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Sent: 21 September 2021 17:33

To: Development Brief <developmentbrief@cherwell-dc.gov.uk>

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Subject: PR7b and PR9 - Development Brief Response from OUD/Hallam Land

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Dear Sir/Madam

Please find attached a joint response from OUD/Hallam Land to the draft development briefs for PR7b and PR9. I would be grateful if you could confirm receipt, and lodge a copy of this response in respect of each of the two Development Briefs in question.

We would be happy to discuss any of the points raised in more detail over the phone or via Teams if this would be useful.

Yours sincerely

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21 September 2021

Our ref: TRI003

By email to:
DevelopmentBrief@cherwell-dc.gov.uk

Dear Sir/Madam,

Cherwell Local Plan Partial Review Draft Development Briefs:

Site PR7b: Land at Stratfield Farm (Kidlington) & Site PR9: Land West of Yarnton

We write on behalf of Oxford University Development Ltd (OUD), development managers on behalf of the University of Oxford, Merton College and The Smith Trust, who are known collectively as the “Tripartite” and Hallam Land. Together, the Tripartite and Hallam Land own and control the vast majority of land (95% of the site allocated as a “new urban neighbourhood” by Policy PR8 of the *Cherwell Local Plan 2011-2031 Partial Review – Oxford’s Unmet Housing Need* (CLPPR). David Lock Associates is commissioned as planning consultants to represent OUD on behalf of the Tripartite and promote its interests in relation to future development at Brobroke and Carter Jonas has a similar instruction from Hallam Land.

OUD and Hallam Land support the joined-up and holistic approach proposed for the delivery of the CLPPR sites as outlined within the Draft Development Briefs for Site PR7b Land at Stratfield Farm (Kidlington) and Site PR9 Land West of Yarnton.

Given the interrelationships between the Partial Review sites, subject to the series of Development Briefs currently being prepared, it is imperative that the planning submissions, and planning permissions, are prepared, structured and consented in a way that ensures compatible and complementary development in terms of both design and delivery.

We support the inclusion of Section 7.2 of the Draft Development Briefs, which references the intention to secure comprehensive development within each of the PR sites. Our view is however, that this section should also reference the need to secure the co-ordination of design or delivery elements that are common across the PR sites.

Appendix 4 of the adopted CLPPR sets out a schedule of the anticipated infrastructure needs associated with allocated development sites. It is clear that a number of these are ‘common infrastructure’ items, intended to serve all of the PR sites.

In some instances, this common infrastructure will be delivered through proportionate financial contributions (with each site required to make its own financial contribution to CDC/OCC, for example). However, in other instances, land or infrastructure is to be provided within one PR site, but on the basis that that land or infrastructure will meet the needs of the other PR development sites (or indeed, serve a wider population).

In terms of supporting the wider aims of the CLPPR spatial strategy and informing the submission and determination of planning applications, and if the Development Briefs are to ensure effective design and delivery of common social and physical infrastructure, we consider that the wording of the PR Briefs around this issue needs to be strengthened considerably.

This can be addressed by re-wording Section 7.2 in two respects. First, to ensure that development across the CLPPR sites in respect of common infrastructure, connections and networks is well designed and can be effectively delivered, we recommend the addition of two new bullets after the first bullet of 7.2, to read:

- ***Where land, services or infrastructure within the site is designed to serve wider CLPPR developments, planning applications will demonstrate how this can be co-ordinated and delivered effectively through site masterplanning and S106 agreements.***
- ***Any infrastructure links or open space networks that are common to more than one CLPPR development site will be constructed to the site boundary and access provided so as to avoid a 'ransom' position being established which prejudices effective delivery of this common infrastructure.***

Second, in respect of Heads of Terms for development contributions, it would be helpful to provide further clarity in the Briefs on the manner in which shared infrastructure across the CLPPR strategic housing sites is to be delivered. This would also assist the Council, applicants and other interested parties and stakeholders when submitting and considering applications on individual PR sites.

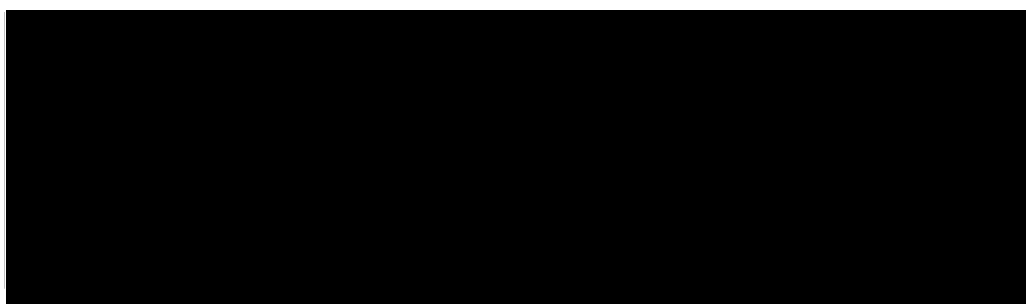
We therefore suggest that two additional bullets are added after bullet three of section 7.2, and that the current bullet four is amended to read (our additions in bold type):

- ***Obligations are to be secured via a planning agreement, entered into under section 106 of the Town and Country Planning Act 1990. Consistent with national planning policy and practice guidance and the Cherwell Developer Contributions SPD (February 2018), the allocation of S106 costs required to serve the development is to be agreed with the applicant to secure appropriate financial contributions and/or in-kind works under a direct delivery obligation. Subject to statutory tests, these shall provide for "on site" and/or "offsite" facilities and infrastructure as required.***
- ***In preparing a draft Head of Terms, ~~it is recommended that proposals~~ applicants ~~should~~ have regard to matters including the LPPR Infrastructure schedule. **Where facilities and infrastructure are required to be provided on land outside the site, these are to be secured by way of proportionate planning obligations and/or through the pooling of contributions as appropriate, in accordance with the Community Infrastructure Levy Regulations 2010, as amended.*****
- ***It is recommended that pre-application discussions are undertaken with Cherwell District Council ahead of submitting the draft Head of Terms for developer contributions. ~~In preparing a draft Head of Terms, it is recommended that proposals have regard to matters including the LPPR Infrastructure schedule and should consider in discussions with infrastructure providers whether infrastructure issues will require the phasing of development to ensure that necessary services, facilities or apparatus are provided in advance if needed.~~***

We suggest that the inclusion of the above or similar wording (identical text to be inserted within each of the Development Briefs) would help to clarify the planning mechanism that will be used to secure any split of development costs on each of the allocated sites, thereby improving the efficiency of the planning and development process by reducing uncertainty as to what is expected from each development. This in turn will facilitate a joined-up approach to development in line with the stated purpose of the Development Briefs (Section 1.2).

We trust this is of assistance and look forward to being kept advised of the progress of the Local Plan Partial Review Development Briefs.

Yours sincerely,



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on behalf of the Tripartite/OD

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