>Sustainability Framework;</p> <p>Transport Assessment;</p> <p>Framework Travel Plan;</p> <p>Energy Strategy;</p> <p>Water Cycle Strategy;</p> <p>Utilities assessment;</p> <p>Planning statement;</p>	<p>www.cherwell.gov.uk</p> <p>Each outline planning application must include:</p> <p>Outline Application Forms, landownership certificates and agricultural holding certificate;</p> <p>Planning application drawings (for approval and in support);</p> <p>Description of development and parameters document;</p> <p>Design and Access Statement;</p> <p>Landscape Strategy;</p> <p>Environmental Statement or for subsequent applications a statement identifying where impacts have been previously assessed;</p> <p>Sustainability Framework;</p> <p>Transport Assessment;</p> <p>Framework Travel Plan;</p> <p>Energy Strategy;</p> <p>Water Cycle Strategy;</p> <p>Utilities assessment;</p> <p>Planning statement;</p> <p>Draft Heads of Terms;</p> <p>Statement of Community Involvement;</p> <p>Affordable housing statement;</p> <p>Economic Strategy;</p> <p>Aboricultural report</p> <p>Cultural Strategy;</p> <p>Monitoring Plan</p> <p>Indicative masterplan in accordance with the NW Bicester masterplan;</p> <p>Information to assess site specific matters.</p>	
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			<p>Draft Heads of Terms; Statement of Community Involvement; Affordable housing statement; Economic Strategy; Aboricultural report Cultural Strategy; Monitoring Plan</p> <p>Indicative masterplan in accordance with the NW Bicester masterplan; Information to assess site specific matters.</p> <p>Pre-application Consultation</p> <p>During the preparation of outline planning applications, applicants should partake in pre-application consultation with statutory consultees, including Cherwell District Council and Oxfordshire County Council. In addition, genuine public consultation should take place. This should include planning for real exercises and best practice from community engagement techniques.</p> <p>Planning Performance Agreements</p> <p>Prior to the submission of an outline planning application to Cherwell District Council, Applicants should seek to enter into a Planning Performance Agreement with the Council.</p>	<p>Pre-application Consultation</p> <p>During the preparation of outline planning applications, applicants should partake in pre-application consultation with statutory consultees, including Cherwell District Council and Oxfordshire County Council. In addition, genuine public consultation should take place. This should include planning for real exercises and best practice from community engagement techniques.</p> <p>Insert at para 6.8:</p> <p><u>“In order to facilitate effective processing of applications the Council will encourage pre-application engagement and the agreement of a Planning Performance Agreement with agreed timescales.</u></p> <p>Insert at para 6.10:</p> <p>Reserved Matters</p> <p>Reserved Matters applications should set out in detail the proposed development in the context of the wider masterplan. Reserve matters may include:</p> <ol style="list-style-type: none"> 1. Layout 2. Scale 3. Appearance 4. Access 5. Landscaping 	
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Reserved Matters

Reserved Matters applications should set out in detail the proposed development in the context of the wider masterplan. Reserve matters may include:

1. *Layout*
2. *Scale*
3. *Appearance*
4. *Access*
5. *Landscaping*

Additional detail will also need to be submitted and approved no later than the first Reserved Matters.

Additional Strategic detail includes:

1. *Design guidelines and design review;*
2. *Phasing;*
3. *Green infrastructure design and management strategy;*
4. *Travel Plan, plus access strategy including public transport;*
5. *Strategic SUDs strategy;*
6. *Strategic energy strategy;*
7. *Employment strategy*
8. *Cultural wellbeing strategy*
9. *LMO Implementation Scheme*

- 10. *Infrastructure delivery;*
- 11. *Affordable housing – phasing and distribution;*
- 12. *Compatibility and consistency with the masterplan.*

Design guidelines should address the following:

- 1. *Principles of design of buildings: e.g. palette of materials, set back from streets, enclosure;*
- 2. *Streetscape: e.g. approaches to design of roads and footways/cycleways, approach to parking design; street lighting*
- 3. *Open space and play space e.g. layout of formal play , standards, principles of surveillance and access.*

The guidelines would provide a framework for the preparation of the Reserved Matters and other relevant details pursuant.

Section 106 Agreements

Developers will be expected to work collaboratively to deliver infrastructure associated with development proposals. These will be secured by way of legal agreements and /or conditions.

33	A2Domion Group	Appendix 1	Appendix 1 includes masterplan BIMP6 01 Rev B. Since submission of the masterplan to CDC in May 2014, amendments have been made to the revised alignment of the strategic road. The revised masterplan should be included in the SPD.	Agreed. Since the publication of the Draft SPD it has been agreed that the masterplan should be included in the main body of the document to reflect its status to be adopted as the approved masterplan when the SPD is adopted.	Incorporate revised masterplan in SPD.
34	HS2	No comments	No comment	No comment	No change
35	Oxforshire County Council	Introduction	The SPD should make reference to NW Bicester forming part of a Garden Town and to the Government's vision for Garden Cities in the April 2014 Prospectus which emphasises high quality design with appropriate infrastructure and accessible green space designed in from the beginning.	Reference to Garden Cities does not add to the SPD in anyway other than providing background. It is considered however that it should be included in the introduction	Update text
36	Oxforshire County Council	Introduction	The SPD should take account of the government's proposals for implementing national prescribed standards and optional (higher) standards for house building. In the case of water efficiency, the government's proposed optional standard is lower than that required by draft local plan policy Bicester 1. The achievement of higher standards is likely to be reliant on the willingness of developers to apply them as once the legislation comes into force, LPAs will be unable to impose standards above the optional standards.	The Housing Standards Review should not be included in the SPD	No change

35	Oxforshire County Council	General – transport	Whilst the SPD highlights the STS for Bicester it should be stated that this will sit within the context of the overall Area Strategy for Bicester within the LTP4 and that any applications will need to demonstrate how they meet the overall strategy as well as the emphasis on the sustainable aspects.	LTP4 does not form part of the development plan therefore there is no requirement for proposals to demonstrate how they meet the strategy.	No change
35	Oxforshire County Council	Section 6	Section 6 sets out a range of on-site supporting infrastructure requirements and refers to the Infrastructure Delivery Plan in the Local Plan Part 1, which sets out the infrastructure requirements in the short, medium and longer term. Given that NW Bicester is coming forward through a number of outline and detailed planning applications by different developers, there is a need for mechanisms to ensure that supporting infrastructure can be adequately funded and delivered when and where it is needed. The SPD should set out what these mechanisms will be and how they will be applied through the development management process with, if necessary, further policy detail in developed through the Local Plan Part 2. It may be necessary for the Community Infrastructure Levy or other funding mechanisms to be used in the future to plug infrastructure funding gaps.	The delivery mechanisms for infrastructure funding are limited but include the following: <ol style="list-style-type: none"> 1. A framework all developers are expected to enter 2. Site specific SPD and 3. The community infrastructure levy although this is not yet in place for Cherwell District Council 	No change
35	Oxforshire County Council	Monitoring	Progress in delivering infrastructure against housing and employment delivery should be subject to annual	The SPD relies on the monitoring of the CLP and requirements of the Eco-towns Planning policy	No change

	Council		monitoring as agreed in the statement of common ground between CDC and OCC as part of the local plan examination.	statement	
35	Oxforshire County Council	Off site infrastructure	The SPD is unclear how NW Bicester will contribute to off-site strategic infrastructure improvements required to support the overall growth of Bicester.–	The list of section 106 agreement requirements and off-site highways works should be included in the SPD once it is agreed with OCC	Add in list of Section 106 requirements and off-site highways works.
35	Oxforshire County Council	Paragraphs 1.2 and 4.50	Para 1.2 and 4.50 summarise what NW Bicester will provide. It is not clear how a figure of 4,600 new jobs has been arrived at.	The job numbers proposed were agreed as part of the masterplan employment workstream and are incorporated in the economic strategy	No change
35	Oxforshire County Council	Introduction Paras 1.5, 1.21 and 1.22	Introduction at paras 1.5, 1.21 and 1.22 should refer to the Local Plan, <i>including the Infrastructure Delivery Plan</i> .	There are references to the Local Plan and IDP in the SPD but these should be reviewed in light of this comment.	No change
108	Oxforshire County Council	Para 2.29	Para 2.29 should clarify that the development will require a comprehensive approach to land assembly and phasing of development <i>and supporting infrastructure</i> .	The approach to comprehensive delivery is clearly set out in the document but a comprehensive approach to land assembly is not deliverable.	No change
35	Oxforshire County Council	Paragraph 4.6	Para 4.6 refers to planning applications being required to be in accordance with the framework masterplan for the site; this should be expanded to include infrastructure plans.	An infrastructure plan has not been prepared and the SPD relies on the Local Plan IDP.	No change
35	Oxforshire County Council	Development Principle 2 page 19	The requirement on page 19 – development principle 2 and para 4.12 – that all buildings should allow for zero carbon development will	Noted – however zero carbon will have savings in operation	No change

		Paragraph 4.12	have cost implications for schools provision.		
35	Oxfords hire County Council	Development Principle 4	OCC support the requirements in development principle 4 for: <ul style="list-style-type: none"> - Provision of extra care housing - Provision of superfast broadband <p>And will work with developers in exploring opportunities to provide digital access to support assisted living.</p>	Support is welcomed	No change
35	Oxfords hire County Council	Development requirement 4	OCC supports Development Requirement 4 for homes to meet lifetime homes space standards	Support is welcomed	No change
Page 109	Oxfords hire County Council	Paragraph 4.21	OCC supports references to the investigation of the feasibility of a local heat network for Bicester and the aspiration to connect the proposed developments to the Ardley ERF to provide a heat supply.	Support is welcomed	No change
	Oxfords hire County Council	Paragraph 4.51	Employment use classes: paragraph 4.51 states that: <i>“Larger scale commercial development comprising general industrial uses (within Classes B1 (b) and (c) and B2 of the Use Classes Order) and storage and distribution (within Class B9 of the Use Classes Order) with office use (Use Class B1 (a)) is proposed by the Cherwell Local Plan.”</i>	Agreed. Need to ensure SPD is consistent with Local Plan Policy in terms of employment requirements.	Amend references to employment requirements to ensure consistency with the Local Plan.

			This paragraph should reflect that Policy Bicester 1 stipulates <i>limited B2 and B8</i> uses.		
35	Oxfords hire County Council	Development Requirement 4(a)	Development Requirement 4 a – Homeworking is a positive inclusion as this will be one element in offering people choices i.e. whether there is a need to travel at all on certain days	Noted	No change
35	Oxfords hire County Council	Development Requirement 6 – Transport Movement and Access –	This positively sets out the aims to reduce car dependency which is fundamental for this site but also recognises the need to mitigate particularly highway impacts naming the Howes Lane and Bucknell Road improvements. It is good to see the walking and cycling connections near the top of the list but it may help to make this clear that this is not only about connections within the site but equally important will be the walking and cycling connections with key destinations within the existing town. This is picked up under the first paragraph but could be clearer here.	Noted	No change
35	Oxfords hire County Council	General – transport	Whilst it is important that in the context of this development the STS is highlighted it should be stated that it will sit in the context of the overall area strategy for Bicester within LTP4 and that any aspirations will need to demonstrate how they will meet the overall strategy as well as the emphasis on the sustainable aspects.	Noted. The SPD refers to the LTP and the STS also recognises the context of the LTP in terms of the overall strategy for Bicester.	No change
35	Oxfords	Development	DR6 (a) should also include	Agree. Include reference to bus infrastructure	Insert

	hire County Council	Requirement 6 (a)	provision of bus infrastructure.		reference to bus infrastructure
35	Oxfords hire County Council	DP6(c) para 4.97	Paragraph mentions the downgrading of Bucknell Road. This is not the right phrase as it implies changing the category of the road. This road is not An “A” or “B” class road and does not need downgrading. It would be more accurate to simply talk about the intention to make the route northbound out of Bicester more circuitous to reduce the impact on Bucknell village.	The phrase “downgrading” has been taken from the NW Bicester masterplan documents and based on this comment should be revised.	Remove reference to “downgrading” and replace with appropriate wording.
35	Oxfords hire County Council	Paragraph 4.110	Para 4.110 – “perhaps stopping to use the local facilities” – the design of any stopping points will need to take account of the need to keep traffic flowing along the corridor, be it at reduced speeds.	Noted. Remove reference to the urban boulevard facilities	Amend text
35	Oxfords hire County Council	DP6 (d) – Public transport Paragraph 4.116	Para 4.116 adds nothing to the public transport principles for this development. It perhaps just needs a linking sentence between this paragraph and 4.117 along the lines of, “with limited and managed car access, but with positive design features for bus users.”	Noted. Provision for parking for non residential uses is required and planned	No change
35	Oxfords hire County Council	Development Principle 6 (c) Howes Lane	If the preferred speed limit of the realigned Hoses Lane is 30mph it must be ensured that design, including for example types of crossing, support this so that it is as far as possible self-enforcing, to deliver the best possible amenity	Noted. The input of OCC is welcomed and will continue to be required as the proposals for the urban boulevard progress	No change

			and safety for pedestrians and cyclists. If a higher speed limit is adopted even more care will need to be given to ensuring that the crossing provision for pedestrians and cyclists is to a very high standard.		
35	Oxfordshire County Council	Paragraph 2.22	<p>Archaeology comments remain the same as for the previous response to the draft masterplan. Although this SPD does mention that archaeological deposits have been identified within the application area, it would still be beneficial for the SPD to specifically acknowledge that further stages of mitigation will be required ahead of any development. Insert: "The site is located in an area of archaeological interest identified by a desk based assessment, aerial photographic survey, geophysical survey and a trenched evaluation. These are summarised in Chapter 10 of the Strategic Environmental Report.</p> <p>The archaeological evaluation recorded a number of archaeological features across the site including a Neolithic pit, a Bronze Age "Burnt Mound" as well as Iron Age and Roman settlement evidence. The archaeological features recorded during the evaluation are not considered to be of such significance to require physical preservation but will require further investigation ahead of any development. This can be secured through a condition on the planning permission. There will</p>	<p>Accept suggested insertion: "The site is located in an area of archaeological interest identified by a desk based assessment, aerial photographic survey, geophysical survey and a trenched evaluation. These are summarised in Chapter 10 of the Strategic Environmental Report.</p> <p>The archaeological evaluation recorded a number of archaeological features across the site including a Neolithic pit, a Bronze Age "Burnt Mound" as well as Iron Age and Roman settlement evidence. The archaeological features recorded during the evaluation are not considered to be of such significance to require physical preservation but will require further investigation ahead of any development. This can be secured through a condition on the planning permission. There will be a need for this further scheme of investigation."</p>	Insert text

			be a need for this further scheme of investigation.”		
35	Oxfords hire County Council	Development Requirement 8 – Local Services	OCC Property comments. PUPIL DROP OFF. Primary school. The housing developer is to provide off-site parking prior to the completion of the Primary Schools. Off-site parent parking to be provided for 50 vehicles for each or such other number as required by the Highways Authority based on verifiable “drop-off” assessment provided by the developer, suitable for dropping off and collecting children attending the Primary School which is freely available for such use and which affords safe, convenient and free flowing access to the Primary School Site [and where this is not reasonably practicable in time for the opening of the school to use reasonable endeavours to provide temporary drop off facilities as aforesaid and which are freely available for such use and which afford safe and convenient and free flowing access to the Primary School Site until the permanent area is available] NB No parent drop will be permitted on the school site itself. An offsite 2 coach drop off/pick up lay by facility will be required adjacent to the entrance to the school.	Noted. These requirements do not reflect the location of schools within 800 metres of all properties and the desire for walking and cycling.	No change
35	Oxfords hire County Council	Development Requirement 8 – Local Services	Secondary School. The housing developer is to provide off-site parent drop off parking prior to the completion of the Secondary	Noted. These requirements do not reflect the location of schools within 800 metres of all properties and the desire for walking and cycling.	No change

			<p>Schools. Off-site parent parking to be provided for a number of vehicles as required by the Highways Authority based on a verifiable “drop-off” assessment provided by the developer, suitable for dropping off and collecting children attending a 1200 place Secondary School which is freely available for such use and which affords safe, convenient and free flowing access to the school site [and where this is not reasonable practicable in time for the opening of the school to use reasonable endeavours to provide temporary drop off facilities as aforesaid and which are freely available for such use and which afford safe and convenient and free flowing access to the Secondary School Site until the permanent area is available] NB no parent drop .will be permitted on the school site itself. An offsite 4 coach drop off/pick up layby facility will be required adjacent to the entrance to the school for pupil pick up and drop off during the school day for trips related to the curriculum. In addition to this, appropriate access provision will be provided for an onsite coach drop off facility at the start of day for pupil drop off by coach.</p>		
35	Oxforshire County Council	Development Requirement 8 – Local Services	<p>DESIGN PRINCIPLES. Primary School sites.</p> <p>No dead end roads should be situated adjacent to schools and the road layout should allow for circular routes to prevent the need to reverse</p>	Noted. These principles are too detailed for the SPD and should be appended to the document.	Include principles in an appendix.

			<p>in the road.</p> <p>To encourage sustainable travel initiatives, schools should be accessible from at least two sides of the school site. See the “Typical Example” at the end of the Educational Requirements doc.</p> <p>Ideally there will be 3 vehicular entrances located strategically around the perimeter</p> <p>Noise generation around school sites should be minimal. For example, proximity to the railway, major roads, energy centres etc should be avoided. The noise level on the boundary of the school playing field should not exceed 40 dB LAeq, 30 min</p> <p>Sites should be generally rectangular with the minimum site frontage being 110m. This may need to be increased, as might the site area, if the site is irregular in shape.</p> <p>The design of school sites is bespoke such that the location of the buildings or proximity of buildings to the boundary cannot be unreasonably constrained.</p> <p>Hedgerows/ditches across sites should be avoided as they have the potential to compromise the economical layout of the school site, restrict supervision, restrict long term site flexibility etc. Again, site area may need to be increased.</p> <p>All existing buildings, foundations</p>		
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			<p>and underground obstructions are to be removed</p> <p>No services are to cross the site and for overhead high voltage power lines [i.e. greater than 1000V they are not to be within 200metres of any school site.</p> <p>School sites should be as level as possible to limit the need for abnormal cost.</p>		
35	Oxfords hire County Council	Development Requirement 8 – Local Services	<p>Secondary school site</p> <p>No dead end roads should be situated adjacent to schools and the road layout should allow for circular routes to prevent the need to reverse in the road.</p> <p>To encourage sustainable travel initiatives, schools should be accessible from at least two sides of the school site. See the “Typical Example” at the end of the Educational Requirements doc.</p> <p>Ideally there will be up to 6 vehicular entrances located strategically around the perimeter.</p> <p>The road layout and the school site should allow for entrances that can facilitate an on-site coach drop off area. This will need to be strategically situated to enable the areas to double up for other functions once the school day commences. So it cannot be situated at the front of the school. NB this facility will not be used for parent drop off</p>	Noted. These principles are too detailed for the SPD and should be appended to the document.	Include principles in an appendix.

Noise generation around school sites should be minimal. For example, proximity to the railway, major roads, energy centres etc should be avoided. The noise level on the boundary of the school playing field should not exceed 40 dB LAeq, 30 min

Sites should be generally rectangular with the minimum site frontage being 110m. This may need to be increased, as might the site area, if the site is irregular in shape.

The design of school sites is bespoke such that the location of the buildings or proximity of buildings to the boundary cannot be unreasonably constrained.

Hedgerows/ditches across sites should be avoided as they have the potential to compromise the economical layout of the school site, restrict supervision, restrict long term site flexibility etc. Again, site area may need to be increased.

All existing buildings, foundations and underground obstructions are to be removed

No services are to cross the site and for overhead high voltage power lines [i.e. greater than 1000V they are not to be within 200metres of any school site.

School sites should be as level as possible to limit the need for abnormal cost.

			The above comments are by no means exhaustive. Once OCC has received more detailed information it can visit the site and assist with proving layouts which may help to underwrite or otherwise the locations of the schools.		
35	Oxfords hire County Council	General – fire service provision	<p>OCC Fire service</p> <p>Recommend the SPD requires the provision of Automatic Water Suppression Systems (AWSS) to be fitted to all buildings – see detailed comments</p> <p>Access for firefighting – access to the proposed sites and premises to be in accordance with guidance in the current edition of Approved Document B to the Building Regulations volumes 1 and 2</p> <p>Water supplies for firefighting – recommend provision of adequate and appropriate water supplies (fire hydrants) in accordance with Building Regulations.</p>	Noted. AWSS cannot be required but should be included in the SPD as a recommendation. Building Regulations pick up access for firefighting and water supplies for firefighting could be dealt with by a condition.	No change
35	Oxfords hire County Council	Development Principle 2	<p>References to the investigation of the feasibility of a local heat network for Bicester and the aspiration to connect proposed developments to the Ardley ERF to provide a heat supply are supported in particularly DR2 and paragraph 4.21</p> <p>DR10 Water also refers to utilities and infrastructure which allow for zero carbon and consideration of sourcing heat from the Ardley ERF. This is not mentioned in the</p>	Support is welcomed. Reference to utilities has been reviewed and a cross reference to DP2 included	Revise text

			requirements or implementation paragraphs supporting this principle which relate primarily to waste and sewage treatment. Either a brief explanation or cross reference to DR2 would be helpful here.		
35	Oxfords hire County Council	Development Principle 12 and Development Requirement 12	DP12 Waste and DR12 are supported and the link made with targets for recycling and composting in the OJMWMS is welcomed	Support is welcomed	No change
35	Oxfords hire County Council	Paragraph 4.157	Paragraph 4.157 notes that waste growth has been falling since 2007. However, more recently there has been waste growth in Oxfordshire which could be up to about 2% this year.	Insert at end of paragraph: More recently there has been a growth in waste in Oxfordshire which could be up to 2% this year	Insert suggested text
Page 119	Oxfords hire County Council	General - waste	The SPD should refer to the OJMWMS Policy 3 which aims to help households and individuals reduce and manage their waste in order to ensure zero waste growth or better municipal waste per person per annum. Applicants should be aware of this in developing their Sustainable Waste and resources plans and consider how they could help achieve the waste reduction target. Bicester already has a good basis for this that could be built on in the existing sustainability and reuse centre at Bicester Green.	Insert: "The Oxfordshire Joint Municipal Waste Management Strategy (OJMWMS) Policy 3 aims to help households and individuals reduce and manage their waste in order to ensure zero waste growth or better of municipal waste per person per annum. Applicants should be aware of this in developing their Sustainable Waste and Resources Plans and consider how they could help achieve the waste reduction target. Bicester already has a good basis for this that could be built on in the existing sustainability and reuse centre at Bicester Green."	Update SPD text at para 4.162
35	Oxfords hire County Council	Waste infrastructure	Infrastructure – It is noted that the draft heads of terms for infrastructure contributions in paragraph 6.13 include waste collection. This should include the	Noted	No change

			<p>provision of additional household waste recycling centre capacity (HWRC) capacity. The nearest HRWC to Bicester is at Ardley and planning consent for this expires in 2019. OCC will be developing the strategy for HWRC provision later this year and this will consider how best provision should be made in the future. However, Ardley HWRC already experiences high demand and is overcapacity for some periods at peak times. Whether provision is made at the existing or an alternative site, development will increase demand for HWRC services. Ensuring adequate provision is made for re-use, recycling and composting facilities for new residents will help to implement SPD DR12 and contribute towards achieving waste reduction, recycling and composting targets.</p>		
35	Oxforshire County Council	Biodiversity	<p>The nature reserve and other biodiversity enhancements are all necessary to ensure that the NW Bicester eco town delivers a net gain in biodiversity. If the masterplan site is not considered as a whole, individual applications may result in a net loss in biodiversity, failing to conform with NPPF (paragraphs 9, 109 and 118), local planning policies and the objectives of this draft SPD.</p>	Noted	No change
35	Oxforshire County Council	Green infrastructure and landscape	<p>The SPD should state that all development within the NW Bicester Eco town needs to be in line with the North West Bicester Masterplan</p>	<p>Add: "All development should to be consistent with the Green infrastructure and Landscape Strategy May 2014"</p>	Amend text

			green infrastructure and landscape strategy, May 2014.		
35	Oxforshire County Council	Biodiversity	The reference to a need for a Biodiversity Strategy to be submitted with each application is supported, but this should refer to the biodiversity strategy that is approved for the whole NW Bicester site, as the whole needs to be considered comprehensively not taking a piecemeal approach to individual developments, The wording of DR9 (e): Biodiversity (page 45) should be amended to insert additional wording so that it reads <i>“A biodiversity strategy, which is part of an approved biodiversity strategy for the whole masterplan area shall accompany planning applications.”</i>	Add: <i>“A Biodiversity Strategy which builds on a biodiversity strategy for the masterplan area shall accompany planning applications.”</i>	Amend text
Page 121	Oxforshire County Council	Development Requirement 9 (e) Farmland bird compensation	Farmland bird compensation – whilst the wording in the draft SPD DR 9 (e) Biodiversity that <i>“Biodiversity mitigation and enhancement should be incorporated into development proposals to provide a net biodiversity gain”</i> is supported, it is not possible to mitigate for the impact on farmland birds on the site. As this is a site-wide impact, all developments within the eco town should be expected to contribute to this mitigation. Therefore, it is suggested that the wording is amended to <i>“...development proposals to provide a net biodiversity gain. As it is not possible to mitigate for the impact of farmland birds on the site. As this is a site-</i>	Add: <i>“As it is not possible to mitigate for the impact of farmland birds on the site. As this is a site-wide impact all developments with the masterplan area should be expected to contribute to offsite mitigation.”</i>	Amend text

			<i>wide impact all developments with the masterplan area should be expected to contribute to offsite mitigation.”</i>		
35	Oxforshire County Council	Biodiversity – monitoring and management	Appropriate management and monitoring could be crucial to whether the NW Bicester Eco-town succeeds in delivering a net gain in biodiversity. The public areas of the site would need to be managed for biodiversity in perpetuity to avoid the loss of potential benefits from the mitigation and enhancement measures. Ecological monitoring is important to ensure that the management is successful in meeting its objectives for biodiversity and to enable remedial action to be identified, if necessary.	Noted	Review monitoring references
36	Oxforshire County Council		The District Council should ensure that they seek the advice of their Countryside Officer on the draft SPD, who could provide more detailed comments.	Noted	No change
36	Dorchester Group	DP6	Support requirement that proposals must demonstrate an understanding of existing routes and provide a considered response that enhances access and connections and seeks to improve/remove barriers to movement on and off site. This is proposed to be achieved by providing a high standard of connections which are fully integrated with existing developments and communities, through the provision of new and/or	Support is welcomed	No change

			improvements to existing connections.		
36	Dorchester Group	Para 4.87	Note and commend the aspirations of the SPD in terms of achieving a significant degree of self-containment.	Noted	No change
36	Dorchester Group	Para 6.13	Does not make reference to sustainable transport/bus service improvements even though such requirements are previously identified (para 6.12).	Add reference to sustainable transport/bus service in HoTs	Add sustainable transport bus service to para 6.13
36	Dorchester Group	Delivery	There is uncertainty as to the relationship between those planning obligations sought in the SPD and the future requirements imposed by CIL rates which will be mandatory upon adoption.	Include reference to CIL in SPD as a position statement from CDC. Check CLP reference and cross refer.	No change
Page 123	Dorchester Group	Sustainable transport	Provision of sustainable transport measures are critical to the achievement of the sustainability objectives of the SPD and as such further clarity is sought on the mechanism through which obligations will be secured.	Add "provision of sustainable transport measures" to HoTs	Update HoTs
	38	Mr K Kidney	Transport	Distances to bus stops	The masterplanning ensures that all homes are 400m from a bus stop
39	Chiltern Railways	Sustainable Transport	Support emphasis on sustainable transport links. Extend this to the development of excellent bus, cycle and pedestrian links from the site to Bicester North station as well as between the stations.	Support is welcomed	No change
39	Chiltern	Sustainable	Support creation of dedicated	Support is welcomed	No change

	Railways	Transport	walking and cycle pathways between the stations and employment sites in NW Bicester		
44	Environment Agency	Development Principle 9 – GI and Landscape	Although we fully support the concept of multi-functional greenspace, this should not cause derogation or compromise specific uses and values of GI by trying to integrate too many activities and uses in one place – the nature reserve area as an example should strike the right balance between access and enjoyment and robust habitat design which allows wildlife to thrive.	Noted	No change
44 Page 124	Environment Agency	Principle 9(e) – Biodiversity	Each application strategy should also state the proportional contribution they will make to the offsite mitigation for farmland birds, which forms an essential part of the overall net biodiversity gain calculation for the development. There also needs to be reference made in each application to the monitoring of the performance of the habitats safeguarded and created in terms of species present, habitat development etc, which should inform management decisions and actions; this monitoring is essential to assessing the success of the Biodiversity Strategy and measuring as to whether the objective of net biodiversity gain has been achieved. There also needs to be a commitment in each application to the funding of the ongoing management of habitats and GI and	Noted	No change

			identification of the means by which this is to be resourced.		
44	Environment Agency		Each application should demonstrate how it is working to deliver the overall concepts and detail of the GI and Landscape Strategy for the whole development area – and how this will contribute to achieving a net biodiversity gain across the whole of the Masterplan site.	Noted	No change
44	Environment Agency	Section 5 – Design Principles	It may be appropriate to have a design principle that covers the design of natural greenspace, in order to show how multi-functional uses are to be incorporated and conflicts avoided between nature conservation objectives and other uses of the site.	Noted	No change
Page 125	Environment Agency	Development Principle/Requirement 10 – Water	Although we fully support the content of this section it could be more explicit about foul water disposal principles and requirements e.g. that each planning application should demonstrate that there is adequate foul water infrastructure to convey and treat foul water flows from the development (either new infrastructure or upgrades to existing infrastructure) in line with the phasing of development as proposed. Each planning application should demonstrate consistency with the Masterplan and the other planning applications within the site. This is to avoid sewerage flooding, pollution and knock impacts to water quality, biodiversity, public amenity	Noted. It is difficult to be specific about the mechanism however, the SPD can require each application to make provision for adequate infrastructure to support water provision and disposal on the site.	No change

			etc		
44	Environment Agency	Paragraph 6.9	6.9 – sure this is not an exhaustive list but things like the requirement of a FRA and WCS are not mentioned	Noted, include reference to FRA and WCS	No change
44	Environment Agency	Paragraph 6.12	6.12 – again sure this is not an exhaustive list but contributions for GI/biodiversity management is not mentioned but is clearly critical to ensure habitats are maintained to continue to provide their GI/biodiversity gain service role in the long-term	Noted	Minor change

Appendix 4 - Summary of representations on the Final Draft North West Bicester SPD and officer response

Person/ Consultation Body	SPD Reference (Final Draft November 2015)	Issue	CDC officer response	Proposed change (Reference Final SPD, February 2016)
Gary Bell	None	General comments about consultation process and preparation of the SPD.	Noted.	No change.
Daniel Sharf	Development Principle 4 (DP4) – Homes Page 24	The SPD should ensure that under occupancy of housing is avoided.	It is not the responsibility of planning policy to determine how development is occupied.	No change.
Daniel Sharf	Development Principle 4 (DP4) – Homes Page 24	The development should not replicate the mix of dwellings that has evolved to meet the “demands” of homeowners for as much space they can afford with a view to providing a pension pot or to finance a care package.	The development is informed by demographic studies and supported by a residential strategy which sets out the housing types, size and mix. Section B.2 of the adopted Cherwell Local Plan sets out policies for building sustainable communities based on housing need.	No change.
Daniel Sharf	Development Principle 4 (DP4) – Homes Page 24	The SPD should cite the typical size of households in country towns (i.e. about 2.4 and failing) and provide dwellings predominantly to meet that “need”.	The Council is committed to meeting housing needs and accelerating delivery. The Local Plan and SPD are informed by various studies prepared as part of the Local Plan’s housing evidence base. It is therefore not considered necessary to include reference to typical household sizes in country towns.	No change.
Daniel Sharf	Development Principle 4 (DP4) – Homes Page 24	Larger houses should be designed to be adaptable so that they can be divided simply and cheaply. Adaptability should be an important part of eco buildings.	Agreed. This is already included in the SPD supporting text to DP4 on page 23 which states “ <i>As well as providing attractive places for people to live, the new homes will also be adaptable and provide flexibility for residents to work from</i> ”	No change to text but format Development Principle 4 to clarify supporting text and highlight development principle section.

			<i>home.”</i>	
Daniel Sharf	Development Principle 4 (DP4) – Homes Page 24	Permissions for residential development designed for adaptability should include conditions to prevent extensions without the express permission of the LPA so that the impact on housing mix and energy efficiency can be assessed in each case.	Development Requirement 4 – Homes, states: <i>“Design principles will be set out and include the use of local materials, flexibility in house design and size including the potential for additions to the building to adapt to changing circumstances.”</i> The Council does not intend to remove permitted development rights for home extensions unless in dealing with detailed designs it is justified.	No change.
Daniel Sharf	Development Principle 4 (DP4) – Homes Page 24	The SPD does not appear to be planning positively for either self/custom building/finishing or for co-housing. In this respect it is likely to be out of date when the Housing and Planning Bill is enacted to place an obligation on LPA’s to find sites to meet the demand from individuals and associations for self/ group building. It is true that CDC has designated a site for self- building at Graven Hill but the allocation of one site does not amount to providing the choice which should be available to these important parts of housing supply. Those joining the registers might well include people not wanting to build at Graven Hill.	In Bicester, large scale provision for self build housing is to take place on The Graven Hill strategic development site and as such the Council has not identified a need at this site. However, there is the opportunity for individual parcels of land to bring forward this type of housing should the need arise. The self/custom build element of the housing market is emerging and it is recognised that there may be opportunities for it on the strategic development sites. Policy BSC3: Affordable Housing of the adopted Local Plan states, <i>“The Council will require active consideration of proposals for community self-build or self-finish housing particularly where it is to a high design standard and will result in suitable empty properties being brought into residential use.”</i> The SPD should reflect the changes in the housing market therefore it is proposed to insert the following wording at the end of the first	Insert the following wording at paragraph 4.77 under Development Requirement 4 – Homes: <i>“The Council would welcome proposals for self-build, co-housing, or other innovative forms of residential development that meet local housing needs.”</i>

			paragraph 1 under Development Requirement 4 – Homes: <i>“The Council would welcome proposals for self-build, co-housing, or other innovative forms of residential development that meet local housing needs.”</i>	
Page 130	Daniel Sharf Development Principle 4 (DP4) – Homes Page 24	Sites should be reserved for self-building on all development sites, giving time for these opportunities to be taken up before the development completes the building. Depending on the level of input from the self or custom builders (definitions should be included in the SPD) this should qualify to be included in the quota of affordable housing (both being exempt from CIL/s106 payments).	The adopted Cherwell Local Plan 2011-2031 recognises in paragraph B.109) that securing new affordable housing on site as part of larger developments is the most significant way in which homes can be provided. Policy BSC3 seeks to achieve this so that the supply of new homes reflects the high level of need. Policy BSC4: Housing Mix is the starting point for the mix of affordable housing to be secured. Paragraphs B.117 to B.119 inclusive of the Local Plan refer to community self-build or self-finish affordable housing. At NW Bicester, self-build schemes are not envisaged in the SPD although individual developers may bring forward schemes in the future. The focus for self-build development in Bicester will be at Graven Hill.	No change.
	Daniel Sharf Development Principle 4 (DP4) – Homes Page 24	The reference to associations of individuals in the Housing and Planning Bill could include co-housing schemes that should be supported in the SPD whether or not allied to self or custom building. This is the most suitable form of housing should play a prominent role in any eco-settlement. Land should be reserved for this form of use on permitted sites giving a reasonable time for groups to be formed (with the active assistance and encouragement of the LPA.)	The SPD does not make reference to the Housing and Planning Bill and it is considered not appropriate to do so at this stage as it has not passed into law. Co-housing has been considered as part of the Eco-town proposals but is not included in the SPD. Instead the Draft SPD makes reference to a local management organisation to	Insert the following wording at paragraph 4.77 under Development Requirement 4 – Homes: <i>“The Council would welcome proposals for self-build, co-housing, or other innovative</i>

			<p>support the community governance aspects of the scheme. The masterplan provides the spatial planning framework and proposed land uses for the site. It does not identify housing areas for particular sectors of the housing market and is designed to be flexibility in terms of the location and mix of housing within the parameters set by the SPD. The detail of affordable housing provision will be negotiated in individual planning applications. The SPD should reflect the changes in the housing market therefore it is proposed to insert the following wording at the end of the first paragraph 1 under Development Requirement 4 – Homes:</p> <p><i>“The Council would welcome proposals for self-build, co-housing, or other innovative forms of residential development that meet local housing needs.”</i></p>	forms of residential development that meet local housing needs.”
Daniel Sharf	DP6 (b)– Electric and low emission vehicles Page 31	The SPD should emphasise the benefits in terms of both lower car ownership and use (and less risk of congestion) associated with car clubs. These should be developer funded (as part of all travel plans) and, importantly make membership available to both new and existing residents. Such clubs are more effective in reducing car ownership than car sharing schemes and can be made more popular through offering a range of vehicles – all could be EVs with a hybrid for longer journeys.	Noted. The SPD includes out a section on Transport, Movement and Access and expands upon this in the Development Principles that follow (DP6, 6 (a), 6 (b) and 6 (c). Low emission vehicles are encouraged in Development Principle 6(b) and car sharing and car clubs are referenced in DP 6 (a) recognising they have are an important element in reducing car ownership and use.	No change.
Daniel Sharf	DP6 (a) – Sustainable Transport –	It has been well established that the modal shift to low carbon transport is unlikely to happen in accordance with the UK Carbon Budgets or 2011	Noted. The SPD sets ambitious and challenging targets for modal shift in transport to achieve	No change.

	Mode Share and Containment Page 31	Carbon Plan.	reduction in carbon emissions.	
Daniel Sharf	DP6 (b) – Electric and low emission vehicles Page 31	The SPD must be bold in the measures that will be introduced to significantly reduce carbon from transport in ways that will provide examples to other new developments and existing residential areas.	Noted. The SPD is bold in terms of reducing carbon emissions from transport.	No change.
Daniel Sharf	DP7 – Healthy Lifestyles Green infrastructure Page 37	Suggest more attention is given to the Community Farm. This is shown on the masterplan but there is no reference to the Community Supported Agriculture movement which shows the potential of such a facility to contribute to most if not all those benefits associated to allotments. The main tenant of the community farm should be employed to provide education, and training as well as opportunities to tend livestock	The proposals for a Community Farm are indicative at this stage and will require more detailed consideration and design before they can be implemented.	No change.
Daniel Sharf Page 132	DR9 – Green infrastructure and landscape Page 38	Further land should be made available outside the development area for the provision of smallholdings and food processing facilities. Local food systems could and should form an important strand in the local economy (see NPPF para 161) and the SPD would be an appropriate if not necessary way of resolving the barriers that currently exist to new entrants. The SPD should also indicate that these land holdings must be made available at affordable prices or rents as must some suitably site housing (the agricultural occupancy condition would reduce the cost /rent to affordable levels and should be part of that provision.	The Local Plan recognises the importance of food processing to the economy of Bicester. The SPD cannot allocate land outside the development area for the uses proposed in this response.	No change.
Troth Wells – British Horse Society Oxon	Development Principle 6 - Transport, Movement and Access and DP 9 – GI and landscape Page 38	The proposed development will impact on Bridleways in the area (129/9/10 and 148/4/10 in particular). Every effort should be made to protect and preserve this vital route towards Heyford and Ardley	Noted. The bridleway leading from the eastern end of Howes Lane to Aldershot Farm is recognised in the SPD as an important link between the town and countryside and is identified as a green corridor in the masterplan. Furthermore the SPD recognises public rights of way as important links to the countryside	No change.

			that should be enhanced and reinforced through the masterplan and individual planning applications. The route from Bicester to Heyford and Ardley will be preserved, protected and enhanced by the proposals.	
Troth Wells – British Horse Society Oxon	DP9 - Green infrastructure and landscape Page 38	Horse riders are not mentioned at all in the document even though there are mentions of walkers and cyclists.	Noted. The SPD recognises the importance of the bridleway through the site but it does not refer to horse riders specifically. Many of the references to walkers and cyclists relate to sustainable modes of transport and healthy lifestyles. The reference to the bridleway in DP 9 on page 38 should be amended to take account of the needs of cyclists, walkers and horse riders.	Amend DP 9 as follows (paragraph 4.225): “The bridleway leading from the eastern end of Howes Lane...is an important link between the town and countryside <u>for walkers, cyclists and equestrians</u> ”
Page 133 Troth Wells – British Horse Society Oxon	DP9 - Green infrastructure and landscape Page 38	The surface of the bridleway must be retained for equestrian use and not tarmacked over. Horse routes should be retained as soft grassy track	BP will be retained on its existing route and proposed to retain access for horses with the potential for the verge to be retained for horse riders. Sufficient space for horses is provided. Detailed designs for the bridleway should consider use by horse riders. The SPD should make reference to horse riders and equestrian users of the bridleway	Amend text to include reference equestrians in paragraph 4.225– see above.
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	Various	General information provided relating to GIS mains records marked up for the site, letter to Chief Planning Officers.	Noted	No change
Chris Gaskell – Scottish and Southern Electric Power	General	The housing and development land areas detailed in the SPD are typical of a number of recent sites across southern England where insufficient discussion has taken place between the LPA and	Noted	No change

Distribution (SSEPD)		SSE prior to planning permission being granted.		
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	The land is crossed by various 132kV overhead power lines and other transmission lines which form part of the Southern Electric Power Distribution's wider network and must be retained.	Noted	No change
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	General guidance on the provision of electricity infrastructure and the treatment of any existing infrastructure in relation to future development.	Noted	No change
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	Connections for new developments from existing infrastructure can be provided subject to cost and timescale.	Noted	No change
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between the developer and DNO (Distribution Network Operator) in accordance with the Current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales in these instances are usually up to 2 years and should not impede any proposed housing development.	Noted	No change
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	In order to minimise costs, wherever possible existing overhead power lines can remain in place with such uses as open space, parking, garages or public highways generally being permitted in proximity to overhead lines. Where this is not practicable or where developers choose to lay out their proposals otherwise then agreement will be needed as to how these will be dealt with including agreeing costs and identifying suitable alternative	Noted	No change

		routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.		
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead power lines should be formally agreed with SSEPD, prior to submission of a planning application.	Noted	No change
Chris Gaskell – Scottish and Southern Electric Power Distribution (SSEPD)	General	The existing supply 33kV supply from Headington substation together with the Bicester 33/11kV primary substation is almost to full capacity. SSEPD has started the process of undertaking reinforcement works in order to be able to provide significant additional electrical capacity for the Bicester area comprising a new Grid Substation at NE Bicester off Skimmingdish Lane. To supply the Eco town it will be necessary to provide primary substation substation at an early stage of the development which will be supplied by 2 x 33kV underground circuits from the NE Bicester Grid S/S. Discussions have already taken place with A2Dominion and a suitable location for the S/S agreed with a planning application submitted Due to the timescales involved the exemplar phase of the development will be supplied from the existing hv distribution network supplied by the existing substation but will be transferred onto the eco town primary substation once completed.	Noted	No change
Martin Small – Historic England	2.0 Site context Page 8	Welcome reference to historic parkland of Bignell Park, particularly the reference to the Oxfordshire Historic Landscape Characterisation (HLC) are previously requested in accordance with para ET15.1 of the Eco-towns PPS.	Noted	No change
Martin Small – Historic England	5.0 Design and character areas Page 49	The HLC should be used to greater effect than simply a map regression exercise as currently indicated in the site history section. The HLC should inform each stage of the design process, from setting the site boundaries through to the masterplan and onto the detailed design ideally	Noted. Section 5 does not include reference to the Oxfordshire Historic Landscape Characterisation Project. From the comments it should include reference to the HLC in the design.	Amend Section 5 paragraph 5.2, to include reference to HLC as follows: <i>The HLC should inform each stage of the</i>

		through an iterative process between masterplanners/designers and those with understanding of the site's past history.		<i>design process, from setting the site boundaries through to the masterplan and onto the detailed design ideally through an iterative process between masterplanners/designers and those with understanding of the site's past history.</i>
Martin Small – Historic England	Masterplan	The boundaries of the development area have been drawn with no regard for the existing pattern of field boundaries, slicing through them and leaving awkwardly shaped remnants of fields all around the site boundary, a problem recognised on page 11 of the SPD.	Noted. The boundaries of the masterplan reflect the landownerships of the site and a topographical survey.	No change.
Martin Small – Historic England Page 136	Masterplan	A more sensitive consideration of the site boundaries in relation to the existing landscape framework would significantly help integrate the proposed development into the existing and future landscape.	The masterplanning of the site has been informed by a Landscape Character Assessment and Landscape and Visual Impact Study. The proposed built development does not go up to the site boundaries to ensure appropriate integration with the surrounding landscape.	No change.
Martin Small – Historic England	Masterplan	The masterplan and detailed design should be informed by a good understanding of how the landscape within land adjacent to the site has developed historically and how this has shaped its present day character (as documented by the HLC and other sources). This would help to ensure that the development meets the requirement of para 58 of the NPPF for developments to respond to “local character and history, and reflect the identity of local surroundings and materials...”	Noted.	No change.
Martin Small – Historic England	Masterplan framework Figure 10	From Figure 10, it appears consideration has been giving to historic field patterns and landscape framework in the masterplan framework. Suggest	Noted. Include reference to historic field patterns and landscape framework is included in	Amend final bullet on page 49 referring to GI and landscape to

	Page 19	detailed design and layout should be informed by a much close consideration of the existing (and historical) patterns on the site, as documented in the HLC and related sources (such as historic mapping).	Section 5 Design and Character areas on page 49.	include historic landscape and field boundaries.
Martin Small – Historic England	Archaeology Page 11	Welcome the archaeological assessment and the recognition of the site’s known potential for remains dating from the prehistoric period.	Noted	No change
Martin Small – Historic England	2.0 Site context – page 11	Welcome reference to the Oxfordshire Environment Record	Noted	No change
Martin Small – Historic England	Masterplan framework Figure 10 Page 19	Welcome recognition of the grade II* listed St Lawrence’s Church, just to the north east of the site, however masterplan should be amended to highlight these designated heritage assets with a specific notation.	Noted. Scale of masterplan does not allow individual buildings to be shown, the SPD relies therefore on the Development Principles, requirements and supporting documents as the evidence for protecting historic buildings on site.	No change
Martin Small – Historic England	3.0 Vision Page 16	Include in vision reference to the conservation and enhancement of heritage assets, including historic landscape features	The masterplan makes provision for the listed buildings on the site and this should be reflected in the Vision.	Insert at paragraph 3.5 after landscape setting: <i>“Conserves and enhances heritage assets, including historic landscape features...”</i>
Martin Small – Historic England	5.0 Design and character areas Page 50	Suggest SPD confirms that designated heritage assets, and any identified or potential non-designated heritage assets will be retained and their settings respected and any other historic landscape features (such as may be identified by the HLC) also retained and ideally their significance better revealed. This would be consistent with para ET 15.1 of the Eco-towns PPS which requires Eco-town proposals to set out measures to conserve and where appropriate enhance both heritage assets and their setting through proposed development.	Listed buildings have been retained in the masterplanning of the site as part of the mixed use development proposals for the existing farmsteads. This should be recognised in the SPD supporting text and it is considered appropriate to include text in the design and character areas section.	Insert under character and setting (paragraph 5.24): <i>“Heritage assets, and any identified or potential non-designated heritage assets will be retained and their settings respected and any other historic landscape features (such as may be identified by the HLC) also retained and ideally their significance</i>

				better revealed.“
Martin Small – Historic England	Masterplan	Is there a case for keeping Gowell Farmstead?	Gowell Farm has been considered as part of the masterplanning and is not to be retained as the land is required for the realignment of Howes Lane and secondary school site. The buildings are in a poor condition and as such it is not proposed to retain them.	No change.
Martin Small – Historic England	Masterplan 5.0 Design and character areas.	Careful thought about the way the farms related to the agricultural land around them may point towards ways in which the retained buildings can be integrated into the new surroundings in a way that retains a degree of historical sense.	Noted. Now that the masterplan has been fixed and approved as part of the SPD, the SPD should make reference to the existing farms in more detail.	Insert at end of Section 5.0 (paragraph 5.39): <i>“Careful thought about the way the farms related to the agricultural land around them may point towards ways in which the retained buildings can be integrated into the new surroundings in a way that retains a degree of historical sense.”</i>
Martin Small – Historic England	Character areas	Suggest public open space could be used to retain some of the setting of the farm complexes.	This could be included in the design principles at the end of Section 5.0	Add at paragraph 5.39: <i>“Public open space could be used to retain the setting of the farm complexes”</i>
Martin Small – Historic England	Character areas - Existing farms	The proposals for mixed use development at the existing farmsteads should retain and respect the list bars at Himley Farm and the listed farmhouse at Home Farm. Could these complexes be the heart of different neighbourhoods, reflecting their historical role as focal points in the local landscape?	The masterplanning has resulted in the retention of the existing farm complexes as Himley Farm and Home Farm. These will provide a mix of uses and be integrated into the wider development but it is not intended that they become the focal point of the neighbourhood. Consideration has been given to the appropriate treatment and location of the farmsteads in the	No change.

			masterplanning of the site, for example, Himley Farm will be the centre of a new neighbourhood on the western area of the site. Home Farm is located on the eastern periphery of the site and does not lend itself to being the heart of a neighbourhood.	
Martin Small – Historic England	DP9 – GI and landscape page 38 and page 51	Welcome recognition on page 38 of the SPD of the need to handle the interface with Bignell Park and the import views of St Lawrence's church in Caversfield with sensitivity (and the further recognition of this on page 51).	Noted	No change
Martin Small – Historic England	DP9 – GI and landscape page 38	Welcome recognition on page 38 of setting of listed buildings within the site being considered carefully when preparing planning applications. And the recognition of the setting of St Lawrence's Church, Himely Farm Barns and Home Farm as key considerations for any development in their area on page 51	Noted	No change
Martin Small – Historic England	DP9 (b) – Development edges Page 40	Consideration of the setting of listed buildings should be reflected in the Development Principles	The setting of listed buildings is recognised in the masterplan and should be reflected in the SPD as part of an expanded DP9 (b) – development edges. Insert a new Development Requirement/Principle on the setting of listed buildings.	Add at the end of DP9 (b) (paragraph 4.253): <i>Development should give consideration to the setting of listed buildings</i>
Martin Small – Historic England	DP14 – Cultural Wellbeing Page 48	Disappointing that conservation and enhancement of the historic environment is not a development principle or requirement in its own right or included as part of development principle 14.	Given the response to previous comments it would appear reasonable to include a reference to conservation and enhancement of historic assets as a final bullet point to DR14 – Cultural wellbeing.	Add bullet to DR14 paragraph 4.350 as follows: <i>Conservation and enhancement of the historic environment.</i>
David Leigh	5.0 Design and Character Areas – Building Heights	The SPD makes mention of controlling building heights but should be more specific in relation to the heights of the industrial units. There is a general statement that buildings will only be 2 stories in height but no specific limits on buildings which will have the greatest environmental impact.	The masterplanning of the site has provided a business park in the south west corner of the site to accommodate large format commercial buildings. The prominence of the business park in	No change

	Page 50		relation to existing development and the wider masterplan is recognised in the SPD. Detailed designs will establish the building heights.	
Page 140	David Leigh Employment DP5 and DR5 Page 25	There is very little, if any, consideration of the impact on existing residents of the proposed B8 development particularly in terms of noise light traffic and transportation	The masterplan identifies the opportunity for mixed use development. Consideration has been given to how the employment land is accessed to minimise impact on existing residential property. The masterplan proposes mixed use employment and identifies a specific area for B8 uses surrounded by a landscape buffer to mitigate any potential negative impacts. The buildings will be designed to a high standard to meet the requirements of the SPD. Heavy goods vehicles will access the site from Middleton Stoney Road and routing restrictions can be used to control the impact on the neighbouring local highway network	No change.
	David Leigh Employment	The SPD contains specific guidance for various aspects of the development such as Eco-town standards and an appendix for design principles for schools, however, there is no guidance or specific requirements for the design and use of employment areas – even though 1,000 jobs are anticipated and which will unavoidably generate noise and light disturbance. In particular the positioning of B8 uses in the centre of a residential area needs to be considered carefully.	The SPD contains a section on employment proposals. The section includes a development principle and requirement for employment on the site to create local jobs. The detailed design and impacts of the employment uses will be considered at the planning application stage and develop the design principles in Section 5.0.	No change
	David Leigh DR 5 – page 26 - Employment	As a minimum, the SPD should set out: Limits on noise generation by commercial developments including specific noise level limits for various times of day/night at existing buildings Control of visual intrusion and lighting impacts	The assessment of noise impact, visual impact, traffic and lighting will be made at the planning application stage. The SPD sets out the broad development	Insert at paragraph 4.103 after “Relationship to neighbouring uses”: “so that they do not have an adverse impact

		Control of vehicle movements into and out of the industrial area together with an undertaking to limit the noise impact of the additional traffic generated.	principles and requirements of developers in preparing planning submissions however it could provide further detail on the requirements for planning applications to consider the impact of employment proposals on adjacent uses. For clarification, the following bullet points should be added to DR5: <i>Not have an adverse impact on adjacent uses;</i> <i>Provide a satisfactory relationship with adjacent properties.</i>	on adjacent properties” in the list of requirements employment proposals will need to address”
Becky Micklem – Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)	DP9 (c) DR 9 (c) DP9 (e) DR 9 (e)	Welcome Development Principle and Development requirements that have been included on biodiversity (9e) and hedgerow corridor (9c)	Noted	No change
Becky Micklem – BBOWT	Masterplanning and comprehensive development DR9 – GI and landscape	The SPD needs to include the mechanism to ensure the nature reserve is delivered	The Council is looking to require net biodiversity gain as planning applications come forward. The SPD recognises the importance of securing the land for the nature reserve. The Council is looking to negotiate a net gain in biodiversity on planning applications as they are submitted and will also seek to secure land for the nature reserve as the opportunity arises.	No change
Becky Micklem – BBOWT	Appendices	The Biodiversity Strategy for the masterplan area and the NW Bicester masterplan green infrastructure and landscape strategy should be included as appendices	It is not considered appropriate to include supporting strategies in the appendices; rather they should be available online as background and a resource for the preparation of planning applications.	No change
Becky	DP 9 (e) –	The SPD should include a minimum buffer width	The masterplan makes provision	Include further

Micklem – BBOWT	Biodiversity page 42	requirement for ponds and woodlands. The biodiversity strategy identifies the need for woodlands and ponds to have a minimum buffer width of 10m with a 50m buffer around ponds supporting great crested newts. These minimum standards should be incorporated in the SPD.	for buffers as part of the Green infrastructure framework but it would provide clarity to include reference to 10 metre buffers around ponds and 50 metres for ponds supporting great crested newts.	reference under development Principle 9 (e) at paragraph 4.285: “The biodiversity strategy identifies the need for woodlands and ponds to have a minimum buffer width of 10m with a 50m buffer around ponds supporting great crested newts.”
Becky Micklem – BBOWT	Masterplanning and comprehensive development DR9 – GI and landscape	It is identified that the creation of a nature reserve is fundamental to the principle of a net biodiversity gain. The lack of a holistic approach to individual planning applications coming forward for the masterplan area could fail to deliver the nature reserve and thus a net gain in biodiversity. This concern is founded on the current position whereby the only parcel of land within the masterplan area not covered by a current planning application or permission includes the area identified for the nature reserve. The development as a whole relies on the nature reserve to achieve a gain in biodiversity; it would be useful for the SPD to identify the mechanism to ensure individual permissions do not go ahead without the delivery of the nature reserve being secured.	The mechanism to deliver the nature reserve is being negotiated as part of the comprehensive development of the site.	No change
Becky Micklem – BBOWT	DR9 (e) – Biodiversity Page 42	Whilst the requirement of a landscape and habitats management plan is identified in the DR for Biodiversity 9 (e) it is not included as one of the documents needed to accompany planning applications in the PPA section of Chapter 6 Delivery. For clarity and completeness it would be useful to see LHMP listed in this section.	Agreed. Reference to the requirement for a Landscape and Habitats Management Plan to be submitted with planning applications should be included in the list of supporting information for planning applications.	Insert at 6.15: Landscape and Habitats Management Plan In list of requirements for planning applications.
Becky Micklem – BBOWT	DR9 (e) – Biodiversity page 42	Welcome contributions towards off site mitigation for impacts on farmland birds but note no detail is included as to how it will be achieved. Concerns were set out in BBOWT consultation response to	Noted	No change

		Planning Application reference 14/01641/OUT). Best option would be for funds to be allocated for land purchase in an agreed area and subsequent management for nature conservation by an appropriate body.		
Becky Micklem – BBOWT	DR9 (e) – Biodiversity page 43	Welcome reference to a biodiversity strategy and suggest it is included as an appendix so that it is easily found and referenced.	The SPD should be read alongside the evidence base for the NW Bicester masterplan which includes the Biodiversity Strategy and Green Infrastructure and Landscape Plan. All supporting information will be easily accessible on the CDC Planning Policy Webpage	No change
Carmelle Bell – Savills for Thames Water plc Page 143	DP10 and DR10 – Water	Happy to see comments submitted in January 2015 have been taken on Board and included in the final Draft SPD, as such Thames Water support both DP 10 and DR10 in relation to Water. As further information becomes available as to the location and scale of specific developments TW would like to be contacted to discuss how this will impact on their assets further.	Noted	No change
Andrew Fickman – Middleton Stoney Parish Council	2.0 Site context	Disappointed that none of previous concerns have been addressed in the Final Draft SPD. Major concern relates to traffic impacts on Middleton Stoney. There appears to be a supposition that the main access to the M40 should be along the B4030 to the crossroads at Middleton Stoney village via the B430 north through Ardley to J10 of the M40. The crossroads at Middleton Stoney is already at capacity at peak times and accommodating further west bound traffic will be difficult without encouraging further traffic to access the M40 via the J10. It should be clearly stated within the SPD that the main access to the M40 should be at J9 with the NW Bicester traffic using Vendee Drive	The SPD refers to the Middleton Stoney Road in a description of the site location. It describes the current character and use of the road. As the development comes forward the character of the road will change. Middleton Stoney Road provides access to the site and links to the surrounding highway network. Transport modelling shows that the number of vehicles on the network and trips will increase in the future, across the whole area not just in Bicester. At the same time the NW Bicester SPD aims to reduce the need to travel is reduced for residents and users of the North West Bicester	No change

			<p>site. Sustainable modes (walking, cycling and public transport) will be the first choice of travel, however there will inevitably be an increase in traffic using routes through Middleton Stoney as a result of the proposed growth in the area, however, it is not possible for the SPD to restrict movement of private motor vehicles on the surrounding highway network. Other measures such as traffic calming schemes will be considered as part of detailed planning applications where there is evidence to justify a negative impact.</p>	
<p>Andrew F Hickman – Middleton Stoney Parish Council Page 144</p>	<p>DP6 (c) and DR6 (c) – Proposed highways infrastructure – strategic link road and highway realignment pages 32 and 33</p>	<p>The construction of a new road from Middleton Stoney Road roundabout to Lords Lane east of Purslane Drive fails to provide the strategic link which is required. There must be a robust transport route to bypass Bicester to the West. The current Howes Lane/ Lords Lane route is an important strategic route which accomplishes this at present. The proposed new road, “a tree lined boulevard” is shown to meander through the residential areas of the NW Bicester Eco town site. It proposes a road with a maximum speed limit of 30 mph and traffic calming measures will be introduced. This concept is fundamentally flawed. The proposed road will be virtually useless for traffic wishing to bypass the town to the west, particularly the HGV traffic currently using Howes Lane</p>	<p>The proposed strategic link road is required to facilitate the integration of the new development with the existing and has been shown to accommodate increase vehicle capacity anticipated from transport modelling. The concept has been established through the masterplanning and various other options including an outer perimeter road have been explored and discounted.</p>	<p>No change</p>
<p>Andrew F Hickman – Middleton Stoney Parish Council</p>	<p>DP6 (c) and DR6 (c) – Proposed highways infrastructure – strategic</p>	<p>A semi-fast perimeter or orbital road with a speed limit of 40/50 mph is required. Alternatively, consideration should be given to widening Howes Lane.</p>	<p>Bicester has a perimeter route, sometimes referred to as “the ring road” with speed limits of 40/50 mph providing an orbital route for through traffic to avoid the town centre. As the town centre grows</p>	<p>No change</p>

	link road and highway realignment pages 32 and 33		as proposed by the strategic development sites around the edge of the existing urban area, the character and design of the perimeter route will have to be amended to accommodate increased traffic volumes, provide integration with new development and increase safety.	
Andrew F Hickman – Middleton Stoney Parish Council	DP6 (c) and DR6 (c) – Proposed highways infrastructure – strategic link road and highway realignment pages 32 and 33	With many new developments in and around Bicester, OCC and CDC need to ensure there are robust conditions in place for developers to build roads to the appropriate highway standard and this applies to Howes Lane realignment.	Noted. The proposed strategic link road to be provided as part of the realignment of Howes Lane has been designed and engineered to the required standards.	No change
Page 9 Peter Bateman – Framptons Planning	Employment	The Eco-towns PPS states under Standard ET10 that: <i>“It is important to ensure that eco-towns are genuine mixed-use communities...”</i> There is no policy statement within the PPS, NPPF or NPPG that suggests a particular form of employment is objectionable as a matter of principle within an eco-town. That employment within Class B8 – logistics sector – is inconsistent with the aspirations for an eco-town is an elitist/absurd proposition – employment within an office environment with an employee working on a computer is acceptable, whereas an employee working on a computer in a logistics is objectionable.	Noted. The masterplan and employment proposals for NW Bicester have been guided by the Eco-towns PPS and the Council welcomes the attention drawn to Eco-town standard ET10 as this is a fundamental principle underpinning the development framework for the site. In developing the Economic Strategy that supports the masterplanning, the focus has been on job creation and providing facilities that provide employment on site for local residents thus avoiding the need to travel and creating “genuine mixed-use communities” including employment created in the local centres and jobs created as part as the overall growth of the town. At	No change

			the same time, the economic strategy has identified target sectors and the development of a business park as part of the employment mix and opportunities for local jobs.	
Peter Bateman – Framptons Planning	Employment - general	The Council's Employment Land Study 2012 refers to a report provided by Cranfield University, "Making and Moving: The Future Prospects of British Industry 2007" explains clearly how the B8 sector has change fundamentally over the past years with the consequent "blurring" of the Use Classes.	Noted	No change
Peter Bateman – Framptons Planning	Employment – general	The SPD should build on the policies of the adopted Local Plan and give direction for development proposals reflecting the fact this is a unique Eco-town location. The SPD should embrace the realities of the modern business world, where a rigid division between Use Classes is less prevalent. Modern production (Class B2) and logistics (Class B8) buildings now comprise substantial office components and sophisticated logistics systems, together with other transferred processes, including assembly, servicing and finishing. The modern logistics sector should be fully embraced within the objective to create 'a genuine mixed use community'. The prevailing perception in the SPD remains that employment in the logistics sector is a 'low value, bad job' and is not wanted in this development.	Noted. The NW Bicester Economic Strategy supporting the masterplan identifies logistics as one of five key economic sectors supporting the economy of Bicester. The strategy also considers how to support jobs growth in the main opportunity areas (including logistics) related to NW Bicester and Bicester's location. Bicester has a high proportion of employment in the logistics sector. The site's location provides an opportunity for jobs creation in the high value logistics sector.	No change
Peter Bateman – Framptons Planning	Employment	The SPD needs to be more detailed and flexible to address the reality that if a policy framework remains as restricting Uses Classes as "limited" as stated within Policy Bicester 1, this site will not provide jobs early in the Plan period.	Policy Bicester 1 of the Local Plan sets out the requirement for employment to be for business uses within Use Class B1 with some general industrial uses (Use Class B2) and storage or distribution (Use Class B8). This is considered reasonable as it allows the proposed development to respond to market signals and	No change

			provides flexibility to encourage investment and implementation.	
Peter Bateman – Framptons Planning	DP5 – Employment page 26	Development Principle 5 (page 26) states that planning applications should: “ <i>Demonstrate access to at least one new opportunity per home on-site and within Bicester.</i> ” The meaning of this requirement is opaque. A LPA has no land use power to insist upon a set number of jobs to be provided by individual companies. Policy Bicester 1 has anticipated between 700-1,000 jobs – this statement of expectation is sufficient for the land use planning process. The above requirement should be deleted.	Noted. The requirement for at least one new employment per new home is taken from the Eco-towns PPS and supported by the NW Bicester economic strategy. It is a fundamental principle of the masterplan and should not be deleted. The requirement for one job per new dwelling has resulted in identification of land for employment uses and mixed use development has is proposed in the masterplan.	No change.
Peter Bateman – Framptons Planning	DR5 – Employment (page 26)	The DR5 (p26) states that applications should ‘pursue target sectors of the high value logistics, manufacturing (including performance engineering) and low carbon companies is welcomed. This requirement emphasises the need for the restricted employment uses (as set out in Policy Bicester 1) to be omitted by the SPD and the Use Classes as being flexible.	To clarify the development requirement it should be reworded to confirm that target sectors include high value logistics and performance engineering within the business park. The target sectors should be flexible allowing the development to respond to the latest economic baseline information and the economic strategy submitted with individual applications while being broadly consistent with the masterplan economic strategy.	Amend the requirement as follows (paragraph 4.103): <i>Pursue target sectors including high value logistics, manufacturing (including performance engineering) and low carbon <u>environmental goods and services.</u></i>
Peter Bateman – Framptons Planning	DP6 – Transport Movement and Access (p29)	The key constraint impacting on all development at North West Bicester is the railway line which splits the Bicester 1 allocation into two parts. The critical issue, which the SPD needs to assist resolving if it is to constitute a credible place making tool, is to assist facilitating the ability for traffic movement between the two sections of the allocation which is presently only achieved via a substandard and awkward junction arrangement.	The SPD masterplan shows the realignment of Howes Lane and the reconfiguring of the road layout around the Howes Lane Bucknell Road junction to provide connectivity between the areas of the site on either side of the railway line via a route under it.	No change
Peter Bateman –	DP6 – Transport	Suggest the SPD should be used by the LPA to provide a mechanism for adequately defining the	The SPD sets out the strategic issues relating to transport.	No change

Framptons Planning	Movement and Access (p29) 6.0 Delivery	issues of road capacity over a memorandum produced by one of the applicants of NW Bicester as this will be more transparent and likely to deliver a fair and equitable delivery mechanism.	Further detail is provided in the supporting transport documents. The delivery section of the SPD sets out the general approach to delivering the infrastructure requirements of the site. Now applications have been submitted for the majority of the site detailed negotiations are taking place with developers and applicants.	
Peter Bateman – Framptons Planning	Section 6 (p53)	Section 6 is silent on the railway tunnel delivery mechanism and does not define a “framework agreement”.	Noted. The railway tunnel is being negotiated through the planning application process and a framework agreement is being considered.	No change
Peter Bateman – Framptons Planning	Page 55	<p>SPD states: <i>‘Developers will be expected to work collaboratively to deliver the infrastructure.’</i></p> <p>Such arrangements are already being discussed between Albion Land and A2Dominion. A2D acknowledges that is essential Albion Land is able to respond to market signals in terms of the provision of employment buildings. Unless a planning permission is available to Albion Land that responds to market demand, Albion Land is not able to deliver infrastructure for the wider development in isolation.</p> <p>It is essential that the developers and the local planning authority work collaboratively towards the delivery of infrastructure. The LPA cannot ignore its responsibilities to ensure implementable planning permissions are issued to enable development, including infrastructure, to be delivered.</p> <p>The delivery of infrastructure is dependent on obtaining viable and deliverable planning permissions. Land cannot be brought forward without such consents because it is the creation of value through the granting of planning. The delivery of infrastructure is dependent on obtaining</p>	Noted. The delivery of infrastructure is being progressed through the planning application/development management process.	No change

		viable and deliverable planning permissions. Land cannot be brought forward without such consents because it is the creation of value through the granting of planning permission which enables investment to be undertaken in infrastructure.		
Peter Bateman – Framptons Planning	Page 49	The SPD at page 49 states: <i>'The following design principles should be incorporated into proposals submitted as planning applications.'</i> It is essential the principles are reasonable in the context of the objectives for NW Bicester and do not frustrate delivery of development.	Noted	No change
Peter Bateman – Framptons Planning	Design and Character Areas – Adaptability Page 49	Support the principle of flexibility in design and uses. Allowing buildings to 'change use, or serve a different purpose' is welcomed. However, this principle is not facilitated by the restrictive tone for the commercial buildings on the main employment site, provided for by Policy Bicester 1 and the SPD should make it clear that flexibility of employment buildings is desirable where justified.	Support is welcomed. The section on adaptability is intend to apply to all buildings on the site and should be reworded to reflect this.	In Section 5 "Design and character areas", amend first bullet under adaptability as follows (paragraph 5.11): "Ensure flexibility and adaptability of <i>all</i> buildings including provision for homeworking <i>in homes</i> "
Peter Bateman – Framptons Planning	Building Heights (page 50)	The SPD allows for taller buildings up to 20 metres in height 'along the strategic routes' – which includes the realigned Howes Lane. Notwithstanding the 20 metre provision, the height of the proposed business park is required to relate to the 'residential neighbourhood to the south of Howes Lane.' This residential development is a suburban two storey development about 9 metres in height – and is wholly unacceptable in the context of market signals – where building volume is as important as floor area to impose unjustified restrictions.	Noted. The intention in wording this design principle is to ensure the height of the buildings in the proposed business park is carefully considered. However, the wording could be clarified as follows: <i>The masterplan sets out the separation between the existing development and proposed commercial buildings. The realignment of Howes Lane sets back the proposed business park and separates it from the existing housing development on the edge of the town to the south. Given the separation planning applications and design of employment proposals should take account of</i>	Insert (paragraph 5.20): <i>The masterplan sets out the separation between the existing development and proposed commercial buildings. The realignment of Howes Lane sets back the proposed business park and separates it from the existing housing development to the south. Given the separation planning applications and design of employment proposals should take</i>

			<i>the existing housing and ensure new buildings have a suitable relationship in terms of height, distancing, separation and landscape schemes.”</i>	<i>account of the existing housing and ensure new buildings have a suitable relationship in terms of height, distancing, separation and landscape schemes.”</i>
Peter Bateman – Framptons Planning	Building heights (page 50)	Irrespective of the text included in the SPD, the submitted masterplan produced by Albion Land has safeguarded a significant and satisfactory spatial separation between the existing housing on Howes Lane and the proposed business park with buildings up to 16.75 metres in height. There is no cogent planning argument for restricting the height of the building below this height.	Noted. The masterplanning of the wider site and proposals for the business park seek to provide separation between the proposed commercial buildings and the existing residential development to the south of the site.	No change
Peter Bateman – Framptons Planning Page 150	Commercial Development Design (page 50)	The reference to BREEAM is inconsistent with the provision of Policy Bicester 1 in seeking to introduce a restriction that BREEAM Excellent will be reached ‘on occupation of 50% of development’. Achieving BREEAM Excellent depends upon the occupiers requirements and should not be imposed upon the entire development. This provision acts as a deterrent to the delivery of jobs and infrastructure for NW Bicester.	Noted. The reference to BREEAM requirements should be consistent with the Local Plan Policy Bicester 1. It is recognised that BREEAM Excellent is difficult to achieve early in the development when some site facilities may not be in place. However, it is anticipated by the time 50% of the site is built out that the development will address the BREEAM Excellent requirement.	Include reference to BREEAM Excellent on occupation of 50% of the development in Development Requirement 5 – employment (paragraph 4.103).
Peter Bateman – Framptons Planning	General – zero carbon	Repeated reference to zero carbon is unduly onerous given Policy Bicester 1 includes a requirement submission of a ‘carbon management plan’ for all employment applications. This clear difference should be noted in the SPD.	The development will be required to meet the definition of zero carbon as set out in the Eco-towns PPS and subsequently referred to “True Zero Carbon”. The Carbon Management should set out how the proposals will reduce carbon emissions.	No change.
Peter Bateman – Framptons Planning	Code for sustainable homes – explanatory text page 3	Reference to Code for Sustainable Homes is now obsolete as it has been deleted by Government.	Noted. Officers have agreed to retain the reference to the Code for Sustainable Homes as it reflects the policies in the adopted Local Plan	No change.

Peter Bateman – Framptons Planning	Pages 22 and 23 – 6 th bullet	Still requires CSH 5 which should be deleted	Noted. Officers have agreed to retain the reference to the Code for Sustainable Homes as it reflects the policies in the adopted Local Plan	No change
Peter Bateman – Framptons Planning	Page 24	Delete reference to CSH5	Noted. Officers have agreed to retain the reference to the Code for Sustainable Homes as it reflects the policies in the adopted Local Plan	No change
Peter Bateman – Framptons Planning	General comment – page 19	Masterplan has been superseded. It includes an area of Green infrastructure on what is now residential. It is requested all figures in the SPD reflect the most recent data.	The masterplan sets out the spatial planning and development for the site. As detailed proposals come forward some land uses may change and this is recognised in the Eco-towns PPS standard ET 20 which states there should be a presumption in favour of the original masterplan; that is the first permitted masterplan. Any subsequent planning applications that would materially alter and negatively impact on the integrity of the original masterplan should be refused consent.	No change.
Peter Bateman – Framptons Planning	General comment – Appendix 3 page 61	Copies PPS1 supplement – Eco-towns and adds it to the SPD. It is not necessary for an SPD to copy central government guidance in this manner. Why should it form part of an SPD and effectively be kept alive should the Government delete it? Matters covered in the PPS do not need repeating by the SPD and if guidance changes replacement policy advice will be forthcoming from the Government.	The Eco-towns PPS informed the Local Plan and SPD. The extract forms part of the SPD as it underpins the development principles and requirements in the SPD. It is also the basis of the masterplanning of the site and a useful reference in preparing subsequent development proposals. It is included as an extract to retain its integrity and provide a reference.	No change.
Peter Bateman – Framptons	DP14 – Cultural Wellbeing	The requirement for a Cultural Wellbeing Strategy to accompany planning applications is not mentioned elsewhere in the SPD nor in the Part 1	The NPPF and NPPG refer to cultural wellbeing. Policy Bicester 1 requires the provision of public	Insert reference to Cultural Wellbeing Strategies in the SPD in

Planning	page 48 Appendix 5 page 70	Local Plan and would be linked to a Section 106 Agreement. It has no basis in the adopted text for Policy Bicester 1 and should be clarified or deleted.	art. The SPD refers to the requirements of planning applications in terms of Cultural Wellbeing in DP4. The need for a Cultural Wellbeing Strategy should be clarified in DP4 and the subsequent development requirement DR4. Similarly, the delivery section sets out the requirement for a Cultural Strategy to accompany outline planning applications. The SPD should clarify the references to Cultural Wellbeing.	Development Principle 14 (paragraph 4.348) and in Section 6 under “Outline planning applications” (paragraph 6.15).
Peter Bateman – Framptons Planning Page 152	Infrastructure Provision Page 52 Head of Terms	The SPD lists a number of Head of Terms. Developer contributions should only be imposed if they are necessary to mitigate the impact of the development. The list on page 54 needs assessing against the tests of CIL Regulation 122. It is considered unlawful to make requests without development specific justification of need or without infrastructure being included on an adopted Regulation 123 list following examination.	Noted. The infrastructure provision section on page 52. The introductory paragraph of this section should include reference to CIL Regulation 122 after the need of residents as follows: <i>“to meet the needs of residents and compliant with CIL Regulation 123.”</i> A CIL schedule is being prepared with a report to the Council’s Executive in February 2016. The list on page 54 is intended as a guide to developers and will be assessed the CIL requirements.	Section 6 Infrastructure provision (paragraph 6.9) include reference to CIL Regulation 122 after “the need of residents” in first paragraph as follows: “and compliant with CIL Regulation 122.”
Raakhee Patel – Sport England	DR9 - Sports Pitches page 42	Sport England along with Public Health England launched ‘Active Design Guidance’ in October 2015 (www.sportengland.org/activedesign). Sport England believes that being active should be an intrinsic part of everyone’s life pattern.	Noted. The update is welcomed and the SPD should be amended accordingly.	Include reference to guidance and insert hyperlink under DR9 (d) (paragraph 4.278) as follows: “Sport England along with Public Health England launched ‘Active Design Guidance’ in October 2015

				(www.sportengland.org/activedesign). Sport England believes that being active should be an intrinsic part of everyone's life pattern."
Lisa Michelson – Oxfordshire County Council	Howes Lane realignment – page 31	Especial care will be needed to manage speeds and ensure a high standard of provision for pedestrians and cyclists on the higher tier roads, and in particular on the diverted urbanised A4095. Such road environments often have quite a high accident rate unless speeds are well controlled, cyclists are segregated from general traffic and convenient crossings for both pedestrians and cyclists are provided. Very careful consideration must also be given to loading and parking provision to minimise accident risks.	Noted. This has been considered as part of the masterplanning in consultation with the highways authority and the detailed design submitted as a planning application (reference: 14/01968/F) will be determined in early 2016.	No change.
Lisa Michelson – Oxfordshire County Council Page 153	DR8 – Local Services (Schools) page 36	The SPD should include pupil drop off requirements and refer to OCC's drop off standards (draft document attached; the guidance is expected to be finalised early in 2016)	The requirements of the proposed schools have been considered as part of the masterplanning of the site. More detailed guidance is contained in the delivery section of the SPD and Appendix IV. For completeness the Draft Drop off standards should be included in the SPD. Applicants will be required to liaise with OCC in submitting proposals for school developments and should refer to the OCC guidance, "Drop-off standards for new primary schools built as part of a larger development"	Under Development Requirement 8 (paragraph 4.214), refer to the Draft Drop off standards for schools after reference to Appendix IV on page 36 as follows: "Applicants will be required to liaise with OCC in submitting proposals for school developments and should refer to the OCC guidance, "Drop-off standards for new primary schools built as part of a larger development".
Lisa Michelson – Oxfordshire County Council	Appendix IV (page 67)	Contains errors and omissions for example on noise requirements and the secondary school frontage, please refer to the site integrated design principles.	The masterplanning of the site has considered the OCC school integration requirements and been designed accordingly. The	Correct reference to noise levels in Appendix IV as follows: "The noise level on the

Council			Delivery Section of the SPD makes reference to schools provision in terms of infrastructure (page 52) and delivery (page 55).Appendix IV takes the key elements of Design Principles required by OCC and uses them in the context of the masterplanning of the North Wet Bicester site. The detailed design of the school will address the requirements. None of the proposed schools shown on the masterplan are located near the railway, major roads or energy centres and reference to these should be deleted from the design principles.	boundary of the school playing field should not exceed 50 dB LAeq, 30 min” Delete reference to “For example, proximity to the railway, major roads, energy centres etc. should be avoided” in Appendix IV.
Lisa Michelson – Oxfordshire County Council 15/09/2015 4	Appendix IV	Contains errors and omissions for example on noise requirements and the secondary school frontage, please refer to the site integrated design principles.	The masterplan establishes the siting of schools and was prepared through an iterative process, including extensive consultation with CDC and OCC. All planning applications should be brought forward in accordance with this plan. The reference to the location of schools near railway, major roads energy centres etc. should be removed. This detail is too specific for the SPD.	Delete reference to “For example, proximity to the railway, major roads, energy centres etc. should be avoided” in Appendix IV.
Lisa Michelson – Oxfordshire County Council	DR8 page 36	Statement: ‘ school dropping off/picking up points should be agreed with OCC and CDC’ should be replaced with: ‘Primary school dropping off/picking up shall be in accordance with OCC’s ‘Drop-off standards for new primary schools’ for 2FE Primary Schools. Secondary school dropping off/picking up shall be as agreed with OCC for a 1,200 place Secondary School.”	School drop off /pick up points have been considered in the masterplanning of the site. More detailed design proposals should be agreed with OCC and CDC at the detailed planning application stage.	No change
Lisa	Appendix 4	This appendix should fully reflect all the site	The requirements of the proposed	Under Development

Michelson – Oxfordshire County Council		integration requirements below. Currently it partially repeats OCC’s comment below but with errors and omissions.	schools have been considered as part of the masterplanning of the site. More detailed guidance is contained in the delivery section of the SPD and Appendix IV. For completeness the Draft Drop off standards should be referred to in the SPD.	Requirement 8 (paragraph 4.214), fourth paragraph, refer to the Draft Drop off standards for schools after reference to Appendix IV on page 36 as follows: “Applicants will be required to liaise with OCC in submitting proposals for school developments and should refer to the OCC guidance, “Drop-off standards for new primary schools built as part of a larger development”.
Alex Wilson – Barton Willmore	General comment – NW Bicester	Support the allocation of land at North West Bicester and welcome the preparation of the SPD.	Support is welcomed	No change
Alex Wilson – Barton Willmore	General – Eco-towns PPS	PPS1 Supplement remains a statement of Government policy and requires the preparation of a masterplan. The SPD provides the vehicle for the masterplan to be enshrined into policy.	Noted	No change
Alex Wilson – Barton Willmore	Masterplanning	The SPD should clearly set the status of the SPD in relation to the PPS1 Supplement requirement for a masterplan and how the ‘masterplan’ submitted on behalf of A2D has been carried over into the SPD. Is the intention for the SPD to constitute the masterplan for the purposes of the PPS1 Supplement? If so, what is the status or what weight does the masterplan submitted on behalf of A2D carry in terms of its inclusion in the SPD?	Policy Bicester 1 requires planning applications for proposals at North West Bicester to be determined “ <i>in accordance with a comprehensive masterplan for the whole area to be approved by the Council as part of a North West Bicester supplementary planning document</i> ”. The status of the SPD in relation to the Eco-towns PPS has been clarified. The SPD includes the North West Bicester masterplan as the approved masterplan for the site and this is	No change.

			recognised in the SPD. The masterplan will have the status of Council planning policy once the SPD is adopted.	
Alex Wilson – Barton Willmore	Appendix I	When referring to the masterplan and its supporting documents, Appendix I should list the following and where these can be accessed: Access and Travel Strategy Community Involvement and Governance Energy Strategy Flood Risk Assessment Economic Baseline Economic Strategy BIMP6 01 NW Bicester Masterplan Framework Rev B BIMP6 02 NW Bicester Masterplan Framework Green Infrastructure Framework Rev A BIMP6 03 NW Bicester Masterplan Movement and Access Framework Rev A GI and Landscape Strategy Residential Strategy Statement of Community Involvement Strategic Environmental Report Social and Community Facilities and Services Strategy Transport Strategy Vision and objectives document Water Strategy	The documents referred to are already publicly available. They will be added to the Council's website as supporting documents to the SPD. For clarification, add where the supporting documents can be accessed to the Appendix I supporting text	Add at end of Appendix I: Copies of the above documents can be found at: www.cherwell.gov.uk
Alex Wilson – Barton Willmore	Masterplanning and comprehensive development DP1 and DR1	The SPD should be clear that applications should be consistent with the Framework Plan (Drawing BIMP6 01 NW Bicester Masterplan Framework Rev B) and the various strategies supporting it.	There are various references to the need for comprehensive development and consistency of development proposals with the masterplan framework set out in the Figure 10. However, for clarity the wording of the SPD should be emphasised to ensure that applications are consistent with the Framework masterplan.	Amend DR1 (paragraph 4.15)as follows: Planning applications will be: <ul style="list-style-type: none">• Determined in accordance with the masterplan framework in Figure 10 of the SPD;
Alex Wilson –	Background	Request the first paragraph is replaced by:	It is considered that the paragraph	In the Introduction to

Barton
Willmore

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“The Planning Policy Statement: Eco-towns – Supplement to Planning Policy Statement 1 identified four potential locations for eco-towns. This included land at NW Bicester. The PPS1 Supplement sets out a range of criteria to which eco-town developments should respond and which aim for eco-towns to be exemplars in good practice and provide a showcase for sustainable living. The Council promoted the site and was supportive of the principle of bringing forward an eco-town in this location. Policy Bicester 1 of the Cherwell Local Plan (adopted 2015) has identified NW Bicester as a strategic allocation for up to 6,000 new homes. In April 2014, the Government published its ‘Locally-led Garden City Prospectus’ which led to Bicester being named a Garden City. On 5th March 2015, the Minister for Housing and Planning announced in a Ministerial Statement that the Eco-town PPS 1 Supplement had been cancelled for all areas except NW Bicester. It is anticipated in time that the PPS1 will be cancelled in its entirety.’

referred should not be replaced in its entirety although elements of the suggested wording should be incorporated into an amended paragraph to better reflect the current position and provide clarity as follows:

“The Planning Policy Statement: Eco-towns – Supplement to Planning Policy Statement 1 identified four potential locations for eco-towns. This included land at NW Bicester. The PPS1 Supplement sets out a range of criteria to which eco-town developments should respond and which aim for eco-towns to be exemplars in good practice and provide a showcase for sustainable living.

The Council promoted the site and was supportive of the principle of bringing forward an eco-town in this location. Policy Bicester 1 of the Cherwell Local Plan (adopted 2015) has identified NW Bicester as a strategic allocation for up to 6,000 new homes.

In April 2014, the Government published its ‘Locally-led Garden City Prospectus’ which led to Bicester being named a Garden Town.

On 5th March 2015, the Minister for Housing and Planning announced in a Ministerial Statement that the Eco-town PPS 1 Supplement had been cancelled for all areas except NW Bicester. It is anticipated in time that the PPS1 will be

the SPD under “Background” (paragraphs 1.4-1.6) amend as follows: “In 2009, the site at North West Bicester was identified as having potential as an eco-town location in the Planning Policy Statement (PPS): Eco-towns a supplement to PPS1. The Eco-towns PPS sets out a range of criteria to which eco-town developments should respond and which aim for eco-towns to be exemplars in good practice and provide a showcase for sustainable living. The Council promoted the site and was supportive of the principle of bringing forward an eco-town in this location. It was subsequently included in the adopted Cherwell Local Plan 2011-2031 (Part 1) as Policy Bicester 1, a strategic allocation for up to 6,000 new homes. In April 2014, the “Locally-led Garden City Prospectus” (Department of Communities and Local

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 158</p>			cancelled in its entirety.'	Government) led to Bicester being awarded Garden Town status. On 5th March 2015, the Minister for Housing and Planning announced in a ministerial written statement that the Eco-towns PPS was cancelled for all areas except North West Bicester. As it is expected that the PPS Supplement will in time be cancelled in its entirety, the Eco-town standards have now been brought into this SPD (Appendix II).'
Alex Wilson – Barton Willmore	Appendix II	The SPD sets out the Local Plan Policy Bicester 1 in its entirety. Furthermore Appendix 2 sets out most of the PPS1 Supplement. The SPD has been informed by the PPS1 Supplement, NW Bicester Masterplan and Local Plan. Design principles and standards are addressed throughout relevant sections of the SPD. It is not considered necessary to include entire policy extracts from the Local Plan and PPS1 Supplement in Appendices 2 and 3. Propose that key objectives are summarised in Section 3.0 of the SPD entitled “ <i>Vision and Objectives</i> ”.	The Local Plan policy and PPS is included in the SPD for completeness and as easy reference for users of the SPD.	No change
Alex Wilson – Barton Willmore	Page 5	The SPD sets out the current status of the extant planning application submissions relating to NW Bicester. This information will soon become out of date and it is proposed that it is removed	Agreed.	Remove reference to planning applications.
Alex Wilson – Barton Willmore	Masterplan framework	Welcome inclusion of the following plans into the SPD: BIMP6 01 NW Bicester Masterplan Framework Rev B	Noted	No change

		BIMP6 02 NW Bicester Masterplan Framework Green Infrastructure Framework Rev A BIMP6 03 NW Bicester Masterplan Movement and Access Framework Rev A		
Alex Wilson – Barton Willmore	Figure 1 – site location plan	The site boundary shown in Figure 1 does not reflect the site boundary in Figure 10. This should be updated to reflect the correct boundary as per the A2D submission	Figure 1 shows the site location and is taken from the North West Bicester eco-town site boundary. For completeness the Local Plan Inset Map for Policy Bicester 1 should be included with the Policy Bicester 1 extract in Appendix II.	Add Policy Bicester 1 Inset Map to Appendix II.
Alex Wilson – Barton Willmore	Plans – general	All plans should be consistent with the Masterplan Framework Drawings	Various plans are used throughout the SPD. Masterplanning of the site has resulted in a larger site area than the strategic site allocation boundary in the Local Plan. Other plans in the SPD may differ slightly from the masterplan framework drawing Other plans such as Fig 1 are illustrative	Insert Policy Bicester 1 inset map in the introduction section. Refer to Figures 1 and Figure 8 as illustrative.
Alex Wilson – Barton Willmore	DP9 (c) and DR9 9 (c)	Welcome the removal of the hedgerow buffer appendix to reflect the inclusion of BIMP6 02 NW Bicester Masterplan Framework Green Infrastructure Framework Rev A. All hedgerows buffers should be provided in accordance with the Green Infrastructure and Landscape Strategy (BIMP6 02 NW Bicester Masterplan Framework Green Infrastructure Framework Rev A).	Noted	No change
Alex Wilson – Barton Willmore	Cultural Wellbeing Strategy	In the implementation section of the Cultural Wellbeing Strategy, it states that CDC will require each outline or full planning application on the site to include a Cultural Wellbeing Statement. Propose that this is dealt with in tandem with the submission of Reserved Matters. Propose that the draft SPD states that each outline approval for the site must be accompanied by a Section 106 Agreement which will require an overarching Cultural Wellbeing Statement to be submitted and	The Council requires that all planning applications (outline and full applications) on the NW Bicester site must demonstrate how proposals to support cultural wellbeing will be incorporated into detailed development plans, by creating a Cultural Wellbeing Statement. The statement should be prepared and implemented by a	No change

		approved in writing prior to the submission of Reserved Matters.	public art consultant/curator or artist and should contain detailed proposals to support the cultural enrichment of the site. It should demonstrate that the proposals are realistic and achievable and can be funded as a necessary part of the site development costs, though the council is willing to discuss other funding options for particularly ambitious or innovative proposals.	
Alex Wilson – Barton Willmore	CSH reference – general	Following the technical housing standards review, the Government issues a written Ministerial Statement withdrawing the Code for Sustainable Homes (CSH) aside from the management of legacy cases. CSH is referred to throughout the Draft SPD. Development at NW Bicester will strive to achieve CSH Level 5 performance standards, however, certificates will not be sort. The SPD should reflect this.	The local plan refers to CSH levels and the SPD picks up on this reference. Local Plan Part 2 will provide further detail following the withdrawal of the CSH.	No change
Alex Wilson – Barton Willmore	Page 23	It should be clear that CSH Certificates will not be sort in referring to neighbourhood water recycling and water consumption requirements.	It is recognised that the CSH references are no longer Government policy, however, they provide fundamental principles to guide the proposed development and remain relevant for NW Bicester as set out in Policy Bicester 1	Under “Homes” (paragraph 4.66) amend to read: “Neighbourhood water recycling should be implemented as a means to deliver reduced water consumption requirements, rather than house by house scale water recycling which may be expensive.”
Alex Wilson – Barton Willmore	DR4 – Daylighting parameters	Sets out Average Daylight Factors. This level of detail should not be set out in the SPD.	Natural lighting is an important consideration in the design of development both in residential	Amend reference to ADF (Average Daylight Factors) in DR4

			and commercial buildings and it is appropriate that the SPD sets out the requirements. It is proposed to amend the format of the development principle to include the detailed daylighting requirements in a footnote	(paragraph 4.81) and include detail in a footnote.
Alex Wilson – Barton Willmore	Pages 22, 24 and 43	Rainwater recycling and grey water recycling – The SPD should state “rainwater recycling, grey water recycling or other equivalent solutions” to allow other options to be explored.	The SPD is based on the documents supporting the masterplan which in terms of water promote rainwater and greywater recycling. The supporting text on Water (page 43 refers to the options for providing non-potable water to dwelling It should also refer to other options may exist and should also be explored.	Amend text (paragraph 4.299) as follows: “4.299. Other options may exist and should also be explored.”
Alex Wilson – Barton Willmore Page 161	Page 44	Water neutrality – The SPD should not stipulate how water neutrality is achieved. The method of delivery should therefore be removed (the SPD states that local reclamation of surface water will be required to increase water neutrality further.	This was taken from the supporting information on water strategy prepared as part of the masterplanning of the site. The SPD sets out the method of delivery as a statement but should recognise that there may be other solutions to deliver water neutrality therefore it is proposed that the wording is amended to replace “will” with “may” on page 44.	Paragraph 4.300 - Replace “will” with “may” in the penultimate sentence of the paragraph preceding Development Principle 10- Water on page 44.
Alex Wilson – Barton Willmore	Appendix IVpage 67 – Design Principles for primary and secondary school sites.	The masterplan establishes the siting of schools and was prepared through an iterative process, including extensive consultation with CDC and OCC. All planning applications should be brought forward in accordance with this plan. The reference to the location of schools near railway, major roads energy centres etc. should be removed. This detail is too specific for the SPD.	The wording of the Appendix IV is taken from suggested wording taken from the OCC response to the SPD. It is standard wording and should be amended to reflect the context of the masterplan site.	Delete reference to railways, major roads etc. in Appendix IV.
Alex Wilson – Barton Willmore	Page 45 SUDS Manual, CIRIA C697	CIRIA C697 has been replaced by the CIRIA C753 “The SUDS Manual” in November 2015. The SPD should be updated accordingly.	Agreed and noted	Update SPD.

Alex Wilson – Barton Willmore	Formatting	Request paragraph numbers are reintroduced for clarity	Agreed	Insert paragraph numbers.
Alex Wilson – Barton Willmore	Page 9 – site area	The site area is incorrectly stated as being approximately 390 hectares. Masterplan BIMP6 001B (Figure 10) comprises 406.5 hectares. This should be updated to state approximately 400 hectares as per the masterplan.	The site area is based on the Local Plan strategic allocation and the masterplan area was based on more detailed work.	No change
Alex Wilson – Barton Willmore	Page 15 – Figure 8	Figure 8 states that the site comprises approximately 397 hectares which does not accord with page 8 which states that the site area is approximately 390 hectares. This should be updated to accord with Masterplan BIMP 001B (Fig 10) which comprises 406.5 hectares. This should be updated to state approximately 400 hectares.	Figure 8 is an indicative diagram to show the key features of the site and is not intended to show the detailed site area.	No change.
Sue Mackrell – Bicester Town Council Page 162	Howes Lane realignment	Recognise and accept the response to original comments. Serious concerns with regard to the designation of the main spine road through the development, in that it is designed not only to take local circulatory traffic but will also push through traffic and heavy goods traffic through the centre of the built up residential areas. The realigned Howes Lane although intended to be of a “boulevard” design will effectively be a fast through route adjacent to adjacent residential retail and school facilities.	The proposed strategic link road that will realign Howes Lane is a fundamental feature of the masterplan. It has been designed to allow connectivity of the new development with the existing town and allow accessibility by all road users including cyclists and pedestrians. The proposed urban boulevard is a key design feature of the proposed new development	No change.
Georgia Erhmann	General	Highly supportive of the plans and principles set out in the SPD.	Support is welcomed	No change
Georgia Erhmann	General – accessibility to railway stations	Providing excellent connectivity to both railway stations in the town by car as well as more sustainable modes would not only better balance capacity on Chiltern Trains into London but also improve Bicester connectivity to Oxford and other locations via East West Rail.	Noted	No change
Georgia Erhmann – Chiltern Railways	Employment	Agree mixed employment opportunities will stimulate major growth in Bicester as a self-sustaining economic entity.	Noted	No change
Georgia Erhmann–	Employment	The SPD could place more emphasis on Bicester as an employment <u>destination</u> . Bicester has	Noted	No change

Chiltern Railways		excellent connectivity particularly by rail being at the centre of a “golden cross” linking it to London, Birmingham, Oxford and eventually Milton Keynes. It has potential to attract employees from a catchment spanning wider Oxfordshire and beyond in synergy with Science Vale at the other end of the County’s “knowledge spine” This requires the targeting of suitable economic sectors for employment growth which includes pursuing the opportunities provided by a business park at Middleton Stoney Road and Howes Lane as well as the current Avonbury Business Park		
Georgia Erhmann– Chiltern Railways	General – railway stations	As gateways to the town, Bicester’s rail stations have a crucial role to play in determining the attractiveness of North West Bicester as a place to live and work. The SPD could do more to demonstrate this and further integrate access to the stations into it development plans.	The SPD recognises the importance of the railway stations in providing accessibility and sustainable transport links to the proposed new development.	No change
Mr VN Smith	Transport, Movement and Access Modal shift	Walking and cycling as the first choice of travel will never happen whilst roads are so congested unless segregated cycle lanes and footpaths are provided.	Noted. A sustainable transport strategy for Bicester has been prepared which sets out proposals for comprehensive improvements to the walking and cycling network.	No change
Mr VN Smith	Modal shift	Travel by non-car modes of transport will not increase if subsidies on buses are reduced.	The Council is looking for the developers to subsidise the provision of bus services to the development in the early phases. The SPD and Bicester Sustainable Transport Strategy encourage increased walking and cycling in the town which does not require direct subsidy.	No change
Mr VN Smith	Local services	It is a good idea to have local services within the development but it is impractical unless adequate parking is available and rents are economic. There must be plenty of parking to avoid queues for parking spaces.	Local services are an important element of the masterplan and designed to be easily accessible by local residents on foot, bike or public transport. Some car parking will be provided but it is not intended that cars will dominate the development.	No change

Mr VN Smith	Green infrastructure	Provision of allotments is supported but sites should be secure to prevent thefts and vandalism.	The SPD sets out the requirement for allotments but not the detail of the plots including security.	No change.
Mr VN Smith	Transport – modal shift	Car ownership will continue to grow so it will be vital to ensure sufficient car parking is provided off road for every house or there will be severe traffic congestion.	Noted	No change
Mr VN Smith	Water capacity	It should be confirmed that Thames Water has sufficient capacity to supply water to new dwellings	Thames Water has been involved throughout the masterplanning process and as part of the preparation of the SPD. The development also seeks to ensure water neutrality	No change
Mr VN Smith	Sports Pitches	Provision of sports facilities is supported	Support is welcomed	No change
Mr VN Smith	Flooding issues	Building on land liable to flooding should not be permitted.	The masterplan does not propose any development in flood risk areas and seeks to reduce runoff from the site to reduce the risk of flooding downstream	No change
Mr VN Smith	Local services and community facilities	Community facilities should be viable and funded.	Noted	No change

Appendix 5 – Consultation list

Name	Organisation
Lisa Michelson	OCC
David Flavin	OCC
Jacqui Cox	OCC
Sally Coble	Environment Agency
Patrick Blake	Highways Agency
Michael Lightwing	Network Rail
Susan MacKrell	Bicester Town Council
Vicktor Keeble	Chesterton Parish Council
Parish Clerk	Bucknell Parish Council
Parish Clerk	Caversfield Parish Council
Mark Dickenson	Thames Water
Payne Taylor	Thames Valley Police
Penny Silverwood	Berks Bucks and Oxon Wildlife Trust (BBOWT)
Raymond Cole	Sport England
	Oxfordshire Playing Fields Association
	Oxfordshire Clinical Commissioning Group
Placi Espejo	Bicester Vision
Ben Jackson	Bicester Chamber of Commerce
Nigel Tipple	Oxfordshire Local Enterprise Partnership (OXLEP)
Daniel	South East Midlands Local Enterprise Partnership (SEMLEP)
CDC	CDC

Tim Screen	Landscape
Jon Brewin	Aboriculture
Ian Upstone	Environmental Services

Ian Upstone	Waste and Recycling
Gary Owens	Strategic Housing
Clare Mitchell	Urban Design
Nicola Riley	Sport and Recreation
Charlotte Watkins	Ecology
Sue Marchand	Biodiversity
Sean Gregory	Environmental Protection
Kevin Larnar	Urban and rural communities
Rob Lowther	Noise and anti-social behaviour
Kevin Lane	Legal and Democratic



DISTRICT COUNCIL
NORTH OXFORDSHIRE

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COMMUNITY INFRASTRUCTURE LEVY: VIABILITY STUDY



January 2016



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APPENDICES

- A. APPRAISAL ASSUMPTIONS
- B. APPRAISALS
- C. RESULTS & SENSITIVITIES

i. EXECUTIVE SUMMARY

This Viability Study has been commissioned to support the evidence base to prepare Cherwell District Council's Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule (PDCS). The key aim of the study is to test a range of developments in Cherwell District for their ability to pay contributions toward infrastructure through the adoption of the CIL.

The residual valuation approach has been adopted for this study and in order to test appropriate levels of CIL to be charged across a range of uses. In preparing this viability study it is acknowledged that because of the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Each and every development site is unique and that conclusions must always be tempered by a level of judgement and flexibility.

The assessment is at an area wide level, yet takes a site specific approach. It examines a range of development schemes which are viewed as strongly reflective of the likely types, scale and form of development envisaged to come forward in the District in the coming years.

To support this viability study, Cherwell district's property market has been reviewed. It draws on independent property market research and other information such as the Council's Local Plan evidence base. The key property market sectors considered are: residential; retail; leisure; hotels; offices; and industrial. Brief commentary is also provided on other less common property uses to provide a foundation to preparing and assessing CIL rates for Cherwell District.

A series of sensitivity analyses have been undertaken. The sensitivities help examine the impacts of potential changes in market circumstances in light of the proposed CIL charges. The sensitivity analyses undertaken are:

Residential:

- **Scenario A: +5% increase in house prices**
- **Scenario B: +10% increase in house prices / -5% increase in build costs**
- **Scenario C: +10% increase in house prices / +5% increase in build costs**
- **Scenario D: +10% increase in house prices**

Commercial:

- **Scenario E: +1% yield change**
- **Scenario F: -1% yield change**

Key Findings and Recommendations

For **residential uses**, there is clear evidence of a considerable variation in house prices in the district. At a strategic level, these changes in pricing levels can be used to group the district into three areas. Within which, schemes are tested for their ability to absorb a CIL charge. In the context of these housing areas the recommended residential CIL rates are:

- **Area 1 (Banbury – OX16).** A CIL rate of £100 per sq m for schemes of less than 500 units. For sites of 500 or more units, a CIL rate of £70 per square metre.
- **Area 2 (Bicester and rural areas).** CIL charge of £230 per square metre for schemes of less than 500 units. For sites of 500 or more units, a CIL rate of £70 per square metre.
- **Area 3 (Kidlington and South Cherwell – principally OX5).** A CIL rate of £310 per square metre for all residential development.

The proposed residential CIL rates are not set at the upper, maximum levels. Sensitivity testing indicates too that there is considerable flexibility in potential viability outcomes, thus further ensuring that an appropriate balance is found between the CIL rate and impacting on development.

Retirement home schemes did not produce viable outcomes and therefore no charge is recommended for this use.

The appraisals for **retail schemes** when tested identified two key groupings which present very different outcomes in terms of viability and propensity to absorb a CIL rate:

- **Out of centre retail development,** based on testing of retail parks, warehousing, showrooms and superstores / supermarkets, the viability testing points toward the ability to support a CIL charge for this development type, with potential to accommodate a CIL rate of £190 per sq m.
- **In centre retail development:** the viability results are much less favourable, and there is insufficient evidence to suggest that this type of development could readily support a CIL charge. Therefore, a £0 CIL rate is proposed.

i. EXECUTIVE SUMMARY

The **Office developments** tested did not generate a positive residual land value. Therefore such development cannot support a CIL charge. Even testing office development in the south of the district (where demand is viewed as stronger) it does not yield a positive financial outcome.

The viability results for **nursing / extra care homes** development point to them being, at best, marginal. None of the schemes examined are capable of supporting a CIL. Therefore, a £0 CIL rate should be set for nursing / extra care homes.

The **hotel developments** tested did not generate positive residual land values. The recommendation is therefore that a £0 CIL rate should be set for this use.

In **Industrial uses** light industrial warehousing, the development schemes do not provide positive financial outcomes, and most schemes tested were significantly unviable. Such uses are therefore unlikely to be able to support a CIL charge.

For a range of **other development uses** examined, they do not produce viable outcomes. Of the leisure, assembly and sui generis uses tested none appear capable of absorbing a CIL charge. On that basis, a zero CIL rate is recommended for all other uses in Cherwell.

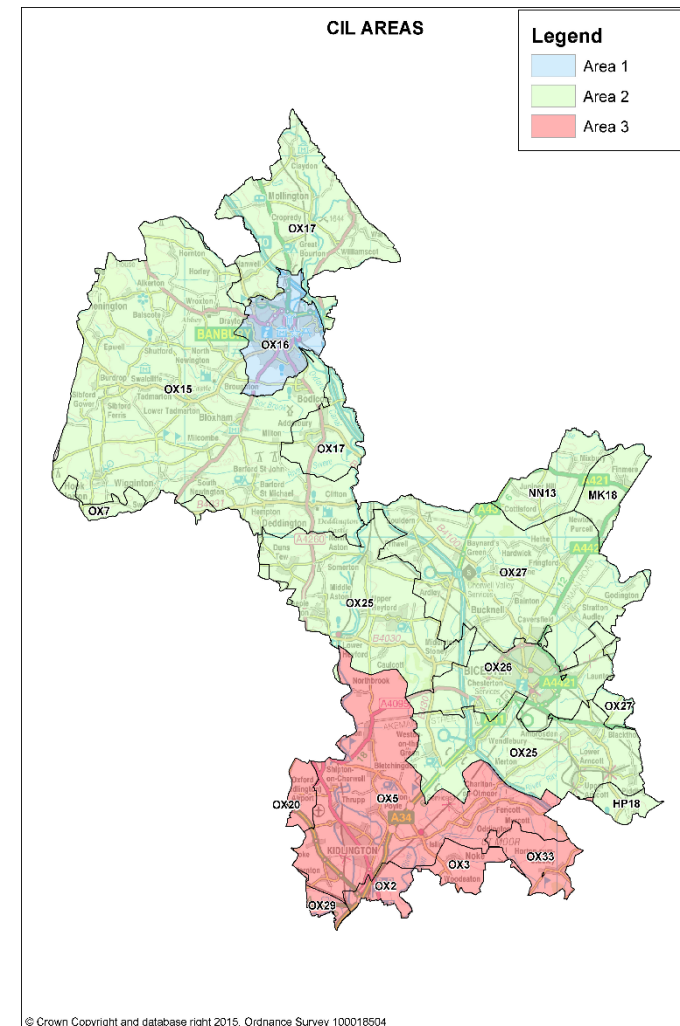
The table overleaf summarises the recommended rates, alongside the proposed charging areas.

i. EXECUTIVE SUMMARY

Cherwell Proposed CIL Rates

USE	AREA / TYPE	CIL RATE £ PER SQ M
Residential	Area 1	<ul style="list-style-type: none"> Less than 500 units: £100 500+ units: £70
	Area 2	<ul style="list-style-type: none"> Less than 500 units: £230 More than 500 units: £70
	Area 3	<ul style="list-style-type: none"> All residential: £310
Retirement Homes	District-wide	£0
Retail*	In centre	£0
	Out of centre	£190
All other uses	District-wide	£0

*Includes sui generis retail uses: petrol filling stations, car showrooms and retail warehouse clubs.



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1. INTRODUCTION

This Viability Study has been commissioned to support the evidence base to prepare Cherwell District Council's Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule (PDCS). The study reflects the CIL Regulations April 2010 as amended. The key aim of the study is to test a range of developments throughout Cherwell District for their ability to pay contributions toward infrastructure requirements through the adoption of the CIL.

The residual valuation approach has been adopted for the purposes of this study and in order to test appropriate levels of CIL to be charged across a range of uses. In preparing this viability study it is acknowledged that due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Each and every development site is unique and conclusions must always be tempered by a level of judgement and flexibility. For those reasons, levels of CIL for Cherwell are set so as to allow a sufficient margin for site specific variations.

This viability study also considers Local Plan policy requirements, so the cumulative impact of CIL together with other local plan policies is assessed - and that any subsequent charge does not undermine the general viability of sites. The assessment is at an area wide level, yet takes a site specific approach by examining a range of development schemes which are viewed as reflective of the likely types and form of development envisaged to come forward in the District in the coming years. This approach is in accordance with Planning Practice Guidance on the Community Infrastructure Levy (June 2014). Even so, judgements as to the viability of development in Cherwell are made and this study cannot account for all individual site circumstances. Indeed, the Local Housing Delivery Group guidance (*Section 2: Viability Testing Local Plans - Advice for Practitioners, June 2012*) notes that the role of every test does not give a precise answer as to the viability of every development likely to take place during the plan period. In that respect, the study takes a balanced approach to ensure that a realistic and reasoned assessment is undertaken.

The key tasks undertaken to support this viability study are:

- Review of the Local Plan context
- Review and assessment of Cherwell's property market characteristics
- Viability assessment of a range of uses and schemes: representative of future likely development scenarios in the district.

This viability report is structured as follows:

- **Section 2 – Context**
- **Section 3 – Property Market Overview**
- **Section 4 – Method and Site Selection**
- **Section 5 – Appraisal Results**
- **Section 6 - Conclusions**

2. CONTEXT

The CIL Regulations

The CIL Regulations came into force in April 2010, and have been updated by a series of subsequent amendments. From April 2015 – the present Section 106/Developer Obligation system has become more limited in scope. In particular, a limit is now placed on the number of sites that can contribute to pooled infrastructure items.

Preparing and adopting a CIL charging schedule is discretionary for local authorities. However, the limited use of pooled Section 106 obligations is not. Some site specific Section 106 obligations will though remain available for negotiation. These relate to site specific mitigation (subject to meeting the three tests in CIL Regulation 122) and the provision of affordable housing.

The CIL regulations allow local authorities to set out differential CIL rates. This can be for both different geographical zones and for different types of development. The Town & Country Planning Act (Use Classes) Order 1987 provides a useful reference point in terms of uses, although the definition of use for the purposes of testing CIL is not explicitly tied to the Use Class Order.

It is also noted that CIL is not intended to pay for the whole cost of infrastructure for an area. It should though provide a reasonable proportion of capital contributions towards it, where there is an identified need for funding of infrastructure items. The expectation is that CIL will be used alongside a variety of funding models required to support the delivery of new infrastructure. Crucially, in preparing the CIL, and setting the charge, charging authorities should strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area (CIL Regulation 14).

The *Planning Practice Guidance on the Community Infrastructure Levy (June 2014)* notes that the following do not pay the levy:

- development of less than 100 square metres – unless this is a whole house, in which case the levy is payable
- buildings into which people do not normally go
- buildings into which people go only intermittently for the purpose of inspecting or maintaining fixed plant or machinery
- structures which are not buildings, such as pylons and wind turbine

- specified types of development which local authorities have decided should be subject to a 'zero' rate and specified as such in their charging schedules
- vacant buildings brought back into the same use

The following do not pay CIL subject to claiming an exemption or relief:

- self build housing (whole house, residential annex, residential extension) meeting criteria in CIL Regulation 54A 42A and 42B.
- social housing that meets the relief criteria set out in CIL Regulation 49.
- charitable development that meets the relief criteria set out in CIL Regulation 43.

Other forms of relief such as 'exceptional circumstances' are only available if the charging authority chooses to do so and publishes a policy for giving relief in those circumstances.

Where the levy liability is calculated to be less than £50, the chargeable amount is deemed to be zero so no levy is due. Mezzanine floors of less than 200 square metres, inserted into an existing building, are also not liable for the levy unless they form part of a wider planning permission that seeks to provide other works as well.

Any CIL charging schedule must also go through consultation. Local authorities must consult on the nature and amount of proposed CIL at two key stages: after publication of the Preliminary Draft Charging Schedule; and at the Draft Charging Schedule stage. A Draft Charging Schedule must also be submitted for independent examination before it can be adopted.

Cherwell Local Plan 2015 (Part 1)

The Cherwell Local Plan Part 1 was adopted in July 2015. The Plan targets the delivery of 22,800 homes for the period up to 2031. Delivery of housing on previously developed land will contribute to that target, supported by the objectives of the Local Plan and its urban centred strategy.

Larger, strategic sites are expected to play an important – though by no means exclusive – part in the overall housing delivery numbers for Cherwell. These larger, strategic sites (as allocated in the Local Plan) are all set within or on the edge of Banbury and Bicester. It is also noted that many of the strategic housing sites identified in the Local Plan already have planning permission or resolutions to approve. There is an expectation that many of these will fall under the present developer's obligations process, rather than any future adopted charges by the local authority set out under Cherwell's CIL. Smaller sites are also anticipated to contribute to the overall housing target figures.

2. CONTEXT

Cherwell's Local Plan includes a series of policies which must be considered when undertaking the viability study. These include affordable housing and sustainable development.

Affordable Housing

Policy BSC3 sets out the affordable housing requirements for the Local Plan. This is:

- Banbury and Bicester – 30% requirement with a qualifying threshold of 11 homes.
- Kidlington and elsewhere – 35% with a qualifying threshold of 11 homes.

Affordable housing mixes for qualifying developments are expected to provide 70% of affordable housing as affordable rent/social rented, with 30% as other forms of intermediate affordable units. The Council presently supports the affordable rent product in its negotiations.

Housing Mix

Policy BSC4 (Housing Mix) requires new residential development to provide a mix of homes to meet current and expected future requirements, and this points towards more moderately sized, affordable family homes.

Sustainable Development

Policy ESD3 (Sustainable Construction) seeks implementing sustainable construction techniques for residential development and for non-residential development to meet at least BREEAM "very good". To financially examine this, the viability testing includes an additional cost based on the research relating to the Code Level for Homes as a proxy for Policy ESD3 measure, and is equivalent to Code level 4 of the Code for Sustainable Homes. For commercial developments, available evidence of additional costs from BREEAM is limited, it generally indicates only a very marginal build cost increase or even, in some cases, cost decrease.

Further discussion on policy matters and implications is provided in the Cherwell District Council *Local Plan Viability Update (September 2014)* – a document which formed part of the evidence base in support of the Local Plan.

Cherwell's Infrastructure Plan

Charging authorities must identify the total cost of infrastructure they wish to fund wholly or partly through the levy. In doing so, they must consider what additional infrastructure is needed in their area to support development, and what other sources of funding are available, based on appropriate evidence.

The Council has prepared Cherwell's Infrastructure Plan. It identifies a series of infrastructure requirements that are needed to support growth in the District. The Infrastructure Plan also identifies that there will be funding required to provide these items: the implementation of a CIL in Cherwell would therefore assist in meeting this financial need.

3. PROPERTY MARKET OVERVIEW

Introduction

To support the viability modelling and study overall, Cherwell district’s property market has been reviewed. It draws on independent property market research as well as information contained in the Council’s Local Plan evidence base. The key property market sectors considered are: residential; retail; leisure; hotels; offices; and industrial alongside reference to other less common forms of development. Prior to this, a short contextual synopsis of Cherwell District is provided.

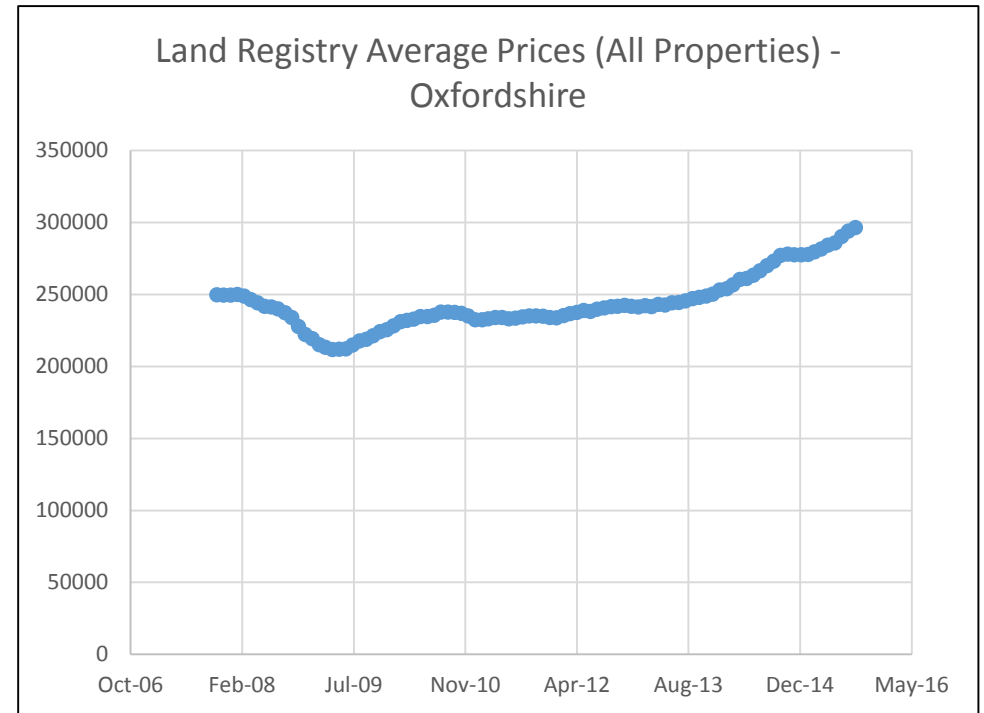
Cherwell in Context

Cherwell District lies in north Oxfordshire, and is considered part of the wider UK south east area. It covers some 590 sq km. The main settlements are Banbury, Bicester and Kidlington. The rural landscape is also punctuated by numerous small settlements and villages. The population is estimated at 111,900 (Census 2011). Further, considerable population growth is expected. The growth in population will lead to a need for more housing, employment space and supporting infrastructure as set out in the Local Plan.

The District lies more or less equidistant between Birmingham and London. The M40, one of the most important facets of Cherwell’s infrastructure, threads broadly north south through the district. Access from the motorway is readily gained from Banbury, Bicester and Kidlington. A wider network of roads serve and spread through the district connecting to the area’s numerous villages and hamlets. The District benefits from good rail connections too, with links to Oxford, Reading, London, South East, Midlands and the North. Further rail improvements are earmarked for the plan period for Cherwell.

Residential Market

The residential market continues to perform well at a UK wide level, with most areas evidencing house price rises in recent years. Land Registry data for Oxfordshire (2007 – 2015) reflects this broader UK trend.



3. PROPERTY MARKET OVERVIEW

The present momentum in the housing market is being driven by increasing employment, sustained historically low interest rates, greater availability of mortgage products and strengthening consumer confidence. It has also been further supported by the Government’s housing policies aimed at generating greater market activity (Help to Buy and New Buy, for example). The improved sentiment has brought about increased house builder profits and greater levels of residential development activity compared to the lowest start rates during 2009/2010. Other future legislative changes may too impact on the housing market; for example, potential changes to social rents through the Welfare Reform and Work Bill 2015.

Macro-economic indicators suggest the state of the UK economy supports favourable residential market conditions:

- **GDP** – UK GDP has seen over ten consecutive quarters of growth (Q4, 2013 – Q2 2015), with Government forecasts signalling future growth for 2015 and 2016.
- **Inflation** – In June 2015 it stood at 0% (CPI), and has remained under 2% for over a year.
- **Unemployment** – consistent falls in unemployment since early 2012, as at June 2015 the UK unemployment rate stood at 5.6% - far lower than the peak of 8.3% in August 2011.
- **Interest rates** – remain static at 0.5%.

While inevitably economic cycles impact on the appetite for homes – and the delivery of them – for the short to mid-term the prognosis is positive. This is further supported by the prediction by the Office of Budget Responsibility for future house price growth of between 4-6% between 2015 and 2021, amounting to c.25% during that period (Office of Budget Responsibility – Economic and Fiscal Outlook July 2015). House price forecasts also outstrip those of short term inflation predictions. At a regional level, the underlying characteristics for the south east residential market are positive. The south east is an area acknowledged to be characterised by high demand for housing and constrained housing supply.

Cherwell’s Residential Market

Previous analysis of Cherwell’s residential market points toward there being a considerable variation in house prices across the district. This characteristic has been evident for a number of years. For example, Cherwell’s Affordable Housing Viability Study 2010 identified a lower price range for Banbury and Bicester than for the district’s wider rural areas and villages over a 5 year period.

Montagu Evans’ *Housing Deliverability Study (May 2014)*, also identified that average house prices particularly in Banbury were lower than those for Kidlington and the rural areas. While only a proxy, this differential in house prices was around 35% between Banbury and higher value areas (more rural locations and villages).

There is housing development activity present in Cherwell. In particular, there has been substantial promotion of larger strategic sites through the Local Plan (Part 1) process, especially through developers and landowners securing allocations and planning permissions. Cherwell residential development market has also focussed much more strongly on the delivery of homes rather than flats, though some limited flatted development does occur (this can often be through refurbishment; say through office to residential conversions)..

Some of the developments currently taking place in Cherwell include:

- **Kingsmere**, south west Bicester. Large urban extension being developed out by a number of housebuilders with strong emphasis on housing rather than flats.
- **Longford Park**, Bodicote, Banbury. Development of 2, 3 and 4 bedroom homes
- **Former RAF Upper Heyford**, new settlement being developed of 1075 (314 existing homes)
- **South of Milton Road, Adderbury**. Development of predominantly 2, 3, 4 and 5 bedroom homes
- **The Green, Chesterton**. Development of 44 dwellings

From analysis of housing transactional and other residential market data (new build and pre-owned: Q3 / Q4 2015), house prices in Cherwell typically fall within in the following ranges:

Location	Range psm (psf)
Banbury	£2,585 - £3,120 (£240 - £290)
Bicester	£2,905 - £3,660 (£270 - £340)
Kidlington	£2,905 - £4,520 (£300 - £420)
Rural / villages	£2,905 - £4,305 (£300 - £400)

NB – Based on house prices only: typically, higher values per sq m / sq ft can be secured for flats

3. PROPERTY MARKET OVERVIEW

House Prices

Analysis of Land Registry data for the 12 month period June 2014 – May 2015 shows considerable variation in house prices across the district. Some caution must be placed however with this approach to analysing prices, as the general mix of properties transacted and their size may vary.

Postal District	Average – all properties (No. transacted)	New Build Only (No. transacted)
OX5	£376,268 (281)	£277,500 (2)
OX15	£341,178 (399)	£272,250 (140)
OX16	£218,747 (595)	£267,500 (19)
OX17	£352,093 (312)	£374,782 (47)
OX25	£354,503 (165)	£372,263 (39)
OX26	£293,970 (751)	£398,603 (170)
OX27	£381,736 (114)	£321,100 (5)
OX33	£439,102 (108)	£311,250 (4)

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Note: Other postal districts lie within Cherwell though these only account for small parts of the District at peripheral locations. Generally, there are very few Cherwell transactions in these marginal postal districts. This relates to postal districts OX2 (Average Price - £779,499), OX3 (£439,187), OX7 (£408,082) OX20 (£468,852), OX29 (£379,853), HP18 (£323,027), MK8 (£403,062) and NN13 (£282,879). However, in the period June 2014 – May 2015 only 14 transactions in these peripheral postal districts took place in Cherwell District.

The results also show that there is variance in average price paid between all transacted properties and new build only. In some cases this may simply reflect a very small – and insufficient - sample size. Notably, in four postal districts where there is a large sample size of new builds, the average price of new builds considerably exceeds the average house price overall; OX16, OX17, OX25 and OX26 – accounting for about 65% of the new build properties transacted.

The Land Registry data also shows that most recent new build development activity is in and around Banbury and Bicester – and may also be the reason why average new build prices in OX15 (a predominantly rural area) are more closely aligned to prices in OX16 (Banbury) due to their physical adjacency to Banbury itself. The Banbury and Bicester areas are also where Cherwell Local Plan has allocated most of its new housing units – most particularly through strategic site allocations.

Land Registry data does not provide information on floorspace sizes for transactions, and disaggregating Land Registry data to that level is challenging. Housing market values can though more accurately be assessed through sales returns on a square metre / square foot basis, especially as individual house sizes may vary considerably compared to average dwelling sizes. Further interrogation of wider comparable evidence (including asking prices) provides a pattern of house price values on a per square metre / square foot basis in Cherwell district. While perhaps a small degree of caution should be placed on using this type of information, according to Hometrack (April 2014) homebuyers were paying 96.7% of the asking prices, with areas of high demand securing 99% of the asking price.

3. PROPERTY MARKET OVERVIEW

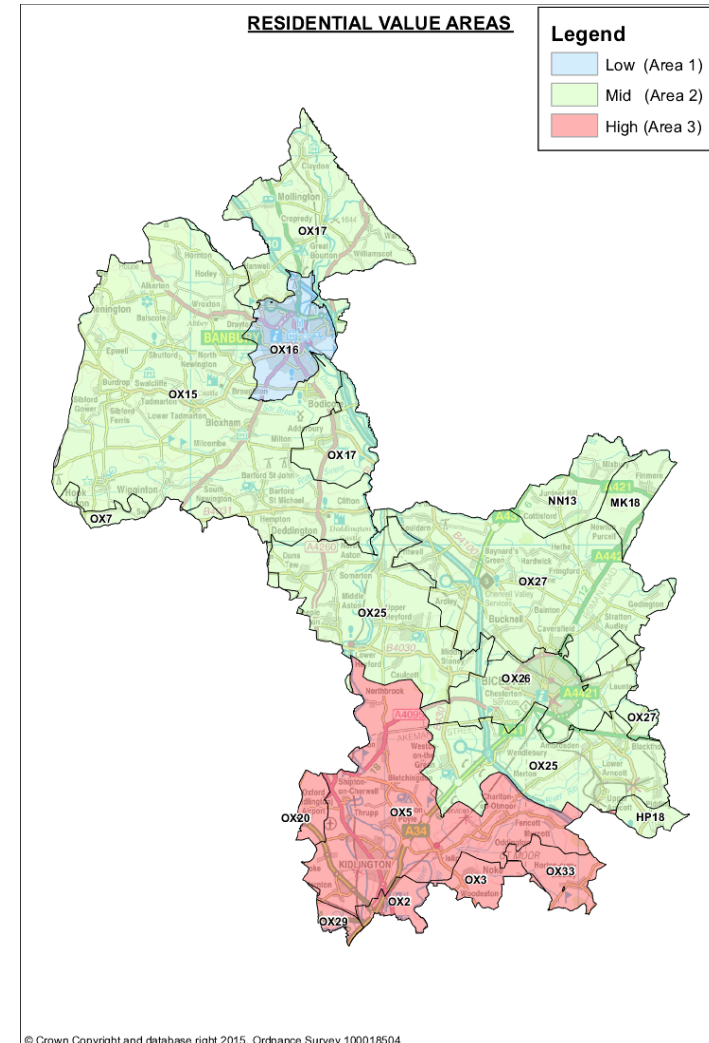
	Average Prices sq m (sq ft)	Strategic Value Area
OX5	£3,983 (£370)	High
OX15	£3,692 (£343)	Mid
OX16	£2,906 (£270)	Low
OX17	£3,315 (£308)	Mid
OX25	£3,531 (£328)	Mid
OX26	£3,423 (£318)	Mid
OX27	£3,616 (£336)	Mid
OX 33	£3,875 (£360)	High

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Note: Average Prices includes transactional and comparable market evidence properties for homes only – comparable data is much more limited for flats, potentially due to much less development of modern stock of flats having occurred in Cherwell.

The above evidence points toward Cherwell having broader strategic areas where there are similarities in house prices. Given the strategic nature of the CIL, the district can conceivably be grouped into three broad value areas:

- **Low (OX16)** - £2,691 - £3,229 per sq m / £250 - £300 per sq ft
- **Mid (OX15, OX17, OX25, OX26, HP18, MK18, NN13)** - £3,229 - £3,767 per sq m / £300 - £350 per sq ft
- **High (OX2, OX3, OX5, OX7, OX20, OX29, OX33)** - £3,767 per sq m / £350+ per sq ft.



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3. PROPERTY MARKET OVERVIEW

The Oxfordshire Strategic Housing Market Assessment (SHMA - 2014) also supports this housing market analysis. At paragraph 1.28 it states:

“Within Oxfordshire we can identify a number of more localised housing markets which reflect more closely similarities in the housing mix and pricing across different parts of the County. Our analysis points to the operation of three overlapping housing markets:

- Banbury and North Oxfordshire;
- Oxford; and
- South Oxfordshire.”

In paragraph 1.32 the 2014 SHMA identifies housing sub-markets within Cherwell: Banbury; Bicester; and Kidlington and Rural. This is broadly consistent with the pricing data set out above. An earlier study into Cherwell’s housing submarkets undertaken (Strategic Market Housing Assessment – 2012), shows that the lowest value area was Banbury; higher value areas were the rural areas including Kidlington.

It also recognised that there is considerable variance in house prices for settlements within post districts of Cherwell. To demonstrate this, house price data analysis has been undertaken for a selection of settlements in Cherwell District., though noting that preparing a CIL on the basis of numerous series of sub areas would create a highly complicated and inefficient charging regime – and be inconsistent with guidance on the approach to setting a CIL for an area. It does however point toward considerable variance in house prices across the District, and sometimes within the postal districts themselves.

Location	Typical Average Price per sq m (sq ft)	Location	Typical Average Price per sq m (sq ft)
Kidlington (OX5)	£3,983 (£370)	Heyford (OX25)	£3,660 (£340)
Milcombe (OX15)	£2,960 (£275)	Arcott (OX25)	£2,745 (£255)
Newington (OX15)	£4,037 (£375)	Ambrodsen (OX25)	£2,960 (£275)
Hook Norton (OX15)	£2,637 (£245)	Aston (OX25)	£3,337 (£310)
Bloxham (OX15)	£3,383 (£305)	Middleton Stoney (OX25)	£3,714 (£345)
Shenington (OX15)	£2,960 (£275)	Duns Tew (OX25)	£4,306 (£400)
Banbury (OX16) Flats	£3,337 (£310)	Bicester (OX26)	£3,445 (£320)
Banbury (OX16) Homes	£2,906 (£270)	Bicester North (OX27)	£3,821 (£355)
Middleton Cheney (OX17)	£2,691 (£250)	Fringford (OX27)	£2,960 (£275)
Adderbury (OX17)	£3,498 (£325)	Horton Cum Studley (OX33)	£3,875 (£360)

For other parts of postal districts which form Cherwell District, there is insufficient information to identify typical house prices for the Cherwell district parts of these areas, due to the highly rural nature of these areas.

3. PROPERTY MARKET OVERVIEW

Retirement / Sheltered Housing

There has been increasing activity in the retirement / sheltered housing residential sector, driven by two key factors; a growing aging population and people living longer generally. This growth is evident in Cherwell too, with a number of recent applications seeking permission for this type of use. Extra Care housing – commonly used also to refer to retirement homes / sheltered housing - is a wide term, and there are a range of different kinds of housing and services that come under this label. In some instances, extra care services are offered as part of the package. Initially development of such homes was driven by housing associations. There is now though a thriving commercial sector.

Comparable evidence from Cherwell District shows a range for asking prices for development of self-contained independent living retirement homes. For Banbury for example, prices (retirement flats) are in the range of £2,423 per sq m - £2,960 (£225 - £275 per sq ft) – broadly equitable to that paid for a private dwelling. Likewise, research for Bicester identifies a typical price of £3,498 per sq m (£325 per sq ft) for retirement units. At present, in Cherwell, there is no strong evidence to suggest that this type of development can command a notably higher premium to standard private residential units in Cherwell.

Leisure Uses

Leisure uses cover a wide range of formats – for example, cinemas, bowling alleys, bingo, gymnasiums and nightclubs. There are often new, innovative forms of leisure facilities coming forward – the recent increased presence of trampoline centres in the UK is a good example of this. Generally speaking leisure uses tend to be space and land hungry. Key leisure growth sectors are:

- **Cinemas** – the cinema sector has grown considerably in the last 10 – 15 years. In 1995 there were just over 2,000 cinema screens across the UK. By 2013 this figure was closer to 4,000 (Terra Media Research, 2013). Major operators are still searching for attractive sites, while the maturing of the market has brought along niche players too.
- **Health & Fitness** – this sector too has seen good growth in the last decade. In particular budget operators (although not exclusively) have expanded rapidly, and are continuing to do so.

Some other leisure uses have not performed so strongly in recent years. Bingo halls for example have been impacted on by the smoking ban, as well as competition from other online betting and media channels. There are few new developments of bowling alleys, save perhaps for those being promoted within large leisure destinations of significance.

A typical spread of rents and yields for key leisure uses is summarised below:

Use	Typical Rent per sq m (sq ft)	Typical Yield %
Cinema	£108 - £172 (£10 - £16)	6% – 7%
Health & Fitness	£86 - £129 (£8 - £12)	6.5% – 7.5 %

The signs of growth in certain leisure sectors is evident in Cherwell. A new cinema is at the heart of the Bure Place town centre scheme in Bicester. Bannatyne has a fitness club south of Banbury. As a general rule however, leisure uses are not considered to be viable propositions in their own right. The capital value of a cinema is, for example, around £2,000 per sq m. Basic build costs are in the order of £1,600 per sq m, excluding professional fees, contingency, finance, significant tenant incentives and a developer’s profit.

Hotels

The hotel market has seen significant growth over the last decade or so. For a large part – though again not exclusively - it has been fuelled by the increasing demand from budget hoteliers. They continue to expand their operations: major brands such as Travelodge and Premier Inn are still seeking sites, as well as other budget operators and higher end hotels such a boutique outlets, though they are more focussed on larger regional centres or locations with a strong tourism trade. Cherwell has benefitted from this growth in hotel accommodation. There is a Premier Inn at Banbury and at Bicester. There is understood to be continued interest in Cherwell as a location for hotels. Evidence of this relates to new hotel development in Bicester town centre. Preferred locations tend to be in town, or close to major road links such as the M40 and A34.

Typical rental tones and yields for key budget hotel operators are summarised below. This based on both transactional information and experience of advising on recent development schemes with hotels – and in comparable locations to Cherwell.

Typical Rent per room pa	Typical Yield %
£4,000 - £5,000	5.5% - 6.5%

3. PROPERTY MARKET OVERVIEW

Retail

The retail sector covers a wide complexity and range of formats, locations and scale of trading outlets. Each format tends to have different rent and yield profiles – and differing approaches to valuing them.

The UK retail market has suffered considerably in recent years, impacted by both a prolonged economic downturn and in particular the increasing presence of online retailing. Retailing too is becoming a far more multi-channelled activity. The impact on retailing has not however been uniform; there has been a particular focus on the high street and its retail trading challenges, but even within centres across the UK, there is variance; stronger more established centres have generally performed better, particularly those offering modern, good quality retail stock, set within an attractive and accessible retailing and leisure environment.

The out of centre retail market has also performed better than its high street counterpart. The Local Data Company noted that vacancy levels were lower in out of centre locations than town centres (LDC 2015). Retail development activity in Cherwell has recently been focussed on both in town (Bure Place, Bicester) and out of town (Banbury Gateway at Junction 11 M40, is a prime example).

In recent years certain retail sub-sectors have performed better than others. Of note:

- **Comparison retailing** – the value orientated retail market has grown considerably with occupiers such as Primark, 99p Stores, Poundland and Wilkinsons all expanding quickly. In many cases, these retailers have taken advantage of spate of vacant units appearing on high streets, together with a much more expenditure conscious shopper.
- **Service Sector Uses** – some sub-sectors in this category have weathered recent times better than others. Obvious examples of growth include the proliferation of betting shops and pawn brokers. Other service sector retailers such as travel agents have faced a much stronger challenge, especially from the growing use of the internet.
- **Restaurants, Cafés, Coffee Shops** – this sector has seen very rapid growth. It has been more resilient through the last economic downturn, with the UK’s economic fortunes doing little to dent people’s appetite for leisure and eating out. Branded coffee shops have, for example, become far more prevalent in the heart of city and town centres, rather than perhaps more traditionally being found in secondary or off pitch locations. Many shopping mall extensions now also include a bigger and better leisure and eating out experience.

There is also a trend of chain comparison retailers taking larger units. Conversely, the development activity of foodstore operators has moved very significantly away from large scale retail formats toward smaller, convenience stores. There has also been a very aggressive expansion in discount foodstore development, such as by Aldi and Lidl.

Evidence of these trends is apparent in Cherwell. Firstly, the out of centre retail development at Banbury Gateway provides for very large scale retail unit formats. The proposed extension to Castle Quay Shopping Centre focusses on A3 – A5 retail and leisure uses (cinema) together with a foodstore, though the latter is of a considerably smaller size than was more typical a few years ago.

Transactional and other evidence points toward the following range of rents being typical for differing retail formats – and in the context of the Cherwell area.

Retail Use	Typical Rent psm (psf)
Supermarket / Convenience	£161 - £215 (£15 - £20)
Retail Warehouse	£129 - £188 (£12 - £17.50)
Centre Retail – Banbury (Prime)*	£861 (£80 ITZA)
Centre Retail – Bicester (Prime)*	£538 (£50 ITZA)
Centre Retail – Kidlington (Prime)*	£215 - £269 (£20 - £25) overall
A3 – A5 Unit	£269 - £322 (£25 - £30)

**Whilst prime rents in key centres are shown, average rents of lettings are lower. For example, In Banbury town centre, the average rent is around £269 per sq m (£25 per sq ft) overall. Information sources include Promis, VOA, market intelligence, Costar, Egi with research undertaken in 2015.*

Cherwell is also the location for the internationally renowned Bicester Village Outlet Centre - a specialist shopping centre and a major national and international visitor attraction in Cherwell which attracted over 6 million national and international visitors in 2014.

Retail yields vary depending upon the use, tenant and location. Current yields for key retail sectors are in Cherwell around:

- Supermarket / Convenience Retail: 5% - 6%
- Town Centre Retail: 7% - 8%
- Retail Warehouse: 4.5% - 6%

3. PROPERTY MARKET OVERVIEW

Offices

The core focus of the UK office market has become concentrated on certain geographical areas and centres. The major regional centres such as Manchester, Leeds, Southampton, Edinburgh, Glasgow and Birmingham, together with the core markets of London and the south east, make up the greatest level of office transactional and development activity. As a result, Cherwell does not have a particularly active office market.

Nevertheless, there is still some office development activity in Cherwell. This is largely related to local service providers rather than regional or UK requirements. Perhaps the exception to this general rule is further south in Cherwell and around Kidlington where the influence of Oxford is far greater. Here, a number of evidence based documents – including the Local Plan *Employment Land Review Study Update (2012)* – points toward a perceived stronger demand for B1 office space in this area. This study also identifies the existence of a Central Oxfordshire Property Market Area (PMA) which includes Cherwell, Oxford City, Vale of White Horse and South Oxfordshire. This PMA is relevant for considering the demand factors for B1 offices in Kidlington and the south of the district. There are also a collection of business parks within the vicinity of Kidlington. The Cherwell PMA - which includes Cherwell, West Oxfordshire, Aylesbury Vale and South Northamptonshire - is relevant for considering the demand factors for B1 (excluding Kidlington). From reviewing transactional evidence, typical rental tones in Cherwell appear to support the prognosis that different office PMAs operate in the district, with somewhat higher values achievable in the south.

	Banbury	Bicester	Kidlington
Office Rents	£86 - £161	£129 - £172	£12 - £17
sqm (sqft)	(£8 - £15)	(£12 - £16)	(£129 - £182)

Source: Costar, Egi, market intelligence. Research undertaken in 2015.

Yields are dependent upon the tenant. At present a prime office yield in the south east can achieve in the order of 6%, though a tenant’s covenant is a key determinant of the capitalisation rate. Transactional evidence more specific to Cherwell however, points to a more typical capitalisation rate of 7-7.5% for office uses in the area.

Research and Development

Much of the current property in the south of the district set in the business parks is advertised flexibly as B1(a) – (c) workspace. However it is difficult to differentiate between transactional evidence of pure office space of that of research and development.

Industrial

Industrial uses are seen to cover both B2 and B8 (manufacturing and warehousing) uses. Segmenting B2 from B8 uses is challenging. Much of the transactional evidence refers to both industrial/warehouse uses. It is far less commonly expressed separately as manufacturing or warehousing. It also reflects that these types of buildings can have dual purpose for business; part distribution, part manufacturing. The present emphasis in this sector in Cherwell is probably more orientated to B8 warehouse uses. This is particularly the case in terms of new development space (see, for example, the development of large B8 / warehouse premises around the eastern edge of Banbury). Cherwell’s reputation as a distribution area has been increasing significantly in recent years. A recent press article coined Cherwell / M40 corridor as a “hot spot” for this type of activity (Egi 2015). Broadly speaking, the Council’s recent Annual Monitoring reports identify a decline in B2 / manufacturing space and increased B8 / warehouse space. Both Banbury and Bicester have a considerable cluster of B2/B8 premises, though Banbury has a substantially larger stock.

A review of typical asking rents for the space suggests there might be a small premium to be paid in Bicester compared to Banbury. This might however be more related to the smaller scale of the units being available in Bicester and generally the *Cherwell Employment Land Review Study* notes that the rental tone for B2/B8 space is pretty standardised across the District. A review of available letting evidence accords with that view and this is also supported by the *Employment Land Review Update (2012)* which identifies a single Cherwell PMA for B2/B8, covering the whole of Cherwell as well as West Oxfordshire, Aylesbury Vale and South Northamptonshire. Typical industrial rent and yield profiles for Cherwell are summarised below, based on available transaction evidence.

	Rent per sq m (sq ft)	Yield %
Larger Industrial / distribution Units	£65 (£6)	5% – 7%
Smaller Light Industrial Units	£65 - £75 (£6 - £7)	7.5% - 8.5%

Source: Costar, Egi, market intelligence. Research undertaken in 2015.

Smaller industrial units are often developed with flexibility in terms of commercial (employment) uses provided for, with an emphasis on light industrial activities. Marginally higher rents can be achieved, though the yield attributable is generally at a discount to larger warehouse formats.

3. PROPERTY MARKET OVERVIEW

Other property sectors

A review of recent planning applications in Cherwell identifies a number of other uses that have been proposed in recent years. This includes:

- **Car Showrooms.** Evidence points towards this type of use securing rents in the order of £161 per sq m (£15 per sq ft) for more modern premises and yields of 5.5% - 6.5%, depending on covenant strength.
- **Health Practices / Surgeries.** Can include doctors and dental practices, clinics and health centres. Transactional and other evidence indicates a wide spread of rents from £108 per sq m - £215 per sq m (£10 per sq ft - £20 per sq ft), though a typical rate is £188 per sq m (£17.50) per sq ft for modern premises. Yields are in the order of 5-6%.
- **Nurseries.** Evidence indicates such facilities generally command a rent of £86 - £129 per sq m (£8 - £12 per sq ft), though rents can occasionally be higher at £161 - £215 per sq m (£15 per sq ft - £20 per sq ft). This is substantiated further by the Rateable Values attributable to these types of facilities in the Cherwell area, pointing toward a maximum rent of c.£129 per sq m (£12 per sq ft) on the area. Stronger covenants may achieve a yield in the region of 7%.
- **Dance Studio.** Typically independent enterprises, characterised by high yields and low rents. Because of less commercial interest in such uses, limited transactional or other evidence, but anticipated to achieve similar rental to other comparable leisure uses, such as a gym (say £86 -£108 per sq m / £8-£10 per sq ft).
- **Nursing / Care Homes.** Analysis this sector can be challenging, given the wide range of product differentiation. Equally, some developments are rent only (social and market) – others leasehold or purely for sale. From reviewing transactional evidence it is also clear that the value of these residential products can vary considerably, though the health care sector can command yields in the order of 5.5% - 6% for income generating properties. From analysis of both transactions and asking prices for this product, typical rental levels are in the order of £6,000 - £8,500 per room, though capital values per bed can vary very considerably (from c.£30,000 - £130,000)

4. METHOD AND SITE SELECTION

The approach to testing sustainable levels of CIL in Cherwell uses standard development appraisal techniques. The development appraisal models also use assumptions that reflect Cherwell’s local market characteristics (reflecting the supporting property market evidence, as appropriate) and planning policy. The sites which have been examined for their capacity to support CIL are also based on a wide sample of development sites in the District to ensure that the analysis is as realistic as possible. This CIL viability study is therefore specific to Cherwell District.

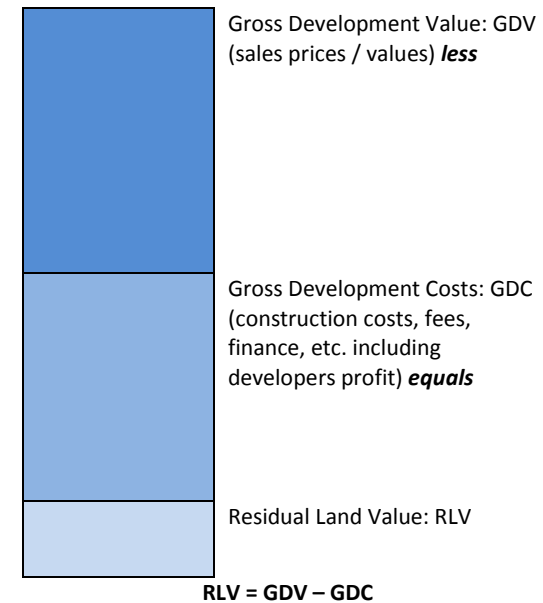
Approach to Testing Development Viability and CIL Charges

In 2012, the Local Housing Delivery Group issued guidance entitled ‘*Viability Testing Local Plan – Advice for Planning Practitioners (June 2012)*’. This document advocates the use of the Residual Land Value (RLV) method to assess viability. This guidance advocates a method whereby the total value of the completed development, less all developments costs and a profit margin, provides for a Residual Land Value (RLV – i.e. what money is available to pay for the land). This is illustrated in the adjacent diagram. If development is to come forward, then the Residual Land Value (RLV) needs to be higher than a Threshold Land Value (TLV) or benchmark. The TLV benchmark value is used to compare against the RLV generated. This TLV, as described in the Viability Testing Local Plan guidance, is referred to as a premium over current use values and credible alternative use values.

Crucially, the TLV assumes that there must be an incentive for landowner to sell his land for alternative development. This reflects the view that a landowner is unlikely to sell if his return is equal or less than the TLV (potentially plus a premium), as he would not be sufficiently incentivised to sell (nor be adequately compensated for the risk and other taxation measures which could impact on the financial return they receive).

The RLV is a key determinate in assessing whether a scheme will proceed. If a proposal generates sufficient positive land value in excess of the TLV benchmark it is deemed likely to be viable. Otherwise the scheme may not proceed, unless an alternative funding source is to bridge the gap or there are other business reasons. Also - and of key relevance to this study - where the RLV is in excess of the TLV benchmark then the development (or development uses) may therefore also have the ability to support a CIL charge.

RESIDUAL LAND VALUE: SUMMARY DIAGRAM



Alternative approaches to that described in the ‘*Viability Testing Local Plan – Advice for Planning Practitioners (June 2012)*’ are also advocated by other bodies – including the RICS (see, for example *RICS: Financial Viability In Planning, 2012*). This guidance advocates a risk adjusted market value approach to assessing site values and viability for planning purposes. There is no single preferred method prescribed for testing CIL charging rates – and indeed case law does not provide any particular clarity on this matter. For the purposes of this viability testing, the benchmarks used are set at levels which would incentivise a landowner to sell – so as to ensure any CIL does not significantly adversely affect scheme viability generally.

4. METHOD AND SITE SELECTION

Development Appraisal Sensitivity

Development appraisals are extremely sensitive, and the nature of the study cannot be expected to identify and cost all possible issues with each individual site. Issues could include:

- Although development costs are subject national and local monitoring and can be reasonably estimated in typical circumstances, many sites may have particular characteristics. These can incur unusual additional costs; say for example due to the presence of contamination or unstable ground conditions. These cannot be estimated prior to detailed site surveys being undertaken.
- Other factors impact on development values and costs. For example:
 - The nature and type of affordable housing agreed
 - The cost of other planning obligations
 - Phasing
 - Infrastructure requirements

In addition, the developer's profit varies depending on the nature of the scheme, the risk associated with it and delivery timescales. Developers also adopt a broad range of financial performance measures – Gross Development Value, Profit on Cost, Internal Rate of Return, among others. From experience of competitive bidding processes across the UK typical developer profit rates assumed are:

- **Residential** – for private residential then a standard performance measure is a 20% - 25% return on Gross Development Value. For the affordable element however, then this can be much lower at 6% of the Gross Development Value.
- **Commercial** – commercial or mixed use schemes are typically based upon a Profit on Cost return. This can range considerably from as low as 10% (or even lower in certain circumstances) up to generally 17.5%. A typical industry standard target return benchmark is a Profit on Cost level of 15%.

While it is acknowledged that a developer's or landowner's intention to build out a scheme will most likely depend upon the difference between the development value of the scheme and the existing use value, the margin which triggers them to take forward the scheme may differ from site to site and from use to use. *(NB: for the purposes of this report, existing use value is assumed to be the value of the site in its existing use and that it remains in that existing use. This is different to the RICS Valuation Standards Definition of existing use value).*

4. METHOD AND SITE SELECTION

Viability Benchmarks

A number of TLV benchmarks have been adopted in order to provide a mechanism for assessing the likely levels of CIL that can be supported across Cherwell district for a range of uses. The benchmarks used in the viability testing – together with the rationale – are explained in the table across. Benchmarks are used to reflect the greenfield and previously developed land sites that will be developed on – and the circumstances of the sample sites. The benchmarks used also reflect the need to provide an acceptable return for landowners.

The approach taken to using the benchmarks for previously developed sites is based principally on existing use value. Planning appeal decisions provide guidance and support the extent to which the Residual Land Value should exceed existing use value to be considered viable, and generally these point toward a premium above existing use value of 10% - 20%. Many other local authorities have also taken this approach; for example in South Northamptonshire’s CIL assumes a 20% premium above exiting use value. Nevertheless, the approach adopted here is also cognisant of the circumstances that surround greenfield sites and benchmarks used for these types of sites ensure that an appropriate balance is struck between any adopted charges and viable development.

In adopting these benchmarks it is recognised that there is no one size fits all for each. What a landowner may seek for its land is dependent upon its location, characteristics, type of uses, as well as personal circumstances relating to any deal that is done. The benchmarks do however provide a broad proxy of acceptable returns based upon expected development scenarios that will occur in Cherwell District.

Benchmark	Value (per ha)	Rationale
1	£375,000	<p>Greenfield: Large Sites</p> <p>Used for large greenfield residential sites (150 units+), and based on HCA draft guidance (2010), where benchmarks tend to be in the range 10 to 20 agricultural value: say £25,000 per hectare X 15 = £375,000 (RICS: Rural Land Market Survey H1 2015: agricultural land is assessed at c.£25,000 per hectare). With a multiplier of 15 times agricultural land value, the benchmark value adopted represents the mid point of suggested the expected range. However, agents involved with large scale greenfield developments have confirmed that the base – or minimum – price agreed for large urban extensions is typically far lower (i.e. the price at which a landowner will to sell the land), and can be as low as £100,000 per hectare gross. The benchmark used is substantiated by the CGL Research Report <i>Cumulative Impact of Regulations on House Builders and Landowners 2011</i>, which identifies that typical minimum prices are £247,000 - £370,500 per hectare gross.</p>
2	£500,000	<p>Greenfield: Smaller Sites</p> <p>Used for sites where less than 150 residential units are tested. This value is based on HCA draft guidance (2010), where benchmarks tend to be in the range 10 to 20 agricultural value: say £25,000 per hectare X 20 = £500,000 (RICS: Rural Land Market Survey H1 2015: agricultural land is assessed at c.£25,000 per hectare). Adopted for smaller sites as the net developable area is less likely to be reduced significantly from the gross area. It also reflects the findings of the CGL Research Report <i>Cumulative Impact of Regulations on House Builders and Landowners 2011</i>. Using a mid price of £250,000 per net developable acre, and applying a discount of 20% to meet the gross area, this equates to a price of £494,000 per hectare gross.</p> <p>This benchmark is also used to assess cleared previously developed sites, which typically bear the characteristics of smaller greenfield sites where differences in gross to net areas are less. This benchmark is also aligned with the average price per hectare of £482,000 for industrial land (DCLG ‘<i>Land Value Estimates for Policy Appraisal Feb 2015</i>’),</p>
3	Dependent on site	<p>Previously Developed Sites: Existing Use Values (EUVs)</p> <p>Used to benchmark development occurring on land which has exiting uses (The term existing use is defined as the site remaining in its current use: it does not refer to the RICS Valuation Standards definition of existing use value). Assessed on a site by site basis with a 20% premium applied to the EUVs. Individual site assumptions are provided at Appendix A and B. While this benchmark varies on a site by site basis, the approach largely generates a TLV in excess of £500,000 per hectare for previously developed land - and considerably higher where the land is used more intensively. The approach assumes that, in the first instance, sites would not come forward for redevelopment where the site or building uses are not already being optimised.</p>

The above use of benchmarks for the viability testing adopts the appropriate benchmark for relevant sites and schemes. It is acknowledged though that no single benchmark can be definitively identified that will guarantee that land will come forward for development: landowners may have differing aspirations and objectives which ultimately determine their willingness to deliver development on land in their ownership.

4. METHOD AND SITE SELECTION

Development Appraisal Assumptions

At Appendix A, the appraisal assumptions are set out. The following key explanatory comments are also made:

- **Residential Sales Values** – The approach to residential sales values assumptions reflects the postal district house price analysis set out in Section 3, noting the strategic nature of a CIL and the need to avoid an overly complex charging approach

	Sales Value Assumption Sqm (Sq ft)
OX5 (OX20, OX29, OX2, OX3)	£3,767 (£350)
OX15 (OX7)	£3,498 (£325)
OX16	£2,745 (£255)
OX17	£3,122 (£290)
OX25	£3,337 (£310)
OX26	£3,229 (£300)
OX27 (NN13, MK18, HP18)	£3,445 (£320)
OX33	£3,660 (£340)

The postal price data for Cherwell identified in Section 3 has been discounted by c.5%, reflecting the data sources used. For postal areas which lie at the edge of Cherwell District – and reflecting that there is very limited or no transactional evidence for the Cherwell parts of these postal sectors – it is assumed that the same values will apply as those of the adjacent post codes. These postal areas are shown in brackets in the above table.

Where sites are in a higher postal value but are contiguous with an adjacent postal district then the mid point between these postal districts is adopted. This relates to strategic sites on the edge of Banbury (OX16) where there is very considerable price variance between the adjacent postal districts (OX15 and OX17). This approach ensures that the viability outputs are not unduly skewed toward inappropriate pricing levels more relevant to another housing market.

Where flatted development is tested, the postal values have been increased by 15% - a typical uplift in value expected for this type of residential development - and also reflecting the benchmarking analysis of data for flatted properties in Cherwell.

- **Affordable Housing Values** – Based on affordable housing achieving a blended sales value of 55% of private sales open market values and nil grant. Affordable rent model assumed. Values tested against Local Housing Market Allowance and reflect Local Plan stakeholder review of assumptions.
- **Build Costs** – build costs have been sourced from the Building Cost Information Service (BCIS) and are varied for individual uses and in light of the scale of the development. We are aware however that some volume house builders are capable of reducing unit build costs. A further 4% has been added to the base building cost for residential development to allow sustainable home construction practices (based on DCLG Cost of Building to the Code for Sustainable Homes – 2011). The Cherwell Local Plan is however less prescriptive than requiring homes to be developed to Code Level 4 standards (see Policy EDS3) and this allowance may now be generous.

- **External / Site works** - an assumption of 15% - 25% on base build costs is assumed. This cost is used to cover items such as local and major site infrastructure – estate and spine roads / S278, parking, drainage, utilities, landscaping, enabling works, community provision, etc. The cost of site works has been varied to account for different sizes of residential sites and the expectation that this cost increases as unit numbers increase. This is set at 25% for very large sites (500+ units), 20% for large sites (150 – 499 units) and 15% for all other sites. In broad terms this equates to around £15,000 - £25,000 per unit dependent on the site.

A higher level of site works is also applied to retail warehouse and supermarkets at 25%. This reflects the typical need for substantial parking, as well as commonly the need to pay for immediate site / highways infrastructure as part of the development. The same approach is taken to complex mixed use sites.

- **S106** – assumed for items not captured by CIL. Assumed in appraisals at £10 per sq m gross for all residential development (approximately £1,000 per unit) save for sites of 500+ units, where it is set at £100 per sq m gross (approximately £10,000 per unit).
- **Contingency** – set at 5% of build costs and site works. We are aware however that contingencies for residential schemes can be lower at 3%.

The combination of costs for contingency, S106 and external / site works should be considered the round as inevitably they are subject to individual site circumstances and S106 negotiations. The combination of these costs however adds a cost per residential unit of between c.£20,000 - £40,000 depending in the scenario, and excluding an increase in associated costs such as professional fees.

4. METHOD AND SITE SELECTION

- **Professional Fees** – set at 10% of build and external/site costs. Our experience suggests however – and especially for residential sites – that lower professional fees can be secured. This can for example be in the range of 6% - 8%. Lower overall professional fees can have a major significant positive impact on the overall viability of schemes especially larger developments.
- **Sales Rate:** A sales rate of 4 units per month is assumed for all sites except for sites of 500+ units, where a sales rate of 8 units per month is applied. This reflects the prospect that two developers will be active on site at any one time. We are aware that in some cases higher delivery rates can be achieved.
- **Finance** – the finance rate has been set at 7%. At present developers are commonly adopting considerably lower finance rates, and typically anywhere between 5.0% - 6.5%. Again, a lower finance rate would create a much more viable proposition. This is particularly the case for larger, long term schemes.
- **Developer's Profit** – set at 15% profit on cost for commercial schemes and 20% Gross Development Value (GDV) for residential schemes (reflecting a blended rate of 25% GDV for private residential and 6% GDV for affordable). Based upon a 65:35 private/affordable housing mix a blended rate is closer to 19% GDV overall (and 18% on a 70:30 split) rather than 20% GDV. Thus, the assumption on developer's profit is set at a comfortable level

The initial assumptions and approach to the study were also subject to a stakeholder review. In the main, the assumptions and approach were positively received and reviewed. Some adjustments were made though, in light of the responses and evidence received – for example, the marketing fee applied to residential uses was increased.

Overall, the assumptions used are considered to be reasonable, yet have a significant degree of conservatism built into them. This approach has been taken to ensure that a balance between any CIL charges sought and achieving viable schemes is secured – and that any CIL charges set are not pushed at the upper boundaries of viability; providing some flexibility to meet differing site specific circumstances and modest market changes.

4. METHOD AND SITE SELECTION

Site Selection

Over 70 separate appraisals have been undertaken for schemes and tested for viability. These have been discussed and agreed with the Council. They are intended to be representative of the type, scale, location and mix of development envisaged to come forward in the short to medium term in Cherwell and include both residential and commercial schemes. More specifically:

- The residential sites are drawn from the Council’s Strategic Land Housing Availability Assessment (SHLAA), planning application database, and strategic sites which are referenced in the Cherwell Local Plan but do not yet have planning permission.

The typologies are intended to reflect likely development characteristics for Cherwell – a mix of greenfield and brownfield; strategic (8 in total) and non-strategic; urban extension and infill; small, medium and large sites; low, mid and high density (homes, homes and flats and flats only); and reflecting different locations across the district. Residential sites have been selected through a process of site sifting having regard to these factors so as to ensure a strongly representative spread of sites is tested.

In total, 8,185 residential units are appraised; this equates to 35% of the total number of new dwellings planned for Cherwell to 2031.

- For commercial sites, the proposed list of sites to test has been drawn from the Council’s planning application dataset and strategic sites in Cherwell’s Local Plan. A wide range of commercial uses are captured. Mixed use development sites are also tested, and disaggregated to assess their viability on an individual basis (including commercial and residential mixes). As with the residential sites, the commercial typologies are intended to reflect the likely development characteristics and trends for Cherwell (growth in demand for Use Class B8 for example) – a mix of greenfield and regeneration opportunities in a range of locations across the district – and for small, medium and large schemes.

The approach to site selection – and data sources used to achieve this - are considered excellent sources; they strongly reflect market sentiment in terms of the types of sites that have – and are likely - to come forward for residential and commercial development, and have been informed by site information provided by the private / development sector and the types of development they are seeking to deliver. This approach takes a clear direction and is consistent with the *Planning Practice Guidance on CIL (February 2014)*, which advocates that ‘...a charging authority should directly sample an appropriate range of types of sites across its area...’.

To support the approach taken to site selection and assessment, the following table explains the range of locations, size of sites and use of sites tested for residential, and then for commercial purposes.

Criteria	High Value Area	Mid Value Area	Low Value Area
No. of sites	13	17	15*
Strategic Sites	0	7	2
Site Size	0 - 9 units: 4 10 – 149 units: 6 150 – 499 units: 0 500+ units: 3	0-9 units: 2 10 – 149 units: 9 150 – 499 units: 3** 500+ units: 3**	0 - 9 units: 2 10 – 149 units: 11 150 – 499 units: 2 500+ units: 0
Site type	Greenfield: 6 PDL: 7	Greenfield: 13 PDL: 4	Greenfield: 3 PDL: 12

**Includes a strategic site split into separate zones as the expectation is that this development opportunity will come forward as separate parcels within a wider planning framework. **Three residential sites (150 units+) lie within the Mid Value area though are immediately adjacent to the Low Value (Banbury) area. Equally, one large site sits within the Low Value (Banbury) area, but is adjacent to the Mid Value area.*

4. METHOD AND SITE SELECTION

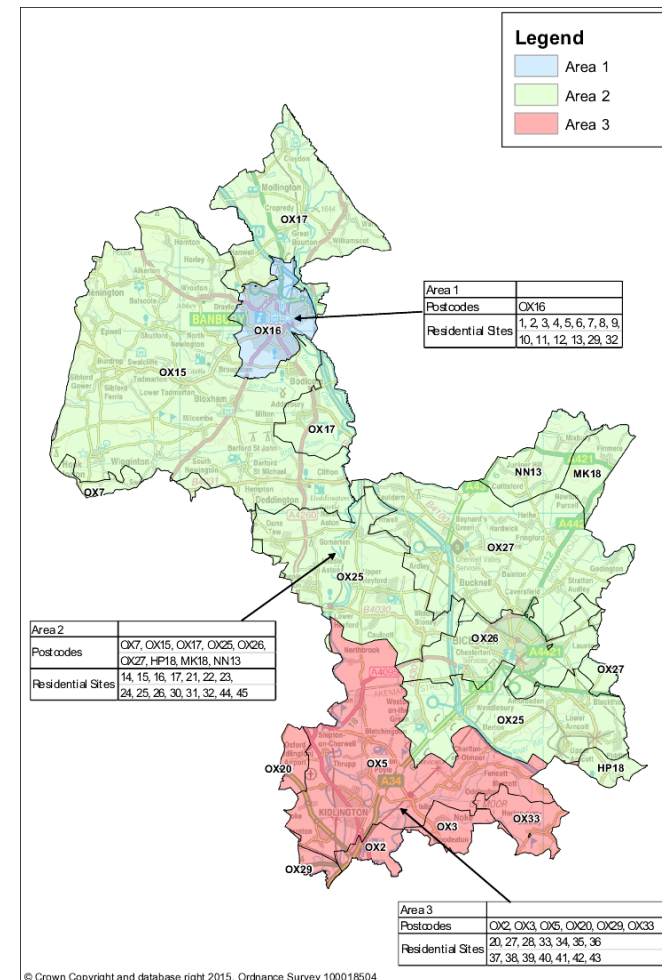
Selected sites are reflective of the type of residential development envisaged in the District:

- Strategic residential sites as allocated in Cherwell’s Local Plan are almost exclusively located in or on the edge of Banbury and Bicester. Of the 9 tested, 5 are at Banbury; 4 in Bicester.
- Large 500+ unit sites are only allocated on the edge of Banbury and Bicester. One is tested at the edge of Banbury; two at Bicester. None are earmarked for Kidlington (OX5). However, these urban extensions are also tested for their viability, assuming they were located in this postal sector to provide necessary comparison.

Development sites in Banbury (OX16) are more likely to be on previously developed land due to the urban nature of this area though there is some greenfield land in this area. Development sites in other areas are expected to comprise a mix of greenfield and previously developed sites.

There are fewer schemes tested in certain postal districts, this partly reflects the Local Plan policy allocations which direct development toward the two main settlements of Banbury and Bicester: the location of larger and more strategic sites. The residential site sampling is therefore more focussed on likely development outcomes envisaged in the Local Plan and SHLAA rather than a more generic approach that could have been taken.

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4. METHOD AND SITE SELECTION

Commercial sites

The commercial sites have been considered in terms of achieving a spread of uses, and having regard to the current development trends. The 32 development schemes are categorised as follows:

Use	Retail	Office	Industrial	Care Homes	Hotel	Other
No of sites	11	4	7	3	2	5

The viability site sampling for commercial sites has also been selected to ensure there is an appropriate mix of scenarios which includes:

- A range of retail sites covering previously developed land and greenfield locations. Uses tested include centre unit retail (town / local centre and secondary), a range of foodstore and retail warehouse schemes.
- Industrial uses: sites tested cover both large industrial warehouse sites, light industrial and mixed industrial. Again, a mix of greenfield and previously developed sites have been sampled.
- Offices: both in urban areas, previously developed and greenfield sites.
- Other uses which have – or are likely to come forward - in Cherwell.

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5. APPRAISAL RESULTS

APPRAISAL RESULTS

This section sets out the appraisal results of the schemes tested. It explains the base results from the viability testing in terms of the Residual Land Values (RLVs) generated and compares these to the benchmarks adopted for each scheme. From this, the maximum potential CIL payable on a £ per sq m basis for individual uses is assessed. The scheme appraisal assumptions are attached at Appendix A, Appendix B shows the development appraisals, and Appendix C the analysis of these appraisals including sensitivity analysis.

In providing our recommendations of appropriate CIL levels, the approach is to ensure that a balance is struck between maximising revenues and any potentially adverse impact on the viability of development at a strategic level. This points toward a number of guiding principles:

- The approach to CIL testing is at a strategic level – it cannot be expected to define all variations between individual sites, and therefore rates should be set at what is a more typical viability outcome. This also means that they should not be set at the maximum limits.
- Although a single universal charge may be an attractive proposition, there may be good justification to vary this across the areas and sometimes uses. This has been demonstrated through earlier market research into Cherwell’s property market – and especially the residential market where there is very considerable house price variation in the district. However, CIL Guidance advocates that Charging Authorities that consider differential rates ‘*should seek to avoid undue complexity, and limit the permutations of different charges that they set within their area*’ (Para 28).
- Sensitivity testing will assist testing the robustness of the appraisals – especially as property markets are cyclical.

It is also widely recognised that appraisals are a guide to setting CIL rates and they cannot be expected to provide precise answers – especially as they are set at a strategic level. Thus, in setting charging rates a mechanistic approach should be avoided and a degree of judgement should be applied. In essence, viability is not the only factor in bringing forward development.

For both residential and other uses, it must also be acknowledged that schemes can be unviable irrespective of any CIL rate being charged. These unviable schemes should therefore be disregarded in assessing appropriate levels for CIL rates. Others – where they evidence viability – should be the focus of this assessment.

Sensitivity Analyses

For each site appraisal, a series of sensitivity analyses are undertaken. These are as follows:

Residential:

- **Scenario A: +5% increase in house prices**
- **Scenario B: +10% increase in house prices / -5% increase in build costs**
- **Scenario C: +10% increase in house prices / +5% increase in build costs**
- **Scenario D: +10% increase in house prices**

The site appraisals have also been examined assuming a nil affordable housing allocation, given that authorities will retain the ability to flex this policy if necessary.

Commercial:

- **Scenario E: +1% yield change**
- **Scenario F: -1% yield change**

The sensitivity analysis is intended to assess the impact on CIL charges, in light of reasonable variations that may be expected as part of property market fluctuations and other scheme specific factors.

5. APPRAISAL RESULTS

RESIDENTIAL: RESULTS

The results of the residential site testing are set out below. They are categorised into three broad strategic value areas: Area 1 (Blue), Area 2 (Green) and Area 3 (Red), as identified through the earlier residential market research. Large 500+ unit schemes are also highlighted. The rates shown are the maximum potential CIL rates.

Site Number	Site Type	Area	Maximum CIL £psn
1	PDL	Area 1	-£171
2	PDL	Area 1	-£575
3	PDL	Area 1	-£414
4	PDL	Area 1	-£457
5	PDL	Area 1	-£701
6	PDL	Area 1	-£467
7	Greenfield	Area 1	£337
8	PDL	Area 1	-£120
9	PDL	Area 1	£103
10	PDL	Area 1	-£1,199
11	PDL	Area 1	-£374
12	PDL	Area 1	-£1,018
13	PDL	Area 1	£155
14 (500+ units)	Greenfield	Area 2	£3
15	Greenfield	Area 2	£90
16	PDL	Area 2	£319
17 (500+ units)	Greenfield	Area 2	£53
18	Greenfield	Area 2	£203
19	PDL	Area 2	-£335
20	PDL	Area 3	£881
21	Greenfield	Area 2	£249
22	Greenfield	Area 2	£309

Site Number	Site Type	Area	Maximum CIL £psm
23	Greenfield	Area 2	£382
24	Greenfield	Area 2	£127
25	Greenfield	Area 2	-£333
26	Greenfield	Area 2	£354
27	Greenfield	Area 3	£1,604
28	Greenfield	Area 3	£920
29	Greenfield	Area 1	£113
30 (500+ units)	Greenfield	Area 2	£210
31	Greenfield	Area 2	£666
32	Greenfield	Area 1	-£669
33	PDL	Area 2	£161
34	Greenfield	Area 3	£52
35	PDL	Area 3	£453
36	PDL	Area 3	-£348
37	PDL	Area 3	£53
38	PDL	Area 3	-£109
39	PDL	Area 3	£42
40	PDL	Area 3	£315
41 (500+ units)	Greenfield	Area 3	£422
42 (500+ units)	Greenfield	Area 3	£527
43 (500+ units)	Greenfield	Area 3	£528

5. APPRAISAL RESULTS

RESIDENTIAL AREA 1

Area 1 (OX16/Banbury) is characterised by lower residential values compared to the rest of Cherwell. Its more urban nature also means that development is probably more likely – though not exclusively – to come forward on previously developed land. The viability testing shows:

- There is a considerable difference in the outcomes of the viability for schemes in Area 1 compared to Areas 2 and 3. Many schemes in Area 1 do not give positive financial outcomes.
- For sites in Area 1 which could support a CIL rate, this ranges from £113 to £337 per sq m.
- Most of the viable sites are however capable of supporting a CIL charge of around £110 - £150 psm. Excluding the outlier site (Site 7 – a small site, with a maximum potential CIL charge of £337 per sq m), then the average CIL would be £124 per sq m.
- Applying a discount of 15-20% to the average CIL chargeable of £124 per sq m, this would result in a CIL rate of c. £100 - £105 per sq m.
- Under the sensitivity scenarios tested, all viable sites can support a £100 per sq m CIL rate. Assuming a reduced affordable housing allocation then even a number of additional, previously unviable sites tested in Area 1 could also support this level of charge.

In light of the above, we would recommend a CIL rate of £100 per sq m for Area 1 for schemes up to 500 units.

RESIDENTIAL AREA 2

Area 2 is characterised principally by rural areas with villages together with the main urban area of Bicester. The viability testing shows:

- The potential CIL calculated for these sites ranges from £90 per sq m to a maximum of £666 per sq m.

- The average potential CIL rate that could be absorbed is £286 per sq m.
- Applying a discount of 15-20% to the average chargeable CIL of £286 per sq m would result in a CIL charge of £228 - 243 per sq m
- Under the sensitivity scenarios tested, all of the viable sites could conceivably support a rate in this range. Testing a reduced affordable housing requirement also demonstrates that there is sufficient flexibility to accommodate this scale of levy.

In light of the above, we would recommend a CIL rate of £230 per sq m for Area 2 for schemes up to 500 units.

RESIDENTIAL AREA 3

Area 3 is characterised by largely rural areas and villages around the edge of Oxford City, with Kidlington being the main settlement. The viability testing shows:

- For the residential purposes, the Area 3 schemes exhibit considerably improved viability outcomes than compared with Area 1 or Area 2.
- The potential CIL calculated for these viable schemes ranges considerably from £42 per sq m to a maximum £1,604 per sq m; though noting that the upper maximum CIL charge of £1,604 per sq m is twice as high as the next most viable site and is considered an outlier. Excluding this outlier (Site 27 – a small site), then the average CIL for viable schemes would be £388 per sq m.
- Applying a discount of 15-20% to the average CIL chargeable of £388 per sq m, this would result in a CIL rate of c.£310 - £330 per sq m.
- Under the various sensitivity scenarios, the majority of the sites tested could support this level of charge.

In light of the above, we would recommend a CIL rate of £310 per sq m for Area 3

5. APPRAISAL RESULTS

LARGE RESIDENTIAL SITES (500+ UNITS)

Large residential sites have been analysed separately, given that they commonly have higher infrastructure and site works costs. Six viability tests have been undertaken – 3 of which are set within Area 2; and a further 3 nominal schemes in Area 3. These nominal schemes use the assumptions adopted for sites 14, 17 and 30 and then a residential sales value is applied which is commensurate for Area 3. The viability testing shows:

- That there is considerable difference between the outturn results of large urban sites in Area 2 compared with Area 3. There is also a notable difference between the potential CIL for 500+ unit sites compared with other residential schemes.
- The potential CIL calculated for large residential sites in Area 2 ranges from £3 per sq m to a maximum of £210 per sq m. For Area 3, this ranges from £422 per sq m to a maximum of £528 per sq m. This considerable difference in the spread of results suggests a CIL charge for large residential sites could be differentiated in Cherwell; as is consistent with the recommended approach for other residential developments across the district.
- The average potential CIL charge for large residential sites in Area 2 is £89 per sq m. Applying a 15-20% discount would result in a CIL charge of £70 - £75 per sq m.
- The average potential CIL charge for large residential sites in Area 3 is £493 per sq m.

In light of the above for large residential sites (500+ units) we recommend:

- **Area 3: a CIL charge of £310 should be set; commensurate with the wider residential CIL rate for this zone.**
- **All other areas: A CIL rate of £70 per sq m should be set**

For all large residential sites, it is clear from the sensitivity testing that a reduction in affordable housing would provide, if necessary, substantial financial flexibility for schemes to absorb the recommended CIL rates.

RETIREMENT HOMES: RESULTS

The results of the retirement homes development sites are set out below, with rates shown being the maximum potential CIL rates.

Site Number	Site Type	Maximum CIL £psm
44	PDL	-£454
45	Greenfield	-£1,454

The results show that neither scheme could support a CIL charge, and appear significantly unviable. Even allowing for a relaxed affordable housing allocation does not produce sufficiently viable outcomes to support a CIL charge.

Our recommendation is therefore that a zero CIL charge should be set for retirement homes development for Cherwell District.

5. APPRAISAL RESULTS

RETAIL: RESULTS

The results of the retail scheme testing are set out below. They are categorised into broad retail groups, in order to assess a range of more typical retail formats that are generally developed in out of town locations and town / district / local centres. Those schemes which are tested in out of centre locations are highlighted in green. The rates shown are the maximum potential CIL rates.

Site Number	Site Type	Maximum CIL £psm
52	Showroom*	£139
56	Retail Park / Warehousing	£195
62	Superstores / Supermarkets	£478
72	Centre Retail (in town)	£343
74	Superstores / Supermarkets	£63
75	Centre Retail (local centre)	-£545
76	Superstores / Supermarkets	£275
77	Centre Retail (in town)	-£245
78	Retail Park / Warehousing	£186
79	Centre Retail (in town - secondary)	-£490
80	Retail Park / Warehouse	-£283
81	Centre Retail (in town – secondary)	-£402

*Site 52 is based on a car showroom. Though a sui generis use class the form and function of this use is akin to large out of centre retail formats.

The results show that:

- Save for one site tested, all out of centre developments – comprising retail parks, warehousing and superstores / supermarkets and showroom sites – return viable outcomes, with the potential to support a CIL rate. This covers a wide range of store sizes.

- The reverse is true for in town/centre retail; tested for a number of scenarios, including town, district and local centres – yet only provides a viable outcome for one site (no. 72). That scenario however is for a mixed use scheme. When other property uses are included, overall, this scheme is not viable.
- The viability results of the retail sites suggest that an acceptable approach would be to apply a single CIL rate for non-centre retail.
- For the out of centre schemes (sites 52, 56, 62, 74, 76 and 78) the potential CIL calculated ranges from £63 per sq m to a maximum of £478 per sq m. The average CIL rate is £222. Applying a discount of 15 -20% would result in a charge in the order of £180 - £190 per sq m.

Our recommendation is therefore that for retail uses, a zero CIL rate should be set for ‘in centre’ retail, and a rate of £190 per sq m is adopted for all other retail development, including showrooms.

It is also noted that a conservative approach has been taken to testing superstores / supermarkets, retail parks and warehousing. If, by way of example, the gross to net ratio is set at 100% (rather than 90% as assumed) for these uses then this would have a very significant positive impact on scheme viability. Adopting this improved gross to net ratio, then Site 74 (the scheme which generates the lowest potential CIL rate) could support a maximum CIL rate of £291 per sq m – far in excess of the levy being proposed.

5. APPRAISAL RESULTS

OFFICES: RESULTS

The results of the office development schemes are set out below: again the rates shown are the maximum potential CIL rates.

Site Number	Site Type	Maximum CIL £psm
61	Office	-£716
68	Office	-£421
69	Office	-£538
70	Office	-£763

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results show that:

None of the office schemes generates the potential to absorb a CIL rate. Even allowing for testing of greenfield sites in the south of the district – the area regarded as having the most demand for this type of development in Cherwell - and where with higher rents and possibly marginally better occupier yields are available) the appraisals do not generate a positive financial outcome.

- When sensitivity testing is applied - allowing for a positive improvement to the yield - this type of development still remains unable to support a levy.

Our recommendation is therefore that a zero CIL rate should be set for office development for the whole of Cherwell District. Unless there is a very significant improvement in the rent and yield profile for this type of use, we envisage that position will not change for the foreseeable future.

NURSING / EXTRA CARE HOMES: RESULTS

The results of the nursing / extra care home scheme appraisals is set out below.

Site Number	Site Type	Maximum CIL £psm
51	Extra Care / Nursing	-£20
59	Extra Care / Nursing	-£377
63	Extra Care / Nursing	-£437

The results point to this type of development not being capable of supporting a CIL charge. Even when a sensitivity is applied with a keener yield assumed, only a single site could support a CIL charge.

Our recommendation is therefore that a zero CIL rate should be set for nursing / extra care homes. However, recognising that in the future this may become more of a growth market we also recommend that this position is reviewed within reasonable timeframes.

5. APPRAISAL RESULTS

HOTELS: RESULTS

The results of the hotel scheme viability testing is provided below. It shows that neither site modelled provides a positive, viable outcome accounting for both greenfield and previously developed land locations.

Site Number	Site Type	Maximum CIL £psm
7	Hotel	-£176
71	Hotel	-£439

While there has been some hotel development in Cherwell (and the expectation is that a modest increase might also be expected over the coming years), this development may well take place as part of mixed use town centre schemes – areas where land assembly costs are generally higher and viability more marginal. The sensitivity testing demonstrates that even allowing for a lower yield, only one site becomes viable. Overall, this indicates the challenges on viability of placing a charge against this use.

Our recommendation is therefore that a zero CIL rate should be set for hotels for Cherwell District.

INDUSTRIAL / DISTRIBUTION: RESULTS

The results of the industrial and distribution site tests are set out below. The viability test have been examined across a range of different B1(c), B2 - B8 scenarios.

Site Number	Site Type	Maximum CIL £psm
50	Industrial / Distribution	-£838
53	Industrial / Distribution	-£2,002
55	Light Industrial	-£681
57	Industrial / Distribution	-£170
58	Industrial / Distribution	-£508
60	Industrial / Distribution	-£136
64	Light Industrial	-£1,372

None of the development scenarios provides a positive financial outcome, and most are significantly negative. This accounts for both mid to large distribution / industrial sites and smaller scale light industrial developments – again examined on greenfield and previously developed land scenarios.

When each of the sites is tested with an improved yield, the sensitivity outputs still do not generate any schemes able to support a CIL rate.

While there is activity in Cherwell in this sector the recommendation is that a zero CIL rate should be set for industrial uses, given the negative viability outcomes generated for all scenarios.

5. APPRAISAL RESULTS

OTHER USES: RESULTS

A sample of other potential development uses have been tested, with the viability testing results set out below.

Site Number	Site Type	Maximum CIL £psm
54	Health	-£609
65	Nursery	-£1,654
66	Dance Hall	-£1,336
73	Car Park	-£489

None of these development uses provide for an outcome which could support a CIL rate. Other leisure and sui generis uses are also likely to generate negative or marginal returns given their typically high delivery costs versus low rents and yields. Nor would these uses be expected to deliver a substantial amount of space in Cherwell in the coming years.

On the basis of the viability testing, a zero CIL rate is recommended for all other uses in Cherwell.

OTHER WIDER BENCHMARKS

As part of analysis of the appropriateness of the recommended CIL charges, several other wider benchmarks have been considered.

- **The costs of CIL as a proportion of total development costs**

Analysis shows that were CIL levied at the recommended rates, the proportion of CIL costs as a percentage of total development costs for residential schemes would result, in very many cases the charge accounting for only 2-3%, and most below 5% (and noting that 5% contingency is applied to each appraisal).

- **Evidence of a sufficient CIL buffer**

The impact of CIL has been tested on a site by site basis in terms of the potential financial buffer each scenario has in light of the proposed rates. This shows for the baseline residential site viability testing, that the vast majority of sites would have a very substantial buffer in place. This too excludes any discount that may take place for some schemes due to the offsetting of existing floorspace when calculating the total CIL charge. For residential sites, further flexibility could be afforded through varied affordable housing allocations. Thus, the rates are set at levels which would not undermine economic viability of schemes generally.

- **Previous S106 agreements**

Information provided in response to Cherwell's intention to prepare a CIL provides evidence on historic S106 costs on a unit basis in Cherwell. This evidence indicates an average S106 cost of £14,500 - £15,000 per residential unit. With a recommended levy of £100 per sqm for Area 1, then the cost per unit (S106 and CIL combined) is estimated at about £7,000. For Area 2, at a rate of £230 per sqm, this average unit cost is estimated at £14,500. Whilst only a guide, this analysis indicates that the overall proposed rates are set at levels which residential schemes have been able to absorb historically.

6. CONCLUSIONS

The viability testing to support the preparation of a CIL for Cherwell shows a number of key outcomes:

- That there is considerable variation between different development uses ability to support a CIL charge
- That even within certain types of uses – especially residential - there is considerable variance in the range of possible CIL rates that could be implemented, particularly in terms of geographical areas.

Importantly, the viability testing undertaken in this study – while it seeks to be as relevant and specific to Cherwell District in terms of the types of schemes expected to come forward - can only ever serve as a guide to CIL rates. Viability modelling outcomes are inherently sensitive to their inputs: changes to the assumptions can have marked effects on the results. Nevertheless, a pragmatic and balanced approach has been taken. This approach reflects guidance on the preparation of CILs to ensure that any CIL charge strikes an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area. The work has also been strongly set within the context of Cherwell’s property market, supported by underlying research into its characteristics.

In setting the CIL charges, there is also a need to ensure that CIL rates are not set at their upper limits. It must also be recognised that the viability testing is undertaken on a current day basis. Inevitably, the property market is subject to changes, and the CIL charging regime should provide the flexibility within which any reasonable changes do not substantially impact on the viability of schemes. The financial modelling is prepared with significant level of conservatism and contingency included to allow for this flexibility.

Recommendations from the viability testing are:

For **residential schemes** the evidence points toward Cherwell District having sufficient variance in residential values and appraisal outputs for a differentiated CIL to be applicable (and allowing for considerable discount to the maximum possible rates):

- **Area 1** (OX16 - Banbury) is characterised by lower residential values and less viable scheme outcomes. A CIL rate of £100 per sq m would be appropriate for all schemes of less than 500 units. For sites of 500 or more units (large residential sites), a CIL rate of £70 per square metre.
- **Area 2** (Bicester and rural areas – principally postal districts OX15, OX17, OX25, OX26,) is characterised by large rural areas and villages together with Bicester. This area could support a CIL charge of £230 per square metre for all schemes of less than 500 units. For sites of 500 or more units (large residential sites), a CIL charge of £70 per square metre.
- **Area 3** (Kidlington and South Cherwell – principally OX5) could absorb a CIL charge of £310 per square metre for all residential development.

While the proposed residential CIL rates are not set at the upper maximum levels, there is still potential flexibility that could be afforded in terms of affordable housing content to ensure the rates do not undermine economic viability.

For **retirement home** schemes, these do not produce viable outcomes and therefore no charge is recommended for this use.

Retail uses cover a diverse range of formats and locations. The scheme appraisals point toward two key groupings which present very different outcomes in terms of viability and propensity to absorb a CIL rate:

- **Out of centre retail development:** based on testing of retail parks, warehousing, showrooms and superstores / supermarkets. The viability testing points toward the ability to support a CIL, with potential to accommodate a CIL rate of £190 per sq m.
- **In centre retail development:** the viability results are much less favourable. There is insufficient evidence to suggest that this type of use could readily – and consistently - support a CIL charge and therefore a zero rate is proposed.

6. CONCLUSIONS

None of the **office schemes** generates a positive financial result. Therefore, office development is unlikely to be able to support a CIL charge, even in locations where potentially capital values may be a little higher. Our recommendation is therefore that a zero CIL rate should be set for office development for the whole of Cherwell District.

The results for **extra care / nursing homes** point to this type of development being, at best, marginal. None of the scenarios tested appears able to support a CIL charge. A zero CIL rate is therefore recommended.

Otherwise, for **hotel uses** in Cherwell, the tested schemes do not exhibit positive viability. It is unlikely that such uses can readily absorb a CIL charge in Cherwell. A recommended zero CIL rate should be set for hotels.

For **industrial and warehousing uses**, the viability tests do not demonstrate that this use is likely to be able to support a CIL rate. It is therefore recommended that no CIL charge should be levied on industrial uses.

A range of **other uses** have also been considered and tested. These did not however produce results capable of supporting a CIL rate. The recommendation is therefore that other development uses should not be subject to a levy.

Proposed CIL Rates

USE	AREA / TYPE	CIL RATE £ PER SQ M
Residential (Use class: C3)	Area 1	<ul style="list-style-type: none"> ▪ Up to 500 units: £100 ▪ 500+ units: £70
	Area 2	<ul style="list-style-type: none"> ▪ Up to 500 units: £230 ▪ 500+ units: £70
	Area 3	<ul style="list-style-type: none"> ▪ All residential: £310
Retirement Homes (Use classes: C2 and C3)	District-wide	£0
Retail* (Use classes: A1 to A5)	In centre	£0
	Out of centre	£190
All other uses	District-wide	£0

*Includes sui generis uses akin to retail: petrol filling stations, car showrooms and retail warehouse clubs.

APPENDIX A: KEY APPRAISAL ASSUMPTIONS

APPRAISAL ASSUMPTIONS

The viability testing adopts the Residual Land Value approach. The assumptions below are applicable to all schemes, as relevant.

Gross to Net Ratios

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Use	Gross to Net Ratio
A1 Retail Warehouse	90%
A1 Foodstore	90%
Unit Retail (A1- A5)	80%
B1 (a) Offices	85%
B1 (c) Light Industrial	100%
B2 Industrial	100%
B8 Distribution	100%
C1 Hotel	n/a
C2 Extra Care	n/a
C3 Housing	100%
C3 Flats	85%
C3 Retirement Homes	70%
D1 Surgery	85%
D1 Nursery	85%
D2 Dance Hall	85%
SG Car Showroom	100%
SG Car Park	n/a

CONSTRUCTION COSTS

Use	BCIS Cost, (Q3, 2015, Oxfordshire) - £psm
A1 Retail Warehouse	£755 - £874
A1 Foodstore	£1,050 - £1,424
Unit Retail (A1- A5)	£1,085
B1 (a) Offices	£1,539
B1 (c), B2, B8 Industrial/Distribution	£582 - £1,486
C1 Hotel	£1,691
C2 Extra Care	£1,489
C3 Housing	£1,062 – 1,464
C3 Flats	£1,274
C3 Retirement Homes	£1,345
D1 Surgery	£1,779
D1 Nursery	£1,969
D2 Dance Hall	£1,417
SG Car Showroom	£1,133
SG Car Park	£435

Build cost figures vary in certain categories due to size of buildings/schemes.

OTHER COSTS

Sustainable Homes: 4% increase on unit build cost (equivalent to Code Level 4) for residential development

Site Works: 15-25% of unit build costs. To reflect costs of local and major site infrastructure – estate roads, major road improvements / S278, parking, drainage, utilities, major landscaping, enabling works, community provision, education contributions.

Professional fees: 10% of build cost and site works

Contingency: 5% of unit build costs, site works and professional fees

Agent Sales/Marketing Fee: 4% residential: 1% commercial

Agent Legal fee: 0.5% of Gross Development Value

Agent Letting Fee: 10% of 1st yrs rent

Legal Letting Fee: 5% of 1st yrs rent

Demolition: at £50 psm

S106: £10 per sq m of residential development for sites of less than 500 units; £100 per sq m of residential development for sites of 500+ units.

Site Costs

Purchasers Costs 5.80%

Finance Costs

Finance Costs 7%

Profit

Developer's Profit (commercial):
15% Profit on Cost

Developer's Profit (residential):
20% Profit on Gross Development Value

APPENDIX A: KEY APPRAISAL ASSUMPTIONS

REVENUE

Housing Mix and Sizes

Type	Area (sq m)	30dph %	50dph %	80 dph %	100+ dph %
1BF	65 gross	0	0	25	50
2BF	80 gross	0	10	50	50
2B Town House	75	10	20	15	0
3B Town House	80	15	25	10	0
3B Semi	105	25	25	0	0
3B Det	120	25	15	0	0
4B Det	140	15	5	0	0
5B Det	160	10	0	0	0

Reflective of earlier Cherwell's *Local Plan Viability (2013)* and *Local Plan Viability Update (2014)*. Used to calculate floorspace for individual schemes.

Affordable Housing: Policy Compliant Levels

Area	Qualification	Allocation
Banbury and Bicester	11 units or more	30%
Kidlington	11 units or more	35%
Elsewhere	11 units or more	35%

Affordable housing split is 70% affordable / 30% intermediate. Blended affordable housing sales value of 55% of private sales market value. The affordable housing is based on the Affordable Rent model, with no grant assumed.

Residential Sales Rate

Assumed at 4 units per month, save for schemes of 500+ units where a rate of 8 units per month is applied.

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APPENDIX A: KEY APPRAISAL ASSUMPTIONS

Site	Postcode	Units	Density Mix (dph)	Total Floorspace (sq m)	Private sales values: homes £psm	Private sales values: flats £psm	Site Works
1	OX16	145	50	13123	£2,745	£3,154	15%
2	OX16	86	50	7783	£2,745	£3,154	15%
3	OX16	90	50	8145	£2,745	£3,154	15%
4	OX16	53	50	4797	£2,745	£3,154	15%
5	OX16	177	30	16284	£2,745		20%
6	OX16	52	30	4784	£2,745		15%
7	OX16	7	80	529	£2,745	£3,154	15%
8	OX16	54	50	4887	£2,745	£3,154	15%
9	OX16	32	80	2416	£2,745	£3,154	15%
10	OX16	13	30	1196	£2,745	-	15%
11	OX16	50	100	3625	-	£3,154	15%
12	OX16	15	100	1088	-	£3,154	15%
13	OX16	11	30	1012	£2,745	-	15%
14	OX15	600	30	55200	£2,933	-	25%
15	OX17	250	30	23000	£2,933	-	20%
16	OX26	50	50	4525	£3,229	£3,713	15%
17	OX25	1550	30	142600	£3,229	£3,767	25%
18	OX26	300	30	27600	£3,229	-	20%
19	OX26	58	30	5336	£3,229	-	15%
20	OX5	13	30	1196	£3,767	-	15%
21	OX17	60	30	5520	£3,122	-	15%
22	OX25	26	30	2392	£3,337	-	15%
23	OX25	17	30	1564	£3,337	-	15%
24	OX17	350	30	32200	£2,933	-	20%
25	OX15	20	30	1840	£3,498	-	15%
26	OX25	50	30	4600	£3,337	-	15%
27	OX5	33	30	3036	£3,498	-	15%
28	OX5	144	30	13248	£3,767	-	15%
29	OX16	150	30	13800	£2,933	-	20%
30	OX26	726	30	66792	£3,229	-	25%

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RESIDENTIAL: KEY SITE SPECIFIC ASSUMPTIONS

- Sales are of 8 units assumed for residential sites of 500+ units
- Phased land payment assumed for sites 17 and 41
- Blended residential sales values assumed for sites 14, 15, 24 and 29. Assumed average of OX16 (£2,745) and OX17 (£3,122)
- Sites 1 – 9 form a strategic Local Plan site
- Build cost for site 33 and 40 adjusted to account for very different rates for 'one off housing' (up to 3 units) and 'housing generally' in BCIS.

APPENDIX A: KEY APPRAISAL ASSUMPTIONS

Site	Postcode	Units	Density Mix (dph)	Total Floorspace (sq m)	Private sales values: homes £psm	Private sales values: flats £psm	Site Works
31	OX27	10	30	920	£3,445	-	15%
32	OX16	1	30	92	£2,745	-	15%
33	OX26	4	30	368	£3,229	-	15%
34	OX5	2	30	184	£3,767	-	15%
35	OX5	12	100	870	-	£4,332	15%
36	OX5	20	100	1450	-	£4,332	15%
37	OX5	7	100	508	-	£4,332	15%
38	OX5	11	30	1012	£3,767	-	15%
39	OX5	4	100	290	-	£4,322	15%
40	OX33	4	30	368	£3,660	-	15%
41	OX5	1550	30	142600	£3,767	-	25%
42	OX5	600	30	55200	£3,767	-	25%
43	OX5	726	30	66792	£3,767	-	25%
44	OX26	42	100	2940	-	£3,229	15%
45	OX26	10	100	700	-	£4,025	15%

Notes: a number of the residential sites form part of mixed use schemes which includes commercial uses: These commercial elements are tested separately. The mixed use sites are as follows (with the site numbers in brackets the commercial elements of those mixed use schemes):

- Site 1 (Site 69)
- Site 2 (Site 80)
- Site 3 (Site 79)
- Site 5 (Site 81)
- Site 11 (Sites 71, 72 and 73)
- Site 14 (Site 75)
- Site 35 (Site 77)

APPENDIX A: KEY APPRAISAL ASSUMPTIONS

Site	Use	Rent (£psm)	Yield %	Rent Free (months)	Build Cost (£psm)	Site Works
50	Industrial	£70	8	6	£900	15%
51	Care Home	£320	6.5	0	£1,686	15%
52	Showroom	£161	6.5	6	£1,133	15%
53	Industrial	£70	6.5	6	£1,486	15%
54	Health	£188	5.5	6	£1,779	15%
55	Light industrial	£70	8	6	£721	15%
56	Retail Warehouse	£161	6	18	£874	25%
57	Distribution	£65	6.5	6	£582	15%
58	Distribution	£65	6.5	6	£721	15%
59	Care Home	£8,000 pr rm p.a.	6.5	0	£76122 pr rm	15%
60	Distribution	£65	6	6	£582	15%
61	Office	£172	7.5	6	£1,539	15%
62	Supermarket	£215	5.5	6	£1,050	25%
63	Care Home	£8,000 pr rm p.a.	6.5	0	£88607 pr rm	15%
64	Light industrial	£75	8	6	£721	15%
65	Nursery	£129	7	0	£1,969	15%
66	Dance Studio	£97	9	0	£1,417	15%
67	Hotel	£4,500 pr rm p.a.	6	6	£42,275 pr rm	15%
68	Office	£182	7	6	£1,539	15%
69	Office	£182	7	6	£1,539	15%
70	Office	£182	7	6	£1,539	15%
71	Hotel	£4,500 pr rm p.a.	6	6	£42,275 pr rm	25%
72	Centre Retail	£269	7.5	12	£1,085	25%
73	Car Park	£750 pr cps p.a.	7.5	0	£10,875 pr cps	25%
74	Supermarket	£188	5.5	6	£1,424	25%
75	Centre Retail	£161	8	12	£1,085	25%
76	Supermarket	£215	5.5	6	£1,424	25%
77	Centre Retail	£215	8	12	£1,085	15%
78	Retail warehouse	£161	6	18	£755	25%
79	Centre Retail	£215	8	12	£1,085	15%
80	Retail Warehouse	£161	6	18	£874	25%
81	Centre Retail	£215	8	12	£1,085	15%

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COMMERCIAL: KEY SITE SPECIFIC ASSUMPTIONS

- Build costs are varied to account for BCIS cost information in light of the building size.

APPENDIX B: APPRAISALS

Summary Appraisal for Phase 1 Site 1

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price
Private Housing	1	8,374.00	2,745.00	22,986,630
Affordable Housing	1	3,589.00	1,510.00	5,419,390
Private Flats	1	690.20	3,154.00	2,176,891
Affordable Flats	<u>1</u>	<u>295.80</u>	1,735.00	513,213
Totals	4	12,949.00		

NET REALISATION 31,096,124

OUTLAY

ACQUISITION COSTS

Residualised Price			3,244,180	
Stamp Duty		4.00%	129,767	
Agent Fee		1.00%	32,442	
Legal Fee		0.50%	16,221	
				3,422,610

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	8,374.00 m ²	1,105.00 pm ²	9,253,270	
Affordable Housing	3,589.00 m ²	1,105.00 pm ²	3,965,845	
Private Flats	812.00 m ²	1,325.00 pm ²	1,075,900	
Affordable Flats	<u>348.00 m²</u>	1,325.00 pm ²	<u>461,100</u>	
Totals	13,123.00 m²		14,756,115	14,756,115

Contingency		5.00%	836,949	
Demolition			363,486	
Statutory/LA	13,123.00 m ²	10.00 pm ²	131,230	
				1,331,665

Other Construction

Site Works		15.00%	1,982,867	
				1,982,867

PROFESSIONAL FEES

Other Professionals		10.00%	1,603,893	
				1,603,893

DISPOSAL FEES

Sales Agent Fee		4.00%	1,136,241	
Sales Legal Fee		0.50%	155,481	
				1,291,721

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			466,679	
Construction			21,342	
Total Finance Cost				488,021

TOTAL COSTS 24,876,893

PROFIT**6,219,231****Performance Measures**

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	42.62%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 2

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	4,967.00	2,745.00	13,634,415	13,634,415
Affordable Housing	1	2,129.00	1,510.00	3,214,790	3,214,790
Private Flats	1	409.70	3,154.00	1,292,194	1,292,194
Affordable Flats	<u>1</u>	<u>175.10</u>	1,735.00	303,799	<u>303,799</u>
Totals	4	7,680.80			18,445,197

NET REALISATION

18,445,197

OUTLAY

ACQUISITION COSTS

Residualised Price				1,577,792	
Stamp Duty		4.00%		63,112	
Agent Fee		1.00%		15,778	
Legal Fee		0.50%		7,889	
					1,664,570

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	4,967.00 m ²	1,105.00 pm ²	5,488,535	
Affordable Housing	2,129.00 m ²	1,105.00 pm ²	2,352,545	
Private Flats	482.00 m ²	1,325.00 pm ²	638,650	
Affordable Flats	<u>206.00 m²</u>	1,325.00 pm ²	<u>272,950</u>	
Totals	7,784.00 m²		8,752,680	8,752,680

Contingency		5.00%	496,442	
Demolition			568,850	
Statutory/LA	7,784.00 m ²	10.00 pm ²	77,840	
				1,143,132

Other Construction

Site Works		15.00%	1,176,162	
				1,176,162

PROFESSIONAL FEES

Other Professionals		10.00%	951,368	
				951,368

DISPOSAL FEES

Sales Agent Fee		4.00%	673,968	
Sales Legal Fee		0.50%	92,226	
				766,194

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			248,237	
Construction			53,814	
Total Finance Cost				302,051

TOTAL COSTS

14,756,158

PROFIT

3,689,039

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR

51.91%

Profit Erosion (finance rate 7.000%)

3 yrs 3 mths

Summary Appraisal for Phase 1 Site 3

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	5,198.00	2,745.00	14,268,510	14,268,510
Affordable Housing	1	2,228.00	1,510.00	3,364,280	3,364,280
Private Flats	1	428.40	3,153.00	1,350,745	1,350,745
Affordable Flats	<u>1</u>	<u>183.60</u>	1,735.00	318,546	<u>318,546</u>
Totals	4	8,038.00			19,302,081

NET REALISATION

19,302,081

OUTLAY

ACQUISITION COSTS

Residualised Price				1,756,594	
Stamp Duty		4.00%		70,264	
Agent Fee		1.00%		17,566	
Legal Fee		0.50%		8,783	
					1,853,207

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	5,198.00 m ²	1,105.00 pm ²	5,743,790	
Affordable Housing	2,228.00 m ²	1,105.00 pm ²	2,461,940	
Private Flats	504.00 m ²	1,325.00 pm ²	667,800	
Affordable Flats	<u>216.00 m²</u>	1,325.00 pm ²	<u>286,200</u>	
Totals	8,146.00 m²		9,159,730	9,159,730

Contingency		5.00%	519,529	
Demolition			481,873	
Statutory/LA	8,146.00 m ²	10.00 pm ²	81,460	
				1,082,862

Other Construction

Site Works		15.00%	1,230,859	
				1,230,859

PROFESSIONAL FEES

Other Professionals		10.00%	995,612	
				995,612

DISPOSAL FEES

Sales Agent Fee		4.00%	705,312	
Sales Legal Fee		0.50%	96,510	
				801,822

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			275,615	
Construction			41,957	
Total Finance Cost				317,572

TOTAL COSTS

15,441,665

PROFIT

3,860,416

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR	50.78%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 4

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	3,061.00	2,745.00	8,402,445	8,402,445
Affordable Housing	1	1,312.00	1,510.00	1,981,120	1,981,120
Private Flats	1	252.45	3,154.00	796,227	796,227
Affordable Flats	<u>1</u>	<u>107.95</u>	1,735.00	187,293	<u>187,293</u>
Totals	4	4,733.40			11,367,086

NET REALISATION

11,367,086

OUTLAY

ACQUISITION COSTS

Residualised Price			867,378	
Stamp Duty		4.00%	34,695	
Agent Fee		1.00%	8,674	
Legal Fee		0.50%	4,337	
				915,084

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	3,061.00 m ²	1,105.00 pm ²	3,382,405	
Affordable Housing	1,312.00 m ²	1,105.00 pm ²	1,449,760	
Private Flats	297.00 m ²	1,325.00 pm ²	393,525	
Affordable Flats	<u>127.00 m²</u>	1,325.00 pm ²	<u>168,275</u>	
Totals	4,797.00 m²		5,393,965	5,393,965

Contingency		5.00%	305,939	
Demolition			449,750	
Statutory/LA	4,797.00 m ²	10.00 pm ²	47,970	
				803,659

Other Construction

Site Works		15.00%	724,825	
				724,825

PROFESSIONAL FEES

Other Professionals		10.00%	586,293	
				586,293

DISPOSAL FEES

Sales Agent Fee		4.00%	415,343	
Sales Legal Fee		0.50%	56,835	
				472,178

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			100,455	
Construction			90,126	
Other			7,084	
Total Finance Cost				197,665

TOTAL COSTS

9,093,668

PROFIT

2,273,417

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

Profit on NDV%	20.00%
IRR	59.95%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 5

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	11,399.00	2,745.00	31,290,255	31,290,255
Affordable Housing	<u>1</u>	<u>4,885.00</u>	1,510.00	7,376,350	<u>7,376,350</u>
Totals	2	16,284.00			38,666,605

NET REALISATION

38,666,605

OUTLAY

ACQUISITION COSTS

Residualised Price			2,517,099	
Stamp Duty		4.00%	100,684	
Agent Fee		1.00%	25,171	
Legal Fee		0.50%	12,585	
				2,655,540

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	11,399.00 m ²	1,105.00 pm ²	12,595,895	
Affordable Housing	<u>4,885.00 m²</u>	1,105.00 pm ²	<u>5,397,925</u>	
Totals	16,284.00 m²		17,993,820	17,993,820

Contingency		5.00%	1,079,629	
Demolition			1,044,950	
Statutory/LA	16,284.00 m ²	10.00 pm ²	162,840	
				2,287,419

Other Construction

Site Works		20.00%	3,598,764	
				3,598,764

PROFESSIONAL FEES

Other Professionals		10.00%	2,267,221	
				2,267,221

DISPOSAL FEES

Sales Agent Fee		4.00%	1,546,664	
Sales Legal Fee		0.50%	193,333	
				1,739,997

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			345,176	
Construction			45,338	
Total Finance Cost				390,513

TOTAL COSTS

30,933,275

PROFIT

7,733,330

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 46.34%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 6

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	3,349.00	2,745.00	9,193,005	9,193,005
Affordable Housing	<u>1</u>	<u>1,435.00</u>	1,510.00	2,166,850	<u>2,166,850</u>
Totals	2	4,784.00			11,359,855

NET REALISATION

11,359,855

OUTLAY

ACQUISITION COSTS

Residualised Price			959,165	
Stamp Duty		4.00%	38,367	
Agent Fee		1.00%	9,592	
Legal Fee		0.50%	4,796	
				1,011,919

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	3,349.00 m ²	1,105.00 pm ²	3,700,645	
Affordable Housing	<u>1,435.00 m²</u>	1,105.00 pm ²	<u>1,585,675</u>	
Totals	4,784.00 m²		5,286,320	5,286,320

Contingency		5.00%	303,963	
Demolition			297,250	
Statutory/LA	4,784.00 m ²	10.00 pm ²	47,840	
				649,053

Other Construction

Site Works		15.00%	792,948	
				792,948

PROFESSIONAL FEES

Other Professionals		10.00%	638,323	
				638,323

DISPOSAL FEES

Sales Agent Fee		4.00%	454,394	
Sales Legal Fee		0.50%	56,799	
				511,193

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			111,085	
Construction			80,118	
Other			6,924	
Total Finance Cost				198,127

TOTAL COSTS

9,087,884

PROFIT

2,271,971

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	59.61%

Summary Appraisal for Phase 1 Site 7

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	135.00	2,745.00	370,575	370,575
Private Flats	<u>1</u>	<u>334.90</u>	3,154.00	1,056,275	<u>1,056,275</u>
Totals	2	469.90			1,426,850

NET REALISATION

1,426,850

OUTLAY

ACQUISITION COSTS

Residualised Price			310,677	
Stamp Duty		4.00%	12,427	
Agent Fee		1.00%	3,107	
Legal Fee		0.50%	1,553	
				327,764

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	135.00 m ²	1,105.00 pm ²	149,175	
Private Flats	<u>394.00 m²</u>	1,325.00 pm ²	<u>522,050</u>	
Totals	529.00 m²		671,225	671,225

Contingency		5.00%	34,680	
Statutory/LA	529.00 m ²	10.00 pm ²	5,290	
				39,970

Other Construction

Site Works		15.00%	22,376	
				22,376

PROFESSIONAL FEES

Other Professionals		10.00%	20,623	
				20,623

DISPOSAL FEES

Sales Agent Fee		4.00%	14,823	
Sales Legal Fee		0.50%	7,134	
				21,957

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			21,539	
Construction			8,957	
Other			7,068	
Total Finance Cost				37,564

TOTAL COSTS

1,141,480

PROFIT

285,370

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 50.27%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 8

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	3,119.00	2,745.00	8,561,655	8,561,655
Affordable Housing	1	1,337.00	1,510.00	2,018,870	2,018,870
Private Flats	1	256.70	3,154.00	809,632	809,632
Affordable Flats	<u>1</u>	<u>110.50</u>	1,735.00	191,718	<u>191,718</u>
Totals	4	4,823.20			11,581,874

NET REALISATION

11,581,874

OUTLAY

ACQUISITION COSTS

Residualised Price				1,111,217	
Stamp Duty		4.00%		44,449	
Agent Fee		1.00%		11,112	
Legal Fee		0.50%		5,556	
					1,172,334

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	3,119.00 m ²	1,105.00 pm ²	3,446,495	
Affordable Housing	1,337.00 m ²	1,105.00 pm ²	1,477,385	
Private Flats	302.00 m ²	1,325.00 pm ²	400,150	
Affordable Flats	<u>130.00 m²</u>	1,325.00 pm ²	<u>172,250</u>	
Totals	4,888.00 m²		5,496,280	5,496,280

Contingency		5.00%	311,743	
Demolition			195,100	
Statutory/LA	4,888.00 m ²	10.00 pm ²	48,880	
				555,723

Other Construction

Site Works		15.00%	738,582	
				738,582

PROFESSIONAL FEES

Other Professionals		10.00%	597,421	
				597,421

DISPOSAL FEES

Sales Agent Fee		4.00%	423,221	
Sales Legal Fee		0.50%	57,909	
				481,130

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			77,039	
Construction			93,136	
Other			53,854	
Total Finance Cost				224,029

TOTAL COSTS

9,265,499

PROFIT

2,316,375

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

Profit on NDV%	20.00%
IRR	64.79%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 9

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	431.00	2,745.00	1,183,095	1,183,095
Affordable Housing	1	185.00	1,510.00	279,350	279,350
Private Flats	1	1,071.00	3,154.00	3,377,934	3,377,934
Affordable Flats	<u>1</u>	<u>459.00</u>	1,735.00	796,365	<u>796,365</u>
Totals	4	2,146.00			5,636,744

NET REALISATION

5,636,744

OUTLAY

ACQUISITION COSTS

Residualised Price			794,759	
Stamp Duty		4.00%	31,790	
Agent Fee		1.00%	7,948	
Legal Fee		0.50%	3,974	
				838,471

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	431.00 m ²	1,105.00 pm ²	476,255	
Affordable Housing	185.00 m ²	1,105.00 pm ²	204,425	
Private Flats	1,260.00 m ²	1,325.00 pm ²	1,669,500	
Affordable Flats	<u>540.00 m²</u>	1,325.00 pm ²	<u>715,500</u>	
Totals	2,416.00 m²		3,065,680	3,065,680

Contingency		5.00%	158,389	
Demolition			15,450	
Statutory/LA	2,416.00 m ²	10.00 pm ²	24,160	
				197,999

Other Construction

Site Works		15.00%	102,102	
				102,102

PROFESSIONAL FEES

Other Professionals		10.00%	94,117	
				94,117

DISPOSAL FEES

Sales Agent Fee		4.00%	58,498	
Sales Legal Fee		0.50%	28,184	
				86,682

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			65,524	
Construction			42,766	
Other			16,055	
Total Finance Cost				124,345

TOTAL COSTS

4,509,395

PROFIT

1,127,349

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

Profit on NDV%	20.00%
IRR	55.55%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 10

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	837.00	2,745.00	2,297,565	2,297,565
Affordable Housing	<u>1</u>	<u>359.00</u>	1,510.00	542,090	<u>542,090</u>
Totals	2	1,196.00			2,839,655

NET REALISATION

2,839,655

OUTLAY

ACQUISITION COSTS

Residualised Price			272,464	
Stamp Duty		4.00%	10,899	
Agent Fee		1.00%	2,725	
Legal Fee		0.50%	1,362	
				287,449

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	837.00 m ²	1,105.00 pm ²	924,885	
Affordable Housing	<u>359.00 m²</u>	1,105.00 pm ²	<u>396,695</u>	
Totals	1,196.00 m²		1,321,580	1,321,580

Contingency		5.00%	75,991	
Demolition			22,500	
Statutory/LA	1,196.00 m ²	10.00 pm ²	11,960	
				110,451

Other Construction

Site Works		15.00%	198,237	
				198,237

PROFESSIONAL FEES

Other Professionals		10.00%	159,581	
				159,581

DISPOSAL FEES

Sales Agent Fee		4.00%	113,586	
Sales Legal Fee		0.50%	14,198	
				127,784

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			18,889	
Construction			24,998	
Other			22,754	
Total Finance Cost				66,642

TOTAL COSTS

2,271,724

PROFIT

567,931

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	55.61%

Summary Appraisal for Phase 1 Site 11

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Flats	1	2,157.30	3,154.00	6,804,124	6,804,124
Affordable Flats	<u>1</u>	<u>924.80</u>	1,735.00	1,604,528	<u>1,604,528</u>
Totals	2	3,082.10			8,408,652

NET REALISATION

8,408,652

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(297,222)		(297,222)
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Flats	2,538.00 m ²	1,325.00 pm ²	3,362,850	
Affordable Flats	<u>1,088.00 m²</u>	1,325.00 pm ²	<u>1,441,600</u>	
Totals	3,626.00 m²		4,804,450	4,804,450

Contingency		5.00%	276,256	
Demolition			223,492	
Statutory/LA	3,626.00 m ²	10.00 pm ²	36,260	536,008

Other Construction

Site Works		15.00%	720,668	720,668
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PROFESSIONAL FEES

Other Professionals		10.00%	580,137	580,137
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DISPOSAL FEES

Sales Agent Fee		4.00%	336,346	
Sales Legal Fee		0.50%	42,043	
				378,389

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(15,730)	
Construction			20,222	
Total Finance Cost				4,492

TOTAL COSTS

6,726,922

PROFIT

1,681,730

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR N/A

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 12

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Flats	1	646.85	3,154.00	2,040,165	2,040,165
Affordable Flats	<u>1</u>	<u>277.10</u>	1,735.00	480,769	<u>480,769</u>
Totals	2	923.95			2,520,933

NET REALISATION

2,520,933

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(94,473)		(94,473)
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Flats	761.00 m ²	1,325.00 pm ²	1,008,325	
Affordable Flats	<u>326.00 m²</u>	1,325.00 pm ²	<u>431,950</u>	
Totals	1,087.00 m²		1,440,275	1,440,275

Contingency		5.00%	82,816	
Demolition			37,500	
Statutory/LA	1,087.00 m ²	10.00 pm ²	10,870	131,186

Other Construction

Site Works		15.00%	216,041	216,041
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PROFESSIONAL FEES

Other Professionals		10.00%	173,913	173,913
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DISPOSAL FEES

Sales Agent Fee		4.00%	100,837	
Sales Legal Fee		0.50%	12,605	113,442

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(2,775)	
Construction			27,593	
Other			11,544	
Total Finance Cost				36,362

TOTAL COSTS

2,016,747

PROFIT

504,187

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	101.22%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 13

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	708.00	2,745.00	1,943,460	1,943,460
Affordable Housing	<u>1</u>	<u>304.00</u>	1,510.00	459,040	<u>459,040</u>
Totals	2	1,012.00			2,402,500

NET REALISATION

2,402,500

OUTLAY

ACQUISITION COSTS

Residualised Price			245,511	
Stamp Duty		4.00%	9,820	
Agent Fee		1.00%	2,455	
Legal Fee		0.50%	1,228	
				259,015

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	708.00 m ²	1,105.00 pm ²	782,340	
Affordable Housing	<u>304.00 m²</u>	1,105.00 pm ²	<u>335,920</u>	
Totals	1,012.00 m²		1,118,260	1,118,260

Contingency		5.00%	64,300	
Demolition			10,500	
Statutory/LA	1,012.00 m ²	10.00 pm ²	10,120	
				84,920

Other Construction

Site Works		15.00%	167,739	
				167,739

PROFESSIONAL FEES

Other Professionals		10.00%	135,030	
				135,030

DISPOSAL FEES

Sales Agent Fee		4.00%	96,100	
Sales Legal Fee		0.50%	12,013	
				108,113

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			17,021	
Construction			20,902	
Other			11,002	
Total Finance Cost				48,924

TOTAL COSTS

1,922,000

PROFIT

480,500

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	64.08%

Summary Appraisal for Phase 1 Site 14

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	38,640.00	2,933.00	113,331,120	113,331,120
Affordable Housing	<u>1</u>	<u>16,560.00</u>	1,613.00	26,711,280	<u>26,711,280</u>
Totals	2	55,200.00			140,042,400

NET REALISATION **140,042,400**

OUTLAY

ACQUISITION COSTS

Residualised Price			10,051,989	
Stamp Duty		4.00%	402,080	
Agent Fee		1.00%	100,520	
Legal Fee		0.50%	50,260	
				10,604,849

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	38,640.00 m ²	1,105.00 pm ²	42,697,200	
Affordable Housing	<u>16,560.00 m²</u>	<u>1,105.00 pm²</u>	<u>18,298,800</u>	
Totals	55,200.00 m²		60,996,000	60,996,000

Contingency		5.00%	3,812,250	
Statutory/LA	55,200.00 m ²	100.00 pm ²	5,520,000	
				9,332,250

Other Construction

Site Works		25.00%	15,249,000	
				15,249,000

PROFESSIONAL FEES

Other Professionals		10.00%	8,005,725	
				8,005,725

DISPOSAL FEES

Sales Agent Fee		4.00%	5,601,696	
Sales Legal Fee		0.50%	700,212	
				6,301,908

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			1,529,822	
Construction			14,367	
Total Finance Cost				1,544,189

TOTAL COSTS **112,033,921**

PROFIT **28,008,479**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	26.85%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 15

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	16,100.00	2,933.00	47,221,300	47,221,300
Affordable Housing	<u>1</u>	<u>6,900.00</u>	1,613.00	11,129,700	<u>11,129,700</u>
Totals	2	23,000.00			58,351,000

NET REALISATION

58,351,000

OUTLAY

ACQUISITION COSTS

Residualised Price			7,072,036	
Stamp Duty		4.00%	282,881	
Agent Fee		1.00%	70,720	
Legal Fee		0.50%	35,360	
				7,460,998

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	16,100.00 m ²	1,105.00 pm ²	17,790,500	
Affordable Housing	<u>6,900.00 m²</u>	1,105.00 pm ²	<u>7,624,500</u>	
Totals	23,000.00 m²		25,415,000	25,415,000

Contingency		5.00%	1,524,900	
Statutory/LA	23,000.00 m ²	10.00 pm ²	230,000	
				1,754,900

Other Construction

Site Works		20.00%	5,083,000	
				5,083,000

PROFESSIONAL FEES

Other Professionals		10.00%	3,202,290	
				3,202,290

DISPOSAL FEES

Sales Agent Fee		4.00%	2,334,040	
Sales Legal Fee		0.50%	291,755	
				2,625,795

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			1,128,257	
Construction			10,565	
Total Finance Cost				1,138,822

TOTAL COSTS

46,680,805

PROFIT

11,670,195

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 29.84%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 16

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	2,888.00	3,229.00	9,325,352	9,325,352
Affordable Housing	1	1,238.00	1,776.00	2,198,688	2,198,688
Private Flats	1	238.00	3,713.00	883,694	883,694
Affordable Flats	<u>1</u>	<u>102.00</u>	2,042.00	208,284	<u>208,284</u>
Totals	4	4,466.00			12,616,018

NET REALISATION

12,616,018

OUTLAY

ACQUISITION COSTS

Residualised Price				2,456,454	
Stamp Duty		4.00%		98,258	
Agent Fee		1.00%		24,565	
Legal Fee		0.50%		12,282	
					2,591,559

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	2,888.00 m ²	1,105.00 pm ²	3,191,240	
Affordable Housing	1,238.00 m ²	1,105.00 pm ²	1,367,990	
Private Flats	280.00 m ²	1,325.00 pm ²	371,000	
Affordable Flats	<u>120.00 m²</u>	1,325.00 pm ²	<u>159,000</u>	
Totals	4,526.00 m²		5,089,230	5,089,230

Contingency		5.00%	288,656	
Statutory/LA	4,526.00 m ²	10.00 pm ²	45,260	
				333,916

Other Construction

Site Works		15.00%	683,885	
				683,885

PROFESSIONAL FEES

Other Professionals		10.00%	553,177	
				553,177

DISPOSAL FEES

Sales Agent Fee		4.00%	460,962	
Sales Legal Fee		0.50%	63,080	
				524,042

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			274,336	
Construction			34,811	
Other			7,859	
Total Finance Cost				317,006

TOTAL COSTS

10,092,814

PROFIT

2,523,204

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR	45.84%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 17

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price
Private Housing	1	99,820.00	3,229.00	322,318,780
Affordable Housing	<u>1</u>	<u>42,780.00</u>	1,776.00	75,977,280
Totals	2	142,600.00		

NET REALISATION **398,296,060**

OUTLAY

ACQUISITION COSTS

Residualised Price			5,281,420	
Stamp Duty		4.00%	211,257	
Agent Fee		1.00%	52,814	
Legal Fee		0.50%	26,407	
				5,571,899
Other Acquisition				
Land Payment 1			12,843,750	
Land Payment 2			12,843,750	
Land Payment 3			12,843,750	
Land payment 4			12,843,750	
				51,375,000

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	99,820.00 m ²	1,105.00 pm ²	110,301,100	
Affordable Housing	<u>42,780.00 m²</u>	<u>1,105.00 pm²</u>	<u>47,271,900</u>	
Totals	142,600.00 m²		157,573,000	157,573,000
Contingency		5.00%	9,848,313	
Statutory/LA	142,600.00 m ²	100.00 pm ²	14,260,000	
				24,108,312
Other Construction				
Site Works		25.00%	39,393,250	
				39,393,250

PROFESSIONAL FEES

Other Professionals		10.00%	20,681,456	
				20,681,456

DISPOSAL FEES

Sales Agent Fee		4.00%	15,931,842	
Sales Legal Fee		0.50%	1,991,480	
				17,923,323

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			1,993,094	
Construction			17,514	
Total Finance Cost				2,010,608

TOTAL COSTS **318,636,848**

PROFIT **79,659,212**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

Profit on NDV%	20.00%
IRR	45.04%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 18

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	19,320.00	3,229.00	62,384,280	62,384,280
Affordable Housing	<u>1</u>	<u>8,280.00</u>	1,776.00	14,705,280	<u>14,705,280</u>
Totals	2	27,600.00			77,089,560

NET REALISATION

77,089,560

OUTLAY

ACQUISITION COSTS

Residualised Price			12,546,540	
Stamp Duty		4.00%	501,862	
Agent Fee		1.00%	125,465	
Legal Fee		0.50%	62,733	
				13,236,599

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	19,320.00 m ²	1,105.00 pm ²	21,348,600	
Affordable Housing	<u>8,280.00 m²</u>	1,105.00 pm ²	<u>9,149,400</u>	
Totals	27,600.00 m²		30,498,000	30,498,000

Contingency		5.00%	1,829,880	
Statutory/LA	27,600.00 m ²	10.00 pm ²	276,000	
				2,105,880

Other Construction

Site Works		20.00%	6,099,600	
				6,099,600

PROFESSIONAL FEES

Other Professionals		10.00%	3,842,748	
				3,842,748

DISPOSAL FEES

Sales Agent Fee		4.00%	3,083,582	
Sales Legal Fee		0.50%	385,448	
				3,469,030

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			2,410,623	
Construction			9,192	
Total Finance Cost				2,419,816

TOTAL COSTS

61,671,673

PROFIT

15,417,887

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 23.15%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 19

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	3,735.00	3,229.00	12,060,315	12,060,315
Affordable Housing	<u>1</u>	<u>1,601.00</u>	1,776.00	2,843,376	<u>2,843,376</u>
Totals	2	5,336.00			14,903,691

NET REALISATION

14,903,691

OUTLAY

ACQUISITION COSTS

Residualised Price			2,467,796	
Stamp Duty		4.00%	98,712	
Agent Fee		1.00%	24,678	
Legal Fee		0.50%	12,339	
				2,603,524

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	3,735.00 m ²	1,105.00 pm ²	4,127,175	
Affordable Housing	<u>1,601.00 m²</u>	1,105.00 pm ²	<u>1,769,105</u>	
Totals	5,336.00 m²		5,896,280	5,896,280

Contingency		5.00%	339,036	
Demolition			345,200	
Statutory/LA	5,336.00 m ²	10.00 pm ²	53,360	737,596

Other Construction

Site Works		15.00%	884,442	884,442
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PROFESSIONAL FEES

Other Professionals		10.00%	711,976	711,976
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DISPOSAL FEES

Sales Agent Fee		4.00%	596,148	
Sales Legal Fee		0.50%	74,518	
				670,666

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			316,169	
Construction			88,003	
Other			14,297	
Total Finance Cost				418,469

TOTAL COSTS

11,922,953

PROFIT

2,980,738

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	41.54%

Summary Appraisal for Phase 1 Site 20

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	777.00	3,767.00	2,926,959	2,926,959
Affordable Housing	<u>1</u>	<u>419.00</u>	2,072.00	868,168	<u>868,168</u>
Totals	2	1,196.00			3,795,127

NET REALISATION **3,795,127**

OUTLAY

ACQUISITION COSTS

Residualised Price			920,998	
Stamp Duty		4.00%	36,840	
Agent Fee		1.00%	9,210	
Legal Fee		0.50%	4,605	
				971,653

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	777.00 m ²	1,105.00 pm ²	858,585	
Affordable Housing	<u>419.00 m²</u>	1,105.00 pm ²	<u>462,995</u>	
Totals	1,196.00 m²		1,321,580	1,321,580

Contingency		5.00%	75,991	
Demolition			7,500	
Statutory/LA	1,196.00 m ²	10.00 pm ²	11,960	
				95,451

Other Construction

Site Works		15.00%	198,237	
				198,237

PROFESSIONAL FEES

Other Professionals		10.00%	159,581	
				159,581

DISPOSAL FEES

Sales Agent Fee		4.00%	151,805	
Sales Legal Fee		0.50%	18,976	
				170,781

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			63,851	
Construction			24,558	
Other			30,410	
Total Finance Cost				118,819

TOTAL COSTS **3,036,102**

PROFIT **759,025**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	43.82%

Summary Appraisal for Phase 1 Site 21

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	3,588.00	3,122.00	11,201,736	11,201,736
Affordable Housing	<u>1</u>	<u>1,932.00</u>	1,717.00	3,317,244	<u>3,317,244</u>
Totals	2	5,520.00			14,518,980

NET REALISATION

14,518,980

OUTLAY

ACQUISITION COSTS

Residualised Price			2,294,516	
Stamp Duty		4.00%	91,781	
Agent Fee		1.00%	22,945	
Legal Fee		0.50%	11,473	
				2,420,715

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	3,588.00 m ²	1,105.00 pm ²	3,964,740	
Affordable Housing	<u>1,932.00 m²</u>	1,105.00 pm ²	<u>2,134,860</u>	
Totals	5,520.00 m²		6,099,600	6,099,600

Contingency		5.00%	350,727	
Statutory/LA	5,520.00 m ²	10.00 pm ²	55,200	
				405,927

Other Construction

Site Works		15.00%	914,940	
				914,940

PROFESSIONAL FEES

Other Professionals		10.00%	736,527	
				736,527

DISPOSAL FEES

Sales Agent Fee		4.00%	580,759	
Sales Legal Fee		0.50%	72,595	
				653,354

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			294,516	
Construction			75,625	
Other			13,981	
Total Finance Cost				384,121

TOTAL COSTS

11,615,184

PROFIT

2,903,796

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 43.18%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 22

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	1,555.00	3,337.00	5,189,035	5,189,035
Affordable Housing	<u>1</u>	<u>837.00</u>	1,835.00	1,535,895	<u>1,535,895</u>
Totals	2	2,392.00			6,724,930

NET REALISATION

6,724,930

OUTLAY

ACQUISITION COSTS

Residualised Price				1,280,313	
Stamp Duty		4.00%		51,213	
Agent Fee		1.00%		12,803	
Legal Fee		0.50%		6,402	
					1,350,731

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	1,555.00 m ²	1,105.00 pm ²	1,718,275	
Affordable Housing	<u>837.00 m²</u>	1,105.00 pm ²	<u>924,885</u>	
Totals	2,392.00 m²		2,643,160	2,643,160

Contingency		5.00%	151,982	
Statutory/LA	2,392.00 m ²	10.00 pm ²	23,920	
				175,902

Other Construction

Site Works		15.00%	396,474	
				396,474

PROFESSIONAL FEES

Other Professionals		10.00%	319,162	
				319,162

DISPOSAL FEES

Sales Agent Fee		4.00%	268,997	
Sales Legal Fee		0.50%	33,625	
				302,622

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			97,159	
Construction			53,062	
Other			41,674	
Total Finance Cost				191,894

TOTAL COSTS

5,379,944

PROFIT

1,344,986

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 46.41%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 23

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	1,017.00	3,337.00	3,393,729	3,393,729
Affordable Housing	<u>1</u>	<u>547.00</u>	1,835.00	1,003,745	<u>1,003,745</u>
Totals	2	1,564.00			4,397,474

NET REALISATION

4,397,474

OUTLAY

ACQUISITION COSTS

Residualised Price			838,256	
Stamp Duty		4.00%	33,530	
Agent Fee		1.00%	8,383	
Legal Fee		0.50%	4,191	
				884,361

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	1,017.00 m ²	1,105.00 pm ²	1,123,785	
Affordable Housing	<u>547.00 m²</u>	1,105.00 pm ²	<u>604,435</u>	
Totals	1,564.00 m²		1,728,220	1,728,220

Contingency		5.00%	99,373	
Statutory/LA	1,564.00 m ²	10.00 pm ²	15,640	
				115,013

Other Construction

Site Works		15.00%	259,233	
				259,233

PROFESSIONAL FEES

Other Professionals		10.00%	208,683	
				208,683

DISPOSAL FEES

Sales Agent Fee		4.00%	175,899	
Sales Legal Fee		0.50%	21,987	
				197,886

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			52,712	
Construction			25,424	
Other			46,449	
Total Finance Cost				124,584

TOTAL COSTS

3,517,979

PROFIT

879,495

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 48.20%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 24

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	22,540.00	2,933.00	66,109,820	66,109,820
Affordable Housing	<u>1</u>	<u>9,660.00</u>	1,613.00	15,581,580	<u>15,581,580</u>
Totals	2	32,200.00			81,691,400

NET REALISATION

81,691,400

OUTLAY

ACQUISITION COSTS

Residualised Price			9,872,282	
Stamp Duty		4.00%	394,891	
Agent Fee		1.00%	98,723	
Legal Fee		0.50%	49,361	
				10,415,257

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	22,540.00 m ²	1,105.00 pm ²	24,906,700	
Affordable Housing	<u>9,660.00 m²</u>	1,105.00 pm ²	<u>10,674,300</u>	
Totals	32,200.00 m²		35,581,000	35,581,000

Contingency		5.00%	2,134,860	
Statutory/LA	32,200.00 m ²	10.00 pm ²	322,000	
				2,456,860

Other Construction

Site Works		20.00%	7,116,200	
				7,116,200

PROFESSIONAL FEES

Other Professionals		10.00%	4,483,206	
				4,483,206

DISPOSAL FEES

Sales Agent Fee		4.00%	3,267,656	
Sales Legal Fee		0.50%	408,457	
				3,676,113

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			1,616,178	
Construction			8,303	
Total Finance Cost				1,624,481

TOTAL COSTS

65,353,117

PROFIT

16,338,283

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 25.38%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 25

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	1,196.00	3,498.00	4,183,608	4,183,608
Affordable Housing	<u>1</u>	<u>644.00</u>	1,923.00	1,238,412	<u>1,238,412</u>
Totals	2	1,840.00			5,422,020

NET REALISATION

5,422,020

OUTLAY

ACQUISITION COSTS

Residualised Price				1,151,685	
Stamp Duty		4.00%		46,067	
Agent Fee		1.00%		11,517	
Legal Fee		0.50%		5,758	
					1,215,028

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	1,196.00 m ²	1,105.00 pm ²	1,321,580	
Affordable Housing	<u>644.00 m²</u>	1,105.00 pm ²	<u>711,620</u>	
Totals	1,840.00 m²		2,033,200	2,033,200

Contingency		5.00%	116,909	
Statutory/LA	1,840.00 m ²	10.00 pm ²	18,400	
				135,309

Other Construction

Site Works		15.00%	304,980	
				304,980

PROFESSIONAL FEES

Other Professionals		10.00%	245,509	
				245,509

DISPOSAL FEES

Sales Agent Fee		4.00%	216,881	
Sales Legal Fee		0.50%	27,110	
				243,991

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			72,421	
Construction			29,910	
Other			57,268	
Total Finance Cost				159,599

TOTAL COSTS

4,337,616

PROFIT

1,084,404

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 46.71%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 26

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	2,990.00	3,337.00	9,977,630	9,977,630
Affordable Housing	<u>1</u>	<u>1,610.00</u>	1,835.00	2,954,350	<u>2,954,350</u>
Totals	2	4,600.00			12,931,980

NET REALISATION **12,931,980**

OUTLAY

ACQUISITION COSTS

Residualised Price			2,457,241	
Stamp Duty		4.00%	98,290	
Agent Fee		1.00%	24,572	
Legal Fee		0.50%	12,286	
				2,592,389

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	2,990.00 m ²	1,105.00 pm ²	3,303,950	
Affordable Housing	<u>1,610.00 m²</u>	1,105.00 pm ²	<u>1,779,050</u>	
Totals	4,600.00 m²		5,083,000	5,083,000

Contingency		5.00%	292,272	
Statutory/LA	4,600.00 m ²	10.00 pm ²	46,000	
				338,272

Other Construction

Site Works		15.00%	762,450	
				762,450

PROFESSIONAL FEES

Other Professionals		10.00%	613,772	
				613,772

DISPOSAL FEES

Sales Agent Fee		4.00%	517,279	
Sales Legal Fee		0.50%	64,660	
				581,939

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			267,899	
Construction			80,377	
Other			25,485	
Total Finance Cost				373,761

TOTAL COSTS **10,345,584**

PROFIT **2,586,396**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 42.45%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 site 27

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	3,767.00	3,498.00	13,176,966	13,176,966
Affordable Housing	<u>1</u>	<u>2,092.00</u>	1,924.00	4,025,008	<u>4,025,008</u>
Totals	2	5,859.00			17,201,974

NET REALISATION

17,201,974

OUTLAY

ACQUISITION COSTS

Residualised Price			3,616,355	
Stamp Duty		4.00%	144,654	
Agent Fee		1.00%	36,164	
Legal Fee		0.50%	18,082	
				3,815,255

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	3,767.00 m ²	1,105.00 pm ²	4,162,535	
Affordable Housing	<u>2,092.00 m²</u>	1,105.00 pm ²	<u>2,311,660</u>	
Totals	5,859.00 m²		6,474,195	6,474,195

Contingency		5.00%	372,266	
Statutory/LA	5,859.00 m ²	10.00 pm ²	58,590	
				430,856

Other Construction

Site Works		15.00%	971,129	
				971,129

PROFESSIONAL FEES

Other Professionals		10.00%	781,759	
				781,759

DISPOSAL FEES

Sales Agent Fee		4.00%	688,079	
Sales Legal Fee		0.50%	86,010	
				774,089

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			321,870	
Construction			126,793	
Other			65,632	
Total Finance Cost				514,296

TOTAL COSTS

13,761,579

PROFIT

3,440,395

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	43.26%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 28

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	8,611.00	3,767.00	32,437,637	32,437,637
Affordable Housing	<u>1</u>	<u>4,637.00</u>	2,072.00	9,607,864	<u>9,607,864</u>
Totals	2	13,248.00			42,045,501

NET REALISATION **42,045,501**

OUTLAY

ACQUISITION COSTS

Residualised Price			9,975,730	
Stamp Duty		4.00%	399,029	
Agent Fee		1.00%	99,757	
Legal Fee		0.50%	49,879	
				10,524,395

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	8,611.00 m ²	1,105.00 pm ²	9,515,155	
Affordable Housing	<u>4,637.00 m²</u>	1,105.00 pm ²	<u>5,123,885</u>	
Totals	13,248.00 m²		14,639,040	14,639,040

Contingency		5.00%	841,745	
Statutory/LA	13,248.00 m ²	10.00 pm ²	132,480	
				974,225

Other Construction

Site Works		15.00%	2,195,856	
				2,195,856

PROFESSIONAL FEES

Other Professionals		10.00%	1,767,664	
				1,767,664

DISPOSAL FEES

Sales Agent Fee		4.00%	1,681,820	
Sales Legal Fee		0.50%	210,228	
				1,892,048

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			1,627,052	
Construction			16,121	
Total Finance Cost				1,643,174

TOTAL COSTS **33,636,401**

PROFIT **8,409,100**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 27.22%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 29

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	9,660.00	2,933.00	28,332,780	28,332,780
Affordable Housing	<u>1</u>	<u>4,140.00</u>	1,613.00	6,677,820	<u>6,677,820</u>
Totals	2	13,800.00			35,010,600

NET REALISATION **35,010,600**

OUTLAY

ACQUISITION COSTS

Residualised Price			4,094,401	
Stamp Duty		4.00%	163,776	
Agent Fee		1.00%	40,944	
Legal Fee		0.50%	20,472	
				4,319,593

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	9,660.00 m ²	1,105.00 pm ²	10,674,300	
Affordable Housing	<u>4,140.00 m²</u>	<u>1,105.00 pm²</u>	<u>4,574,700</u>	
Totals	13,800.00 m²		15,249,000	15,249,000

Contingency		5.00%	914,940	
Statutory/LA	13,800.00 m ²	10.00 pm ²	138,000	
				1,052,940

Other Construction

Site Works		20.00%	3,049,800	
				3,049,800

PROFESSIONAL FEES

Other Professionals		10.00%	1,921,374	
				1,921,374

DISPOSAL FEES

Sales Agent Fee		4.00%	1,400,424	
Sales Legal Fee		0.50%	175,053	
				1,575,477

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			807,613	
Construction			32,680	
Total Finance Cost				840,294

TOTAL COSTS **28,008,478**

PROFIT

7,002,122

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 34.31%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 30

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	46,754.00	3,229.00	150,968,666	150,968,666
Affordable Housing	<u>1</u>	<u>20,038.00</u>	1,776.00	35,587,488	<u>35,587,488</u>
Totals	2	66,792.00			186,556,154

NET REALISATION **186,556,154**

OUTLAY

ACQUISITION COSTS

Residualised Price			20,710,317	
Stamp Duty		4.00%	828,413	
Agent Fee		1.00%	207,103	
Legal Fee		0.50%	103,552	
				21,849,384

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	46,754.00 m ²	1,105.00 pm ²	51,663,170	
Affordable Housing	<u>20,038.00 m²</u>	<u>1,105.00 pm²</u>	<u>22,141,990</u>	
Totals	66,792.00 m²		73,805,160	73,805,160

Contingency		5.00%	4,612,823	
Statutory/LA	66,792.00 m ²	100.00 pm ²	6,679,200	
				11,292,023

Other Construction

Site Works		25.00%	18,451,290	
				18,451,290

PROFESSIONAL FEES

Other Professionals		10.00%	9,686,927	
				9,686,927

DISPOSAL FEES

Sales Agent Fee		4.00%	7,462,246	
Sales Legal Fee		0.50%	932,781	
				8,395,027

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			5,731,209	
Construction			33,828	
Total Finance Cost				5,765,036

TOTAL COSTS **149,244,847**

PROFIT **37,311,307**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 17.29%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 31

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	598.00	3,445.00	2,060,110	2,060,110
Affordable Housing	<u>1</u>	<u>322.00</u>	1,894.00	609,868	<u>609,868</u>
Totals	2	920.00			2,669,978

NET REALISATION

2,669,978

OUTLAY

ACQUISITION COSTS

Residualised Price				548,208	
Stamp Duty		4.00%	21,928		
Agent Fee		1.00%	5,482		
Legal Fee		0.50%	2,741		
					578,359

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	598.00 m ²	1,105.00 pm ²	660,790	
Affordable Housing	<u>322.00 m²</u>	1,105.00 pm ²	<u>355,810</u>	
Totals	920.00 m²		1,016,600	1,016,600

Contingency		5.00%	58,454	
Statutory/LA	920.00 m ²	10.00 pm ²	9,200	
				67,654

Other Construction

Site Works		15.00%	152,490	
				152,490

PROFESSIONAL FEES

Other Professionals		10.00%	122,754	
				122,754

DISPOSAL FEES

Sales Agent Fee		4.00%	106,799	
Sales Legal Fee		0.50%	13,350	
				120,149

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			38,006	
Construction			18,654	
Other			21,315	
Total Finance Cost				77,976

TOTAL COSTS

2,135,982

PROFIT

533,996

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 46.30%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 32

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	92.00	2,745.00	252,540	252,540

NET REALISATION

252,540

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(36,509)	(36,509)	
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	92.00 m ²	1,834.00 pm ²	168,728	168,728
Contingency		5.00%	9,702	
Statutory/LA	92.00 m ²	10.00 pm ²	920	10,622
Other Construction				
Site Works		15.00%	25,309	25,309

PROFESSIONAL FEES

Other Professionals		10.00%	20,374	20,374
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DISPOSAL FEES

Sales Agent Fee		4.00%	10,102	
Sales Legal Fee		0.50%	1,263	11,364

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(953)	
Construction			3,096	
Total Finance Cost				2,143

TOTAL COSTS

202,032

PROFIT

50,508

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR N/A

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 33

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	368.00	3,229.00	1,188,272	1,188,272

NET REALISATION

1,188,272

OUTLAY

ACQUISITION COSTS

Residualised Price			146,753	
Stamp Duty		4.00%	5,870	
Agent Fee		1.00%	1,468	
Legal Fee		0.50%	734	
				154,825

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	368.00 m ²	1,470.00 pm ²	540,960	540,960
Contingency		5.00%	31,105	
Statutory/LA	368.00 m ²	10.00 pm ²	3,680	
				34,785
Other Construction				
Site Works		15.00%	81,144	
				81,144

PROFESSIONAL FEES

Other Professionals		10.00%	65,321	
				65,321

DISPOSAL FEES

Sales Agent Fee		4.00%	47,531	
Sales Legal Fee		0.50%	5,941	
				53,472

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			10,174	
Construction			9,937	
Total Finance Cost				20,111

TOTAL COSTS

950,618

PROFIT

237,654

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	80.99%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 34

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	184.00	3,767.00	693,128	693,128

NET REALISATION

693,128

OUTLAY

ACQUISITION COSTS

Residualised Price			59,638	
Stamp Duty		4.00%	2,386	
Agent Fee		1.00%	596	
Legal Fee		0.50%	298	
				62,918

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	184.00 m ²	1,834.00 pm ²	337,456	337,456
Contingency		5.00%	19,404	
Statutory/LA	184.00 m ²	10.00 pm ²	1,840	
				21,244
Other Construction				
Site Works		15.00%	50,618	
				50,618

PROFESSIONAL FEES

Other Professionals		10.00%	40,748	
				40,748

DISPOSAL FEES

Sales Agent Fee		4.00%	27,725	
Sales Legal Fee		0.50%	3,466	
				31,191

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			4,135	
Construction			6,193	
Total Finance Cost				10,327

TOTAL COSTS

554,502

PROFIT

138,626

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	91.60%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 35

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Flats	1	481.10	4,332.00	2,084,125	2,084,125
Affordable Flats	<u>1</u>	<u>259.25</u>	2,383.00	617,793	<u>617,793</u>
Totals	2	740.35			2,701,918

NET REALISATION

2,701,918

OUTLAY

ACQUISITION COSTS

Residualised Price			549,152	
Stamp Duty		4.00%	21,966	
Agent Fee		1.00%	5,492	
Legal Fee		0.50%	2,746	
				579,355

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Flats	566.00 m ²	1,325.00 pm ²	749,950	
Affordable Flats	<u>305.00 m²</u>	<u>1,325.00 pm²</u>	<u>404,125</u>	
Totals	871.00 m²		1,154,075	1,154,075

Contingency		5.00%	43,122	
Demolition			4,879	
Statutory/LA	871.00 m ²	10.00 pm ²	8,710	
				56,711

Other Construction

Site Works		15.00%	112,493	
				112,493

PROFESSIONAL FEES

Other Professionals		10.00%	90,556	
				90,556

DISPOSAL FEES

Sales Agent Fee		4.00%	83,365	
Sales Legal Fee		0.50%	13,510	
				96,875

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			38,072	
Construction			19,545	
Other			13,853	
Total Finance Cost				71,470

TOTAL COSTS

2,161,534

PROFIT

540,384

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	49.28%

Summary Appraisal for Phase 1 Site 36

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Flats	1	801.55	4,332.00	3,472,315	3,472,315
Affordable Flats	<u>1</u>	<u>431.80</u>	2,383.00	1,028,979	<u>1,028,979</u>
Totals	2	1,233.35			4,501,294

NET REALISATION

4,501,294

OUTLAY

ACQUISITION COSTS

Residualised Price			674,959	
Stamp Duty		4.00%	26,998	
Agent Fee		1.00%	6,750	
Legal Fee		0.50%	3,375	
				712,081

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Flats	943.00 m ²	1,325.00 pm ²	1,249,475	
Affordable Flats	<u>508.00 m²</u>	<u>1,325.00 pm²</u>	<u>673,100</u>	
Totals	1,451.00 m²		1,922,575	1,922,575

Contingency		5.00%	110,548	
Statutory/LA	1,451.00 m ²	10.00 pm ²	14,510	
				125,058

Other Construction

Site Works		15.00%	288,386	
				288,386

PROFESSIONAL FEES

Other Professionals		10.00%	232,151	
				232,151

DISPOSAL FEES

Sales Agent Fee		4.00%	180,052	
Sales Legal Fee		0.50%	22,506	
				202,558

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			46,794	
Construction			35,363	
Other			36,069	
Total Finance Cost				118,225

TOTAL COSTS

3,601,035

PROFIT

900,259

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 50.51%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 37

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Flats	1	431.80	4,332.00	1,870,558	1,870,558

NET REALISATION

1,870,558

OUTLAY

ACQUISITION COSTS

Residualised Price			427,482	
Stamp Duty		4.00%	17,099	
Agent Fee		1.00%	4,275	
Legal Fee		0.50%	2,137	
				450,993

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Flats	508.00 m ²	1,325.00 pm ²	673,100	673,100
Contingency		5.00%	38,703	
Demolition			5,000	
Statutory/LA	508.00 m ²	10.00 pm ²	5,080	
				48,783
Other Construction				
Site Works		15.00%	100,965	
				100,965

PROFESSIONAL FEES

Other Professionals		10.00%	81,277	
				81,277

DISPOSAL FEES

Sales Agent Fee		4.00%	74,822	
Sales Legal Fee		0.50%	9,353	
				84,175

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			29,637	
Construction			12,527	
Other			14,989	
Total Finance Cost				57,153

TOTAL COSTS

1,496,446

PROFIT

374,112

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	44.67%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 38

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Private Housing	1	658.00	3,659.00	2,407,622	2,407,622
Affordable Housing	<u>1</u>	<u>354.00</u>	2,012.00	712,248	<u>712,248</u>
Totals	2	1,012.00			3,119,870

NET REALISATION

3,119,870

OUTLAY

ACQUISITION COSTS

Residualised Price			717,531	
Stamp Duty		4.00%	28,701	
Agent Fee		1.00%	7,175	
Legal Fee		0.50%	3,588	
				756,995

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Private Housing	658.00 m ²	1,105.00 pm ²	727,090	
Affordable Housing	<u>354.00 m²</u>	1,105.00 pm ²	<u>391,170</u>	
Totals	1,012.00 m²		1,118,260	1,118,260

Contingency		5.00%	64,300	
Demolition			7,500	
Statutory/LA	1,012.00 m ²	10.00 pm ²	10,120	
				81,920

Other Construction

Site Works		15.00%	167,739	
				167,739

PROFESSIONAL FEES

Other Professionals		10.00%	135,030	
				135,030

DISPOSAL FEES

Sales Agent Fee		4.00%	124,795	
Sales Legal Fee		0.50%	15,599	
				140,394

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			49,745	
Construction			20,814	
Other			24,999	
Total Finance Cost				95,558

TOTAL COSTS

2,495,896

PROFIT

623,974

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	44.58%

Summary Appraisal for Phase 1 Site 39

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Flats	1	246.50	4,332.00	1,067,838	1,067,838

NET REALISATION

1,067,838

OUTLAY

ACQUISITION COSTS

Residualised Price			245,733	
Stamp Duty		4.00%	9,829	
Agent Fee		1.00%	2,457	
Legal Fee		0.50%	1,229	
				259,248

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Flats	290.00 m ²	1,325.00 pm ²	384,250	384,250
Contingency		5.00%	22,094	
Demolition			1,000	
Statutory/LA	290.00 m ²	10.00 pm ²	2,900	
				25,994
Other Construction				
Site Works		15.00%	57,637	
				57,637

PROFESSIONAL FEES

Other Professionals		10.00%	46,398	
				46,398

DISPOSAL FEES

Sales Agent Fee		4.00%	42,714	
Sales Legal Fee		0.50%	5,339	
				48,053

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			17,036	
Construction			7,097	
Other			8,557	
Total Finance Cost				32,690

TOTAL COSTS

854,270

PROFIT

213,568

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 44.60%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 40

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Homes	1	368.00	4,332.00	1,594,176	1,594,176

NET REALISATION

1,594,176

OUTLAY

ACQUISITION COSTS

Residualised Price			399,449	
Stamp Duty		4.00%	15,978	
Agent Fee		1.00%	3,994	
Legal Fee		0.50%	1,997	
				421,418

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Homes	368.00 m ²	1,470.00 pm ²	540,960	540,960
Contingency		5.00%	31,105	
Demolition			9,290	
Statutory/LA	368.00 m ²	10.00 pm ²	3,680	
				44,075
Other Construction				
Site Works		15.00%	81,144	
				81,144

PROFESSIONAL FEES

Other Professionals		10.00%	65,321	
				65,321

DISPOSAL FEES

Sales Agent Fee		4.00%	63,767	
Sales Legal Fee		0.50%	7,971	
				71,738

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			27,693	
Construction			10,217	
Other			12,774	
Total Finance Cost				50,684

TOTAL COSTS

1,275,341

PROFIT

318,835

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR 43.29%

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 41

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price
Private Housing	1	99,820.00	3,767.00	376,021,940
Affordable Housing	<u>1</u>	<u>42,780.00</u>	2,072.00	88,640,160
Totals	2	142,600.00		

NET REALISATION **464,662,100**

OUTLAY

ACQUISITION COSTS

Residualised Price			42,124,272	
Stamp Duty		4.00%	1,684,971	
Agent Fee		1.00%	421,243	
Legal Fee		0.50%	210,621	
				44,441,107
Other Acquisition				
Land Payment 1			12,843,750	
Land Payment 2			12,843,750	
Land Payment 3			12,843,750	
Land payment 4			12,843,750	
				51,375,000

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	99,820.00 m ²	1,105.00 pm ²	110,301,100	
Affordable Housing	<u>42,780.00 m²</u>	1,105.00 pm ²	<u>47,271,900</u>	
Totals	142,600.00 m²		157,573,000	157,573,000
Contingency		5.00%	9,848,313	
Statutory/LA	142,600.00 m ²	100.00 pm ²	14,260,000	
				24,108,312
Other Construction				
Site Works		25.00%	39,393,250	
				39,393,250

PROFESSIONAL FEES

Other Professionals		10.00%	20,681,456	
				20,681,456

DISPOSAL FEES

Sales Agent Fee		4.00%	18,586,484	
Sales Legal Fee		0.50%	2,323,310	
				20,909,794

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			13,230,229	
Construction			17,514	
Total Finance Cost				13,247,742

TOTAL COSTS **371,729,662**

PROFIT **92,932,438**

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%

Profit on NDV%	20.00%
IRR	16.05%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 42

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	35,880.00	3,767.00	135,159,960	135,159,960
Affordable Housing	<u>1</u>	<u>19,320.00</u>	2,072.00	40,031,040	<u>40,031,040</u>
Totals	2	55,200.00			175,191,000

NET REALISATION

175,191,000

OUTLAY

ACQUISITION COSTS

Residualised Price			28,841,981	
Stamp Duty		4.00%	1,153,679	
Agent Fee		1.00%	288,420	
Legal Fee		0.50%	144,210	
				30,428,290

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	35,880.00 m ²	1,105.00 pm ²	39,647,400	
Affordable Housing	<u>19,320.00 m²</u>	<u>1,105.00 pm²</u>	<u>21,348,600</u>	
Totals	55,200.00 m²		60,996,000	60,996,000

Contingency		5.00%	3,812,250	
Statutory/LA	55,200.00 m ²	100.00 pm ²	5,520,000	
				9,332,250

Other Construction

Site Works		25.00%	15,249,000	
				15,249,000

PROFESSIONAL FEES

Other Professionals		10.00%	8,005,725	
				8,005,725

DISPOSAL FEES

Sales Agent Fee		4.00%	7,007,640	
Sales Legal Fee		0.50%	875,955	
				7,883,595

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			8,248,610	
Construction			9,340	
Total Finance Cost				8,257,951

TOTAL COSTS

140,152,810

PROFIT

35,038,190

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	15.29%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 43

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Private Housing	1	43,415.00	3,767.00	163,544,305	163,544,305
Affordable Housing	<u>1</u>	<u>23,377.00</u>	2,072.00	48,437,144	<u>48,437,144</u>
Totals	2	66,792.00			211,981,449

NET REALISATION

211,981,449

OUTLAY

ACQUISITION COSTS

Residualised Price			33,806,676	
Stamp Duty		4.00%	1,352,267	
Agent Fee		1.00%	338,067	
Legal Fee		0.50%	169,033	
				35,666,043

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Private Housing	43,415.00 m ²	1,105.00 pm ²	47,973,575	
Affordable Housing	<u>23,377.00 m²</u>	1,105.00 pm ²	<u>25,831,585</u>	
Totals	66,792.00 m²		73,805,160	73,805,160

Contingency		5.00%	4,612,823	
Statutory/LA	66,792.00 m ²	100.00 pm ²	6,679,200	
				11,292,023

Other Construction

Site Works		25.00%	18,451,290	
				18,451,290

PROFESSIONAL FEES

Other Professionals		10.00%	9,686,927	
				9,686,927

DISPOSAL FEES

Sales Agent Fee		4.00%	8,479,258	
Sales Legal Fee		0.50%	1,059,907	
				9,539,165

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			11,135,124	
Construction			9,483	
Total Finance Cost				11,144,607

TOTAL COSTS

169,585,215

PROFIT

42,396,234

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	13.71%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 44

Currency in £

REVENUE

Sales Valuation	Units	m²	Rate m²	Unit Price	Gross Sales
Retirement Homes	1	1,440.60	3,229.00	4,651,697	4,651,697
Affordable Retirement Homes	<u>1</u>	<u>617.40</u>	1,776.00	1,096,502	<u>1,096,502</u>
Totals	2	2,058.00			5,748,200

NET REALISATION

5,748,200

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)		(1,285,253)		(1,285,253)
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retirement Homes	2,058.00 m ²	1,399.00 pm ²	2,879,142	
Affordable Retirement Homes	<u>882.00 m²</u>	1,399.00 pm ²	<u>1,233,918</u>	
Totals	2,940.00 m²		4,113,060	4,113,060

Contingency		5.00%	236,501	
Demolition			45,000	
Statutory/LA	2,940.00 m ²	10.00 pm ²	29,400	310,901

Other Construction

Site Works		15.00%	616,959	616,959
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PROFESSIONAL FEES

Other Professionals		10.00%	496,652	496,652
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DISPOSAL FEES

Sales Agent Fee		4.00%	229,928	
Sales Legal Fee		0.50%	28,741	258,669

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(63,486)	
Construction			126,560	
Other			24,498	
Total Finance Cost				87,572

TOTAL COSTS

4,598,560

PROFIT

1,149,640

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%

IRR N/A

Profit Erosion (finance rate 7.000%) 3 yrs 3 mths

Summary Appraisal for Phase 1 Site 45

Currency in £

REVENUE

Sales Valuation	Units	m ²	Rate m ²	Unit Price	Gross Sales
Retirement Homes	1	343.00	3,498.00	1,199,814	1,199,814
Affordable Retirement Homes	<u>1</u>	<u>147.00</u>	1,924.00	282,828	<u>282,828</u>
Totals	2	490.00			1,482,642

NET REALISATION

1,482,642

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(212,695)	(212,695)
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost
Retirement Homes	490.00 m ²	1,399.00 pm ²	685,510
Affordable Retirement Homes	<u>210.00 m²</u>	1,399.00 pm ²	<u>293,790</u>
Totals	700.00 m²		979,300

979,300

Contingency	5.00%	56,310
Statutory/LA	700.00 m ² 10.00 pm ²	7,000
		63,310

Other Construction

Site Works	15.00%	146,895
		146,895

PROFESSIONAL FEES

Other Professionals	10.00%	118,250
		118,250

DISPOSAL FEES

Sales Agent Fee	4.00%	59,306
Sales Legal Fee	0.50%	7,413
		66,719

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)		
Land		(5,553)
Construction		18,007
Other		11,880
Total Finance Cost		24,334

TOTAL COSTS

1,186,114

PROFIT

296,528

Performance Measures

Profit on Cost%	25.00%
Profit on GDV%	20.00%
Profit on NDV%	20.00%
IRR	167.21%
Profit Erosion (finance rate 7.000%)	3 yrs 3 mths

Summary Appraisal for Phase 1 Site 50

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
B Class	1	900.00	70.00	63,000	63,000

Investment Valuation

B Class					
Market Rent	63,000	YP @	8.0000%	12.5000	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	8.0000%	0.9623	757,772

GROSS DEVELOPMENT VALUE

757,772

Purchaser's Costs	5.80%	(43,951)	(43,951)
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NET DEVELOPMENT VALUE

713,821

NET REALISATION

713,821

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(261,605)	(261,605)
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CONSTRUCTION COSTS

	m²	Rate m²	Cost
Construction			
B Class	900.00 m ²	721.00 pm ²	648,900

Contingency	5.00%	32,445	32,445
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Other Construction

Site Works	15.00%	97,335	97,335
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PROFESSIONAL FEES

Other Professionals	10.00%	77,868	77,868
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MARKETING & LETTING

Letting Agent Fee	10.00%	6,300	
Letting Legal Fee	5.00%	3,150	9,450

DISPOSAL FEES

Sales Agent Fee	1.00%	7,138	
Sales Legal Fee	0.50%	3,569	10,707

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(6,176)	
Construction		11,790	
Total Finance Cost			5,614

TOTAL COSTS

620,714

PROFIT

93,107

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.15%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	N/A
Rent Cover	1 yr 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 51

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Nursing Home	1	1,500.00	320.00	480,000	480,000

Investment Valuation

Nursing Home

Current Rent	480,000	YP @	6.5000%	15.3846	7,384,615
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GROSS DEVELOPMENT VALUE

7,384,615

Purchaser's Costs		5.80%	(428,308)	(428,308)	
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NET DEVELOPMENT VALUE

6,956,308

NET REALISATION

6,956,308

OUTLAY

ACQUISITION COSTS

Residualised Price				149,608	
Stamp Duty		4.00%		5,984	
Agent Fee		1.00%		1,496	
Legal Fee		0.50%		748	
					157,837

CONSTRUCTION COSTS

	m ²	Rate m ²	Cost	
Construction				
Nursing Home	2,500.00 m ²	1,686.00 pm ²	4,215,000	4,215,000
Contingency		5.00%	242,362	242,362
Other Construction				
Site Works		15.00%	632,250	632,250

PROFESSIONAL FEES

Other Professionals		10.00%	508,961	508,961
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DISPOSAL FEES

Sales Agent Fee		1.00%	69,563	
Sales Legal Fee		0.50%	34,782	
				104,345

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			16,311	
Construction			171,897	
Total Finance Cost				188,208

TOTAL COSTS

6,048,963

PROFIT

907,344

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.94%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	36.74%
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 52

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
car show room	1	2,628.00	161.00	423,108	423,108

Investment Valuation

car show room

Market Rent	423,108	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	6,307,584

GROSS DEVELOPMENT VALUE

6,307,584

Purchaser's Costs	5.80%	(365,840)		(365,840)	
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NET DEVELOPMENT VALUE

5,941,745

NET REALISATION

5,941,745

OUTLAY

ACQUISITION COSTS

Residualised Price				864,064	
Stamp Duty		4.00%		34,563	
Agent Fee		1.00%		8,641	
Legal Fee		0.50%		4,320	
					911,587

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
car show room	2,628.00 m ²	1,133.00 pm ²	2,977,524	2,977,524

Contingency	5.00%	171,208		171,208
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Other Construction

Site Works	15.00%	446,629		446,629
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PROFESSIONAL FEES

Other Professionals	10.00%	359,536		359,536
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MARKETING & LETTING

Letting Agent Fee	10.00%	42,311		
Letting Legal Fee	5.00%	21,155		
				63,466

DISPOSAL FEES

Sales Agent Fee	1.00%	59,417		
Sales Legal Fee	0.50%	29,709		
				89,126

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			59,904	
Construction			87,753	
Total Finance Cost				147,657

TOTAL COSTS

5,166,733

PROFIT**775,012****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.19%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	39.23%
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 53

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
B Class	1	280.00	70.00	19,600	19,600

Investment Valuation

B Class					
Market Rent	19,600	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	292,192

GROSS DEVELOPMENT VALUE

292,192

Purchaser's Costs	5.80%	(16,947)	(16,947)
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NET DEVELOPMENT VALUE

275,245

NET REALISATION

275,245

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(321,716)	(321,716)
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CONSTRUCTION COSTS

	m²	Rate m²	Cost
Construction			
B Class	280.00 m ²	1,486.00 pm ²	416,080

Contingency	5.00%	23,925	23,925
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Other Construction

Site Works	15.00%	62,412	62,412
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PROFESSIONAL FEES

Other Professionals	10.00%	50,242	50,242
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MARKETING & LETTING

Letting Agent Fee	10.00%	1,960	
Letting Legal Fee	5.00%	980	2,940

DISPOSAL FEES

Sales Agent Fee	1.00%	2,752	
Sales Legal Fee	0.50%	1,376	4,129

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(6,275)	
Construction		7,607	
Total Finance Cost			1,332

TOTAL COSTS

239,343

PROFIT

35,901

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.19%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	(24.41)%
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 54

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Health	1	189.55	188.00	35,635	35,635

Investment Valuation

Health					
Market Rent	35,635	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	630,802

GROSS DEVELOPMENT VALUE

630,802

Purchaser's Costs	5.80%	(36,586)	(36,586)
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NET DEVELOPMENT VALUE

594,215

NET REALISATION

594,215

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(30,837)	(30,837)
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				396,717
Health	223.00 m ²	1,779.00 pm ²	396,717	
Contingency		5.00%	22,811	22,811
Other Construction				
Site Works		15.00%	59,508	59,508

PROFESSIONAL FEES

Other Professionals	10.00%	47,904	47,904
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MARKETING & LETTING

Letting Agent Fee	10.00%	3,564	
Letting Legal Fee	5.00%	1,782	5,345

DISPOSAL FEES

Sales Agent Fee	1.00%	5,942	
Sales Legal Fee	0.50%	2,971	8,913

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(906)	
Construction		7,253	
Total Finance Cost			6,347

TOTAL COSTS

516,709

PROFIT

77,506

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	6.90%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	99.70%
Rent Cover	2 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 55

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Light Industrial	1	650.00	70.00	45,500	45,500

Investment Valuation

Light Industrial

Market Rent	45,500	YP @	8.0000%	12.5000	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	8.0000%	0.9623	547,280

GROSS DEVELOPMENT VALUE

547,280

Purchaser's Costs	5.80%	(31,742)		(31,742)	
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NET DEVELOPMENT VALUE

515,538

NET REALISATION

515,538

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)		(192,782)		(192,782)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				468,650
Light Industrial	650.00 m ²	721.00 pm ²	468,650	
Contingency		5.00%	26,947	26,947
Other Construction				
Site Works		15.00%	70,297	70,297

PROFESSIONAL FEES

Other Professionals	10.00%	56,589		56,589
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MARKETING & LETTING

Letting Agent Fee	10.00%	4,550		
Letting Legal Fee	5.00%	2,275		6,825

DISPOSAL FEES

Sales Agent Fee	1.00%	5,155		
Sales Legal Fee	0.50%	2,578		7,733

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(4,535)	
Construction			8,568	
Total Finance Cost				4,034

TOTAL COSTS

448,294

PROFIT

67,244

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.15%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	N/A
Rent Cover	1 yr 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 56

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail -	1	627.30	161.00	100,995	100,995

Investment Valuation

Retail -					
Market Rent	100,995	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	1,542,379

GROSS DEVELOPMENT VALUE

1,542,379

Purchaser's Costs	5.80%	(89,458)	(89,458)
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NET DEVELOPMENT VALUE

1,452,921

NET REALISATION

1,452,921

OUTLAY

ACQUISITION COSTS

Residualised Price			286,232
Stamp Duty	4.00%		11,449
Agent Fee	1.00%		2,862
Legal Fee	0.50%		1,431
			301,975

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail -	697.00 m ²	874.00 pm ²	609,178	609,178
Contingency		5.00%	38,074	38,074
Other Construction				
Site Works		25.00%	152,294	152,294

PROFESSIONAL FEES

Other Professionals	10.00%	79,955	79,955
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MARKETING & LETTING

Letting Agent Fee	10.00%	10,100	
Letting Legal Fee	5.00%	5,050	
			15,149

DISPOSAL FEES

Sales Agent Fee	1.00%	14,529	
Sales Legal Fee	0.50%	7,265	
			21,794

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land			25,476
Construction			19,515
Total Finance Cost			44,991

TOTAL COSTS

1,263,410

PROFIT**189,512****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.99%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%

IRR 32.74%

Rent Cover 1 yr 11 mths

Profit Erosion (finance rate 7.000%) 2 yrs

Summary Appraisal for Phase 1 Site 57

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Distribution	1	10,500.00	65.00	682,500	682,500

Investment Valuation

Distribution					
Market Rent	682,500	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	10,174,533

GROSS DEVELOPMENT VALUE

10,174,533

Purchaser's Costs	5.80%	(590,123)	(590,123)
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NET DEVELOPMENT VALUE

9,584,410

NET REALISATION

9,584,410

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(381,493)	(381,493)
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Distribution	10,500.00 m ²	582.00 pm ²	6,111,000	6,111,000
Contingency		5.00%	351,382	351,382
Other Construction				
Site Works		15.00%	916,650	916,650

PROFESSIONAL FEES

Other Professionals	10.00%	737,903	737,903
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MARKETING & LETTING

Letting Agent Fee	10.00%	68,250	
Letting Legal Fee	5.00%	34,125	
			102,375

DISPOSAL FEES

Sales Agent Fee	1.00%	95,844	
Sales Legal Fee	0.50%	47,922	
			143,766

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(36,972)	
Construction		389,657	
Total Finance Cost			352,686

TOTAL COSTS

8,334,270

PROFIT

1,250,141

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.19%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	30.92%
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 58

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Distribution	1	640.00	65.00	41,600	41,600

Investment Valuation

Distribution					
Market Rent	41,600	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	620,162

GROSS DEVELOPMENT VALUE

620,162

Purchaser's Costs	5.80%	(35,969)	(35,969)
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NET DEVELOPMENT VALUE

584,193

NET REALISATION

584,193

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(125,156)	(125,156)
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Distribution	640.00 m ²	721.00 pm ²	461,440	461,440

Contingency	5.00%	26,533	26,533
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Other Construction

Site Works	15.00%	69,216	69,216
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PROFESSIONAL FEES

Other Professionals	10.00%	55,719	55,719
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MARKETING & LETTING

Letting Agent Fee	10.00%	4,160	
Letting Legal Fee	5.00%	2,080	6,240

DISPOSAL FEES

Sales Agent Fee	1.00%	5,842	
Sales Legal Fee	0.50%	2,921	8,763

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(3,198)	
Construction		8,437	
Total Finance Cost			5,239

TOTAL COSTS

507,994

PROFIT

76,199

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.19%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	N/A
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 59

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Care Home	1	73.00	8,000.00	584,000	584,000

Investment Valuation

Care Home					
Current Rent	584,000	YP @	6.5000%	15.3846	8,984,615

GROSS DEVELOPMENT VALUE

8,984,615

Purchaser's Costs		5.80%	(521,108)	(521,108)	
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NET DEVELOPMENT VALUE

8,463,508

NET REALISATION

8,463,508

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(377,658)	(377,658)	
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CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Care Home	73.00 m ²	76,122.00 pm ²	5,556,906	5,556,906

Contingency		5.00%	319,522	
Demolition			24,700	
				344,222

Other Construction

Site Works		15.00%	833,536	833,536
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PROFESSIONAL FEES

Other Professionals		10.00%	670,996	670,996
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DISPOSAL FEES

Sales Agent Fee		1.00%	84,635	
Sales Legal Fee		0.50%	42,318	
				126,953

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(23,629)	
Construction			228,246	
Total Finance Cost				204,617

TOTAL COSTS

7,359,572

PROFIT

1,103,936

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%

Profit on NDV%	13.04%
Development Yield% (on Rent)	7.94%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	44.30%
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 60

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Distribution	1	25,353.00	65.00	1,647,945	1,647,945

Investment Valuation

Distribution					
Market Rent	1,647,945	YP @	6.5000%	15.3846	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.5000%	0.9690	24,567,137

GROSS DEVELOPMENT VALUE

24,567,137

Purchaser's Costs		5.80%	(1,424,894)	(1,424,894)	
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NET DEVELOPMENT VALUE

23,142,243

NET REALISATION

23,142,243

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(1,200,228)	(1,200,228)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				
Distribution	25,353.00 m ²	582.00 pm ²	14,755,446	14,755,446
Contingency		5.00%	848,438	848,438
Other Construction				
Site Works		15.00%	2,213,317	2,213,317

PROFESSIONAL FEES

Other Professionals		10.00%	1,781,720	1,781,720
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MARKETING & LETTING

Letting Agent Fee		10.00%	164,795	
Letting Legal Fee		5.00%	82,397	
				247,192

DISPOSAL FEES

Sales Agent Fee		1.00%	231,422	
Sales Legal Fee		0.50%	115,711	
				347,134

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(156,434)	
Construction			1,287,104	
Total Finance Cost				1,130,670

TOTAL COSTS

20,123,688

PROFIT

3,018,555

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.19%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	25.33%
Rent Cover	1 yr 10 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 61

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Offices	1	284.75	172.00	48,977	48,977

Investment Valuation

Offices					
Market Rent	48,977	YP @	7.5000%	13.3333	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.5000%	0.9645	629,835

GROSS DEVELOPMENT VALUE

629,835

Purchaser's Costs	5.80%	(36,530)	(36,530)
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NET DEVELOPMENT VALUE

593,304

NET REALISATION

593,304

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(189,953)	(189,953)
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Offices	335.00 m ²	1,539.00 pm ²	515,565	515,565
Contingency		5.00%	29,645	29,645
Other Construction				
Site Works		15.00%	77,335	77,335

PROFESSIONAL FEES

Other Professionals	10.00%	62,254	62,254
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MARKETING & LETTING

Letting Agent Fee	10.00%	4,898	
Letting Legal Fee	5.00%	2,449	7,347

DISPOSAL FEES

Sales Agent Fee	1.00%	5,933	
Sales Legal Fee	0.50%	2,967	8,900

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(4,601)	
Construction		9,426	
Total Finance Cost			4,825

TOTAL COSTS

515,917

PROFIT

77,388

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.49%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	N/A
Rent Cover	1 yr 7 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 62

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit
Retail / Foodstore	1	7,407.90	215.00	1,592,699

Investment Valuation

Retail / Foodstore				
Market Rent	1,592,699	YP @	5.5000%	18.1818
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736

GROSS DEVELOPMENT VALUE

28,193,218

Purchaser's Costs	5.80%	(1,635,207)	(1,635,207)
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NET DEVELOPMENT VALUE

26,558,011

NET REALISATION

26,558,011

OUTLAY

ACQUISITION COSTS

Residualised Price			7,783,420	
Stamp Duty		4.00%	311,337	
Agent Fee		1.00%	77,834	
Legal Fee		0.50%	38,917	
				8,211,509

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail / Foodstore	8,231.00 m ²	1,050.00 pm ²	8,642,550	8,642,550
Contingency		5.00%	540,159	540,159
Other Construction				
Site Works		25.00%	2,160,637	2,160,637

PROFESSIONAL FEES

Other Professionals	10.00%	1,134,335	1,134,335
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MARKETING & LETTING

Letting Agent Fee	10.00%	159,270	
Letting Legal Fee	5.00%	79,635	
			238,905

DISPOSAL FEES

Sales Agent Fee	1.00%	265,580	
Sales Legal Fee	0.50%	132,790	
			398,370

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land			1,168,459
Construction			598,997
Total Finance Cost			1,767,456

TOTAL COSTS

23,093,921

PROFIT**3,464,091****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	6.90%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	19.13%
Rent Cover	2 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 63

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Care Home	1	61.00	8,000.00	488,000	488,000

Investment Valuation

Care Home					
Current Rent	488,000	YP @	6.5000%	15.3846	7,507,692

GROSS DEVELOPMENT VALUE

7,507,692

Purchaser's Costs	5.80%	(435,446)	(435,446)
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NET DEVELOPMENT VALUE

7,072,246

NET REALISATION

7,072,246

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(1,284,523)	(1,284,523)
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Care Home	61.00 m ²	88,607.00 pm ²	5,405,027	5,405,027
Contingency		5.00%	310,789	310,789
Other Construction				
Site Works		15.00%	810,754	810,754

PROFESSIONAL FEES

Other Professionals	10.00%	652,657	652,657
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DISPOSAL FEES

Sales Agent Fee	1.00%	70,722	
Sales Legal Fee	0.50%	35,361	
			106,084

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(71,440)	
Construction		220,429	
Total Finance Cost			148,989

TOTAL COSTS

6,149,777

PROFIT

922,469

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%

Development Yield% (on Rent)	7.94%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	N/A
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 64

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Light Industrial	1	500.00	75.00	37,500	37,500

Investment Valuation

Light Industrial					
Market Rent	37,500	YP @	8.0000%	12.5000	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	8.0000%	0.9623	451,055

GROSS DEVELOPMENT VALUE

451,055

Purchaser's Costs	5.80%	(26,161)		(26,161)	
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NET DEVELOPMENT VALUE

424,894

NET REALISATION

424,894

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(172,822)	(172,822)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction	500.00 m ²	721.00 pm ²	360,500	360,500
Contingency		5.00%	20,729	
Demolition			47,950	
				68,679

Other Construction

Site Works		15.00%	54,075	
				54,075

PROFESSIONAL FEES

Other Professionals		10.00%	43,530	
				43,530

MARKETING & LETTING

Letting Agent Fee		10.00%	3,750	
Letting Legal Fee		5.00%	1,875	
				5,625

DISPOSAL FEES

Sales Agent Fee		1.00%	4,249	
Sales Legal Fee		0.50%	2,124	
				6,373

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)					
Land			(4,487)		
Construction			7,999		
Total Finance Cost					3,513

TOTAL COSTS

369,473

PROFIT

55,421

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.15%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	N/A
Rent Cover	1 yr 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 65

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Nursery	1	324.00	129.00	41,796	41,796	41,796

Investment Valuation

Nursery						
Current Rent	41,796	YP @	7.0000%	14.2857	597,086	

GROSS DEVELOPMENT VALUE

				597,086		
Purchaser's Costs		5.80%	(34,631)		(34,631)	

NET DEVELOPMENT VALUE

				562,455		
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NET REALISATION

				562,455		
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OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(378,947)		(378,947)	
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Nursery	324.00 m ²	1,969.00 pm ²	637,956	637,956
Contingency		5.00%	36,682	36,682
Other Construction				
Site Works		15.00%	95,693	95,693

PROFESSIONAL FEES

Other Professionals		10.00%	77,033	77,033
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MARKETING & LETTING

Letting Agent Fee		10.00%	4,180	
Letting Legal Fee		5.00%	2,090	
				6,269

DISPOSAL FEES

Sales Agent Fee		1.00%	5,625	
Sales Legal Fee		0.50%	2,812	
				8,437

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)						
Land			(12,835)			
Construction			18,802			
Total Finance Cost					5,967	

TOTAL COSTS

				489,091		
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PROFIT

					73,364	
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Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.55%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%

IRR N/A

Rent Cover 1 yr 9 mths
Profit Erosion (finance rate 7.000%) 2 yrs

Summary Appraisal for Phase 1 Site 66

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Dance Studio	1	198.00	97.00	19,206	19,206	19,206

Investment Valuation

Dance Studio						
Current Rent	19,206	YP @	9.0000%	11.1111	213,400	

GROSS DEVELOPMENT VALUE

				213,400		
Purchaser's Costs		5.80%	(12,377)	(12,377)		

NET DEVELOPMENT VALUE

				201,023		
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NET REALISATION

				201,023		
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OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(205,495)	(205,495)		
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Dance Studio	198.00 m ²	1,417.00 pm ²	280,566	280,566
Contingency		5.00%	16,133	16,133
Other Construction				
Site Works		15.00%	42,085	42,085

PROFESSIONAL FEES

Other Professionals		10.00%	33,878	33,878
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MARKETING & LETTING

Letting Agent Fee		10.00%	1,921	
Letting Legal Fee		5.00%	960	
				2,881

DISPOSAL FEES

Sales Agent Fee		1.00%	2,010	
Sales Legal Fee		0.50%	1,005	
				3,015

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(6,530)	
Construction			8,269	
Total Finance Cost				1,739

TOTAL COSTS

				174,802
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PROFIT

				26,220
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Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.99%
Equivalent Yield% (Nominal)	9.00%
Equivalent Yield% (True)	9.53%
IRR	(35.46)%
Rent Cover	1 yr 4 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 67

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Hotel	1	51.00	4,500.00	229,500	229,500

Investment Valuation

Hotel					
Market Rent	229,500	YP @	6.0000%	16.6667	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	3,715,168

GROSS DEVELOPMENT VALUE

3,715,168

Purchaser's Costs		5.80%	(215,480)	(215,480)	
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NET DEVELOPMENT VALUE

3,499,689

NET REALISATION

3,499,689

OUTLAY

ACQUISITION COSTS

Residualised Price				25,355	
Stamp Duty		4.00%		1,014	
Agent Fee		1.00%		254	
Legal Fee		0.50%		127	
					26,749

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Hotel	51.00 m ²	42,275.00 pm ²	2,156,025	2,156,025

Contingency		5.00%	123,971	123,971
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Other Construction

Site Works		15.00%	323,404	323,404
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PROFESSIONAL FEES

Other Professionals		10.00%	260,340	260,340
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MARKETING & LETTING

Letting Agent Fee		10.00%	22,950	
Letting Legal Fee		5.00%	11,475	
				34,425

DISPOSAL FEES

Sales Agent Fee		1.00%	34,997	
Sales Legal Fee		0.50%	17,498	
				52,495

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			2,257	
Construction			63,542	
Total Finance Cost				65,798

TOTAL COSTS

3,043,208

PROFIT**456,481****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.54%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	49.38%
Rent Cover	1 yr 12 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 68

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Offices	1	1,336.20	182.00	243,188	243,188

Investment Valuation

Offices					
Market Rent	243,188	YP @	7.0000%	14.2857	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.0000%	0.9667	3,358,559

GROSS DEVELOPMENT VALUE

3,358,559

Purchaser's Costs	5.80%	(194,796)	(194,796)
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NET DEVELOPMENT VALUE

3,163,762

NET REALISATION

3,163,762

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(611,251)	(611,251)
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Offices	1,572.00 m ²	1,539.00 pm ²	2,419,308	2,419,308
Contingency		5.00%	139,110	139,110
Other Construction				
Site Works		15.00%	362,896	362,896

PROFESSIONAL FEES

Other Professionals	10.00%	292,131	292,131
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MARKETING & LETTING

Letting Agent Fee	10.00%	24,319	
Letting Legal Fee	5.00%	12,159	
			36,478

DISPOSAL FEES

Sales Agent Fee	1.00%	31,638	
Sales Legal Fee	0.50%	15,819	
			47,456

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(33,697)	
Construction		98,665	
Total Finance Cost			64,968

TOTAL COSTS

2,751,098

PROFIT

412,665

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.84%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	N/A
Rent Cover	1 yr 8 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 69

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Offices	1	3,414.45	182.00	621,430	621,430

Investment Valuation

Offices					
Market Rent	621,430	YP @	7.0000%	14.2857	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.0000%	0.9667	8,582,271

GROSS DEVELOPMENT VALUE

8,582,271

Purchaser's Costs	5.80%	(497,772)		(497,772)	
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NET DEVELOPMENT VALUE

8,084,499

NET REALISATION

8,084,499

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(1,561,956)	(1,561,956)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost		
Construction					
Offices	4,017.00 m ²	1,539.00 pm ²	6,182,163	6,182,163	
Contingency		5.00%	355,474		355,474
Other Construction					
Site Works		15.00%	927,324		927,324

PROFESSIONAL FEES

Other Professionals		10.00%	746,496		746,496
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MARKETING & LETTING

Letting Agent Fee		10.00%	62,143		
Letting Legal Fee		5.00%	31,071		
					93,214

DISPOSAL FEES

Sales Agent Fee		1.00%	80,845		
Sales Legal Fee		0.50%	40,422		
					121,267

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)					
Land			(86,107)		
Construction			252,122		
Total Finance Cost					166,016

TOTAL COSTS

7,029,999

PROFIT

1,054,500

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.84%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	N/A
Rent Cover	1 yr 8 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 70

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Offices	1	1,420.35	182.00	258,504	258,504

Investment Valuation

Offices					
Market Rent	258,504	YP @	7.0000%	14.2857	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	7.0000%	0.9667	3,570,071

GROSS DEVELOPMENT VALUE

3,570,071

Purchaser's Costs	5.80%	(207,064)	(207,064)
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NET DEVELOPMENT VALUE

3,363,007

NET REALISATION

3,363,007

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(649,746)	(649,746)
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Offices	1,671.00 m ²	1,539.00 pm ²	2,571,669	2,571,669
Contingency		5.00%	147,871	147,871
Other Construction				
Site Works		15.00%	385,750	385,750

PROFESSIONAL FEES

Other Professionals	10.00%	310,529	310,529
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MARKETING & LETTING

Letting Agent Fee	10.00%	25,850	
Letting Legal Fee	5.00%	12,925	
			38,776

DISPOSAL FEES

Sales Agent Fee	1.00%	33,630	
Sales Legal Fee	0.50%	16,815	
			50,445

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		(35,819)	
Construction		104,878	
Total Finance Cost			69,060

TOTAL COSTS

2,924,354

PROFIT

438,653

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	8.84%
Equivalent Yield% (Nominal)	7.00%
Equivalent Yield% (True)	7.32%
IRR	N/A
Rent Cover	1 yr 8 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 71

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Hotel	1	145.00	4,500.00	652,500	652,500

Investment Valuation

Hotel		YP @			
Market Rent	652,500		6.0000%	16.6667	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	6.0000%	0.9713	10,562,734

GROSS DEVELOPMENT VALUE

10,562,734

Purchaser's Costs	5.80%	(612,639)	(612,639)
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NET DEVELOPMENT VALUE

9,950,095

NET REALISATION

9,950,095

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(919,720)	(919,720)
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Hotel	145.00 m ²	42,275.00 pm ²	6,129,875	6,129,875
Contingency		5.00%	383,117	
Demolition			223,492	606,609
Other Construction				
Site Works		25.00%	1,532,469	1,532,469

PROFESSIONAL FEES

Other Professionals	10.00%	804,546	804,546
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MARKETING & LETTING

Letting Agent Fee	10.00%	65,250	
Letting Legal Fee	5.00%	32,625	97,875

DISPOSAL FEES

Sales Agent Fee	1.00%	99,501	
Sales Legal Fee	0.50%	49,750	149,251

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(62,036)	
Construction			313,386	
Total Finance Cost				251,351

TOTAL COSTS

8,652,256

PROFIT

1,297,839

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.54%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	48.31%
Rent Cover	1 yr 12 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 72

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Unit Retail	1	1,337.60	269.00	359,814	359,814

Investment Valuation

Unit Retail					
Market Rent	359,814	YP @	7.5000%	13.3333	
(1yr Rent Free)		PV 1yr @	7.5000%	0.9302	4,462,814

GROSS DEVELOPMENT VALUE

4,462,814

Purchaser's Costs	5.80%	(258,843)		(258,843)	
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NET DEVELOPMENT VALUE

4,203,971

NET REALISATION

4,203,971

OUTLAY

ACQUISITION COSTS

Residualised Price			615,786		
Stamp Duty		4.00%	24,631		
Agent Fee		1.00%	6,158		
Legal Fee		0.50%	3,079		
					649,654

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Unit Retail	1,672.00 m ²	1,085.00 pm ²	1,814,120	1,814,120
Contingency		5.00%	113,383	
Demolition			103,084	
				216,467
Other Construction				
Site Works		25.00%	453,530	
				453,530

PROFESSIONAL FEES

Other Professionals		10.00%	238,103		238,103
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MARKETING & LETTING

Letting Agent Fee		10.00%	35,981		
Letting Legal Fee		5.00%	17,991		
					53,972

DISPOSAL FEES

Sales Agent Fee		1.00%	42,040		
Sales Legal Fee		0.50%	21,020		
					63,060

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)					
Land			71,317		
Construction			95,403		
Total Finance Cost					166,720

TOTAL COSTS**3,655,625****PROFIT****548,346****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.84%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	27.28%
Rent Cover	1 yr 6 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 73

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Car Park MSCP	1	320.00	750.00	240,000	240,000

Investment Valuation

Car Park MSCP					
Current Rent	240,000	YP @	7.5000%	13.3333	3,200,000

GROSS DEVELOPMENT VALUE

3,200,000

Purchaser's Costs		5.80%	(185,600)	(185,600)	
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NET DEVELOPMENT VALUE

3,014,400

NET REALISATION

3,014,400

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(3,022,266)	(3,022,266)	
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CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Car Park MSCP	320.00 m ²	10,875.00 pm ²	3,480,000	3,480,000

Contingency		5.00%	217,500	
Demolition			493,224	
				710,724

Other Construction

Site Works		25.00%	870,000	870,000
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PROFESSIONAL FEES

Other Professionals		10.00%	456,750	456,750
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MARKETING & LETTING

Letting Agent Fee		10.00%	24,000	
Letting Legal Fee		5.00%	12,000	
				36,000

DISPOSAL FEES

Sales Agent Fee		1.00%	30,144	
Sales Legal Fee		0.50%	15,072	
				45,216

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(159,471)	
Construction			204,264	
Total Finance Cost				44,793

TOTAL COSTS

2,621,217

PROFIT

393,183

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	9.16%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.87%
IRR	N/A
Rent Cover	1 yr 8 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 74

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail / Foodstore	1	1,358.10	188.00	255,323	255,323

Investment Valuation

Retail / Foodstore					
Market Rent	255,323	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	4,519,607

GROSS DEVELOPMENT VALUE

4,519,607

Purchaser's Costs	5.80%	(262,137)	(262,137)
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NET DEVELOPMENT VALUE

4,257,470

NET REALISATION

4,257,470

OUTLAY

ACQUISITION COSTS

Residualised Price			345,679
Stamp Duty	4.00%		13,827
Agent Fee	1.00%		3,457
Legal Fee	0.50%		1,728
			364,691

CONSTRUCTION COSTS

	m²	Rate m²	Cost
Construction			
Retail / Foodstore	1,509.00 m ²	1,424.00 pm ²	2,148,816
			2,148,816
Contingency		5.00%	134,301
			134,301
Other Construction			
Site Works		25.00%	537,204
			537,204

PROFESSIONAL FEES

Other Professionals	10.00%	282,032	282,032
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MARKETING & LETTING

Letting Agent Fee	10.00%	25,532	
Letting Legal Fee	5.00%	12,766	
			38,298

DISPOSAL FEES

Sales Agent Fee	1.00%	42,575	
Sales Legal Fee	0.50%	21,287	
			63,862

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land			37,687
Construction			95,254
Total Finance Cost			132,941

TOTAL COSTS

3,702,146

PROFIT**555,324****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	6.90%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	32.64%
Rent Cover	2 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 75

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Local Retail Parade	1	800.00	161.00	128,800	128,800

Investment Valuation

Local Retail Parade

Market Rent	128,800	YP @	8.0000%	12.5000	
(1yr Rent Free)		PV 1yr @	8.0000%	0.9259	1,490,741

GROSS DEVELOPMENT VALUE

1,490,741

Purchaser's Costs		5.80%	(86,463)	(86,463)	
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NET DEVELOPMENT VALUE

1,404,278

NET REALISATION

1,404,278

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)			(357,908)	(357,908)	
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CONSTRUCTION COSTS

	m²	Rate m²	Cost	
Construction				
Local Retail Parade	1,000.00 m ²	1,085.00 pm ²	1,085,000	1,085,000

Contingency		5.00%	54,250	54,250
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Other Construction

Site Works		25.00%	271,250	271,250
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PROFESSIONAL FEES

Other Professionals		10.00%	108,500	108,500
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MARKETING & LETTING

Letting Agent Fee		10.00%	12,880	
Letting Legal Fee		5.00%	6,440	19,320

DISPOSAL FEES

Sales Agent Fee		1.00%	14,043	
Sales Legal Fee		0.50%	7,021	21,064

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			(14,069)	
Construction			33,704	
Total Finance Cost				19,635

TOTAL COSTS

1,221,111

PROFIT

183,167

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.55%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	N/A
Rent Cover	1 yr 5 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 76

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail / Foodstore	1	3,218.40	215.00	691,956	691,956

Investment Valuation

Retail / Foodstore					
Market Rent	691,956	YP @	5.5000%	18.1818	
(0yrs 6mths Rent Free)		PV 0yrs 6mths @	5.5000%	0.9736	12,248,688

GROSS DEVELOPMENT VALUE

12,248,688

Purchaser's Costs	5.80%	(710,424)	(710,424)
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NET DEVELOPMENT VALUE

11,538,264

NET REALISATION

11,538,264

OUTLAY

ACQUISITION COSTS

Residualised Price			1,702,381
Stamp Duty	4.00%	68,095	
Agent Fee	1.00%	17,024	
Legal Fee	0.50%	8,512	
			1,796,012

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost
Retail / Foodstore	3,576.00 m ²	1,424.00 pm ²	5,092,224
Contingency		5.00%	318,264
			318,264
Other Construction			
Site Works		25.00%	1,273,056
			1,273,056

PROFESSIONAL FEES

Other Professionals	10.00%	668,354	668,354
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MARKETING & LETTING

Letting Agent Fee	10.00%	69,196	
Letting Legal Fee	5.00%	34,598	
			103,793

DISPOSAL FEES

Sales Agent Fee	1.00%	115,383	
Sales Legal Fee	0.50%	57,691	
			173,074

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)			
Land		255,564	
Construction		352,931	
Total Finance Cost			608,495

TOTAL COSTS

10,033,273

PROFIT**1,504,991****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	6.90%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	22.25%
Rent Cover	2 yrs 2 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 77

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit Retail	1	160.00	215.00	34,400	34,400	34,400

Investment Valuation

Unit Retail						
Market Rent	34,400	YP @	8.0000%	12.5000		
(1yr Rent Free)		PV 1yr @	8.0000%	0.9259	398,148	

GROSS DEVELOPMENT VALUE

398,148

Purchaser's Costs	5.80%	(23,093)		(23,093)		
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NET DEVELOPMENT VALUE

375,056

NET REALISATION

375,056

OUTLAY

ACQUISITION COSTS

Residualised Price				19,565		
Stamp Duty		4.00%		783		
Agent Fee		1.00%		196		
Legal Fee		0.50%		98		
					20,641	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Unit Retail	200.00 m ²	1,085.00 pm ²	217,000	217,000
Contingency		5.00%	12,478	
Demolition			1,121	
				13,599
Other Construction				
Site Works		15.00%	32,550	
				32,550

PROFESSIONAL FEES

Other Professionals	10.00%	26,203		26,203
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MARKETING & LETTING

Letting Agent Fee	10.00%	3,440		
Letting Legal Fee	5.00%	1,720		
				5,160

DISPOSAL FEES

Sales Agent Fee	1.00%	3,751		
Sales Legal Fee	0.50%	1,875		
				5,626

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)				
Land			1,356	
Construction			4,000	
Total Finance Cost				5,357

TOTAL COSTS	326,135
PROFIT	48,920

Performance Measures

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.55%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	60.76%
Rent Cover	1 yr 5 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 78

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail warehouse	1	1,672.20	161.00	269,224	269,224

Investment Valuation

Retail warehouse					
Market Rent	269,224	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	4,111,536

GROSS DEVELOPMENT VALUE

4,111,536

Purchaser's Costs	5.80%	(238,469)		(238,469)	
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NET DEVELOPMENT VALUE

3,873,066

NET REALISATION

3,873,066

OUTLAY

ACQUISITION COSTS

Residualised Price				1,001,120	
Stamp Duty		4.00%		40,045	
Agent Fee		1.00%		10,011	
Legal Fee		0.50%		5,006	
					1,056,182

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Retail warehouse	1,858.00 m ²	755.00 pm ²	1,402,790	1,402,790
Contingency		5.00%	87,674	
Demolition			51,464	
				139,138

Other Construction

Site Works		25.00%	350,697	
				350,697

PROFESSIONAL FEES

Other Professionals		10.00%	184,116	
				184,116

MARKETING & LETTING

Letting Agent Fee		10.00%	26,922	
Letting Legal Fee		5.00%	13,461	
				40,384

DISPOSAL FEES

Sales Agent Fee		1.00%	38,731	
Sales Legal Fee		0.50%	19,365	
				58,096

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)					
Land				89,104	
Construction				47,376	
Total Finance Cost					136,480

TOTAL COSTS**3,367,884****PROFIT****505,183****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.99%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	29.77%
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 79

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale
Retail shops	1	556.80	215.00	119,712	119,712

Investment Valuation

Retail shops					
Market Rent	119,712	YP @	8.0000%	12.5000	
(1yr Rent Free)		PV 1yr @	8.0000%	0.9259	1,385,556

GROSS DEVELOPMENT VALUE

1,385,556

Purchaser's Costs	5.80%	(80,362)		(80,362)	
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NET DEVELOPMENT VALUE

1,305,193

NET REALISATION

1,305,193

OUTLAY

ACQUISITION COSTS

Residualised Price				17,216	
Stamp Duty		4.00%		689	
Agent Fee		1.00%		172	
Legal Fee		0.50%		86	
					18,162

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost		
Retail shops	696.00 m ²	1,085.00 pm ²	755,160	755,160	
Contingency		5.00%	43,422		
Demolition			41,177		84,599
Other Construction					
Site Works		15.00%	113,274		113,274

PROFESSIONAL FEES

Other Professionals		10.00%	91,186		91,186
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MARKETING & LETTING

Letting Agent Fee		10.00%	11,971		
Letting Legal Fee		5.00%	5,986		
					17,957

DISPOSAL FEES

Sales Agent Fee		1.00%	13,052		
Sales Legal Fee		0.50%	6,526		
					19,578

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)					
Land				1,532	
Construction				33,503	
Total Finance Cost					35,035

TOTAL COSTS**1,134,951****PROFIT****170,243****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.55%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	37.14%
Rent Cover	1 yr 5 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 80

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale
Retail Warehouse	1	836.10	161.00	134,612	134,612

Investment Valuation

Retail Warehouse					
Market Rent	134,612	YP @	6.0000%	16.6667	
(1yr 6mths Rent Free)		PV 1yr 6mths @	6.0000%	0.9163	2,055,768

GROSS DEVELOPMENT VALUE

2,055,768

Purchaser's Costs	5.80%	(119,235)		(119,235)	
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NET DEVELOPMENT VALUE

1,936,533

NET REALISATION

1,936,533

OUTLAY

ACQUISITION COSTS

Residualised Price				319,341	
Stamp Duty		4.00%		12,774	
Agent Fee		1.00%		3,193	
Legal Fee		0.50%		1,597	
					336,905

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail Warehouse	929.00 m ²	874.00 pm ²	811,946	811,946
Contingency		5.00%	50,747	
Demolition			67,900	
				118,647
Other Construction				
Site Works		25.00%	202,987	
				202,987

PROFESSIONAL FEES

Other Professionals		10.00%	106,568	
				106,568

MARKETING & LETTING

Letting Agent Fee		10.00%	13,461	
Letting Legal Fee		5.00%	6,731	
				20,192

DISPOSAL FEES

Sales Agent Fee		1.00%	19,365	
Sales Legal Fee		0.50%	9,683	
				29,048

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)					
Land				28,423	
Construction				29,228	
Total Finance Cost					57,650

TOTAL COSTS**1,683,942****PROFIT****252,591****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	7.99%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
IRR	33.79%
Rent Cover	1 yr 11 mths
Profit Erosion (finance rate 7.000%)	2 yrs

Summary Appraisal for Phase 1 Site 81

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Unit Retail Parade	1	372.00	215.00	79,980	79,980	79,980

Investment Valuation

Unit Retail Parade

Market Rent	79,980	YP @	8.0000%	12.5000		
(1yr Rent Free)		PV 1yr @	8.0000%	0.9259	925,694	

GROSS DEVELOPMENT VALUE

925,694

Purchaser's Costs		5.80%	(53,690)			(53,690)
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NET DEVELOPMENT VALUE

872,004

NET REALISATION

872,004

OUTLAY

ACQUISITION COSTS

Residualised Price				47,876		
Stamp Duty		4.00%	1,915			
Agent Fee		1.00%	479			
Legal Fee		0.50%	239			
						50,509

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Unit Retail Parade	465.00 m ²	1,085.00 pm ²	504,525	504,525

Contingency		5.00%	29,010	29,010
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Other Construction

Site Works		15.00%	75,679	75,679
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PROFESSIONAL FEES

Other Professionals		10.00%	60,921	60,921
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MARKETING & LETTING

Letting Agent Fee		10.00%	7,998	
Letting Legal Fee		5.00%	3,999	
				11,997

DISPOSAL FEES

Sales Agent Fee		1.00%	8,720	
Sales Legal Fee		0.50%	4,360	
				13,080

FINANCE

Debit Rate 7.00% Credit Rate 0.00% (Nominal)						
Land				3,319		
Construction				9,224		
Total Finance Cost						12,543

TOTAL COSTS

758,265

PROFIT**113,740****Performance Measures**

Profit on Cost%	15.00%
Profit on GDV%	12.29%
Profit on NDV%	13.04%
Development Yield% (on Rent)	10.55%
Equivalent Yield% (Nominal)	8.00%
Equivalent Yield% (True)	8.42%
IRR	60.36%
Rent Cover	1 yr 5 mths
Profit Erosion (finance rate 7.000%)	2 yrs

APPENDIX C: RESULTS AND SENSITIVITIES

RESIDENTIAL: BASE RESULTS

Site Description				Scheme Appraised			Benchmark Value										CIL Calculation				
Site	Location	Status (Greenfield / PDL)	Site Area (ha)	Use Appraised	Floorspace (sq m)	RLV of Proposed Use	Existing Floorspace (sq m)	% of Split Floorspace / Area	Apportioned Existing Floorspace / Area (sq m)	PDL Land Value	PDL Land Value less costs +20%	Greenfield Land	Total Benchmark Value	Basis of PDL Value	Apportionment of Benchmark Value	Chargeable Floorspace (Sq m)	Surplus / Deficit	Max CIL per sq m	Proposed CIL	Buffer	
1	Banbury	PDL	2.9	Residential	13,123	£3,244,180	8,299	88%	7,303	£4,820,115	£5,467,049	£0	£5,467,049	From Canalside Study	£4,811,003	9,186	£-1,566,823	£-171	£100	n/a	
2	Banbury	PDL	1.7	Residential	7,783	£1,577,792	12,735	89%	11,334	£4,668,711	£5,295,324	£0	£5,295,324	From Canalside Study	£4,712,839	5,448	£-3,135,047	£-575	£100	n/a	
3	Banbury	PDL	1.8	Residential	8,145	£1,756,594	10,461	92%	9,624	£3,946,301	£4,475,956	£0	£4,475,956	From Canalside Study	£4,117,880	5,702	£-2,361,286	£-414	£100	n/a	
4	Banbury	PDL	1.1	Residential	4,797	£867,378	8,995	100%	8,995	£2,117,357	£2,401,539	£0	£2,401,539	From Canalside Study	£2,401,539	3,358	£-1,534,161	£-457	£100	n/a	
5	Banbury	PDL	4.4	Residential	16,284	£2,517,099	20,899	100%	20,899	£9,268,815	£10,512,834	£0	£10,512,834	From Canalside Study	£10,512,834	11,399	£-7,995,735	£-701	£100	n/a	
6	Banbury	PDL	1.3	Residential	4,784	£959,165	5,945	100%	5,945	£2,224,403	£2,522,952	£0	£2,522,952	From Canalside Study	£2,522,952	3,349	£-1,563,787	£-467	£100	n/a	
7	Banbury	Greenfield	0.2	Residential	529	£310,677	0	53%	0	£0	£0	£250,000	£250,000	0.5ha @ £500,000	£132,500	529	£178,177	£337	£100	70%	
8	Banbury	PDL	0.9	Residential	4,887	£1,111,217	3,902	100%	3,902	£1,340,360	£1,520,257	£0	£1,520,257	From Canalside Study	£1,520,257	3,421	£-409,040	£-120	£100	n/a	
9	Banbury	PDL	0.4	Residential	2,416	£794,759	309	100%	309	£546,875	£620,274	£0	£620,274	From Canalside Study	£620,274	1,691	£174,485	£103	£100	3%	
10	Banbury	PDL	0.3	Residential	1,196	£-272,464	450	100%	450	£645,000	£731,569	£0	£731,569	RV £64,500 @ 10% Car Park: RV £128,000@7% Light Industrial: RV £28,750@ 8%	£731,569	837	£-1,004,033	£-1,199	£100	n/a	
11	Banbury	PDL	0.75	Residential	3,625	£-279,222	16,396	27%	4,427	£2,187,945	£2,481,601	£0	£2,481,601	Office: RV £60,000 @10%	£670,032	2,538	£-949,254	£-374	£100	n/a	
12	Banbury	PDL	0.1	Residential	1,088	£-94,473	750	100%	750	£600,000	£680,529	£0	£680,529	Community: 215 sqm @ 65psm@12%	£680,529	761	£-775,002	£-1,018	£100	n/a	
13	Banbury	PDL	0.4	Residential	1,012	£245,511	215	100%	215	£116,460	£135,946	£0	£135,946	27ha @£375,000	£135,946	708	£109,565	£155	£100	35%	
14	Banbury	Greenfield	27	Residential	55,200	£10,051,989	0	98%	0	£0	£0	£10,125,000	£10,125,000	15ha @ £375,000	£9,922,500	38,640	£129,489	£3	£70	£-1989%	
15	Banbury	Greenfield	15	Residential	23,000	£7,072,036	0	100%	0	£0	£0	£5,625,000	£5,625,000	Car Park: RV £80,000 @ 7% Open Space: 0.3ha @ £500,000	£5,625,000	16,100	£1,447,036	£90	£230	£-156%	
16	Bicester	PDL	0.8	Residential	4,525	£2,456,454	0	100%	0	£1,142,860	£1,296,250	£150,000	£1,446,250	137ha @£375,000	£1,446,250	3,168	£1,010,204	£319	£230	28%	
17	Bicester	Greenfield	137	Residential	142,600	£5,281,420	0	100%	0	£0	£0	£51,375,000	£51,375,000	23ha @ £375,000	£51,375,000	99,820	£5,281,420	£53	£70	£-32%	
18	Bicester	Greenfield	23	Residential	27,600	£12,546,540	0	100%	0	£0	£0	£8,625,000	£8,625,000	Industrial: RV £327,979 @10%	£8,625,000	19,320	£3,921,540	£203	£230	£-13%	
19	Bicester	PDL	3.35	Residential	5,336	£2,467,796	6,094	100%	6,094	£3,279,790	£3,719,989	£0	£3,719,989	Industrial: RV £20,214, £6 psf@10%	£3,719,989	3,735	£-1,252,193	£-335	£230	n/a	
20	Kidlington	PDL	0.3	Residential	1,196	£920,998	313	100%	313	£202,140	£235,961	£0	£235,961	2.8ha @ £500,000	£235,961	777	£685,037	£881	£310	65%	
21	Adderbury	Greenfield	2.8	Residential	5,520	£2,294,516	0	100%	0	£0	£0	£1,400,000	£1,400,000	1.6ha @ £500,000	£1,400,000	3,588	£894,516	£249	£230	8%	
22	Ambrosden	Greenfield	1.6	Residential	2,392	£1,280,313	0	100%	0	£0	£0	£800,000	£800,000	0.9ha @ £500,000	£800,000	1,555	£480,313	£309	£230	26%	
23	Arcott	Greenfield	0.9	Residential	1,564	£838,256	0	100%	0	£0	£0	£450,000	£450,000	18.7ha @ 375,000	£450,000	1,017	£388,256	£382	£230	40%	
24	Banbury	Greenfield	18.7	Residential	32,200	£9,872,282	0	100%	0	£0	£0	£7,012,500	£7,012,500	3.1ha @ £500,000	£7,012,500	22,540	£2,859,782	£127	£230	£-81%	
25	Bloxham	Greenfield	3.1	Residential	1,840	£1,151,685	0	100%	0	£0	£0	£1,550,000	£1,550,000	2.8ha @ £500,000	£1,550,000	1,196	£-398,315	£-333	£230	n/a	
26	Chesterton	Greenfield	2.8	Residential	4,600	£2,457,241	0	100%	0	£0	£0	£1,400,000	£1,400,000	0.9ha @ £500,000	£1,400,000	2,990	£1,057,241	£354	£230	35%	
27	Kidlington	Greenfield	0.9	Residential	3,036	£3,616,255	0	100%	0	£0	£0	£450,000	£450,000	0.9ha @ £500,000	£450,000	1,973	£3,166,255	£1,604	£310	81%	
28	Kidlington	Greenfield	4.1	Residential	13,248	£9,975,730	0	100%	0	£0	£0	£2,050,000	£2,050,000	4.1ha @ £500,000	£2,050,000	8,611	£7,925,730	£920	£310	66%	
29	Banbury	Greenfield	8	Residential	13,800	£4,094,401	0	100%	0	£0	£0	£3,000,000	£3,000,000	8.0ha @ £375,000	£3,000,000	9,660	£1,094,401	£113	£100	12%	
30	Bicester	Greenfield	29	Residential	66,792	£20,710,317	0	100%	0	£0	£0	£10,875,000	£10,875,000	29ha @ £375,000	£10,875,000	46,754	£9,835,317	£210	£70	67%	
31	Fritwell	Greenfield	0.3	Residential	920	£548,208	0	100%	0	£0	£0	£150,000	£150,000	0.3ha @ £500,000	£150,000	598	£398,208	£666	£230	65%	
32	Banbury	Greenfield	0.05	Residential	92	£-36,509	0	100%	0	£0	£25,000	£25,000	£25,000	0.05ha @£500,000	£25,000	92	£-61,509	£-669	£100	n/a	
33	Bicester	PDL	0.3	Residential	368	£146,753	150	100%	150	£75,000	£87,549	£0	£87,549	Garages: 3@£25,000	£87,549	368	£59,204	£161	£230	£-43%	
34	Kidlington	Greenfield	0.1	Residential	184	£59,638	0	100%	0	£0	£0	£50,000	£50,000	0.1ha @£500,000	£50,000	184	£9,638	£52	£310	£-492%	
35	Kidlington	PDL	0.1	Residential	861	£549,152	120	81%	97	£315,600	£361,374	£0	£361,374	Retail: RV £26,300 @8%	£292,713	566	£256,439	£453	£310	32%	
36	Kidlington	PDL	0.34	Residential	1,450	£674,959	0	100%	0	£884,000	£1,002,647	£0	£1,002,647	136 cps @ £500 @ 7.5%	£1,002,647	943	£-327,688	£-348	£310	n/a	
37	Kidlington	PDL	0.01	Residential	508	£427,482	0	100%	0	£350,000	£400,763	£0	£400,763	Dwelling @£350,000	£400,763	508	£26,719	£53	£310	£-489%	
38	Kidlington	PDL	0.53	Residential	1,012	£778,856	150	100%	150	£750,000	£850,662	£0	£850,662	Dwelling @ £750,000	£850,662	658	£-71,806	£-109	£310	n/a	
39	Yarnton	PDL	0.2	Residential	290	£245,733	160	100%	160	£200,000	£233,463	£0	£233,463	Garages: 8 @ £25,000 each	£233,463	290	£12,270	£42	£310	£-633%	
40	Horton - c - St.	PDL	0.3	Residential	368	£399,449	186	100%	186	£242,856	£283,489	£0	£283,489	Hotel: RV £17,000 @ 7%	£283,489	368	£115,960	£315	£310	2%	
41	Kidlington	Greenfield	137	Residential	142,600	£42,124,272	0	100%	0	£0	£0	£51,375,000	£51,375,000	137ha @£375,000	£42,124,272	99,820	£42,124,272.00	£422	£310	27%	
42	Kidlington	Greenfield	27	Residential	55,200	£28,841,981	0	100%	0	£0	£0	£10,125,000	£10,125,000	27ha @£375,000	£9,922,500	35,880	£18,919,481	£527	£310	41%	
43	Kidlington	Greenfield	29	Residential	66,792	£33,806,676	0	100%	0	£0	£0	£10,875,000	£10,875,000	29ha @£375,000	£10,875,000	43,415	£22,931,676	£528	£310	41%	
44	Bicester	PDL	0.33	Retirement	2,940	£-1,285,253	932	100%	932	£468,750	£536,737	£0	£536,737	Warehouse: RVE37,500@8%	£536,737	2,058	£-1,821,990	£-885	£0	n/a	
45	Bloxham	Greenfield	1	Retirement	700	£-212,695	0	100%	0	£0	£0	£500,000	£500,000	1ha @ £500,000	£500,000	490	£-712,695	£-1,454	£0	n/a	

COMMERCIAL: BASE RESULTS

Site				Scheme Appraised			Benchmark Value							CIL Calculation						
Site	Location	Status (Greenfield / PDL)	Site Area (ha)	Use Appraised	Floorspace (sq m)	RLV of Proposed Use	Existing Floorspace (sq m)	% of Split Floorspace / Area	Apportioned Existing Floorspace / Area (sq m)	PDL Land Value	PDL Land Value less costs +20%	Greenfield Land	Total Benchmark Value	Basis of PDL Value	Apportionment of Benchmark Value	Chargable floorspace (Sqm)	Surplus / Deficit	Max CIL per Sq m	Proposed CIL	Buffer
50	Adderbury	PDL	0.20	Industrial	900	-£261,605	0	100%	900	£430,000	£492,366	£0	£492,366	Hardstanding: £21.50 psm @10%	£492,366.41	900	-£753,971	-£838	£0	n/a
51	Adderbury	Greenfield	0.40	Care Home	2500	£149,608	0	100%	2500	£0	£0	£200,000	£200,000	0.4ha @ £500,000	£200,000.00	2,500	-£50,392	-£20	£0	n/a
52	Banbury	PDL	1.00	Showroom	2628	£864,064	0	100%	2628	£0	£0	£500,000	£500,000	1 ha @ £500,000	£500,000.00	2,628	£364,064	£139	£190	-27%
53	Banbury	PDL	0.19	Industrial	280	-£321,716	1900	100%	280	£204,516	£238,735	£0	£238,735	Hardstanding: £21.50 psm @10%	£238,734.63	280	-£560,451	-£2,002	£0	n/a
54	Banbury	PDL	0.49	Health	223	-£30,837	0	100%	223	£90,000	£105,058	£0	£105,058	Car spaces: 16 @ £5,000 per cps	£105,058.37	223	-£135,895	-£609	£0	n/a
55	Banbury	Greenfield	0.43	Light industrial	650	-£192,782	0	100%	650	£0	£0	£250,000	£250,000	0.5ha @ £500,000	£250,000.00	650	-£442,782	-£681	£0	n/a
56	Banbury	PDL	0.30	Retail Warehouse	697	£286,232	0	100%	697	£0	£0	£150,000	£150,000	0.3ha @ £500,000	£150,000.00	697	£136,232	£195	£190	3%
57	Banbury	Greenfield	2.79	Distribution	10500	-£381,493	0	100%	10500	£0	£0	£1,400,000	£1,400,000	2.8ha @ £500,000	£1,400,000.00	10,500	-£1,781,493	-£170	£0	n/a
58	Banbury	PDL	0.34	Distribution	640	-£125,156	0	100%	640	£0	£0	£200,000	£200,000	0.4 @ £500,000	£200,000.00	640	-£325,156	-£508	£0	n/a
59	Banbury	PDL / Greenfield	0.58	Care Home	3732	-£377,658	494	100%	3732	£819,020	£928,945	£100,000	£1,028,945	Car spaces: 100 @ £5,000 per cps Light Industrial: 490 sq m @ £65 psm @ 10% Open Space: 0.2 ha @ £100,000	£1,028,945.18	3,732	-£1,406,603	-£377	£0	n/a
60	Banbury	PDL	4.41	Distribution	25353	-£1,200,228	0	100%	25353	£0	£0	£2,250,000	£2,250,000	4.5ha @ £500,000	£2,250,000.00	25,353	-£3,450,228	-£136	£0	n/a
61	Bicester	PDL / Greenfield	0.05	Office	335	-£189,953	0	100%	335	£0	£0	£50,000	£50,000	0.1ha @ £500,000	£50,000.00	335	-£239,953	-£716	£0	n/a
62	Bicester	Greenfield	7.65	Supermarket	8231	£7,783,420	0	100%	8231	£0	£0	£3,850,000	£3,850,000	7.7ha @ £500,000	£3,850,000.00	8,231	£3,933,420	£478	£190	60%
63	Bicester	Greenfield	0.55	Care Home	3630	-£1,284,523	0	100%	3630	£0	£0	£300,000	£300,000	0.6ha @ £500,000	£300,000.00	3,630	-£1,584,523	-£437	£0	n/a
64	Bletchington	PDL	0.57	Light industrial	500	-£172,822	960	100%	500	£448,000	£512,977	£0	£512,977	Warehouse: 800 sq m @ £43 psm @10% Office: 160 sq m @ £65psm @ 10%	£512,977.10	500	-£685,799	-£1,372	£0	n/a
65	Bloxham	PDL	1.58	Nursery	324	-£378,947	0	62%	201	£217,000	£253,307	£0	£253,307	Car spaces: 70 @ £5,000 cps	£157,050.58	324	-£535,998	-£1,654	£0	n/a
66	Bloxham	PDL	1.58	Dance Studio	198	-£205,495	0	38%	75	£133,000	£155,253	£0	£155,253	Car spaces: 70 @ £5,000 cps	£58,996.11	198	-£264,491	-£1,336	£0	n/a
67	Chesterton	Greenfield	0.50	Hotel	1275	£25,355	0	100%	1275	£0	£0	£250,000	£250,000	0.5ha @ £500,000	£250,000.00	1,275	-£224,645	-£176	£0	n/a
68	Kidlington	PDL	0.10	Office	1572	-£611,251	0	100%	1572	£0	£0	£50,000	£50,000	0.1ha @ £500,000	£50,000.00	1,572	-£661,251	-£421	£0	n/a
69	Kidlington	Greenfield	1.20	Office	4017	-£1,561,956	0	100%	4017	£0	£0	£600,000	£600,000	1.2ha @ £500,000	£600,000.00	4,017	-£2,161,956	-£538	£0	n/a
70	Wroxton	Greenfield	1.25	Office	1671	-£649,746	0	100%	1671	£0	£0	£625,000	£625,000	1.25 ha @ £500,000	£625,000.00	1,671	-£1,274,746	-£763	£0	n/a
71	Banbury	PDL	0.75	Hotel	3625	-£919,720	16396	27%	979	£2,187,375	£2,480,955	£0	£2,480,955	Car Park: RV £128,000@7% Light Industrial: RV £28,750@ 8%	£669,857.75	3,625	-£1,589,578	-£439	£0	n/a
72	Banbury	PDL	0.75	Centre Retail	1672	£615,786	16396	13%	217	£284,359	£325,602	£0	£325,602	Car Park: RV £128,000@7% Light Industrial: RV £28,750@ 8%	£42,328.21	1,672	£573,458	£343	£0	n/a
73	Banbury	PDL	0.75	Car Park	8000	-£3,022,266	16396	60%	4800	£1,312,425	£1,488,573	£0	£1,488,573	Car Park: RV £128,000@7% Light Industrial: RV £28,750@ 8%	£893,143.67	8,000	-£3,915,410	-£489	£0	n/a
74	Bicester	PDL	0.50	Supermarket	1509	£345,679	0	100%	1509	£0	£0	£250,000	£250,000	Cleared site 0.5ha @ £500,000 per ha	£250,000.00	1,509	£95,679	£63	£190	-200%
75	Banbury	Greenfield	0.50	Centre Retail	1000	-£357,908	0	100%	1000	£0	£0	£187,500	£187,500	0.5ha @ £500,000	£187,500.00	1,000	-£545,408	-£545	£0	n/a
76	Banbury	PDL	1.44	Supermarket	3576	£1,702,381	621	100%	3576	£0	£0	£720,000	£720,000	Cleared site: 1.44 ha @ £500,000	£720,000.00	3,576	£982,381	£275	£190	45%
77	Kidlington	PDL	0.10	Centre Retail	200	£19,565	120	19%	38	£315,600	£361,374	£0	£361,374	Retail: RV £26,300 @8%	£68,661.07	200	-£49,096	-£245	£0	n/a
78	Banbury	PDL	2.90	Retail warehouse	1858	£1,001,120	8299	12%	223	£4,820,115	£5,467,049	£0	£5,467,049	From Canalside study	£656,045.90	1,858	£345,074	£186	£190	-2%
79	Banbury	PDL	1.80	Centre Retail	696	£17,216	10461	8%	56	£3,946,301	£4,475,956	£0	£4,475,956	From Canalside study	£358,076.49	696	-£340,860	-£490	£0	n/a
80	Banbury	PDL	1.7	Retail Warehouse	929	£319,341	12735	11%	102	£4,668,711	£5,295,324	£0	£5,295,324	From Canalside Study	£582,485.66	929	-£263,145	-£283	£190	n/a
81	Banbury	Greenfield	0.5	Centre Retail	465	£47,876	0	47%	219	£0	£0	£500,000	£500,000	0.5 ha @ £500,000	£235,000.00	465	-£187,124	-£402	£0	n/a

RESIDENTIAL SENSITIVITY

Site	Scenario A: +5% prices					Scenario B: +5% prices /-5% build costs					Scenario C: +10% prices /+5% build costs					Scenario D: +10% prices					
	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL £ per sq m	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL £ per sq m	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL £ per sq m	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL £ per sq m	
1		£4,220,656	£4,811,003	£590,347	9,186	£64	£5,012,299	£4,811,003	£201,296	9,186	£22	£4,405,308	£4,811,003	£405,695	9,186	£44	£5,196,990	£4,811,003	£385,987	9,186	£42
2		£2,174,938	£4,712,839	£2,537,901	5,448	£466	£2,663,711	£4,712,839	£2,049,128	5,448	£376	£2,283,310	£4,712,839	£2,429,529	5,448	£446	£2,772,083	£4,712,839	£1,940,756	5,448	£356
3		£2,380,114	£4,117,880	£1,737,766	5,702	£305	£2,890,144	£4,117,880	£1,227,736	5,702	£215	£2,493,605	£4,117,880	£1,624,275	5,702	£285	£3,003,635	£4,117,880	£1,114,245	5,702	£195
4		£1,242,924	£2,401,539	£1,158,615	3,358	£345	£1,522,391	£2,401,539	£879,148	3,358	£262	£1,309,002	£2,401,539	£1,092,537	3,358	£325	£1,618,469	£2,401,539	£783,070	3,358	£233
5		£3,707,727	£10,512,834	£6,805,107	11,399	£597	£4,715,952	£10,512,834	£5,796,882	11,399	£509	£3,888,644	£10,512,834	£6,624,190	11,399	£581	£4,896,929	£10,512,834	£5,615,905	11,399	£493
6		£1,332,779	£2,522,952	£1,190,173	3,349	£355	£1,642,711	£2,522,952	£880,241	3,349	£263	£1,396,460	£2,522,952	£1,126,492	3,349	£336	£1,706,392	£2,522,952	£816,560	3,349	£244
7		£360,208	£132,500	£227,708	529	£431	£393,971	£132,500	£261,471	529	£495	£375,977	£132,500	£243,477	529	£461	£409,740	£132,500	£277,240	529	£525
8		£1,449,956	£1,520,257	£70,301	3,421	£21	£1,822,031	£1,520,257	£301,774	3,421	£88	£1,566,619	£1,520,257	£46,362	3,421	£14	£188,694	£1,520,257	£1,331,563	3,421	£389
9		£989,541	£620,274	£369,267	1,691	£218	£1,142,808	£620,274	£522,534	1,691	£309	£1,031,056	£620,274	£410,782	1,691	£243	£1,184,323	£620,274	£564,049	1,691	£334
10		£366,795	£731,569	£364,774	837	£436	£445,933	£731,569	£285,636	837	£341	£381,988	£731,569	£349,581	837	£418	£461,126	£731,569	£270,443	837	£323
11		£12,120	£670,032	£657,912	2,538	£259	£293,868	£670,032	£376,164	2,538	£148	£10,449	£670,032	£659,583	2,538	£260	£292,309	£670,032	£377,723	2,538	£149
12		£2,584	£680,529	£683,113	761	£897	£83,881	£680,529	£596,648	761	£784	£4,897	£680,529	£685,426	761	£900	£81,763	£680,529	£598,766	761	£787
13		£325,688	£135,946	£189,742	708	£268	£392,651	£135,946	£256,705	708	£362	£338,906	£135,946	£202,954	708	£286	£405,864	£135,946	£269,918	708	£381
14		£14,038,758	£9,922,500	£4,116,258	38,640	£107	£17,085,394	£9,922,500	£7,162,894	38,640	£185	£14,749,630	£9,922,500	£4,827,130	38,640	£125	£17,800,160	£9,922,500	£7,877,660	38,640	£204
15		£8,787,692	£5,625,000	£3,162,692	16,100	£196	£10,138,097	£5,625,000	£4,513,097	16,100	£280	£9,150,339	£5,625,000	£3,525,339	16,100	£219	£13,197,637	£5,625,000	£7,572,637	16,100	£470
16		£2,456,454	£1,446,250	£1,010,204	3,168	£319	£3,165,247	£1,446,250	£1,718,997	3,168	£543	£2,998,087	£1,446,250	£1,551,837	3,168	£490	£3,290,072	£1,446,250	£1,843,822	3,168	£582
17		£17,324,780	£51,375,000	£17,324,780	99,820	£174	£25,695,522	£51,375,000	£25,695,522	99,820	£257	£20,246,504	£51,375,000	£20,246,504	99,820	£203	£28,503,141	£51,375,000	£28,503,141	99,820	£286
18		£14,754,253	£8,625,000	£6,129,253	19,320	£317	£16,321,469	£8,625,000	£7,696,469	19,320	£398	£15,392,037	£8,625,000	£6,767,037	19,320	£350	£16,959,466	£8,625,000	£8,334,466	19,320	£431
19		£2,952,939	£3,719,989	£767,050	3,735	£205	£3,296,563	£3,719,989	£423,426	3,735	£113	£3,094,464	£3,719,989	£625,525	3,735	£167	£3,438,083	£3,719,989	£281,906	3,735	£475
20		£1,047,069	£235,961	£811,108	777	£1,043	£1,126,208	£235,961	£890,247	777	£1,145	£1,094,002	£235,961	£858,041	777	£1,104	£1,173,141	£235,961	£937,180	777	£1,206
21		£2,767,137	£1,400,000	£1,367,137	3,588	£381	£3,122,604	£1,400,000	£1,722,604	3,588	£480	£2,884,290	£1,400,000	£1,484,290	3,588	£414	£3,239,757	£1,400,000	£1,839,757	3,588	£513
22		£1,503,204	£800,000	£703,204	1,555	£452	£1,661,002	£800,000	£861,002	1,555	£554	£1,568,296	£800,000	£768,296	1,555	£494	£1,726,094	£800,000	£926,094	1,555	£596
23		£984,680	£450,000	£534,680	1,017	£526	£1,088,483	£450,000	£638,483	1,017	£628	£1,027,301	£450,000	£577,301	1,017	£568	£1,131,103	£450,000	£681,103	1,017	£670
24		£12,179,019	£7,012,500	£5,166,519	22,540	£229	£13,960,864	£7,012,500	£6,948,364	22,540	£308	£12,685,148	£7,012,500	£5,672,648	22,540	£252	£14,467,735	£7,012,500	£7,455,235	22,540	£331
25		£1,332,223	£1,550,000	£217,777	1,196	£182	£1,454,344	£1,550,000	£95,656	1,196	£80	£1,390,640	£1,550,000	£159,360	1,196	£133	£1,512,761	£1,550,000	£37,239	1,196	£31
26		£2,881,054	£1,400,000	£1,481,054	2,990	£495	£3,179,965	£1,400,000	£1,779,965	2,990	£595	£3,005,956	£1,400,000	£1,605,956	2,990	£537	£3,304,867	£1,400,000	£1,904,867	2,990	£637
27		£4,183,978	£450,000	£3,733,978	1,973	£1,892	£4,568,162	£450,000	£4,118,162	1,973	£2,087	£4,367,417	£450,000	£3,917,417	1,973	£1,985	£4,751,600	£450,000	£4,301,600	1,973	£2,180
28		£11,281,595	£2,050,000	£9,231,595	8,611	£1,072	£12,083,178	£2,050,000	£10,033,178	8,611	£1,165	£11,785,877	£2,050,000	£9,735,877	8,611	£1,131	£12,587,460	£2,050,000	£10,537,460	8,611	£1,224
29		£5,170,817	£3,000,000	£2,170,817	9,660	£225	£6,036,746	£3,000,000	£3,036,746	9,660	£314	£5,381,153	£3,000,000	£2,381,153	9,660	£246	£6,247,082	£3,000,000	£3,247,082	9,660	£336
30		£25,349,175	£10,875,000	£14,474,175	46,754	£310	£28,634,893	£10,875,000	£17,759,893	46,754	£380	£26,656,094	£10,875,000	£15,781,094	46,754	£338	£29,944,000	£10,875,000	£19,069,000	46,754	£408
31		£636,902	£150,000	£486,902	598	£814	£697,778	£150,000	£547,778	598	£916	£664,721	£150,000	£514,721	598	£861	£725,597	£150,000	£575,597	598	£963
32		£27,193	£25,000	£2,193	92	£567	£16,098	£25,000	£41,098	92	£447	£28,973	£25,000	£3,973	92	£587	£17,878	£25,000	£42,878	92	£466
33		£186,650	£87,549	£99,101	368	£269	£219,044	£87,549	£131,495	368	£357	£194,153	£87,549	£106,604	368	£290	£226,547	£87,549	£138,998	368	£378
34		£82,910	£50,000	£32,910	184	£179	£103,118	£50,000	£53,118	184	£289	£85,975	£50,000	£35,975	184	£196	£106,183	£50,000	£56,183	184	£305
35		£640,353	£292,713	£347,640	566	£615	£703,481	£292,713	£410,768	566	£726	£668,427	£292,713	£375,714	566	£664	£731,555	£292,713	£438,842	566	£776
36		£824,488	£1,002,647	£178,159	943	£189	£939,615	£1,002,647	£63,032	943	£67	£858,891	£1,002,647	£143,756	943	£153	£974,018	£1,002,647	£28,369	943	£30
37		£489,620	£400,763	£88,857	508	£175	£529,927	£400,763	£129,164	508	£255	£511,452	£400,763	£110,689	508	£218	£551,759	£400,763	£150,996	508	£298
38		£821,170	£850,662	£29,492	658	£45	£888,134	£850,662	£37,472	658	£57	£857,847	£850,662	£7,185	658	£11	£924,810	£850,662	£74,148	658	£113
39		£281,205	£233,463	£47,742	290	£165	£304,215	£233,463	£70,752	290	£244	£293,669	£233,463	£60,206	290	£208	£316,678	£233,463	£83,215	290	£287
40		£452,406	£283,489	£168,917	368	£459	£484,800	£283,489	£201,311	368	£547	£472,970	£283,489	£189,481	368	£515	£505,363	£283,489	£221,874	368	£603
41		£53,418,100	£51,375,000	£2,043,100	99,820	£535	£59,970,611	£51,375,000	£8,595,611	99,820	£601	£57,736,887	£51,375,000	£6,361,887	99,820	£578	£64,252,271	£51,375,000	£12,877,271	99,820	£644
42		£33,188,598	£9,922,500	£23,266,098	35,880	£648	£35,894,473	£9,922,500	£25,971,973	35,880	£724	£34,807,106	£9,922,500	£24,884,606	35,880	£694	£37,513,006	£9,922,500	£27,590,506	35,880	£769
43		£38,763,148	£10,875,000	£27,888,148	43,415	£642	£41,790,852	£													

COMMERCIAL SENSITIVITY

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Site	Scenario E: +1% Yield					Scenario F: -1% Yield				
	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL per sq m	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL per sq m
50	-£330,668	£492,366	-£823,034	900	-£914	-£172,984	£492,366	-£665,350	900	-£739
51	-£584,021	£200,000	-£784,021	2,500	-£314	£1,078,144	£200,000	£878,144	2,500	£351
52	£243,668	£500,000	-£256,332	2,628	-£98	£1,710,413	£500,000	£1,210,413	2,628	£461
53	-£353,655	£238,735	-£592,390	280	-£2,116	-£278,144	£238,735	-£516,879	280	-£1,846
54	-£109,102	£105,058	-£214,160	223	-£960	£74,768	£105,058	-£30,290	223	-£136
55	-£242,661	£250,000	-£492,661	650	-£758	-£128,747	£250,000	-£378,747	650	-£583
56	£118,175	£150,000	-£31,825	697	-£46	£521,947	£150,000	£371,947	697	£534
57	-£1,420,464	£1,400,000	-£2,820,464	10,500	-£269	£926,450	£1,400,000	-£473,550	10,500	-£45
58	-£192,424	£200,000	-£392,424	640	-£613	-£33,802	£200,000	-£233,802	640	-£365
59	-£1,293,045	£1,028,945	-£2,321,990	3,732	-£622	£784,977	£1,028,945	-£243,968	3,732	-£65
60	-£3,646,103	£2,250,000	-£5,896,103	25,353	-£233	£1,883,175	£2,250,000	-£366,825	25,353	-£14
61	-£250,607	£50,000	-£300,607	335	-£897	-£110,917	£50,000	-£160,917	335	-£480
62	£4,811,108	£3,850,000	£961,108	8,231	£117	£12,078,310	£3,850,000	£8,228,310	8,231	£1,000
63	-£2,055,746	£300,000	-£2,355,746	3,630	-£649	-£241,752	£300,000	-£541,752	3,630	-£149
64	-£213,931	£512,977	-£726,908	500	-£1,454	-£120,195	£512,977	-£633,172	500	-£1,266
65	-£437,653	£157,051	-£594,704	324	-£1,836	-£300,824	£157,051	-£457,875	324	-£1,413
66	-£222,378	£58,996	-£281,374	198	-£1,421	-£184,488	£58,996	-£243,484	198	-£1,230
67	-£393,648	£250,000	-£643,648	1,275	-£505	£563,107	£250,000	£313,107	1,275	£246
68	-£945,374	£50,000	-£995,374	1,572	-£633	-£169,003	£50,000	-£219,003	1,572	-£139
69	-£2,415,755	£600,000	-£3,015,755	4,017	-£751	-£431,861	£600,000	-£1,031,861	4,017	-£257
70	-£1,004,911	£625,000	-£1,629,911	1,671	-£975	-£179,647	£625,000	-£804,647	1,671	-£482
71	-£2,102,670	£669,858	-£2,772,528	3,625	-£765	£655,373	£669,858	-£14,485	3,625	-£4
72	£229,841	£42,328	£187,513	1,672	£112	£1,121,097	£42,328	£1,078,769	1,672	£645
73	-£3,316,292	£893,144	-£4,209,436	8,000	-£526	-£2,639,498	£893,144	-£3,532,642	8,000	-£442
74	-£161,793	£250,000	-£411,793	1,509	-£273	£1,058,495	£250,000	£808,495	1,509	£536
75	-£496,898	£187,500	-£684,398	1,000	-£684	-£179,956	£187,500	-£367,456	1,000	-£367
76	£411,046	£720,000	-£308,954	3,576	-£86	£3,568,317	£720,000	£2,848,317	3,576	£797
77	-£15,765	£68,661	-£84,426	200	-£422	£63,334	£68,661	-£5,327	200	-£27
78	£553,129	£656,046	-£102,917	1,858	-£55	£1,629,467	£656,046	£973,421	1,858	£524
79	-£106,595	£358,076	-£464,671	696	-£668	£166,911	£358,076	-£191,165	696	-£275
80	£95,345	£582,486	-£487,141	929	-£524	£633,515	£582,486	£51,029	929	£55
81	-£34,047	£235,000	-£269,047	465	-£579	£149,638	£235,000	-£85,362	465	-£184

Notes: Those sites highlighted in light grey are for uses recommended for a CIL charge.

AFFORDABLE HOUSING SENSITIVITY

Scenario: No Affordable Housing							
Site	RLV	Benchmark Value	Surplus / deficit	Chargeable Floorspace	Max CIL £ per sq m	Proposed CIL	Buffer
1	£6,290,860	£4,811,003	£1,479,857	13,123	£113	£100	n/a
2	£3,441,088	£4,712,839	-£1,271,751	7,783	-£163	£100	n/a
3	£3,702,490	£4,117,880	-£415,390	8,145	-£51	£100	n/a
4	£2,039,227	£2,401,539	-£362,312	4,797	-£76	£100	n/a
5	£6,228,609	£10,512,834	-£4,284,225	16,284	-£263	£100	n/a
6	£2,124,896	£2,522,952	-£398,056	4,784	-£83	£100	n/a
7	£310,677	£132,500	£178,177	529	£337	£100	70%
8	£2,324,918	£1,520,257	£804,661	4,887	£165	£100	39%
9	£1,402,792	£620,274	£782,518	2,416	£324	£100	69%
10	£567,029	£731,569	-£164,540	1,196	-£138	£100	n/a
11	£628,196	£670,032	-£41,836	3,625	-£12	£100	n/a
12	£175,946	£680,529	-£504,583	1,088	-£464	£100	n/a
13	£496,095	£135,946	£360,149	1,012	£356	£100	72%
14	£21,820,955	£9,922,500	£11,898,455	55,200	£216	£70	68%
15	£1,242,108	£5,625,000	-£4,382,892	23,000	-£191	£230	n/a
16	£3,757,662	£1,446,250	£2,311,412	4,525	£511	£230	55%
17	£40,015,710	£51,375,000	£40,015,710	142,600	£281	£70	75%
18	£19,430,334	£8,625,000	£10,805,334	27,600	£391	£230	41%
19	£3,982,275	£3,719,989	£262,286	5,336	£49	£230	n/a
20	£1,392,848	£235,961	£1,156,887	1,196	£967	£310	68%
21	£4,039,659	£1,400,000	£2,639,659	5,520	£478	£230	52%
22	£2,113,666	£800,000	£1,313,666	2,392	£549	£230	58%
23	£1,385,392	£450,000	£935,392	1,564	£598	£230	62%
24	£16,978,895	£7,012,500	£9,966,395	32,200	£310	£230	26%
25	£1,827,152	£1,550,000	£277,152	1,840	£151	£230	n/a
26	£4,042,262	£1,400,000	£2,642,262	4,600	£574	£230	60%
27	£5,789,445	£450,000	£5,339,445	3,036	£1,759	£310	82%
28	£14,857,931	£2,050,000	£12,807,931	13,248	£967	£310	68%
29	£7,454,419	£3,000,000	£4,454,419	13,800	£323	£100	69%
30	£35,071,017	£10,875,000	£24,196,017	66,792	£362	£70	81%
31	£880,016	£150,000	£730,016	920	£793	£230	71%
32	-£36,509	£25,000	-£61,509	92	-£669	£100	n/a
33	£146,753	£87,549	£59,204	368	£161	£230	-43%
34	£59,638	£50,000	£9,638	184	£52	£310	-492%
35	£736,328	£292,713	£443,615	861	£515	£310	40%
36	£1,234,091	£1,002,647	£231,444	1,450	£160	£310	n/a
37	£427,482	£400,763	£26,719	508	£53	£310	-489%
38	£1,104,892	£850,662	£254,230	1,012	£251	£310	n/a
39	£245,733	£233,463	£12,270	290	£42	£310	-633%
40	£399,449	£283,489	£115,960	368	£315	£310	2%
41	£76,185,431	£51,375,000	£76,185,431	142,600	£534	£310	42%
42	£45,002,227	£9,922,500	£35,079,727	55,200	£636	£310	51%
43	£52,215,034	£10,875,000	£41,340,034	66,792	£619	£310	50%
44	-£636,162	£536,737	-£1,172,899	2,940	-£399	£0	n/a
45	-£44,116	£500,000	-£544,116	700	-£777	£0	n/a